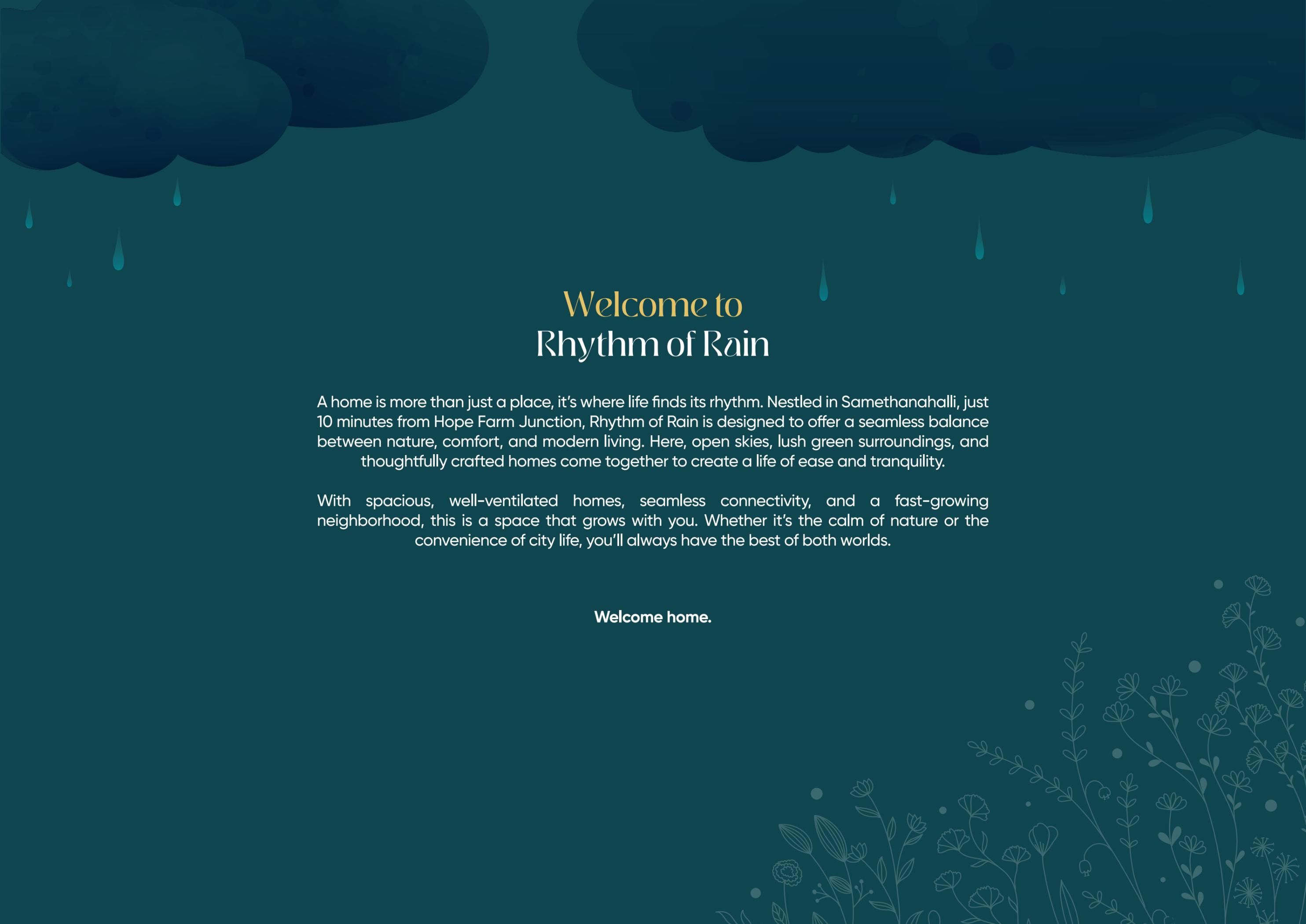


SOWPARNIKA
RHYTHM
OF
RAIN





Welcome to Rhythm of Rain

A home is more than just a place, it's where life finds its rhythm. Nestled in Samethanahalli, just 10 minutes from Hope Farm Junction, Rhythm of Rain is designed to offer a seamless balance between nature, comfort, and modern living. Here, open skies, lush green surroundings, and thoughtfully crafted homes come together to create a life of ease and tranquility.

With spacious, well-ventilated homes, seamless connectivity, and a fast-growing neighborhood, this is a space that grows with you. Whether it's the calm of nature or the convenience of city life, you'll always have the best of both worlds.

Welcome home.

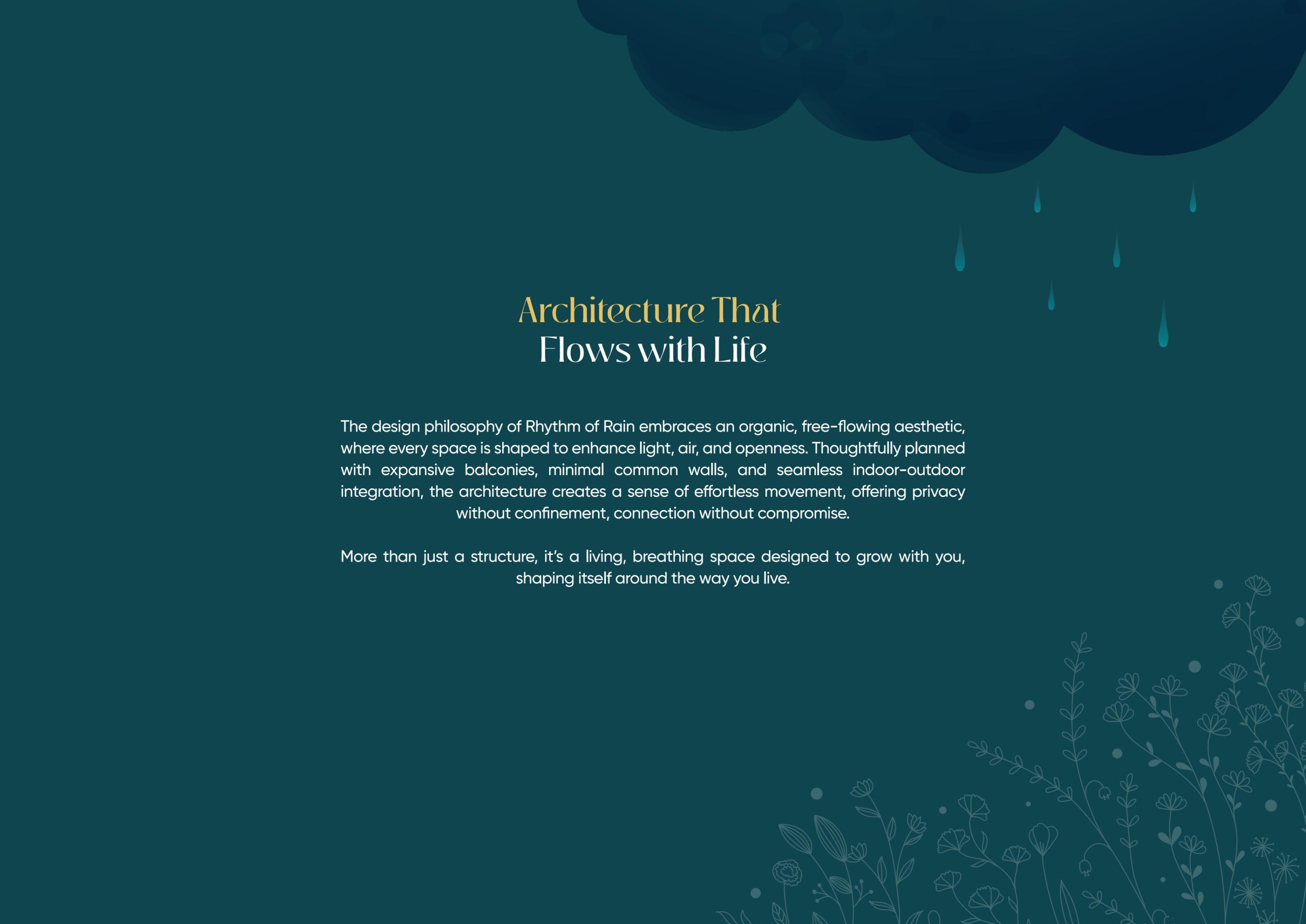


SOWPARNIKA



SOWPARNIKA



The background is a dark teal color. At the top, there are dark blue, stylized clouds. From these clouds, several light blue raindrops are falling. In the bottom right corner, there are white line-art illustrations of various flowers and plants, including some with small circular buds.

Architecture That Flows with Life

The design philosophy of Rhythm of Rain embraces an organic, free-flowing aesthetic, where every space is shaped to enhance light, air, and openness. Thoughtfully planned with expansive balconies, minimal common walls, and seamless indoor-outdoor integration, the architecture creates a sense of effortless movement, offering privacy without confinement, connection without compromise.

More than just a structure, it's a living, breathing space designed to grow with you, shaping itself around the way you live.

Master Plan



»»» Access to future development

Nature's Harmony with Life's Rhythm.

Crafted for seamless movement and tranquility, the master plan of Rhythm of Rain integrates soothing green spaces, rejuvenating amenities, and fluid architecture. Thoughtfully planned pathways and open courtyards ensure a natural flow, while serene pockets of nature create a sense of calm, balance, and effortless living.

Legends

PODIUM AMENITIES

1. Entry Plaza
2. Rain Pavilion
3. Reading Cabana
4. Serene Meditation Garden
5. Reflexology Court
6. Leisure Plaza
7. Toddler's Cycle track
8. Hop Scotch & Ludo Court
9. Giant's Chess Court
10. Seating Deck
11. Senior Citizen's Garden
12. Walking track

LANDSCAPE AMENITIES

13. Tennis Court
14. Mini Football Court
15. Basketball Practice Zone
16. Amphitheater
17. Cricket Practice Pitch
18. Kid's Play area
19. Swimming Pool
20. Kid's Swimming Pool
21. Pool Side Lounge
22. Outdoor Gym
23. Picnic Lawn



PHASE-2
FUTURE DEVELOPMENT



Project

Highlights

- Thoughtfully designed homes with fluidic facades and contemporary warm tones.
- Large balconies for every 2 and 3 BHK units.
- Natural ventilation, ample sunlight, and minimized common walls for privacy.
- Secure, traffic-free zones with dedicated amenities for kids and seniors.

