

An oasis of peace,
encircled by conveniences!

RANKA
AQUAGREENS
The elements of *Life!*



Presenting 2 Bedroom Apartments ranging from 1117 to 1347 sq ft
and 3 Bedroom Apartments from 1418 to 1676 sq ft

RANKA AQUAGREENS

The elements of *Life!*

*The colours of serenity
Across a blue sky*

*Reflections of life
On a blue lake*

*Finely-crafted homes
Rising above all mediocrity*

**Buy a 2/3 Bedroom Apartment
Get spectacular lake views free!**

Welcome to Ranka Aquagreens - thoughtfully-crafted 2 and 3 Bedroom Apartments set beautifully besides a scenic lake, in Kengeri. Spanning 3 acres, Ranka Aquagreens lives up to its name with the water of the lake rippling on one side and large landscaped areas dotting the 60% open spaces.

Ranka Aquagreens offers a hundred families a great new way to live. Will you be one of them?

Slow down in one of the fastest growing neighbourhoods of Bangalore

Feel that life is just rushing you by? That days, weeks, months are lost in the hectic schedules, the long-tiring commutes and the race against the clock? Pause. Rediscover life, one precious moment at a time, at Ranka Aquagreens.

Lifestyle Amenties

Swimming Pool | Toddlers Pool
Gym | Tennis Court | Jogging Track
Lakefront Landscaped Garden with Gazebos
Party Hall | Kids Play Area
Elevators | 24x7 Security
Intercom in each unit
Piped cooking gas with gas bank in complex*
Maids/Servants Toilets in Basement
Well appointed Basement & Ground Floor Lobbies

*Against payment of required deposit

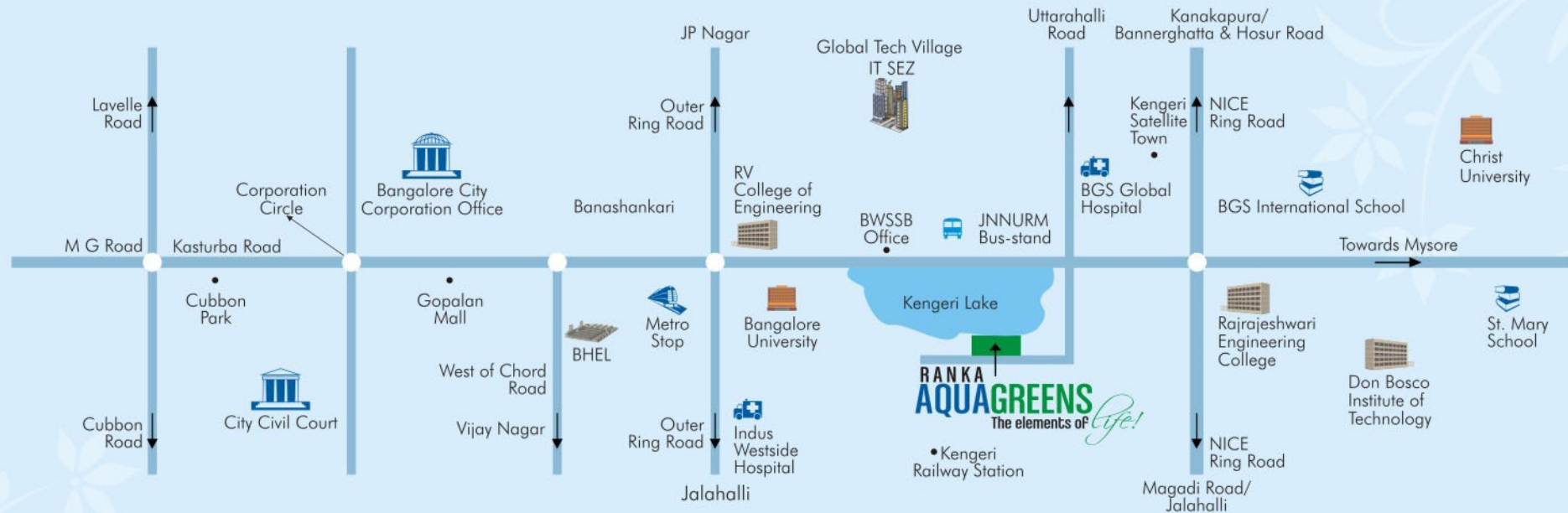
Project Approved by

- ICICI Bank
- Canara Bank
- State Bank of Mysore
- Syndicate Bank
- Corporation Bank
- Punjab National Bank

