



SANDESH & CO.



# RAJKAMAL ELEGANCE

3 BHK Luxury Apartments  
Near 9th Block Jayanagar

**Splendour of Comfort & Elegance**



# luxury redefined





SANDESH & CO.

Sandesh & Co., brings **RAJKAMAL ELEGANCE** homes a perfect balance of luxury, serenity and security infusing the science of Auras and Vaastu compliance to design a fascinating dream home bringing about joy, peace, wealth, health and prosperity built on architectural aesthetics and quality engineering. Vaastu outlays the right space and the right balance of fire, water, air and earth for peaceful living and neutralize the negative energies in and around you.





@ Near 9th Block Jayanagar

Sandesh & Co., has aimed to enrich lives by setting new standards for customer centric architectural design, quality and safety. Our empathetic engagement with customers guarantees that their needs are continually met and exceeded, ensuring that Sandesh & Co., homes are places to thrive. To guarantee that our developments are of the highest calibre, we seek out the most renowned individuals in the real estate sector to serve as stewards of and collaborators for each of our endeavours.



# Typical Floor Plan

UNIT 1



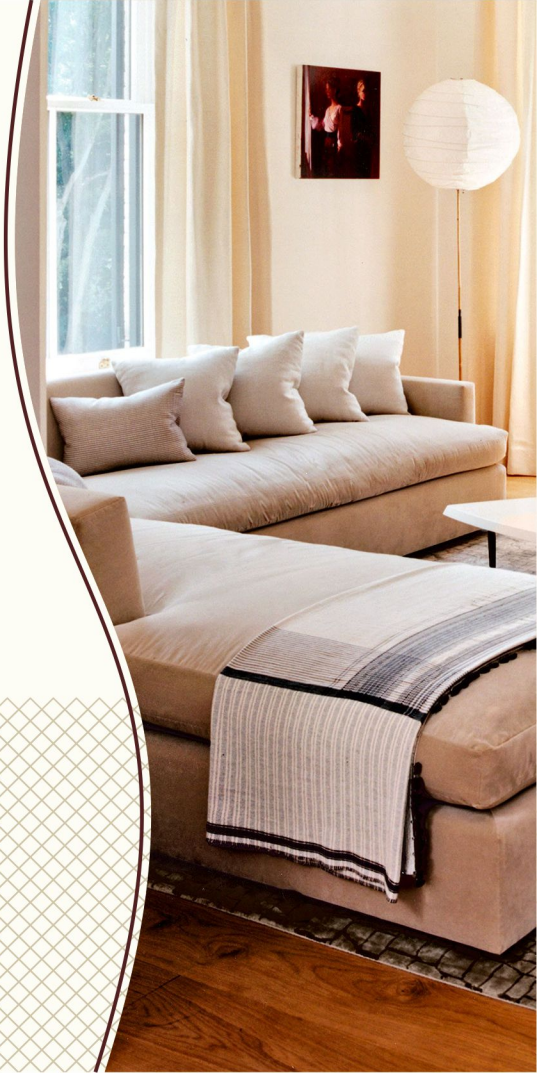
UNIT 2



# Isometric View



NORTH FACING  
UNIT 1 - 3 BHK | 645 Sqft



# Isometric View



NORTH FACING  
UNIT 2 - 3 BHK | 645 Sqft





## Experience, commitment & proven results

### **Start everything right**

Professional supervision of construction works is a pre-requisite for the successful implementation of a project in terms of time, quality and cost. Owners/investors want to be sure that the project conforms to technical documentation, regulations and valid standards on time, agreed price and is in accordance to the agreed terms and conditions.

### **Trust in every detail**

Our experienced construction professionals provide effective leadership, sharp attention to detail. Our comprehensive services are designed to work in accordance with specifications of the project.

### **Experienced from plan to build**

Our consultants work closely with clients as we have the proven expertise and ability to provide seamless integration solutions for completion of the project. Moreover, we ensure that all documents, certificates and declarations are completed and issued correctly. With the extensive experience gained in numerous constructions, SANDESH & CO. is a reliable provider of key construction and development services.

# Specifications



**Doors :** Main Door & Pooja Room : Teak wood frame with Solid Teakwood shutters .  
Internal doors : Sal wood frame with veener finish flush shutters.  
Toilet doors : Sal wood frame with veener finish flush shutters.