Site area 6 acres 33 guntas

Site Location SY.NO:11/17,12/1,10/4,5,6,7 & 34/3,4 Of
Panchamukhi Anjaneya Swami Rd, Opp to
Sowparnika Ashiyana, Thirumalashettyhally,
Samethanahalli, Bangalore - 560067

Total No. of floors

Tower 1 1 Basement (Parking) + Ground (Parking)+ 14 floors

Tower 2 1 Basement (Parking) + Ground (Parking)+ 14 floors

Tower 3 1 Basement (Parking) + Ground (Parking)+ 14 floors

Building Height 44.9m <45m

Total No Units

725 No.s

Highlights

Tower 1

Types of Unit	Saleable area in SQFT	Per Floor	PER FLOOR x 14 FLOOR Total Units
3 BHK	1194-1601	8	111
2 BHK	940-1157	8	112
1 BHK	551	1	14
Total		17	237

Tower 2

Types of Unit	Saleable area in SQFT	Per Floor	PER FLOOR x 14 FLOOR Total Units
3 BHK	1194-1582	9	125
2 BHK	940-1077	6	84
1 BHK	543-551	2	28
Total		17	237

Tower 3

Types of Unit	Saleable area in SQFT	Per Floor	PER FLOOR x 14 FLOOR Total Units
3 BHK	1194-1582	8	112
2 BHK	940-1077	8	111
1 BHK	543-551	2	28
Total		18	251

SOWPARNIKA

RHYTHM
RAIN



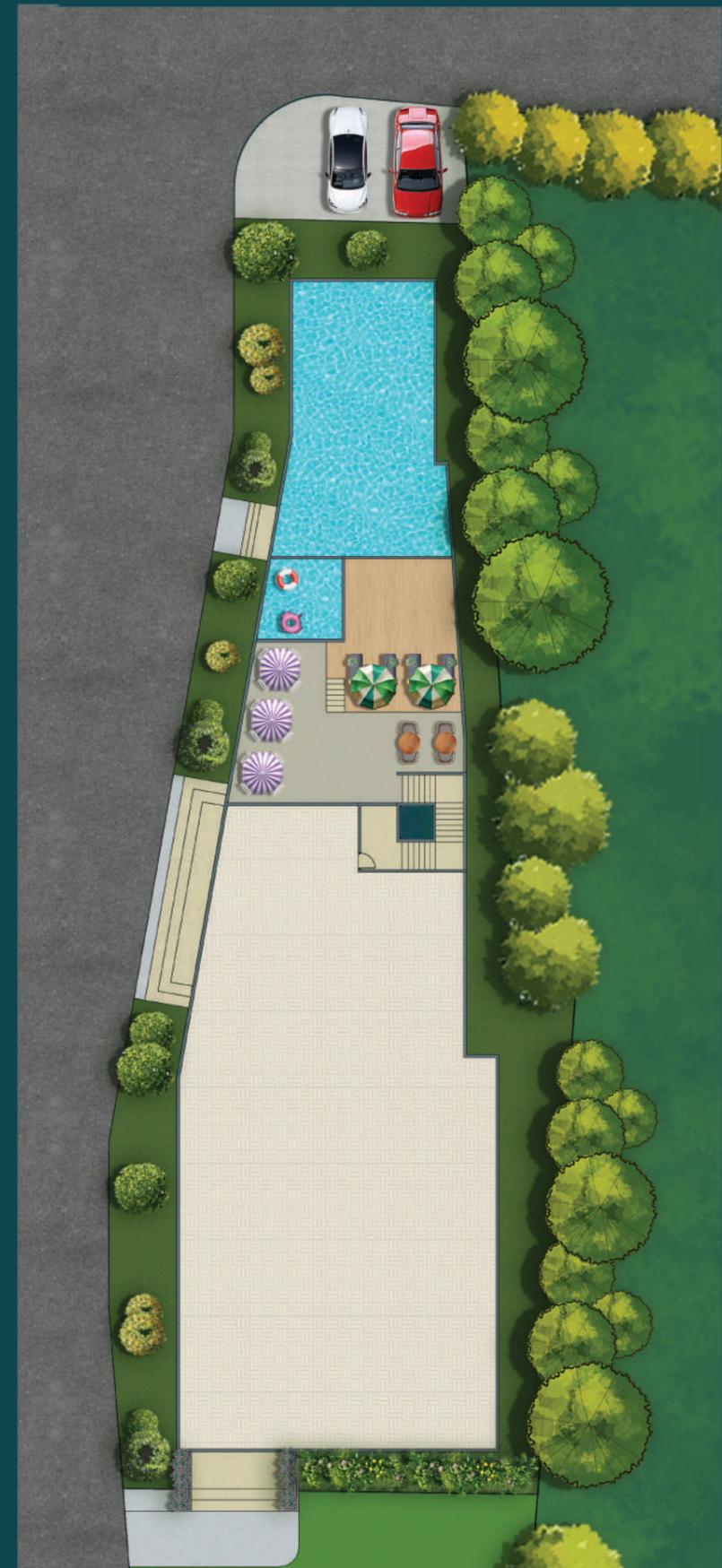
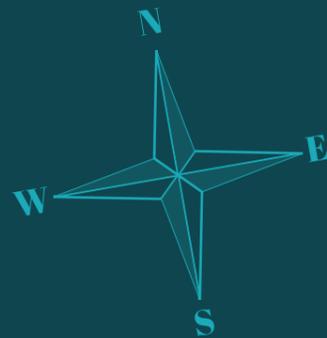
Club House
A Space to Unwind and Reconnect



Clubhouse Plan

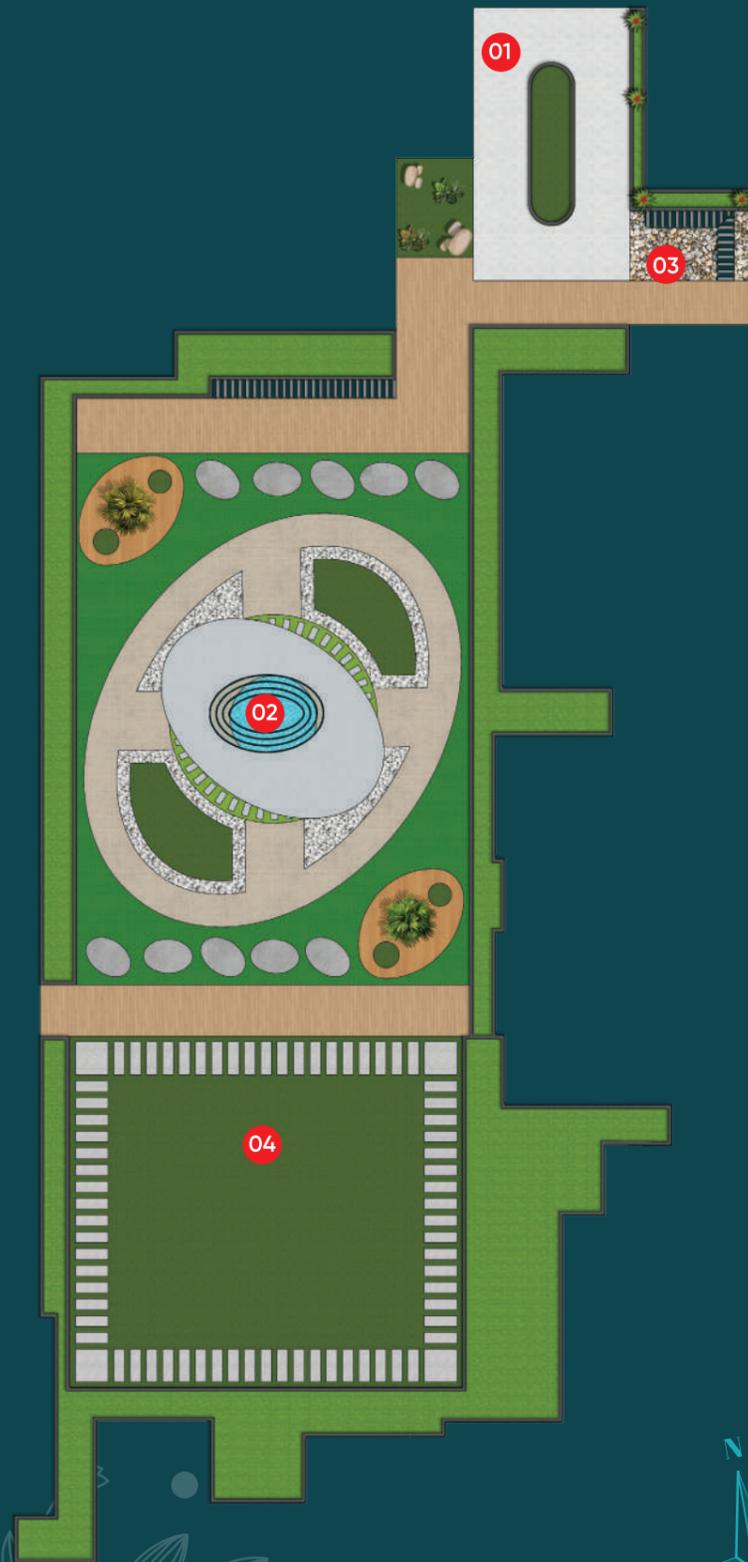
Clubhouse **Aminities**

1. Multipurpose Hall
2. Salon & Spa
3. Mini Theater
4. Convenience Store
5. Squash Court
6. Admin Office
7. Doctor's Clinic
8. Indoor Games
9. Table Tennis
10. Open Library
11. Snooker
12. Badminton Court
13. Swimming Pool
14. Kids Pool
15. Pool side Deck
16. Cafeteria
17. Gym