.....and other leading financial institutions.

Our in-house financial consultant will help you identify and apply for a home loan and coordinate the entire process completely free of cost.

Location Map



Not just in the midst of nature....close to all conveniences too!

Ranka Aquagreens is located on Mysore Road within walking distance of most conveniences: healthcare facilities, educational institutions, leisure and entertainment, restaurant and retail chains...

- At the nerve center of various transport hubs.
- Excellent connectivity because of widening of existing road, completion of NICE Road, proposed flyovers for signal-free commutes to Bangalore University and Metro up to Kengeri
- Ideal for those working in: Electronics City, Jigani Industrial Area, Kanakapura Road, Bannerghatta Road, Raja Rajeswari Nagar or Bidadi.

Despite the excellent social infrastructure on Mysore Road, there is a dearth of quality housing here. Which means your investment in Ranka Aquagreens will start paying you rich dividends, right from the start!

Distance from Key Landmarks Approx. kms

| | |
|---|------|
| Kengeri BMTCTTMC | 0.1 |
| Kengeri Railway Station | 0.2 |
| Proposed Kengeri Metro Station | 1.0 |
| Outer Ring Road | 1.0 |
| NICE Intersection | 2.0 |
| BGS Globa Hospital | 2.5 |
| BGS International School | 2.5 |
| Indus Westside Hospital | 3.0 |
| Gopalan Mall/Rajarajeshwari Arch | 4.5 |
| Townhall, JC Road /Majestic Railway Station | 13.0 |

Lake

JOGGING TRACK

Meandering walkway

TENNIS COURT

LAWN

FOUNTAIN

GAZEBO

SAND PIT

OPEN LAND

3.0 m DRIVE WAY

3.0 m DRIVE WAY

3.0 m DRIVE WAY

TYPE-A4
1616.28 SFT

TYPE-A5
1477.19 SFT

TYPE-B6
1557.18 SFT

TYPE-B6
1220.93 SFT

TYPE-B6
1220.93 SFT

TYPE-A7
1675.84 SFT

TYPE-B6
1557.18 SFT

TYPE-B6
1220.93 SFT

TYPE-B6
1220.93 SFT

TYPE-A7
1675.84 SFT

TYPE-B4
1347.77 SFT

TYPE-B5
1215.98 SFT

TYPE-B5
1218.98 SFT

TYPE-B7
1221.04 SFT

TYPE-B7
1221.04 SFT

TYPE-B4
1346.77 SFT

TYPE-B5
1218.98 SFT

TYPE-B5
1221.04 SFT

TYPE-B7
1221.04 SFT

TYPE-B5
1218.98 SFT



ENTRY GATE

EXIT GATE

ENTRY

ENTRY/EXIT

ENTRY/EXIT

EXIT GATE

BLOCK E

BLOCK D

BLOCK C

BLOCK B

BLOCK A

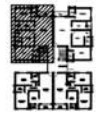
Site Plan



SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | A1 | 1437.92 | - |

Architect

dutta kannan architects pvt. ltd.
 4th, 5th & 6th floor, Indraprastha Square II
 100 Feet Ring Road, Connaught Place
 The Embassy, 2nd & 3rd floor, Connaught Place

Client

DRA PROJECTS PVT LTD

Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
 ST NO. 4/A, B/20, 3/2K, 4/ 3D, 4 / JD,
 KENNERLY VILLAGE,
 KENNERLY HILL, BANGALORE SOUTH TALKIE

Discipline

ARCHITECTURE

Project Phase

TYPE-A1
1437.92 SFT



TYPE-A2
1417.90 SFT

SITE KEY PLAN

BLOCK KEY PLAN

NORTH

AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | A2 | 1417.90 | - |

Architect

duffa kannan architects pvt. ltd.
991, 1st floor 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846113 9221 - Bangalore
 The working is shared in detail of our business website.

