



*Experience
the exceptional*

Everything you ever wanted in a home and more

Who said dreams don't come true? 'Shilpitha Royal', a haven of everlasting peace and beauty, comes to grace Bengaluru. Located at Hoysal, Sakinagar, near TTK, 'Shilpitha Royal' is close to the most happening IT hub in town. An ultra-modern apartment complex unlike others in the city, 'Shilpitha Royal' is indeed the home of your dreams.

Stand out features

Strategically located in the IT corridor of Bengaluru

World-class landscape design, to bring nature to your doorstep

Use of cutting-edge technology to manage the property, efficiently and cost-effectively

State-of-the-art technology to control common area lighting and irrigation to save on both electricity and water

Thoughtful design of all interactive spaces leveraging contemporary and futuristic technologies

Ample parking area - basement construction takes care of all the parking needs

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Royal



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Every angle, every visual
- grand, palatial



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Sweeping views - astounding design





The apartment of your dreams and more

A huge gated community of 298 flats awaits you at 'Shilpitha Royal'. Spread over 5 floors and 2 blocks. There is ample cellar parking for all the residents with 10 lifts that whizz you up to your very own private abode. Naturally, there are no common walls, for greater privacy. A secured, manned lobby is backed by 24x7 security with intercom and video phone connections.

Exclusives

- **ADMINISTRATION**
 - Lobby / waiting lounge
 - Reception
 - Office
 - Round-the-clock security
- **CONVENIENCES**
 - Super market
 - Cyber Café
 - Children's play area
 - Creche
- **UTILITIES**
 - Backup power for common area
 - 24 hours water supply
 - Sewerage treatment plant



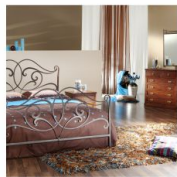
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All the space you desire in an apartment And more

Every apartment has been designed to enfold you in the lap of luxury. Huge, gracious 2, 2.5 and 3 bedroom homes are complemented by a large living room with spacious windows that provide a breathtaking view on all sides. Attached bathrooms incorporate the finest fittings & fixtures. The kitchen is the epitome of modern-day luxury with gleaming stainless steel accessories. You feel instantly at home in 'Shilpitha Royal'.

General Amenities

- Spacious children's play area
- Jogging track
- Landscaped garden
- Power back up
- Visitors parking
- Spacious driveways & corridors
- No common walls
- Central green atrium
- Secured manned lobby
- Security with intercom connection
- 10 lifts
- Rainwater harvesting pits



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Your kingdom endowed
with only the best



Sports and leisure facilities

- Swimming pool with children's pool
- Party lawns
- Tennis court
- Amphitheater
- Informal Seating Area
- Basket-Ball (Half court)
- Cricket nets with bowling machine
- Jogging track
- Skating Rink
- Beach party area
- Senior Citizen Lounge
- Party Hall with Pantry
- Squash court

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All the amenities you wanted ...And more

Spacious driveways and large corridors usher you into a vast green atrium that's central to the project. A swimming pool gleams outside, next to a full-fledged clubhouse complete with health club, gym, yoga center, indoor games and a stylish banquet hall that's ideal for parties and conferences. In addition a jogging track weaves its way around serene landscaped gardens, which include a children's play area that's large enough to be everything your kids could wish for.

Clubhouse Features

- Entrance Lobby / Reception
- Multi-Purpose Hall
- Squash Court
- Indoor Games
- Carrom, chess
- Mini Library
- Gym
- Mini Departmental Store
- Water Cascades
- Landscaped Courtyards



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You could not have asked for more

EXQUISITE APARTMENTS

Creatively designed 2, 2.5 and 3 bedroom luxury apartments provide a living experience that's truly sublime.

CLASSY CLUBHOUSE

The Clubhouse provides an ideal platform for interacting with friendly neighbours in a serene and exclusive setting.

SWIMMING POOL

The modern swimming pool, that's pleasing to the eye as well as a source of pure pleasure, offers a refreshing experience for all.

GREENERY

The pockets of greenery throughout the length and breadth of the project contribute to the health of the residents.

TOT LOT

A space reserved for children to indulge in childhood pranks and fantasies as well as expand their imagination.

AMPHITHEATER

A large, open-air space of positive vibes, surrounded by ascending seats - for live entertainment and performances, from formal to informal.

SQUASH COURT

After a tiring time at work, come home to a game of squash with friends...and end the day in a memorable way!