Tower - I

Podium - A



Tower 1 Podium A Landscape

1. Entry Plaza
2. Rain Pavilion
3. Reading Cabana
4. Serene Meditation Garden



Tower - I

Podium - B



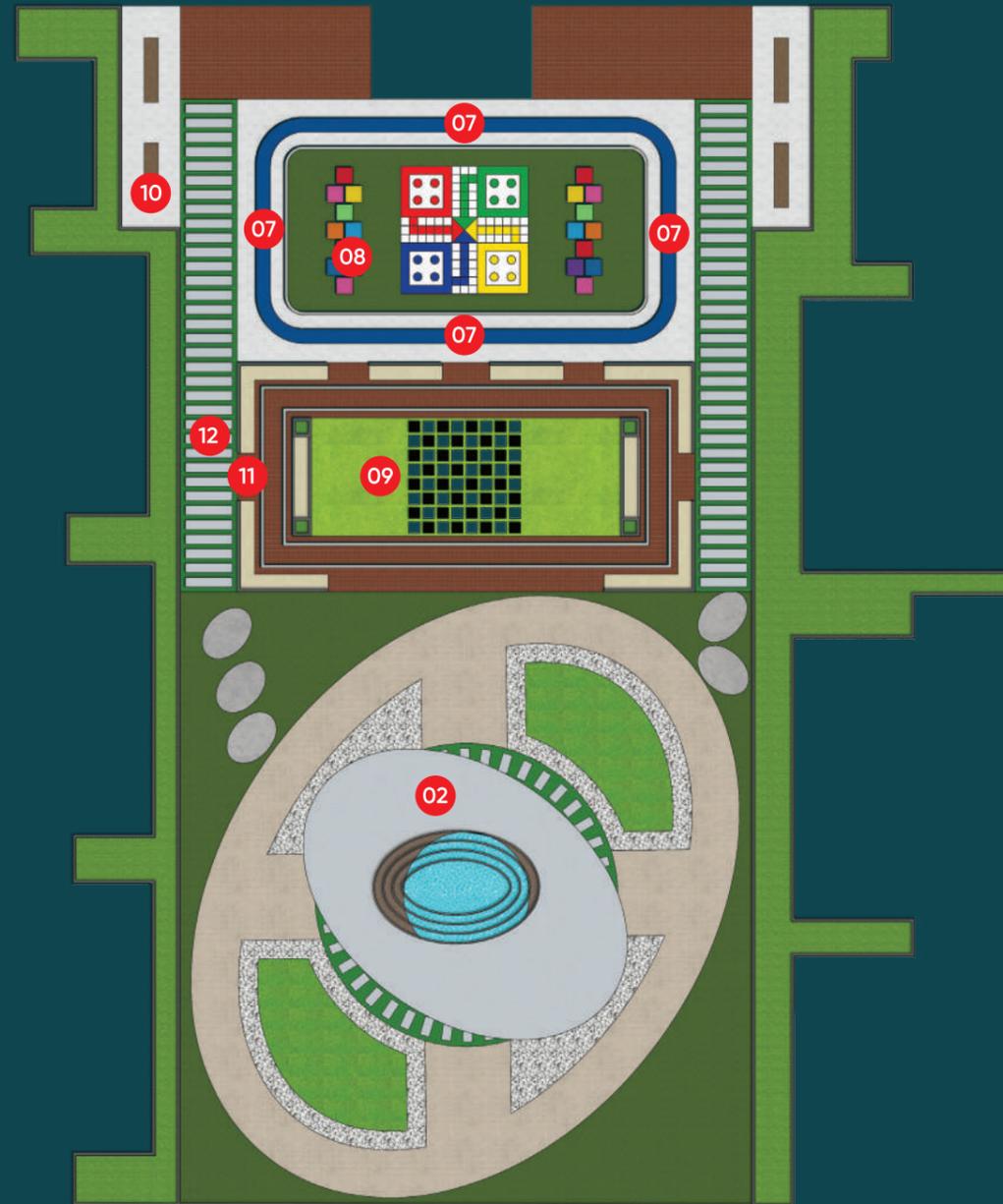
Tower 1 Podium B Landscape

1. Entry Plaza
5. Reflexology Court
6. Leisure Plaza
7. Toddler's Cycle Track
8. Hop Scotch & Ludo Court
9. Giant's Chess Court



Tower - 3

Podium - C



Tower 3 Podium C Landscape

- 2. Rain Pavilion
- 7. Toddler's Cycle Track
- 8. Hop Scotch & Ludo Court
- 9. Giant's Chess Court
- 10. Seating Deck
- 11. Senior Citizen's Garden
- 12. Walking Track



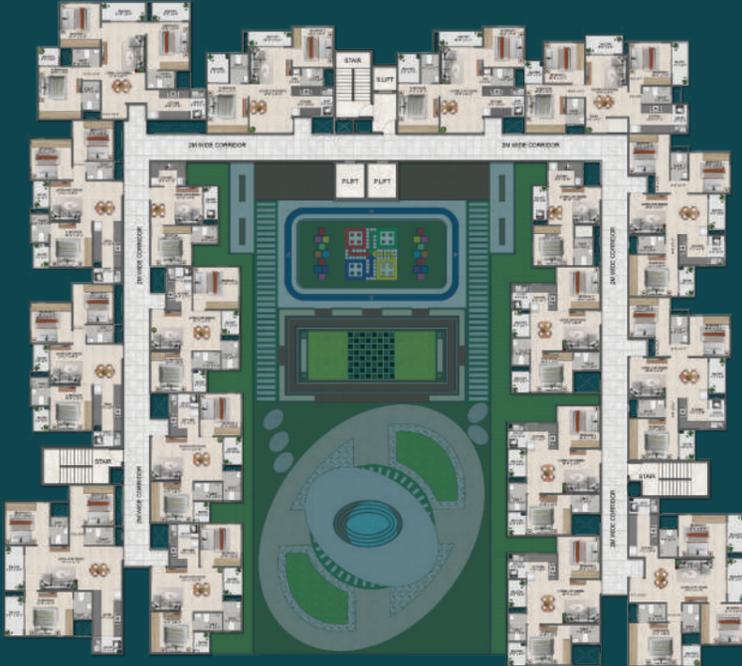


Floor Plans

Typical Floor Plan
Tower -1

Tower - 2

Typical Floor Plan
Tower-3

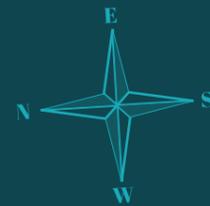


Floor Plans

First Floor Plan
Tower -1



Tower - 2



First Floor Plan
Tower-3



Types of unit plans



-  3 BHK
-  2 BHK
-  1 BHK

Types of unit plans

TYPE - 3 BHK

Type	Tower No	Unit No
1	1	03, 06, 14
1	3	42
2	1	02, 07, 13
3	2	30
3	3	39
4	2	21, 29
4	3	48
5	1	17
5	2	18, 19, 33
5	3	40, 41
6	1	09
6	2	23, 24, 26
6	3	46, 47
7	3	45

TYPE - 2 BHK

Type	Tower No	Unit No
1	1	04, 05, 15
1	3	43, 44
2	2	31, 34
3	1	10
3	2	25, 28
4	3	49, 50
5	3	37, 38
6	1	01
6	2	32
6	3	51
7	1	08
7	2	27
7	3	36
8	1	11, 12

TYPE - 1 BHK

Type	Tower No	Unit No
1	1	16
1	2	20
1	3	52
2	2	22
2	3	35





Unit Plan

3 BHK

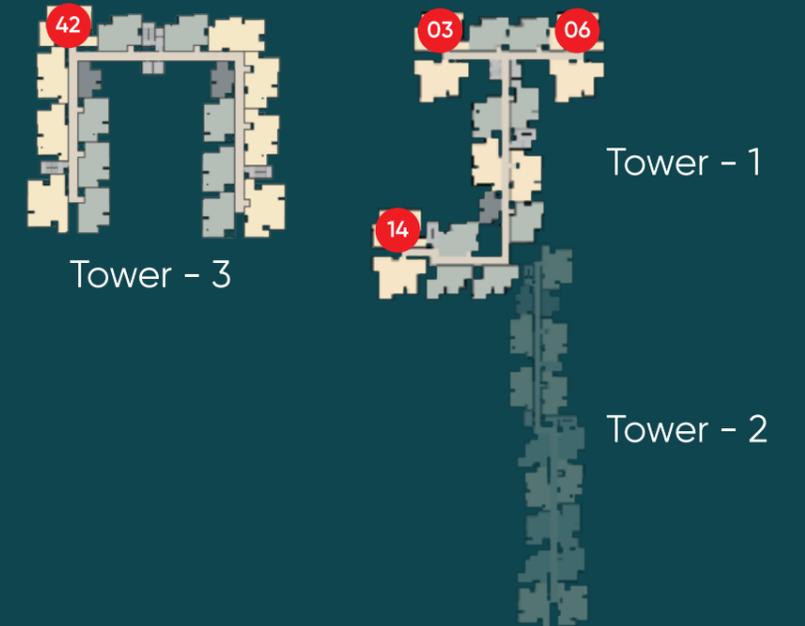
Detailed floor plan showcasing
the layout and dimensions



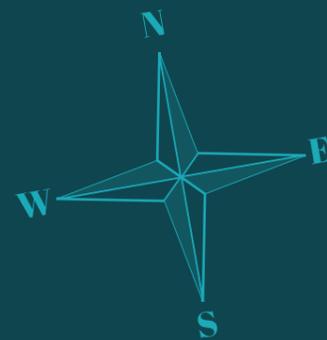
Unit Plan



Key Plan



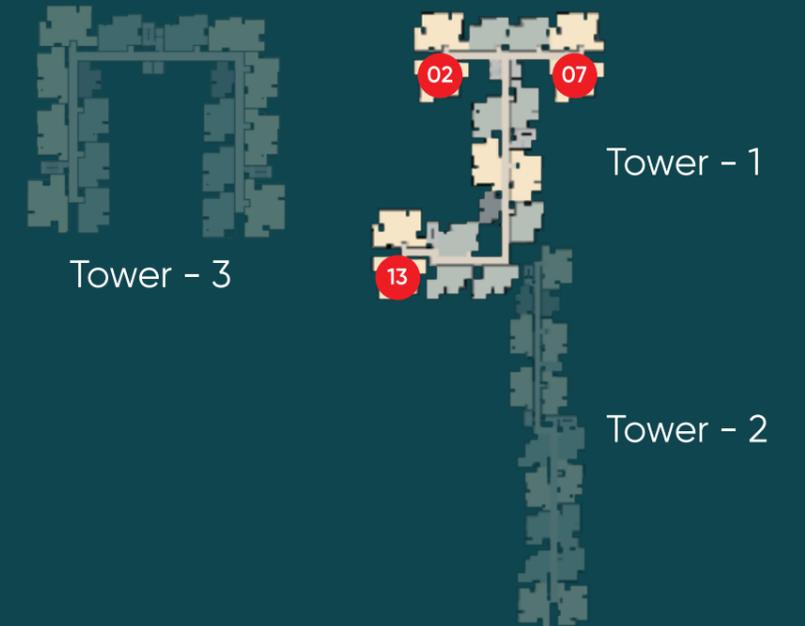
TYPE 1 - 3 BHK EAST FACING	
Saleable Area: 1582 SQ. FT.	Unit Numbers Tower -1 : 03,06,14 Tower -3 : 42



Unit Plan



Key Plan



TYPE 2 - 3 BHK NORTH FACING

Saleable Area:
1601 SQ. FT.