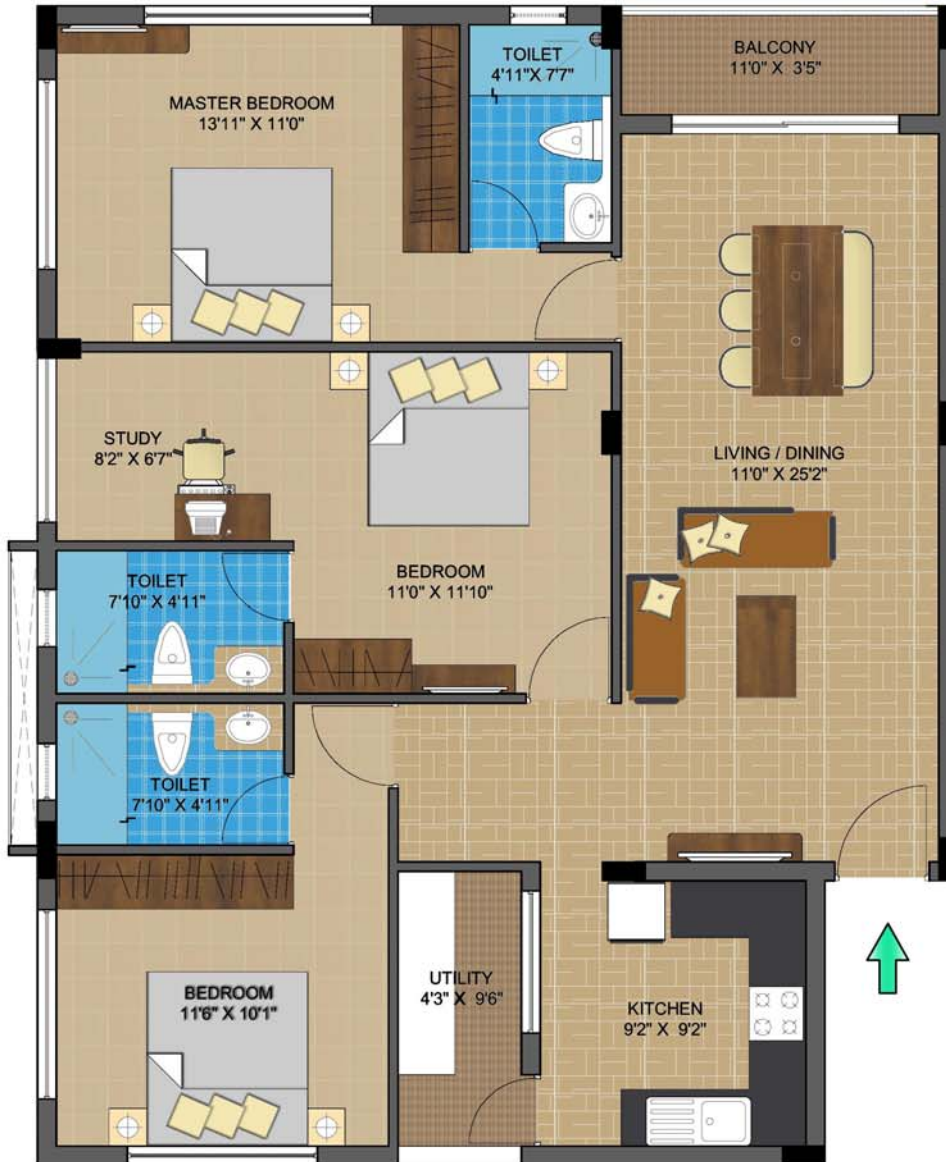
Client

DRA PROJECTS PVT LTD

Project Name

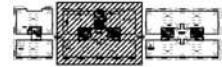
PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/43/30, 3/28, 4/ 30, 4 /30,
 KANDLER VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

| | |
|-------------------|----------------------|
| Discipline | Project Phase |
| ARCHITECTURE | |