Specifications

- **STRUCTURE**
Seismic Zone II compliant structure
Concrete solid block masonry or equivalent
- **PAINTING / POLISHING**
Interior : Asian Tractor emulsion
Exterior : Asian paint
Enamel paint for MS Grill / Door Shutters
Teak surfaces provided with Melamine polish
- **PLASTERING**
All internal walls are smoothly plastered with lime rendering
- **FLOORING**
Designer vitrified tiles for living, dining, all bedrooms and kitchen areas
Non-skid tiles for all toilets and balconies
- **ELECTRICAL**
Fire resistant electrical wires of Anchor or equivalent
Elegant designer modular electrical switches of Anchor / Roma / Crabtree or equivalent. For safety, one Earth Leakage Circuit Breaker (ELCB) for the flats and one Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat
Each flat will be provided with 1 KW power back up TV and telephone points will be provided in Living room and in each Bedroom
Provision for AC points in Master Bedroom
- **KITCHEN**
Cladding with glazed tiles above kitchen platform
Granite Kitchen Platform with Stainless Steel Sink
- **PROVISION FOR**
'Aqua-guard' point in kitchen
Washing machine point in utility area
Provision for exhaust fan / electric chimney
- **TOILETS**
Glazed / Ceramic tiles dado up to 7 feet height
EWC and Counter wash basin in all toilets, of Parryware make or equivalent
Hot and cold water mixer unit for shower of Jaguar / Crabtree standard make or equivalent in all the toilets
Washbasin mixer in the Master Bedroom toilet
Health faucet will be provided in all toilets
Concealed Master Control Cock (Ball Valve) in each toilet from inside
Provision for geyser in all toilets.
Large sized toilet ventilators in fixed glass with provision for exhaust fan
- **PLUMBING**
All plumbing lines shall be pressure tested.
CPVC water supply lines of reputed make
PVC Sewer lines of reputed make
- **LIFTS**
One passenger and one service lift of 'Johnson' or equivalent make will be provided as shown in the floor plans of each tower
Elegant ground floor lobbies with designer Vitrified Tiles and Granite tiles
Lift and wall cladding in Granite / Vitrified Tiles
- **MAIN DOOR**
High quality teak wood doorframe
BSTV designer door shutters, finished with Melamine Polish, Brass / Chrome hardware with night latch, safety rod and magic eye
- **OTHER DOORS**
High Quality Sal Wood Door Frame for all doors
Commercial flush shutter for bedrooms with enamel paint
PV coated flush shutter with Enamel paint for toilets and terrace doors
Aluminium powder coated sliding doors and windows with plain glass and mosquito nets



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Layout plan

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Typical floor plan
Block-1 . A Wing



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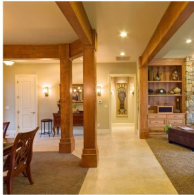
Area Statement

Flat No's	Ground Floor		1st Floor	
	Type	Total Area in sq.ft.	Type	Total Area in sq.ft.
1	3 BHK	1469	3 BHK	1550
2	2 BHK	1114	2 BHK	1114
3	2 BHK	1114	2 BHK	1114
4	3 BHK	1497	3 BHK	1497
5	2 BHK	1017	2 BHK	1017
6	2 BHK	1017	2 BHK	1017
7	2 BHK	1017	2 BHK	1017
8	3 BHK	1547	3 BHK	1547
9	2 BHK	1114	2 BHK	1114
10	2 BHK	1114	2 BHK	1114
11	3 BHK	1526	3 BHK	1526
12	2 BHK	1017	2 BHK	1017