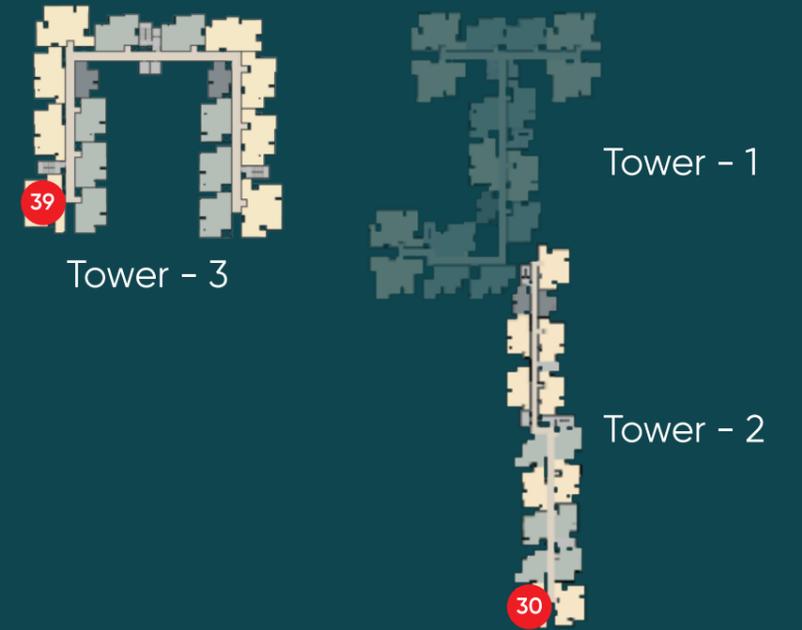
Unit Numbers
Tower -1 : 02,07,13



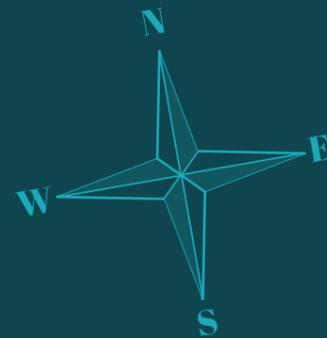
Unit Plan



Key Plan



TYPE 3 - 3 BHK EAST FACING	
Saleable Area: 1562 SQ. FT.	Unit Numbers Tower -2 : 30 Tower -3 : 39



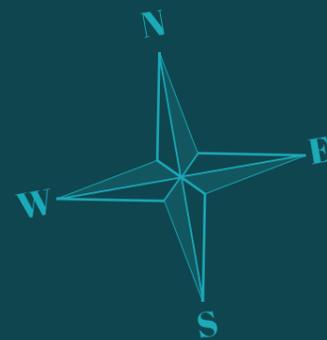
Unit Plan



Key Plan



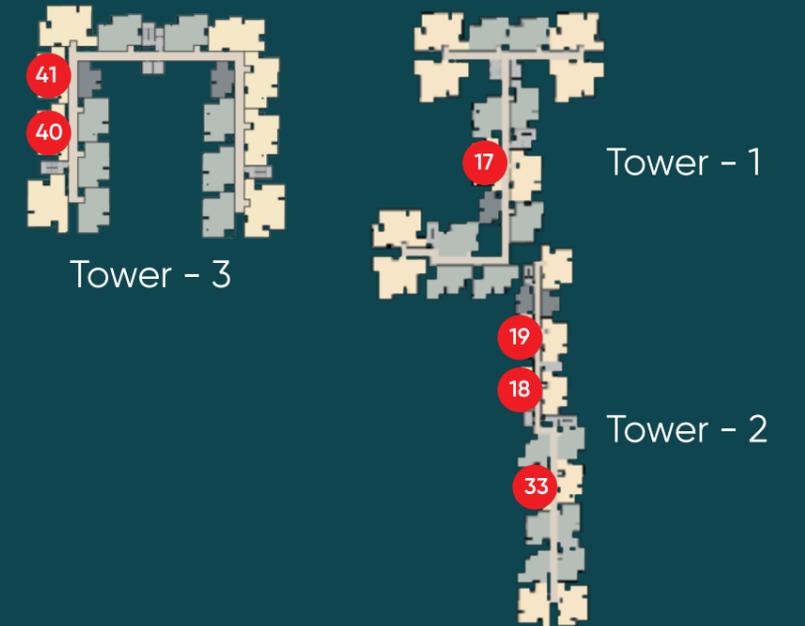
TYPE 4 - 3 BHK NORTH FACING	
Saleable Area: 1582 SQ. FT.	Unit Numbers Tower -2 : 21, 29 Tower -3 : 48



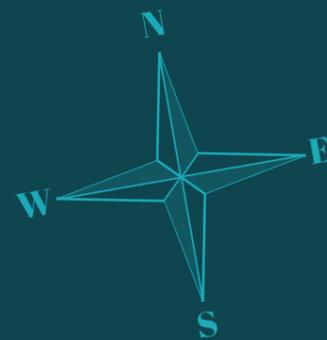
Unit Plan



Key Plan



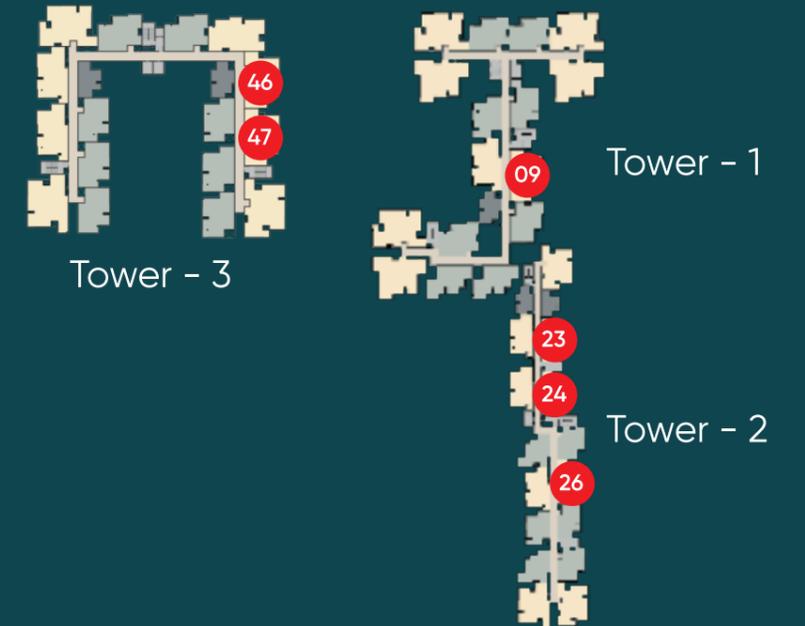
TYPE 5 - 3 BHK EAST FACING	
Saleable Area: 1194 SQ. FT.	Unit Numbers Tower -1 : 17 Tower -2 : 18, 19, 33 Tower -3 : 40, 41



Unit Plan



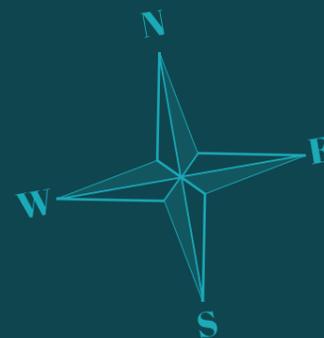
Key Plan



TYPE 6 - 3 BHK NORTH FACING

Saleable Area:
1277 SQ. FT.

Unit Numbers
Tower -1 : 09
Tower -2 : 23, 24, 26
Tower -3 : 46, 47



Unit Plan



Key Plan



Tower - 3

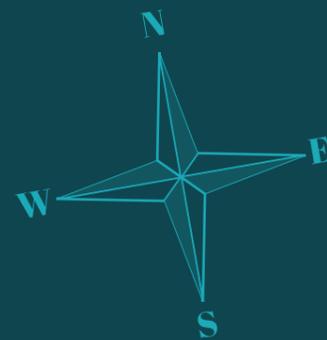


Tower - 1

Tower - 2



TYPE 7 - 3 BHK EAST FACING	
Saleable Area: 1358 SQ. FT.	Unit Numbers Tower -3 : 45





Unit Plan

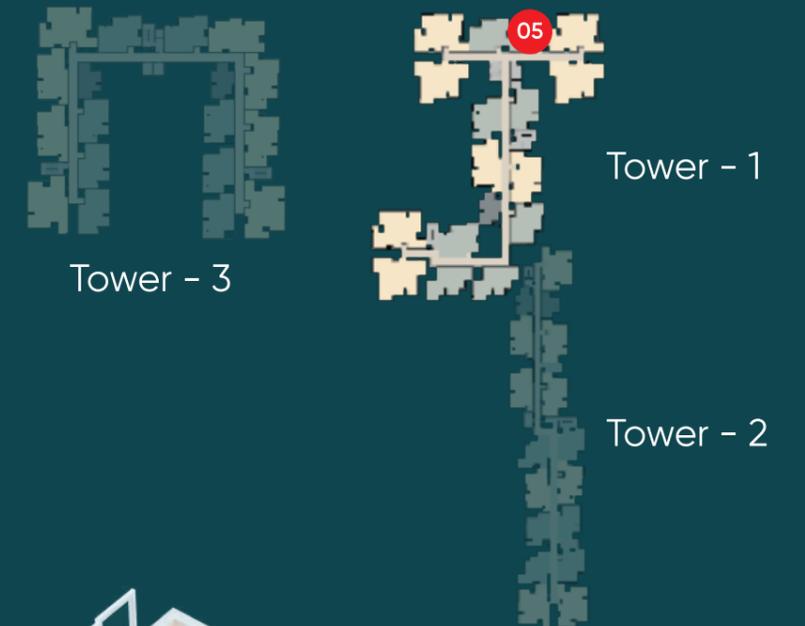
2 BHK

Detailed floor plan showcasing
the layout and dimensions

Unit Plan



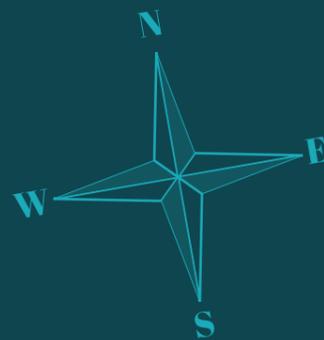
Key Plan



TYPE 1 A - 2 BHK EAST FACING

Saleable Area:
1157 SQ. FT.