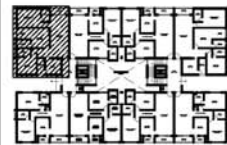


TYPE-A3
1438.80 SFT

SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|-----------|-------------|-----------------|
| | A3 | 1438.80 | - |

Architect

duffa kannan architects pvt. ltd.

94/1, 2nd floor 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846111322 Website: www.dka.in
 The working is shared on behalf of DuffaKannan architects.

Client

DRA PROJECTS PVT LTD

Project Name
 PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/14/3/30, 3/28, 4/ 30, 4 / 30,
 KINGSIDE VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

| Discipline | Project Phase |
|--------------|---------------|
| ARCHITECTURE | |



SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | A4 | 1616.28 | - |

Architect

dufta kannan architects pvt. ltd.

941, 2nd floor 107' road, Indiranagar, Bangalore-56
 Telephone: +91 9846111322, www.dka.in
 The working is shared on behalf of Dufkan Architects.

Client

DRA PROJECTS PVT LTD

Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/43/3D, 3/2E, 4/ 3D, 4 / 3D,
 KINGSBURY VILLAGE,
 KINGSBURY HONOL, BANGALORE SOUTH TALKIE

| | |
|--------------|---------------|
| Discipline | Project Phase |
| ARCHITECTURE | |

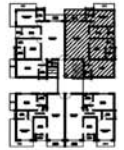
TYPE-A4
1616.28 SFT



SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | A5 | 1477.19 | - |

Architect

dutta kannan architects pvt. ltd.

95/1, 2nd floor 100' road, Indiranagar, Bangalore-56
 Telephone: 91 886 4113 8222 www.dka.co.in
 The working is subject to approval of the concerned authorities.

Client

DRA PROJECTS PVT LTD

Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/1/3/30, 3/28, 4/ 30, 4 / 30,
 KINGSIDE VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

Discipline

ARCHITECTURE

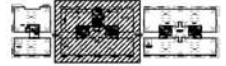
Project Phase

TYPE-A5
1477.19 SFT

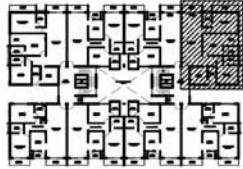


TYPE-A6
1557.18 SFT

SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | A6 | 1557.18 | - |

Architect

duffa kannan architects pvt. ltd.

9/11, 2nd floor, 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846111322, +91 9846111323
 The working is shared on behalf of DuffaKannan architects.

Client

DRA PROJECTS PVT LTD

Project Name

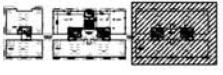
PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/A/3/20, 3/20, 4/ 30, 4 /30,
 KINGSIDE VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

| Discipline | Project Phase |
|--------------|---------------|
| ARCHITECTURE | |