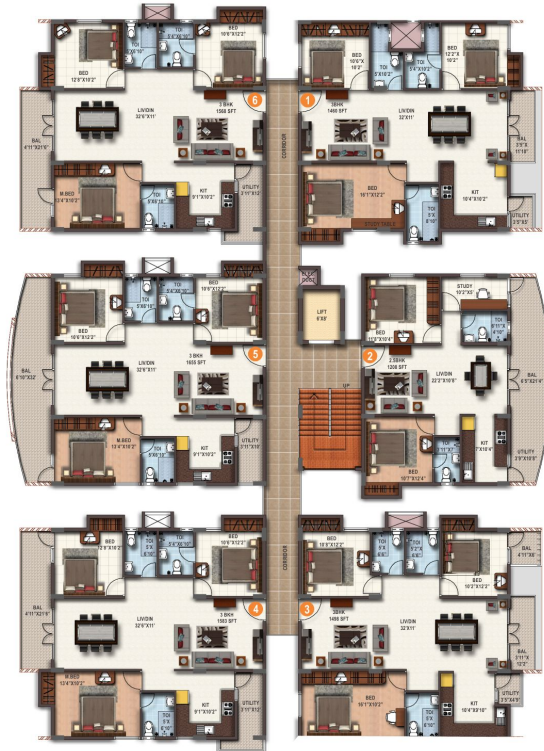
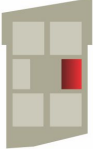
Flat No's	2nd Floor		3rd Floor	
	Type	Total Area in sq.ft.	Type	Total Area in sq.ft.
1	3 BHK	1654	3 BHK	1547
2	2 BHK	1114	2 BHK	1107
3	2 BHK	1114	2 BHK	1107
4	3 BHK	1536	3 BHK	1494
5	2 BHK	1017	2 BHK	1011
6	2 BHK	1017	2 BHK	1011
7	2 BHK	1017	2 BHK	1011
8	3 BHK	1660	3 BHK	1551
9	2 BHK	1114	2 BHK	1107
10	2 BHK	1114	2 BHK	1107
11	3 BHK	1652	3 BHK	1524
12	2 BHK	1017	2 BHK	1011

Flat No's	4th Floor	
	Type	Total Area in sq.ft.
1	3 BHK	1530
2	2 BHK	1107
3	2 BHK	1107
4	3 BHK	1494
5	2 BHK	1011
6	2 BHK	1011
7	2 BHK	1011
8	3 BHK	1530
9	2 BHK	1107
10	2 BHK	1107
11	3 BHK	1510
12	2 BHK	1011

Typical floor plan
Block-1 . B Wing



Key Plan
Block-1 . B wing



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Area Statement

Flat No's	Ground Floor		1st Floor	
	Type	Total Area in sqft.	Type	Total Area in sqft.
1	3 BHK	1460	3 BHK	1460
2	2.5 BHK	1117	2.5 BHK	1208
3	3 BHK	1469	3 BHK	1498
4			3 BHK	1583
5			3 BHK	1655
6	3 BHK	1568	3 BHK	1568

Flat No's	2nd Floor		3rd Floor	
	Type	Total Area in sqft.	Type	Total Area in sqft.
1	3 BHK	1510	3 BHK	1459
2	2.5 BHK	1208	2.5 BHK	1196
3	3 BHK	1536	3 BHK	1493
4	3 BHK	1583	3 BHK	1510
5	3 BHK	1655	3 BHK	1643
6	3 BHK	1568	3 BHK	1498

Flat No's	4th Floor	
	Type	Total Area in sqft.
1	3 BHK	1459
2	2.5 BHK	1196
3	3 BHK	1493
4	3 BHK	1507
5	3 BHK	1643
6	3 BHK	1492