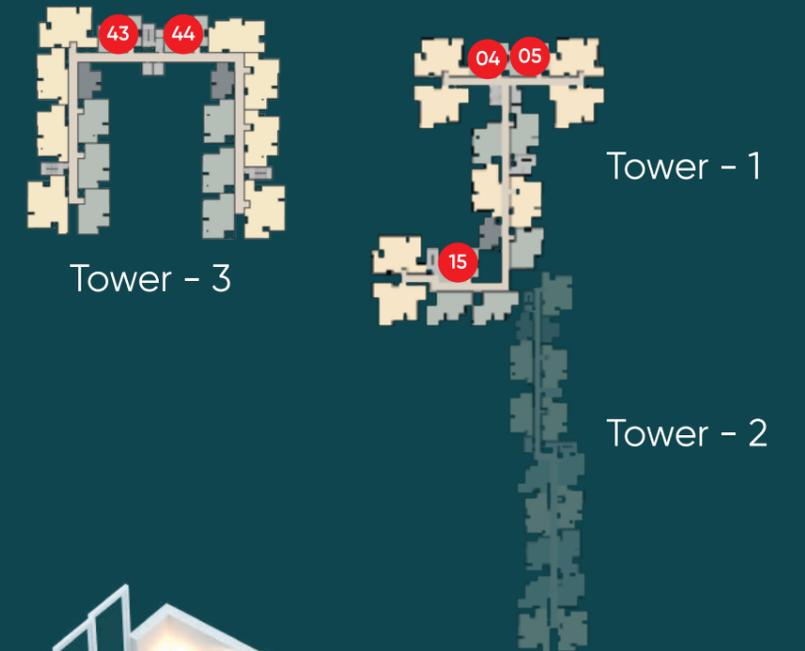
Unit Numbers
Tower -1 : 1405



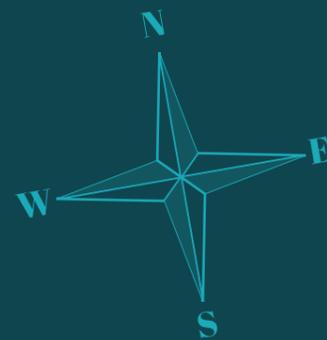
Unit Plan



Key Plan



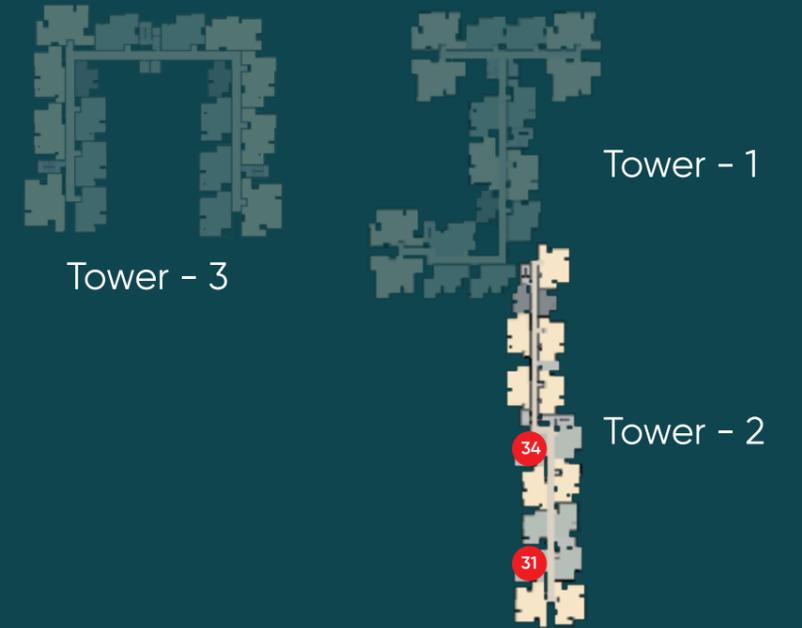
TYPE 1 - 2 BHK EAST FACING	
Saleable Area: 1077 SQ. FT.	Unit Numbers Tower -1 : 04, 05, 15 Tower -3 : 43, 44



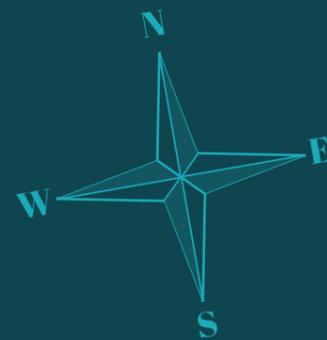
Unit Plan



Key Plan



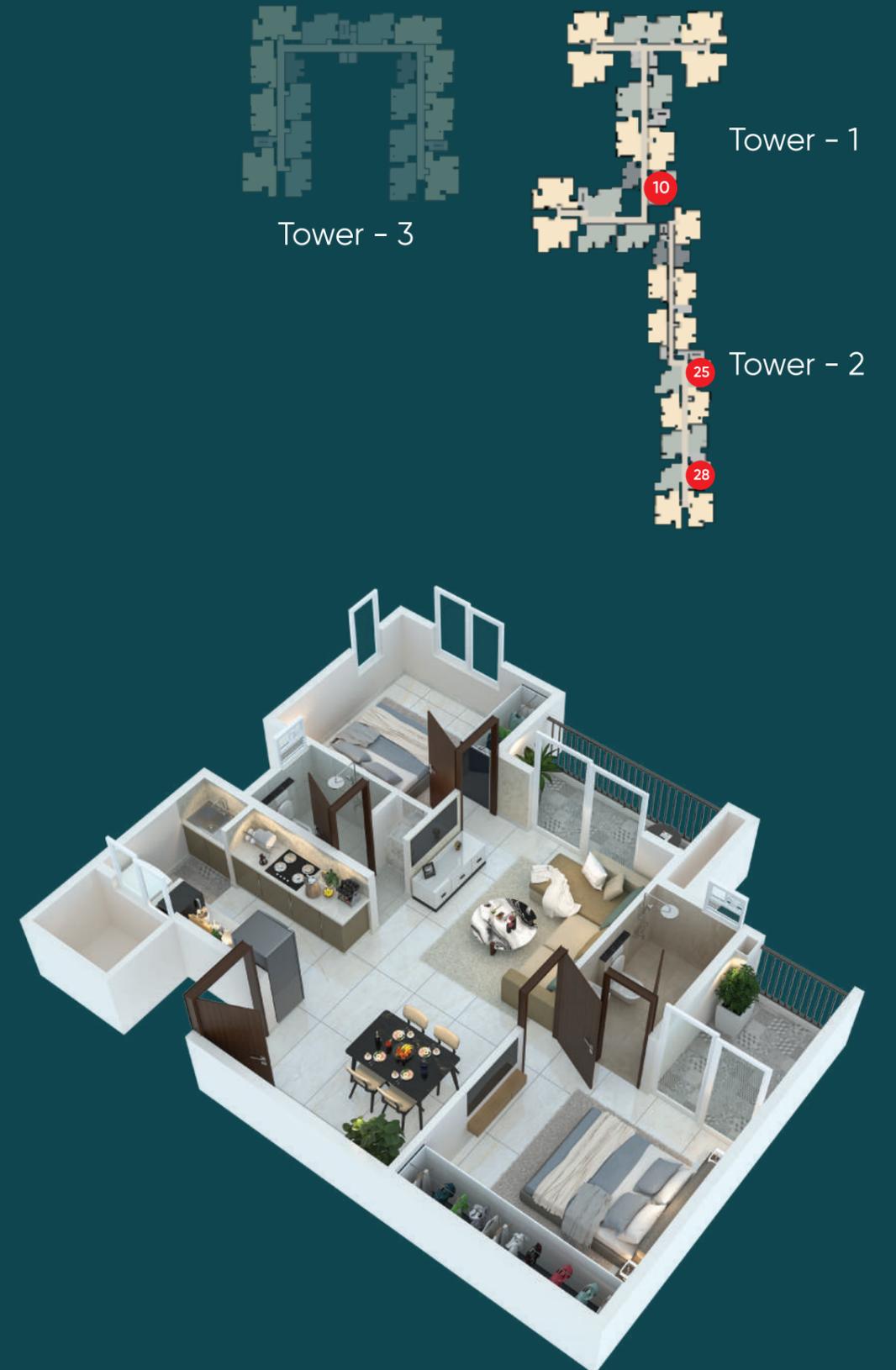
TYPE 2 - 2 BHK EAST FACING	
Saleable Area: 1070 SQ. FT.	Unit Numbers Tower -2 : 31, 34