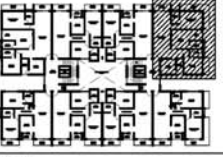


TYPE-A7
1675.84 SFT

SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

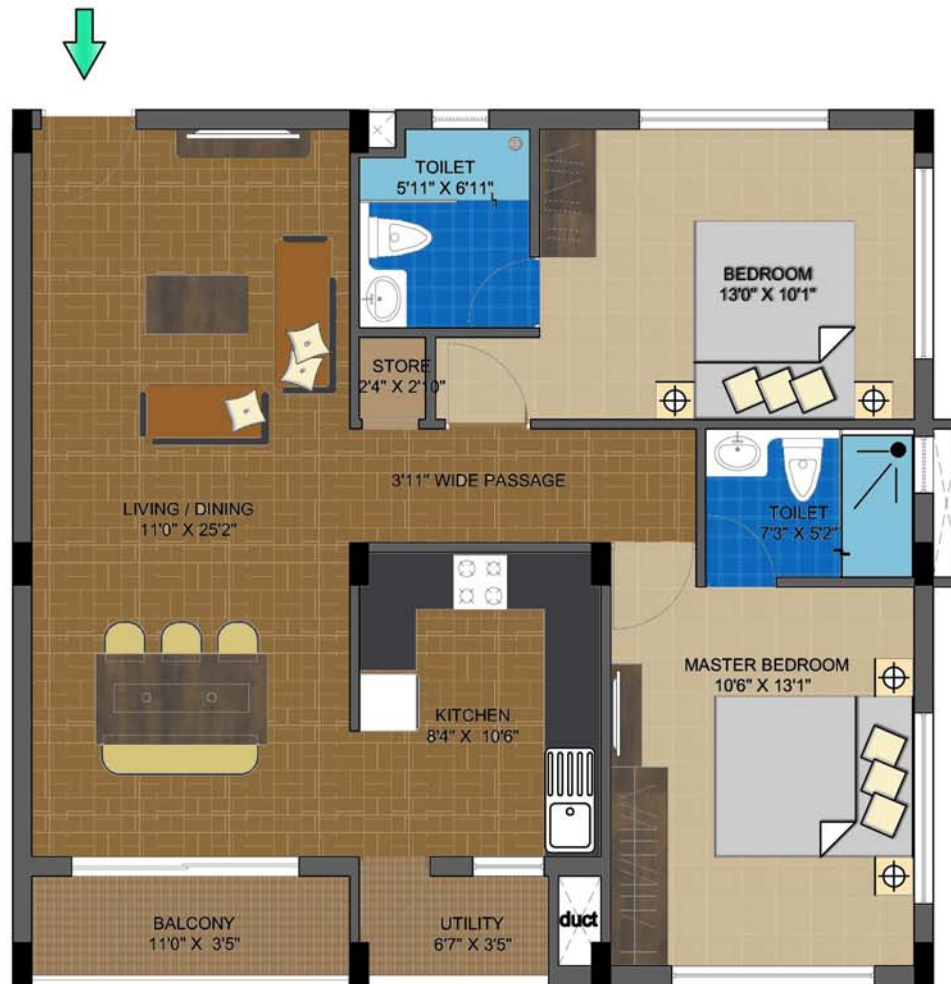
| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | A7 | 1675.84 | - |

Architect
 dutta kannan architects pvt. ltd.
9/11, 2nd floor 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846113322 www.dka.in
 The working is shared on behalf of our partners architects.

Client
DRA PROJECTS PVT LTD

Project Name
 PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/A/3/3D, 3/2E, 4/ 3D, 4 / 3D,
 KINGSBURY VILLAGE,
 KINGSBURY HOTEL, BANGALORE SOUTH TALKIE

Discipline Project Phase
 ARCHITECTURE



SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | B1 | 1116.65 | - |

Architect

dutta kannan architects pvt. ltd.

9/1, 2nd floor 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846113322, +91 9846113323
 The working is shared on Behalf of DRA Projects Pvt Ltd.

Client

DRA PROJECTS PVT LTD

Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/14/3/20, 3/20, 4/ 30, 4 /30,
 KINGSIDE VILLAGE,
 KINGSIDE HONOL, BANGALORE SOUTH TALKIE

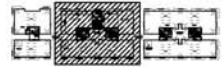
| Discipline | Project Phase |
|--------------|---------------|
| ARCHITECTURE | |

TYPE-B1
 1116.65 SFT



TYPE-B2
1255.44 SFT

SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | B2 | 1255.44 | - |

Architect

duffra kannan architects pvt. ltd.