Typical floor plan
Block-1 . C Wing



Key Plan
Block-1 . C Wing

SHILPITHA Royal

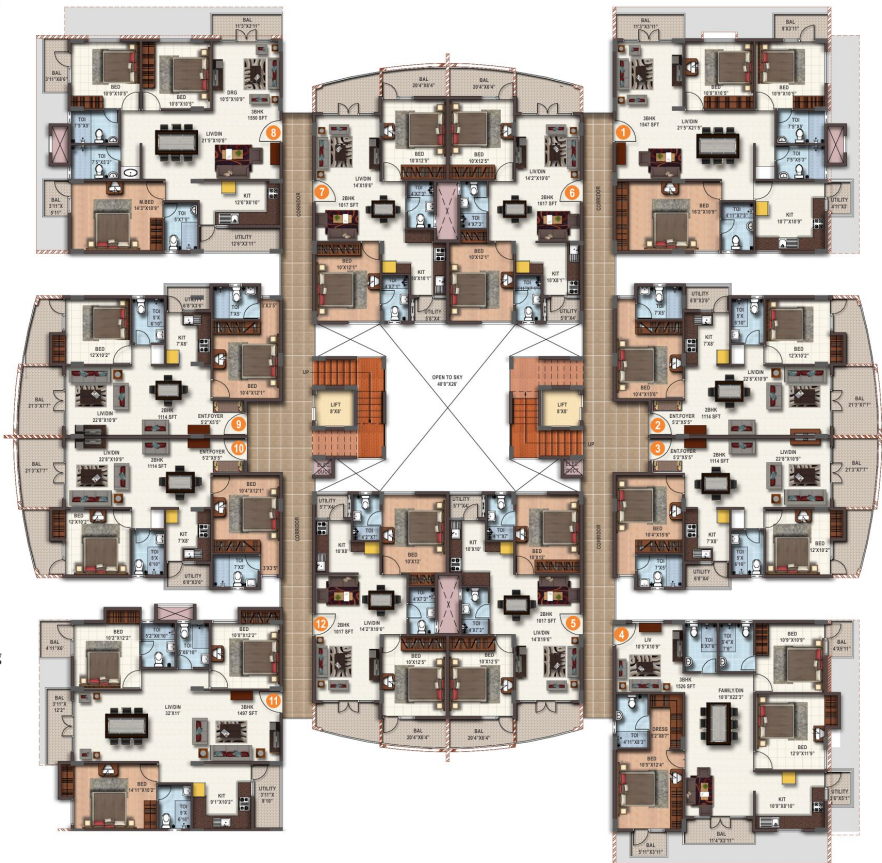
Area Statement

Ground Floor			1st Floor	
Flat No's	Type	Total Area in sq.ft.	Type	Total Area in sq.ft.
1	3 BHK	1446	3 BHK	1458
2	2 BHK	1011	2 BHK	1114
3	2 BHK	1011	2 BHK	1114
4	3 BHK	1550	3 BHK	1550
5	2 BHK	1017	2 BHK	1017
6	2 BHK	1017	2 BHK	1017
7	2 BHK	1017	2 BHK	1017
8	3 BHK	1547	3 BHK	1547
9	2 BHK	1114	2 BHK	1114
10	2 BHK	1114	2 BHK	1114
11	3 BHK	1526	3 BHK	1526
12	2 BHK	1017	2 BHK	1017

2nd Floor		3rd Floor	
Flat No's	Total Area in sq.ft.	Type	Total Area in sq.ft.
1	1510	3 BHK	1460
2	1114	2 BHK	1107
3	1114	2 BHK	1107
4	1654	3 BHK	1547
5	1017	2 BHK	1011
6	1017	2 BHK	1011
7	1017	2 BHK	1011
8	1660	3 BHK	1551
9	1114	2 BHK	1107
10	1114	2 BHK	1107
11	1652	3 BHK	1524
12	1017	2 BHK	1011

4th Floor		
Flat No's	Type	Total Area in sq.ft.
1	3 BHK	1459
2	2 BHK	1107
3	2 BHK	1107
4	3 BHK	1530
5	2 BHK	1011
6	2 BHK	1011
7	2 BHK	1011
8	3 BHK	1530
9	2 BHK	1107
10	2 BHK	1107
11	3 BHK	1510
12	2 BHK	1011

Typical floor plan
Block-2 . A Wing



Key Plan
Block-2 . A Wing

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Area Statement

Ground Floor			1st Floor		
Flat No's	Type	Total Area in sqft.	Type	Total Area in sqft.	
1	3 BHK	1547	3 BHK	1547	
2	2 BHK	1114	2 BHK	1114	
3	2 BHK	1114	2 BHK	1114	
4	3 BHK	1526	3 BHK	1526	
5	2 BHK	1017	2 BHK	1017	
6	2 BHK	1017	2 BHK	1017	
7	2 BHK	1017	2 BHK	1017	
8	3 BHK	1550	3 BHK	1550	
9	2 BHK	1114	2 BHK	1114	
10	2 BHK	1114	2 BHK	1114	
11	3 BHK	1497	3 BHK	1497	
12	2 BHK	1017	2 BHK	1017	

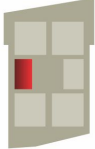
2nd Floor			3rd Floor		
Flat No's	Type	Total Area in sqft.	Type	Total Area in sqft.	
1	3 BHK	1660	3 BHK	1551	
2	2 BHK	1114	2 BHK	1107	
3	2 BHK	1114	2 BHK	1107	
4	3 BHK	1652	3 BHK	1524	
5	2 BHK	1017	2 BHK	1011	
6	2 BHK	1017	2 BHK	1011	
7	2 BHK	1017	2 BHK	1011	
8	3 BHK	1654	3 BHK	1547	
9	2 BHK	1114	2 BHK	1107	
10	2 BHK	1114	2 BHK	1107	
11	3 BHK	1536	3 BHK	1494	
12	2 BHK	1017	2 BHK	1011	

