



PASSION AT WORK



SOBHA
INSIGNIA
LIVE BEYOND



Ravi Menon
Chairman, SOBHA Limited

from the chairman's desk

At SOBHA, product quality has always been sacrosanct – which is why we introduced the self-reliance model. It enables us to control quality and delivery timelines.

At SOBHA Insignia, we have re-imagined luxury living by infusing smart home automation features. Located in the buzzing IT corridor of Bengaluru, the project offers easy access to work, shopping, and entertainment. These limited-edition homes, with above-class amenities, are certainly an icon of grandeur that is a leap ahead of the times.

india's only self-reliant real estate company

For nearly three decades, we have defined our mettle with a sharp focus on quality, backed by our self-reliant model. Today, SOBHA has a towering presence across 24 cities in India. Our marquee corporate projects bear testimony to our expertise in turnkey solutions – thanks to our in-house design and execution capabilities. We have crafted iconic statements in the residential space through quality and innovation. Our portfolio includes presidential apartments, villas, row houses, luxury apartments, and plotted developments.



SOBHA Glazing and Metal Works Division, Bengaluru



quality.
tomorrow-ready.

At SOBHA, we constantly work towards enhancing the quality of living. The intricate measures we take to ensure that a SOBHA home stays beyond compare, are many. From the choice of materials to the craftsmanship, you can be sure of impeccable quality. We perform 1,456 quality checks prior to handover to ensure that every SOBHA home is built to last for generations.

artist's impression

precast to perfection

SOBHA's precast technology is a unique way of constructing homes in a controlled environment. SOBHA Insignia has been planned to be constructed using this incredible method – so that you can expect impeccable quality, matchless precision, and ahead-of-time delivery. That's the difference SOBHA's precast technology brings to the table.





tech-crafting every nook

The structure of your home is meticulously crafted. The sprawling 73,000 sq. ft. facility uses leading-edge machinery and technology, imported from Germany and Italy.

eco-friendly methods

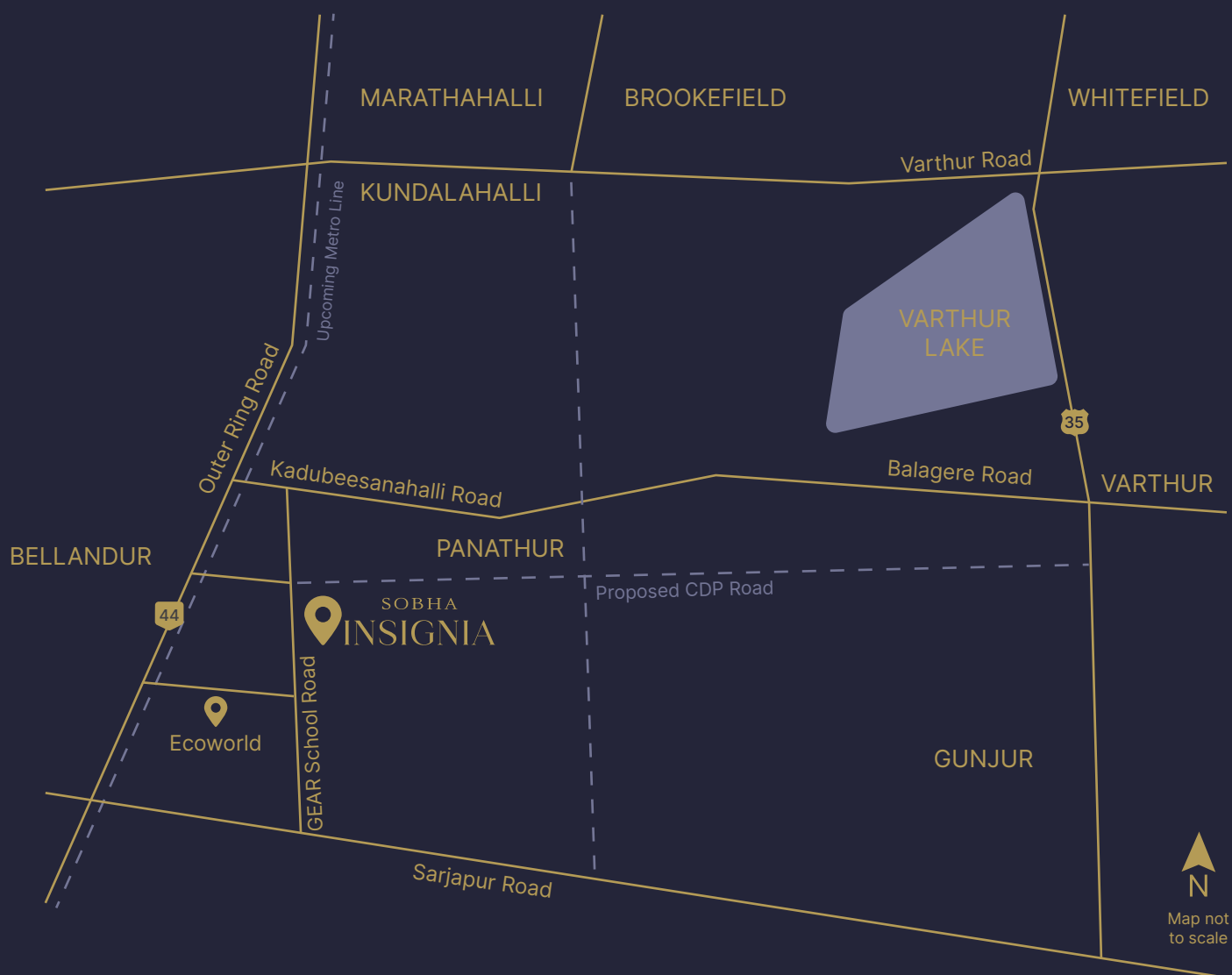
At SOBHA, we have designed and developed advanced precast construction methodologies that keep sustainability at the core. The advantages include reduced consumption of energy, water, and building materials.