95/1, 2nd floor 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9845113322 www.duffrakannan.com
 The working is shared on behalf of Duffrakannan architects.

Client

DRA PROJECTS PVT LTD

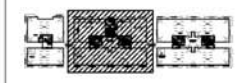
Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/4/3/30, 3/2/4/ 30, 4 /30,
 KINGSBURY VILLAGE,
 KINGSBURY HONOL, BANGALORE SOUTH TALKIE

| Discipline | Project Phase |
|--------------|---------------|
| ARCHITECTURE | |



SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | B3 | 1290.36 | - |

Architect
dutta kannan architects pvt. ltd.
941, 2nd floor 107 road, Indiranagar, Bangalore-56
 Telephone: +91 9846113322 www.dkaa.in
 The working is based on the set of Clubhouse standards.

Client
DRA PROJECTS PVT LTD

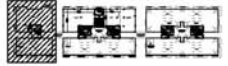
Project Name
 PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/14/3D, 3/2L, 4/ 3D, 4 /3D,
 KINGSIDE VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

Discipline | Project Phase
 ARCHITECTURE |

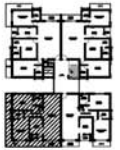
TYPE-B3
1290.36 SFT



SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | B4 | 1346.77 | - |

Architect

dutta kannan architects pvt. ltd.

95/1, 2nd floor 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846113322 www.dka.in
 The working is shared on behalf of DKA/kanan architects.

Client

DRA PROJECTS PVT LTD

Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/14/3/D, 3/2L, 4/ 3D, 4 /3D,
 KINGSIDE VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

| | |
|--------------|---------------|
| Discipline | Project Phase |
| ARCHITECTURE | |

TYPE-B4
1346.77 SFT



SITE KEY PLAN



BLOCK KEY PLAN



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|------|-------------|-----------------|
| | B5 | 1218.98 | - |

Architect
duffa kannan architects pvt. ltd.
9/1, 2nd floor 107 road, Indiranagar, Bangalore-56
 Telephone: +91 9846111322 www.dka.in
 The drawing is issued on behalf of DuffaKannan architects.

Client
DRA PROJECTS PVT LTD

Project Name
 PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/14/3D, 3/2L, 4/ 3D, 4 /3D,
 KINGSIDE VILLAGE,
 KINGSIDE HOTEL, BANGALORE SOUTH TALKIE

| | |
|-----------------------------------|----------------------|
| Discipline ARCHITECTURE | Project Phase |
|-----------------------------------|----------------------|

TYPE-B5
1218.98 SFT

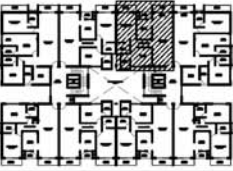


TYPE-B6
1220.93 SFT

SITE KEY PLAN



BLOCK KEY PLAN



NORTH



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|-----------|-------------|-----------------|
| | B6 | 1220.93 | - |

Architect

duffu kannan architects pvt. ltd.

95/1, East Road 100' road, Indhreshwari Nagar-18
Chennai-600 015 (INDIA) www.duffukannan.com
The working is shared on behalf of our partners architects.

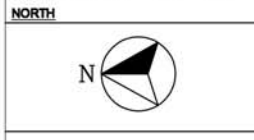
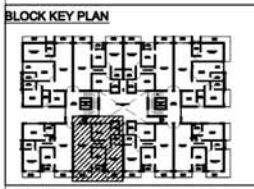
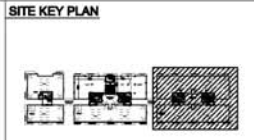
Client

DRA PROJECTS PVT LTD

Project Name

PROPOSED RESIDENTIAL DEVELOPMENT
SY NO. 4/14/3/D, 3/28, 4/ 30, 4 /30,
KANDAS VILLAGE,
KANDAS HILL, BANGALORE SOUTH TALKIE

| Discipline | Project Phase |
|--------------|---------------|
| ARCHITECTURE | |



AREA STATEMENT AND FLAT NO.

| FLAT NO | TYPE | SBA (SQ.FT) | TERRACE (SQ.FT) |
|---------|-----------|-------------|-----------------|
| | B7 | 1221.04 | - |

Architect
duffo kannan architects pvt. ltd.
9/11, 2nd floor, 100' road, Indiranagar, Bangalore-56
 Telephone: +91 9846111322 www.dka.in
 The working is shared on behalf of Duffo Kannan architects.