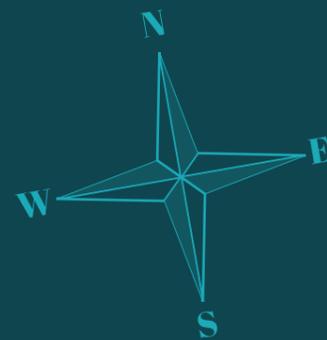
Unit Plan



Key Plan



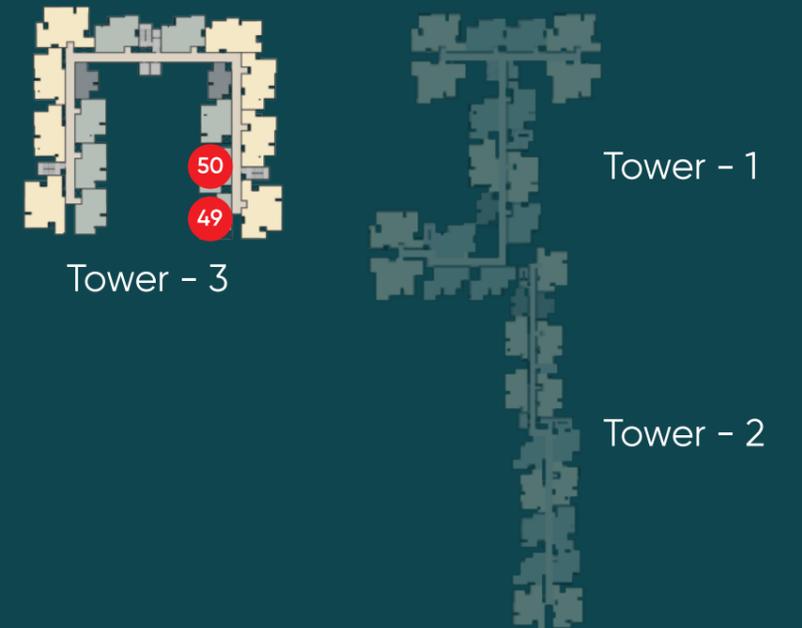
TYPE 3 - 2 BHK NORTH FACING	
Saleable Area: 1077 SQ. FT.	Unit Numbers Tower -1 : 10 Tower -2 : 25, 28



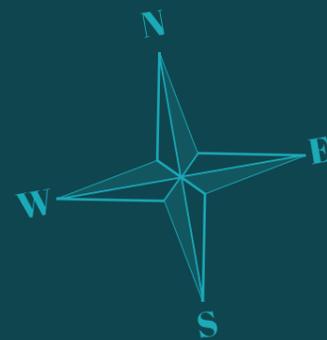
Unit Plan



Key Plan



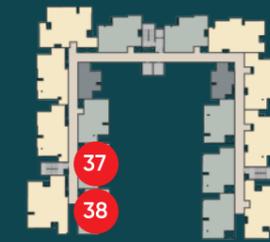
TYPE 4 - 2 BHK EAST FACING	
Saleable Area: 1014 SQ. FT.	Unit Numbers Tower -3 : 49, 50



Unit Plan



Key Plan



Tower - 1

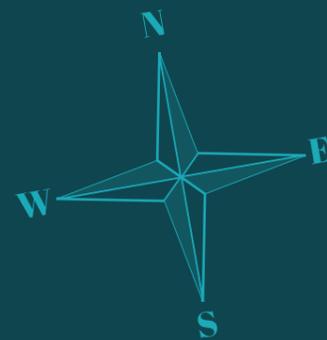
Tower - 2



TYPE 5 - 2 BHK NORTH FACING

Saleable Area:
 995 SQ. FT.

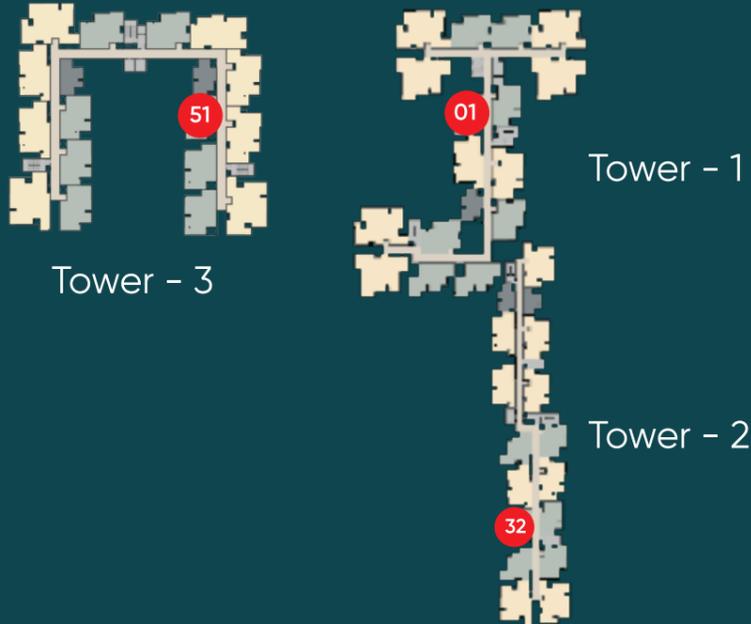
Unit Numbers
 Tower -3 : 37, 38



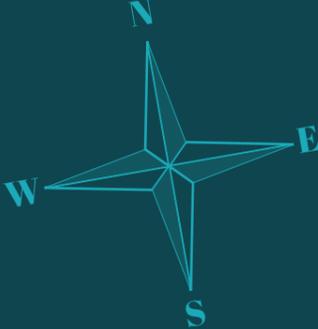
Unit Plan



Key Plan



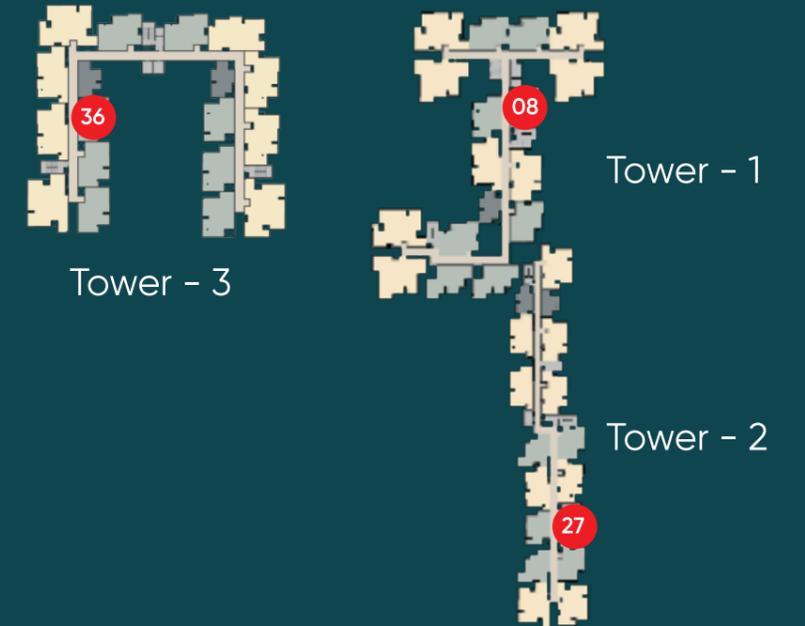
TYPE 6 - 2 BHK EAST FACING	
Saleable Area: 942 SQ. FT.	Unit Numbers Tower -1 : 01 Tower -2 : 32 Tower -3 : 51



Unit Plan



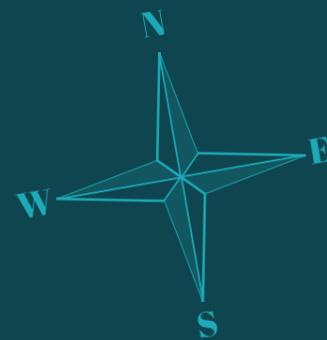
Key Plan



TYPE 7 - 2 BHK NORTH FACING

Saleable Area:
940 SQ. FT.

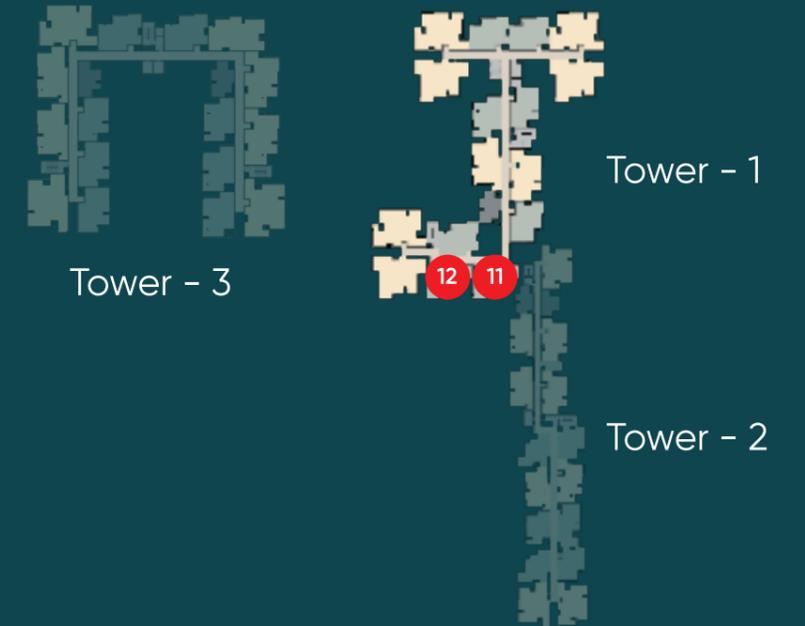
Unit Numbers
Tower -1 : 08
Tower -2 : 27
Tower -3 : 36



Unit Plan



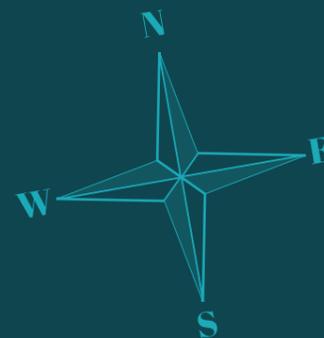
Key Plan



TYPE 8 - 2 BHK NORTH FACING

Saleable Area:
1041 SQ. FT.