quality for generations

The precast structure has been built to protect your home from earthquakes and offers excellent sound insulation. Its low thermal conductivity of reinforced concrete brings a perfect balance between extreme weather changes – optimising the room temperature.

steel-hearted safety

When it comes to safety, we have ticked all the boxes. With excellent fire-resistance features, the structures can fight fire as well guard against corrosion. The walls are also well protected against break-ins – thanks to the sturdy build.

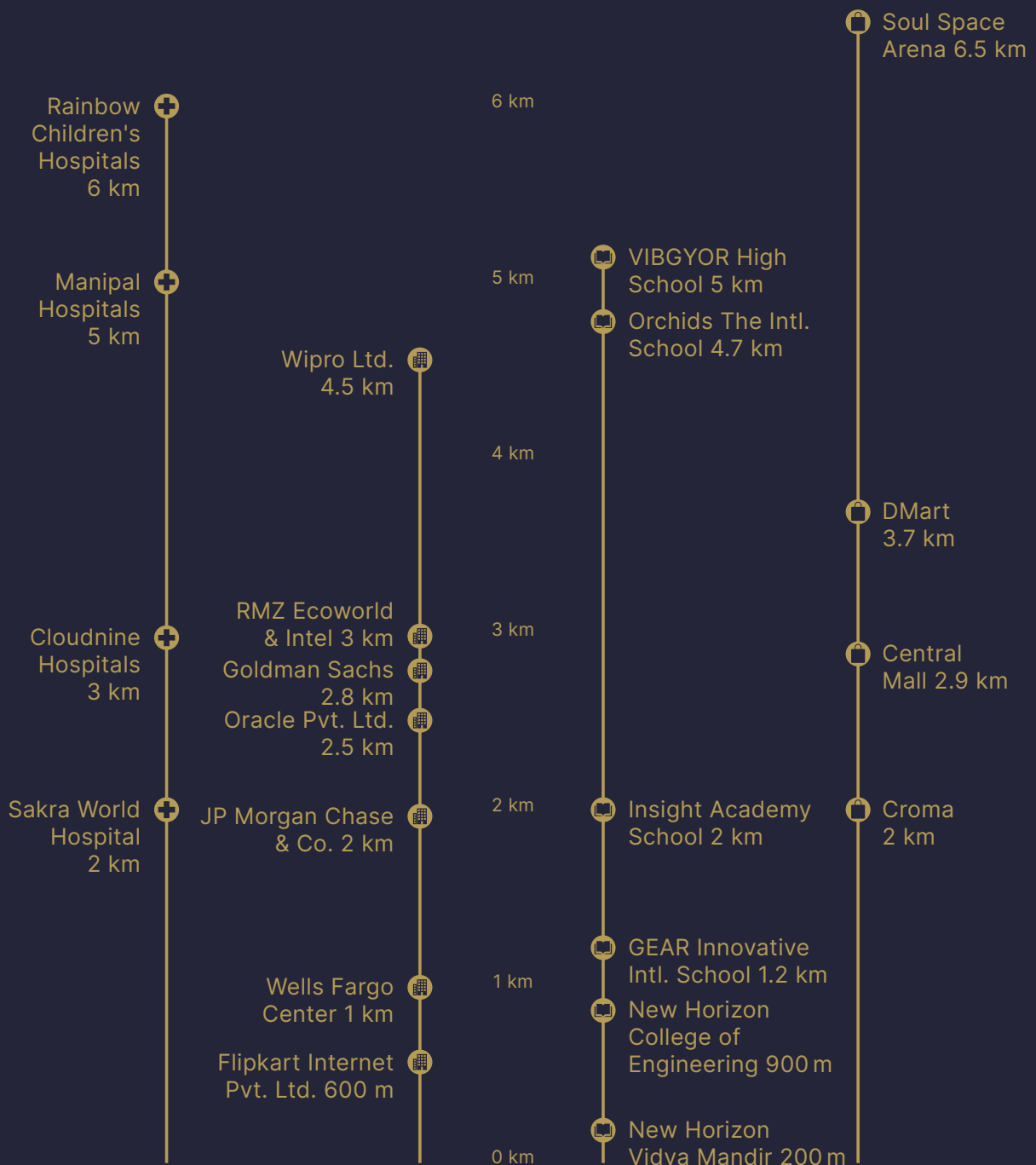


connectivity. puts you ahead.

Everything about your residence is a notch above. Located in Bhoganhalli, this project is in close vicinity to Outer Ring Road, IT parks, schools, hospitals, and shopping malls. The address also offers unparalleled connectivity to both Whitefield and Electronic City, as well as to HSR Layout – a prominent startup hub.

growth. beyond expectations.