4th Floor		
Flat No's	Type	Total Area in sqft.
1	3 BHK	1530
2	2 BHK	1107
3	2 BHK	1107
4	3 BHK	1510
5	2 BHK	1011
6	2 BHK	1011
7	2 BHK	1011
8	3 BHK	1530
9	2 BHK	1107
10	2 BHK	1107
11	3 BHK	1494
12	2 BHK	1011

Typical floor plan
Block-2 . B Wing



Key Plan
Block-2 . B Wing



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Area Statement

Flat No's	Ground Floor		1st Floor	
	Type	Total Area in sft.	Type	Total Area in sft.
1	3 BHK	1492	3 BHK	1568
2	3 BHK	1640	3 BHK	1655
3	3 BHK	1506	3 BHK	1583
4	3 BHK	1469	3 BHK	1497
5	2.5 BHK	1117	2.5 BHK	1208
6	3 BHK	1460	3 BHK	1460

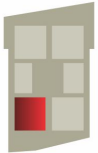
Flat No's	2nd Floor		3rd Floor	
	Type	Total Area in sft.	Type	Total Area in sft.
1	3 BHK	1568	3 BHK	1498
2	3 BHK	1655	3 BHK	1643
3	3 BHK	1583	3 BHK	1510
4	3 BHK	1536	3 BHK	1493
5	2.5 BHK	1208	2.5 BHK	1196
6	3 BHK	1510	3 BHK	1459

Flat No's	4th Floor	
	Type	Total Area in sft.
1	3 BHK	1492
2	3 BHK	1643
3	3 BHK	1507
4	3 BHK	1493
5	2.5 BHK	1196
6	3 BHK	1459

Typical floor plan
Block-2 . C Wing



Key Plan
Block-2 . C Wing



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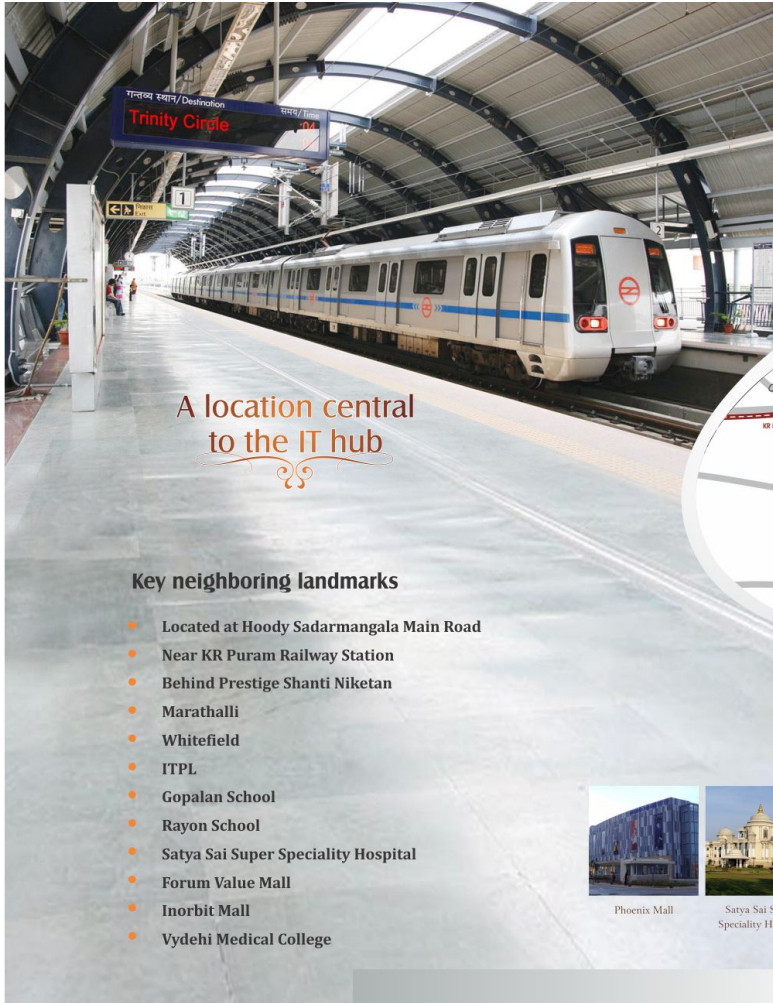
Area Statement