Unit Numbers
Tower -1 : 11, 12





Unit Plan

1 BHK

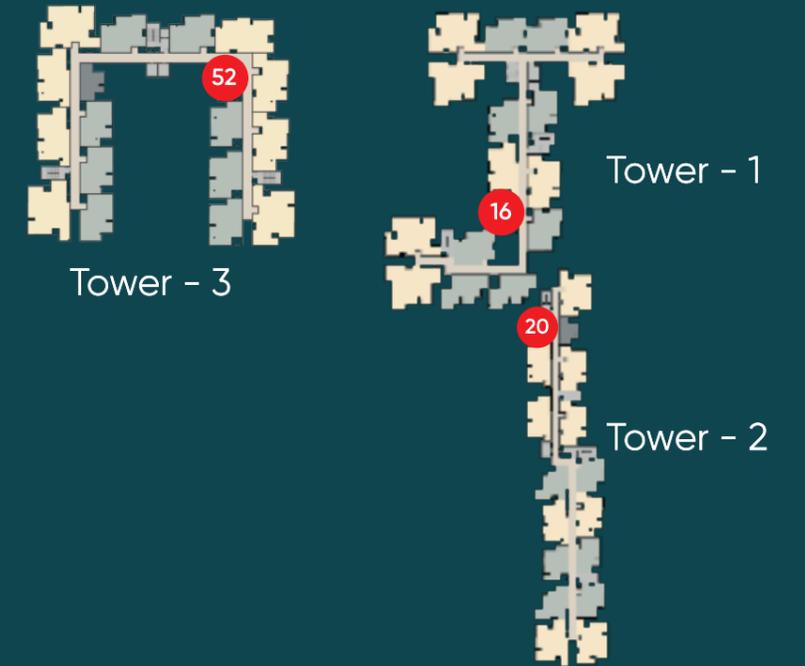
Detailed floor plan showcasing
the layout and dimensions



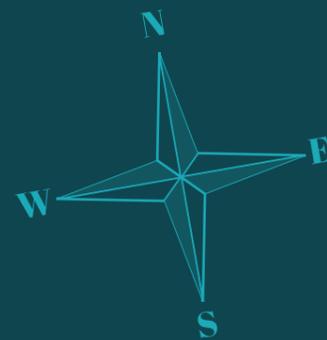
Unit Plan



Key Plan



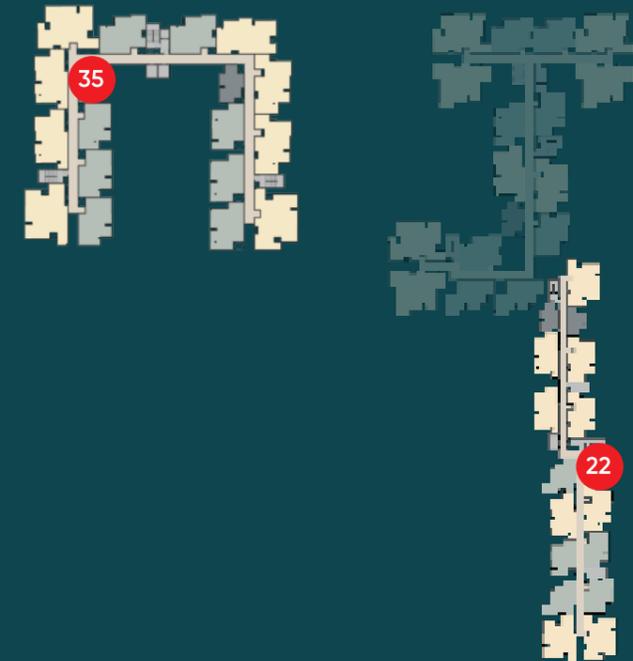
TYPE 1 - 1 BHK EAST FACING	
Saleable Area: 551 SQ. FT.	Unit Numbers
	Tower -1 : 16
	Tower -2 : 20
	Tower -3 : 52



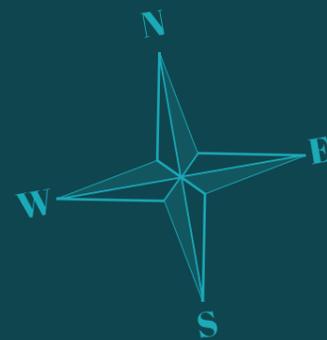
Unit Plan



Key Plan



TYPE 2 - 1 BHK WEST FACING	
Saleable Area: 543 SQ. FT.	Unit Numbers Tower -2 : 22 Tower -3 : 35





Specification

1. Structure:-

- Core wall and shear wall monolithic construction with usage of best quality Aluminium modular shuttering system

2. Flooring :-

- Living, Dining, Kitchen & Bedrooms – Vitrified tiles of reputed make.
- Toilet flooring – Matte Finish Vetrified tiles of reputed make.
- Toilet dadoing up to 7 feet – Matte Finish Vetrified tiles of reputed make.
- Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles of reputed make (only supply)
- Balcony – Anti skid Ceramic tiles of reputed make.
- Common Area – Matte Finish Vetrified tiles of reputed make.

3. Kitchen:-

- Granite top & Stainless steel single bowl with drain board sink of reputed make (only supply).
- Provision for Chimney in kitchen.
- Utility area equipped with centralized RO water inlet.

4. Toilet:-

- Sanitary fittings – Wall mounted EWC, Counter top wash basin of reputed make.
- CP fittings – Shower spout, Diverter, Shower head, health faucet of reputed make.
- Provision for geyser and Exhaust fan in toilets.

5. Door:-

- Main Door – Super steel frame & Dual door of reputed make.
- Internal doors – Super steel frame & Single door of reputed make.
- Toilet doors – FRP door.
- Balcony doors – UPVC glazed shutter with mosquito mesh.
- Fire rated steel doors for fire exit.

6. Windows:-

- UPVC windows with glazed shutters and mosquito mesh.

7. Electrical:-

- Modular switches & sockets of reputed make.
- ELCB and MCB with independent EB meter of approved make.
- Good quality concealed copper wiring of approved make.
- Provision for Washing Machine point.
- TV points are provided in Living & Master Bedroom.

8. Power Backup:-

- 100 % power back up for common areas.
- 1 KW power backup for each 3 BHK & 2 BHK flat through limiter switch & 0.75KW power backup for each 1 BHK through limiter switch

9. Paint:-

- Internal : Walls & Ceilings in Emulsion of reputed make.
- External : Water proof Emulsion of reputed make.
- All Raillings: Enamel paint of reputed make.

10. Elevator:-

- Lifts of Reputed make

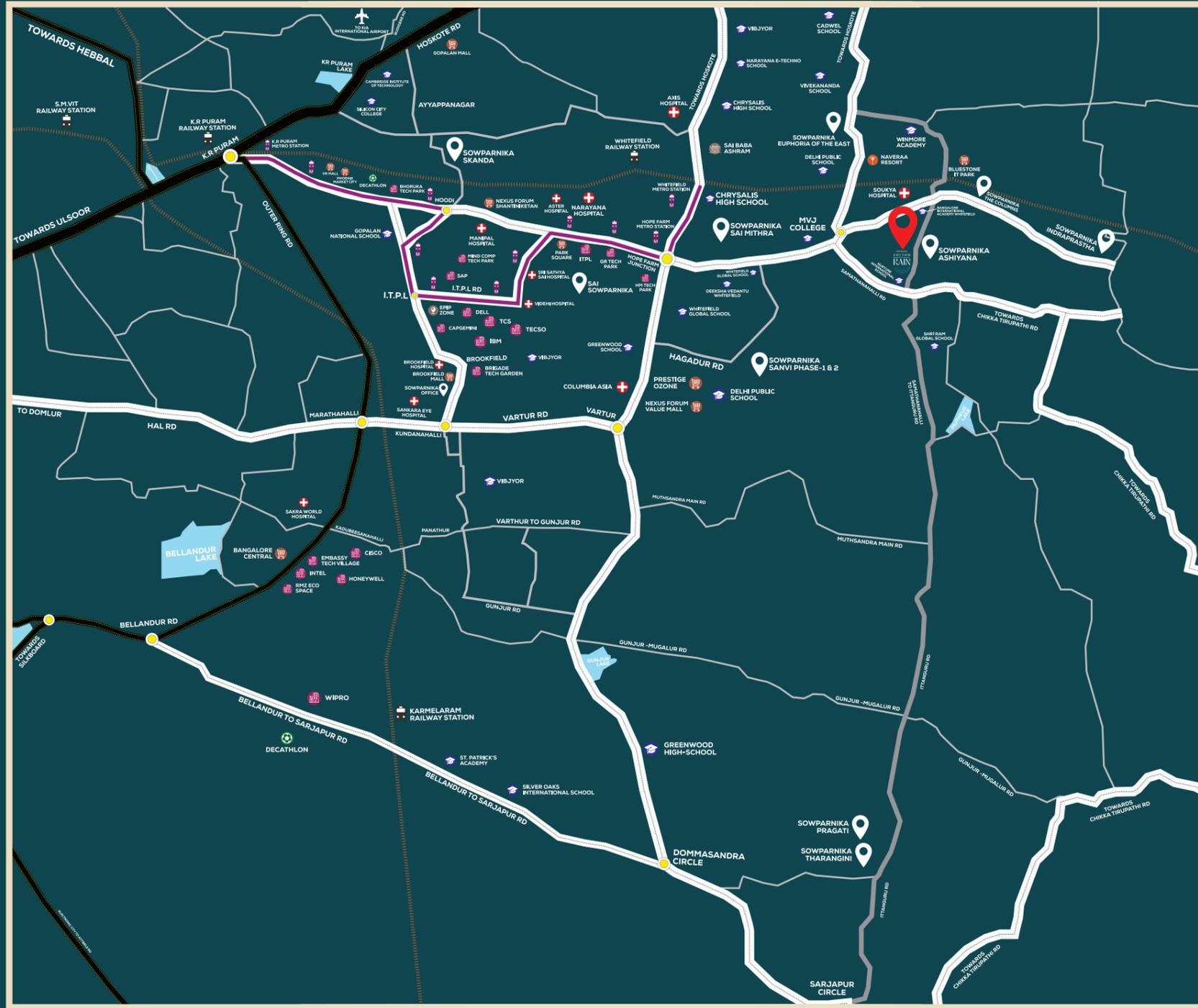
11. Water supply:-

- Bore well water supply.