Lying adjacent to Bellandur, Bhoganahalli has been witnessing tremendous developments and steady growth over the years. The newly proposed roads, that are part of the Comprehensive Development Plan (CDP), will further improve connectivity from Panathur and its surrounding areas to ORR, Bellandur, Varthur, Whitefield, and Sarjapur. The upcoming Metro will further enhance Bhoganahalli's connectivity quotient.

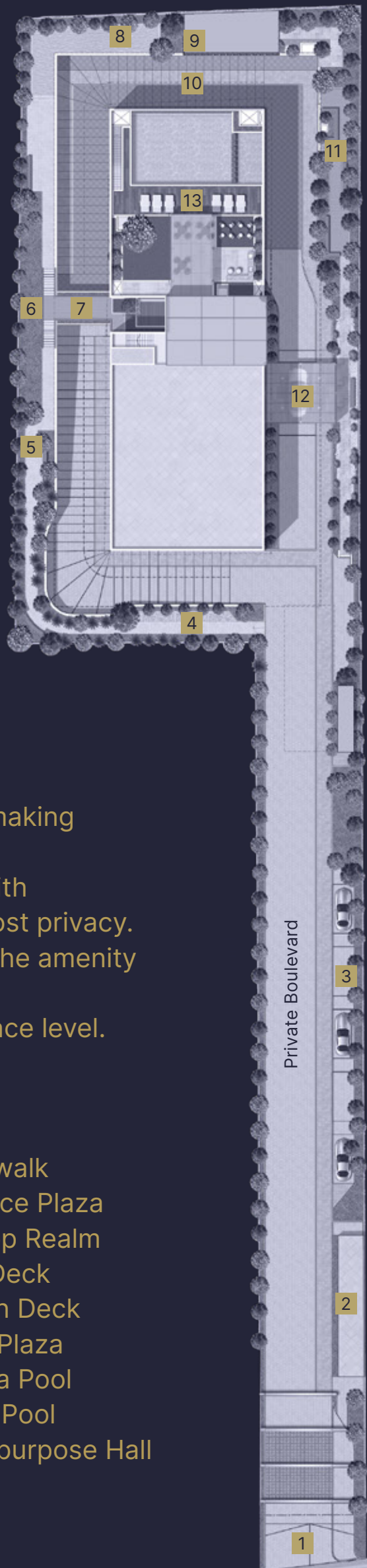


master plan

- The private boulevard is flanked with trees on both sides.
- Seamless access with RFID cards – making way for a hassle-free entry and exit.
- The units are thoughtfully planned with non-facing balconies to provide utmost privacy.
- Restricted traffic movement around the amenity area to ensure safety.
- Swimming pool and plaza at the terrace level.

amenities

- | | |
|-------------------------|---------------------|
| 01 Entry/Exit | 11 Boardwalk |
| 02 Security Cabin & OWC | 12 Entrance Plaza |
| 03 Visitors' Parking | 13 Rooftop Realm |
| 04 Reflexology Path | • Sun Deck |
| 05 Tropical Walk | • Green Deck |
| 06 Play Lawn | • Pool Plaza |
| 07 Garden Bridge | • Signia Pool |
| 08 Toddlers' Sand Lot | • Kids' Pool |
| 09 Service Yard | • Multipurpose Hall |
| 10 Jogging Path | • Gym |



experience.
next in class.