Ground Floor			1st Floor		
Flat No's	Type	Total Area in sqft.	Type	Total Area in sqft.	
1	3 BHK	1547	3 BHK	1547	
2	2 BHK	1114	2 BHK	1114	
3	2 BHK	1114	2 BHK	1114	
4	3 BHK	1526	3 BHK	1526	
5	2 BHK	1017	2 BHK	1017	
6	2 BHK	1017	2 BHK	1017	
7	2 BHK	1017	2 BHK	1017	
8	3 BHK	1446	3 BHK	1459	
9	2 BHK	1016	2 BHK	1114	
10	2 BHK	1036	2 BHK	1114	
11	3 BHK	1550	3 BHK	1550	
12	2 BHK	1017	2 BHK	1017	

2nd Floor			3rd Floor		
Flat No's	Type	Total Area in sqft.	Type	Total Area in sqft.	
1	3 BHK	1660	3 BHK	1551	
2	2 BHK	1114	2 BHK	1107	
3	2 BHK	1114	2 BHK	1107	
4	3 BHK	1652	3 BHK	1524	
5	2 BHK	1017	2 BHK	1011	
6	2 BHK	1017	2 BHK	1011	
7	2 BHK	1017	2 BHK	1011	
8	3 BHK	1510	3 BHK	1460	
9	2 BHK	1114	2 BHK	1107	
10	2 BHK	1114	2 BHK	1107	
11	3 BHK	1654	3 BHK	1547	
12	2 BHK	1017	2 BHK	1011	

4th Floor		
Flat No's	Type	Total Area in sqft.
1	3 BHK	1530
2	2 BHK	1107
3	2 BHK	1107
4	3 BHK	1510
5	2 BHK	1011
6	2 BHK	1011
7	2 BHK	1011
8	3 BHK	1459
9	2 BHK	1107
10	2 BHK	1107
11	3 BHK	1530
12	2 BHK	1011

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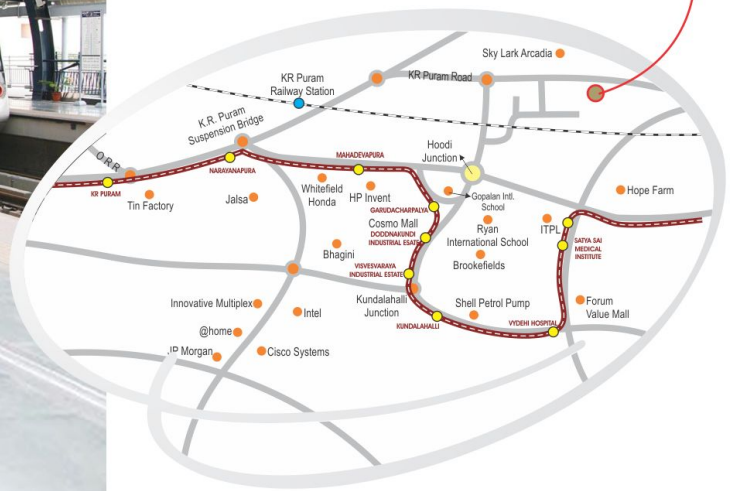


A location central
to the IT hub

Key neighboring landmarks

- Located at Hoody Sadarmangala Main Road
- Near KR Puram Railway Station
- Behind Prestige Shanti Niketan
- Marathalli
- Whitefield
- ITPL
- Gopalan School
- Rayon School
- Satya Sai Super Speciality Hospital
- Forum Value Mall
- Inorbit Mall
- Vydehi Medical College

Location Plan



Phoenix Mall



Satya Sai Super
Speciality Hospital



Hewlett Packard



ABB



Forum Value Mall



Zuri Hotel



ITPL



An epitome of reliability

Maithri Developers is a name that inspires admiration and awe. With each of their completed projects their reputation has touched new heights. 'Shilpitha Royal' is yet another project in point.

The group has climbed dizzying heights in Real Estate, keeping the faith and trust of its customers alive, by always regarding customer satisfaction as the ultimate goal. The company works along with creative & committed young professionals who strive to bring quality along with innovation to everything the group embarks on.

Twelve Years Goodwill. (With 10 Projects)

Always, on time delivery

Caring CRM Department

Litigation free property

Quality Material

Company is approved by all Nationalized Banks

100% adherence to sanctioned plan

Completed Projects



Shilpitha Regalia



Shilpitha Cascade



Shilpitha Splendour

Ongoing Projects



Shilpitha Sunflower



Shilpitha Splendour Annexe

Promoters



#119, Chinnappa layout, Near Veeranjaneya Swamy Temple,
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