**Dadoing**  
Toilets: ceramic glazed tiles dado upto 8 feet height.  
Utility : Ceramic tiles upto 5 feet height.



**Foundation & Super Structure :**  
RCC footings with framed structure.  
Internal/external walls: solid concrete block masonry.  
Roof slab: reinforced cement concrete slab with waterproofing



**Windows & Ventilators :** Sal wood frame with teakwood shutters.



**Finishes / Floorings :** Living / Dining / Kitchen : Italian Marble Flooring  
Master bedroom: Laminated wooden flooring  
Bed rooms : Vitrified tile flooring  
Utility : Anti skid Vitrified tiles  
Toilets : Anti skid designer ceramic tiles.  
Balcony : Anti skid ceramic tiles.  
Common areas: Granite Flooring



**Painting :** Interior walls and ceilings : Asian Premium Emulsion paint.  
Exterior walls : Asian Apex weather proof paint.



**Lift Facility:** Fully Automated 6 passengers capacity lift Johnson / Kone / Otis premium category.



**Electricals :** Provision for AC in living room and all bedrooms  
Modular switches & socket (Anchor or equivalent) TV & Telephone points in living room & Master bedroom.  
Fire resistant electrical wires of Anchor/ V-Guard make.



### Sanitary & Bathroom Fixtures

Wall mounted western commode in all toilets.

Jaguar fixtures for all toilets.

Health faucet for all toilets.

Shower in all toilets.

Provision for geyser and exhaust fan.



**Car Parking** : Covered Car parking in basement, for each flat



**Water Supply** : Sufficient Borewell & Kaveri Water supply.



**Paintings** : Asian Premium emulsion to all internal plastered surfaces & Asian Apex for Exterior Walls.



**Generator Backup**: Sound proof generator with 1 kva electricity backup for all flats & common area



**Intercom** : Intercom connectivity for each apartment.



**Kitchen** : Granite top platform with Carylil sink and 4 feet height glazed tiles above plat form

Consolidated Gas pipe lining for each house.



**Re-cycling & Energy Saving Features** : Rainwater Harvesting, Provision for Solar Water Heaters, Energy Saving LED lights for common areas.



**Safety Surveillances**

Round the clock security.  
CCTV Surveillance at common areas.



## Jayanagar 9th block connecting hub of J. P. Nagar

Jayanagar 9th Block near J.P. Nagar 2nd phase is an affluent residential locality in southern Bengaluru that has both commercial and institutional establishments. Rajkamal Elegance is located off 9th block which has now become a hub for several software companies, renowned educational institutions, hospitals, theatres, malls, residential complexes and apartments.

It has close proximity to localities like J.P. Nagar, Jayanagar, BTM Layout etc., Ragigudda Sri Prasanna Anjaneya Temple is dedicated to God- Hanuman for his unconditional divinity and devotion towards Lord Sri Rama. Located on top of a quaint hillock in 9th block of Jayanagar, it also flaunts an artificially created waterfall which prettifies the already enchanting hill top view.

The ring road is dotted and well connected to health, educational & commercial activities in locality making it the most sought after location in Bangalore South. Jayanagar 9th block near to J. P. Nagar 2nd phase boasts of Malls & entertainment hub like Bangalore Central, Inox, Health care facilities - Malathi Manipal Hospital, Jayadeva Hospital and Educational institutions like Jain University.



Your neighbourhood place's needs and wants within easy reach, for every member of your family.

### Metro

- Jayanagar 9th Block Metro Station - 0.5 Kms

### Temple

- Ragigudda Temple - 0.2 Kms

### Hospitals

- Manipal Hospital - 0.4 Kms
- Apollo Cradle Hospital - 1.0 Kms
- Jaydeva Hospital - 1.0 Kms

### Schools & Colleges

- St. Paul's English School - 0.5 kms
- Jain University - 0.5 Kms
- IIM Bangalore - 3.0 Kms

### Shopping Mall & Entertainment

- Jayanagar 9th Block Market Area - 0.4 Kms
- Bangalore Central Mall/ Inox - 0.1 Kms
- Jayanagar Shopping Complex - 2.1 Kms

## COMPLETED PROJECTS



**SWASTIK ELEGANCE**  
MIDDLE SCHOOL ROAD, VV PURAM.



**ASHIRWAD ELEGANCE**  
SBM COLONY, GIRINAGAR



**SHAMBHAVI ELEGANCE**  
8TH BLOCK, JAYANAGAR



SANDESH & CO.

### **SANDESH & CO.**

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