A true mark of your arrival.
An epitome of refined luxury.
A space that resonates your aura
and magnificence. Welcome
to the address that's a perfect
tribute to maximalism. The one
where the true icons reside.



living ahead.
always.

To those who settle for nothing less. The trailblazers who turn vision into reality. They peak, where others find it hard. They create, for they have an incessant love for originality. They celebrate every moment, with passion. For them, perfection is not created. It's engineered. As ardent believers in meticulous precision, they define simplicity with subtle elegance.





architect's note

SOBHA Insignia is conceptualised & designed to accentuate high-end luxury living. These bespoke homes are technologically enabled and have plush offerings that elevate its residents to the lap of luxury.

We have thoughtfully integrated home automation features in the living room, bedroom, and the kitchen, which lets you control every aspect of your home, with a finger touch.

Signia Pool



luxuries.
above all.

Experience a plethora of uncommon luxuries in the Rooftop Realm that is equipped with ultramodern facilities. Live unstoppable and pause for a refreshing dip in the cool blue waters of the Signia Pool.



Living &
Dining Room

smart.
and iconic.

A digitally connected and opulent lifestyle. That's the difference SOBHA Insignia brings. Your home is a perfect amalgam of luxury and technology - giving you ample room for customising the interiors to your taste. With smart home automation features, you get all the comforts of modern-day living at your fingertips.

enter.
exclusivity.

Get pampered right from the moment you enter your home. The Entrance Video Door Phone detects motion and sends alerts to your device. What's more, the inbuilt infra-LEDs provide night vision so that you can clearly see who is at your doorway.



Living Room

Bedroom



embrace.
privacy.

Welcome the brilliance of natural light
and gentle breeze into your expansive bedroom.

Take easy control of the lights, fans,
and AC through the automation application.



experience.
elegance.

Your private paradise has been carefully planned to render absolute comfort. With the right blend of smart and above-class finish, these spaces will help you refresh and rejuvenate with panache. The smart features include one-touch control of geyser and stand-alone occupancy sensor for light.

enthrall.
tastebuds.

Cook smart, stay safe. Yes, the state-of-the-art kitchen offers ultimate convenience and safety. Your kitchen comes with sensors that detect real-time gas leakage and communicates with you through a cloud-based alert system.



testimonies of excellence



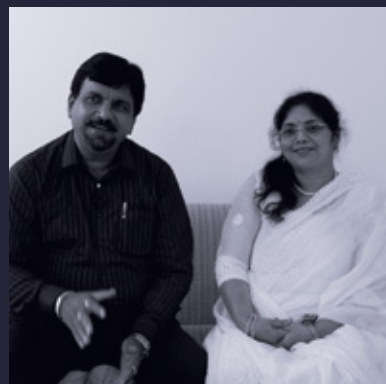
*Mr. Pulkit & Family,
SOBHA Royal Pavilion,
Sarjapur, Bengaluru*

We both are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality, the layout, and the planning.



*Mr. Jagdishrao & Family,
SOBHA Clovelly,
Uttarahalli, Bengaluru*

I was looking to stay in an apartment after my retirement, where there is good security and community. Living in SOBHA Clovelly is like living in a resort right in the middle of the city.



*Mr. Prakash & Family,
SOBHA Palm Court,
Yelahanka, Bengaluru*

We have been living in SOBHA Palm Court for about five-six months. The layout of the homes, the views, the accessibility, and of course the quality of construction, made us choose SOBHA Palm Court.



*Mr. Faizal & Family,
Marina One,
Marine Drive, Kochi*

The main reason we were drawn to Marina One was SOBHA's reputation for quality, the location of the property, and the attractiveness of the future community. Kudos to the team for making our buying experience memorable!



*Mr. Anupam & Family
SOBHA City
Sector 108, Gurugram*

The quality of the construction shown to us during our visit is exactly what we got. The company goes to great lengths to showcase their work. It gave me the confidence to go ahead and buy my SOBHA home.



*Mr. Naresh & Family
SOBHA City
Sector 108, Gurugram*

We were looking for a community where our kids have open space to play safely! This project has amenities for both kids and adults. It has a wide range of sporting amenities - from cricket ground to skating rink.

undisputed
national brand leader



SOBHA Limited
ranked no.1 across categories



Consumer
Confidence Index



South India
Across Asset Class



Residential
Across Asset Class



National
Across Asset Class



Super Luxury
Across India



CSR
Across India

Source: Track2Realty, BrandXReport 2021-22

PRM/KA/RERA/1251/446/PR/030922/005212

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