12. Air conditioning:-

- Provision for fixing AC in Living cum Dining and all Bedrooms.

LOCATION MAP



 Educational Institutions

 Malls

 Hospitals

 Tech Parks & IT Companies

 Sports Centre

 Metro line

Proximity to Major Spots

Nestled where the breeze hums and raindrops dance, this location offers the perfect blend of connectivity and tranquility a place where life flows effortlessly.

School & College

Nuture International School	- 01 Min
Bangalore International Academy	- 02 Min
Shri Ram Global School	- 02 Min
MVJ College	- 05 Min
Deeksha Vedantu Whitefield	- 08 Min
Delhi Public School	- 10 Min
Winmore Acadamy	- 10 Min

Hospital

Soukya Hospital	- 02 Min
Axis Hospital	- 12 Min
Narayana Multispeciality Hospital	- 15 Min
Manipal Hospital	- 20 Min
Sri Sathya Sai Hospital	- 20 Min
Vydehi Hospital	- 20 Min

Tech Park

H M Tech Park	- 10 Min
ITPL	- 15 Min
TCS	- 15 Min
Mind Comp Tech Park	- 15 Min
SCB Brigade Tech Park	- 15 Min
GR Tech Park	- 15 Min

Pioneering Aesthetic and Delightful Living Spaces



Ramji Subramaniam
Managing Director

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. Sowparnika is one of the first to introduce Lean Six Sigma theory across all the processes within the organization. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end customer. We at Sowparnika are firmly committed to our principles of Transparency, Customer Satisfaction and Teamwork at the same time being economically priced. Our journey so far boasts of 10000+ satisfied clients, 50+ completed projects, 25+ ongoing projects, 5.5 Million+ Sq. ft. developed, 5 Million+ Sq.ft. under development with it's presence in Karnataka, Kerala, Tamil Nadu & counting. Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence and these factors have translated into architectural marvels, spreading happiness to all homeowners.

The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as one of the leading property developers in South India, Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2027", Sowparnika has been delivering quality homes to all. We have redefined the concept of quality housing. With its headquarters in Bangalore, Sowparnika Projects is a leading real estate developer in the Southern part of India.

Key Differentiators

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless Competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360° approach, In-house expertise, and Guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.

Value Creation

We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.

IN-HOUSE CAPABILITIES



PROJECT EXECUTION & MANAGEMENT



LAND DEVELOPMENT & APPROVAL CAPABILITIES



PROPERTY MANAGEMENT



ARCHITECTURAL, INTERIOR DESIGN & STRUCTURAL EXPERTISE



LEGAL EXPERTISE



PLUMBING, ELECTRICAL & FIRE DESIGN EXECUTION

Awards & Recognition



RADIO CITY
ICON AWARD
2024 -25
Excellence in Project Marketing
and Launch Innovation Award for
Sowparnika Euphoria In The East



ET ACHIEVERS
AWARDS - 2024
Sowparnika Euphoria In The East
Excellent Super Luxury Residential
Project Of The Year



VK & BM
REAL ESTATE
EXCELLENCE
AWARDS - 2024
For Outstanding Contribution
in the Field of Real Estate



INDIA PROPERTY
Awards - 2024
Luxury Villa Developer of the
Year 2024 (South India)



INDIA PROPERTY
Awards - 2024
Luxury Villa Project of the
Year 2024 (South India)



CNBC-AWAAZ
& RR KABEL
REAL ESTATE
AWARDS - 2023
SOUTH ZONE
Best Residential Project
Affordable - Segment
Sowparnika Flamenco



ET BUSINESS
EXCELLENCE
AWARD - 2023
Entrepreneur of
the Year - Real Estate



ET ACHIEVERS
AWARD - 2023
Best Luxury Villa Design of the Year
LIFE ON THE GREEN



ET BUSINESS
EXCELLENCE
AWARD - 2023
Mid-Segment Housing Project of
the Year - Olivia Nest



ET BUSINESS
EXCELLENCE
AWARD - 2023
Best Residential Launch of
the Year - Indradhanush



ET BUSINESS
EXCELLENCE
AWARD - 2022
Entrepreneur of
the Year - Real Estate



ET BUSINESS
EXCELLENCE
AWARD - 2022
Excellence in Emerging
Real Estate Brand



TIMES
BUSINESS
AWARD - 2022
Most Anticipated
Launch of the Year



TIMES
BUSINESS
AWARD - 2021
Best Emerging Real Estate Project
Sowparnika Projects



ET Now
RESIDENTIAL
PROPERTY
OF THE YEAR
Sowparnika Swastika



POPULAR CHOICE
AFFORDABLE
HOUSING
OF THE YEAR
ET Now



KFC'S
ELITE GOLD CARD
MEMBER
Kerala Financial Corporation
Trivandrum



TIMES
BUSINESS
AWARD - 2021
Best Launch - Ashiyana



CONSTRUCTION
EXCELLENCE
AWARD
Junior Chamber International
Kottayam



AFFORDABLE
HOUSING
OF THE YEAR
NDTV Profit Real Estate Award



INDIAN ACHIEVERS
PODIUM
CERTIFICATE OF
EXCELLENCE
Best Emerging Name in providing
Real Estate Solutions



AFFORDABLE
HOUSING COMPANY
OF THE YEAR
Brands Academy Awards



AFFORDABLE
HOUSING PROJECT
OF THE YEAR
Silicon India with LICHFL

An Exciting Experience Awaits You!

Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

Ongoing Projects

BANGALORE



MYSURU



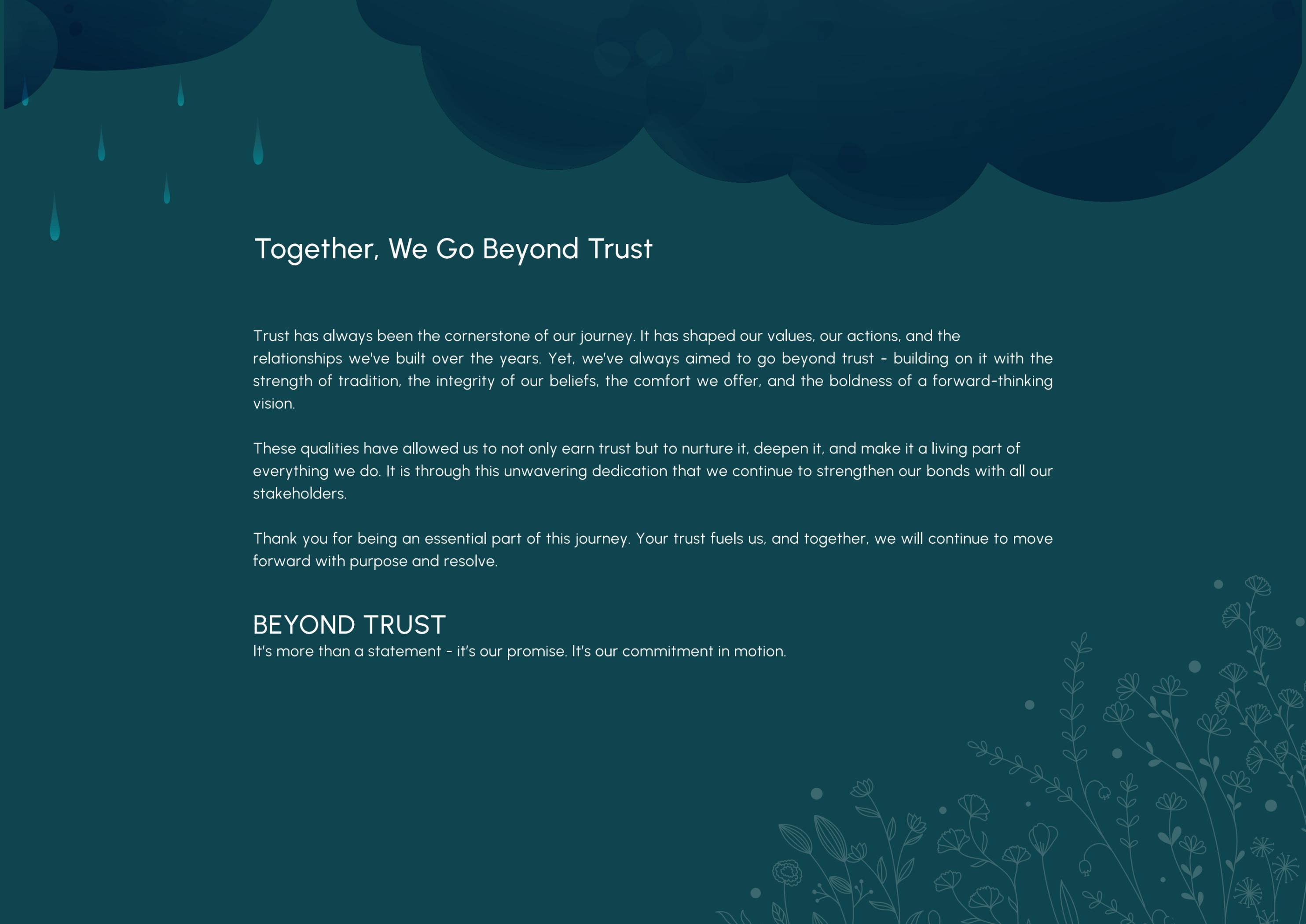
THE LANDMARK
📍 Vijayanagar, Mysuru

TRIVANDRUM



Bey  nd Trust.





Together, We Go Beyond Trust

Trust has always been the cornerstone of our journey. It has shaped our values, our actions, and the relationships we've built over the years. Yet, we've always aimed to go beyond trust - building on it with the strength of tradition, the integrity of our beliefs, the comfort we offer, and the boldness of a forward-thinking vision.

These qualities have allowed us to not only earn trust but to nurture it, deepen it, and make it a living part of everything we do. It is through this unwavering dedication that we continue to strengthen our bonds with all our stakeholders.

Thank you for being an essential part of this journey. Your trust fuels us, and together, we will continue to move forward with purpose and resolve.

BEYOND TRUST

It's more than a statement - it's our promise. It's our commitment in motion.



SOWPARNIKA
Delivering Happiness

SITE ADDRESS

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Samethanahalli, Near Hope Farm, Bengaluru, 560067

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