Client
DRA PROJECTS PVT LTD

Project Name
 PROPOSED RESIDENTIAL DEVELOPMENT
 SY NO. 4/14/3D, 3/2L, 4/ 3D, 4 / 3D,
 KINGSBURY VILLAGE,
 KINGSBURY HONOL, BANGALORE SOUTH TALKIE

| Discipline | Project Phase |
|--------------|---------------|
| ARCHITECTURE | |

TYPE-B7
1221.04 SFT

Specifications

Structure:

- Foundation: RCC footing • Super Structure: RCC framed structure
- Internal Walls: 100 mm / 4" solid concrete blocks
- External Wall: 200 mm / 8" solid concrete blocks

Dadoing:

- Master Toilets/ Common Toilets: Ceramic tiles up to 7ft
- Kitchen: Ceramic tiles with 5% motif up to 2 ft above counter top

Doors and Fittings:

- Entrance Door / Main Door: Ghana TW wood frame 4" with 30 mm Panelled Door with Teak Polish Finish
- Internal doors: Sal wood frame 3" with semi-solid flush Shutters 30 mm with varnish / enamel painted
- Toilet Doors: Hard wood frame 3" with semi-solid flush door 20 mm with commercial ply on either side with plastic emulsion water proof painting
- Balcony doors: 3-Track Aluminum sliding door with mosquito net

Windows and Ventilators:

- Windows and ventilators: 3-track Anodized Powder Coated Aluminum sliding windows with mosquito net

Plastering:

- Internal walls: 1:6 cement mortar with lime rendering
- Internal and external ceiling: 1:6 cement mortar with lime rendering
- External walls: 1:6 cement mortar sponge finished with Snowcem (Surfacot)

Electrical:

- TV / Telephones points in living rooms and all bedrooms
- Modular switches and socket (Anchor Roma or equivalent)
- 3 KV 3 PH power for 2 BHK and 5 KV 3 PH power for 3 BHK
- Provision for Geysers in all bathrooms
- Power back up for two lighting points in living/kitchen and one lighting point in all bedrooms; TV in Living; one fan in all living, kitchen & bedrooms; one Lighting point in all bathrooms - up to a maximum of 2/3 KV per 2BHK/3BHK flat

Flooring Finishes (Flooring & Skirting):

- Vitrified Tiles for Living, Dining, Bedrooms, Kitchen, Pooja Room, Utility
- Anti-skid Ceramic Tiles for Balconies
- Staircase: Granite/Marble for Basement, Ground and First Floor Mid-Landing; Kota Stone for all other floors

Painting:

- Toilet walls and ceiling: Anti-fungal paint
- Kitchen + Utility: Washable emulsion
- Interior wall: Acrylic emulsion
- External walls: Snowcem Water Proof Pain

Sanitary Wares:

- Parryware / Hindware / RAK or equivalent

CP Fittings:

- EssEss / Jaguar/JAL or equivalent with single lever mixer and wall mixture and overhead shower

Kitchens:

- 20 mm thick granite top with single drain SS Kitchen sink

Railings:

- Balcony: MS painted grills and MS pipe hand rail
- Staircase: MS hand rail

Payment Schedule

| Installment | Due By | Amount Due |
|------------------|---------------------------------------|-----------------------|
| Booking Amount | On Booking | 50,000 |
| 1st Installment | Within 10 days of Booking | 15% (less Rs. 50,000) |
| 2nd Installment | On Completion G Floor Slab | 10% |
| 3rd Installment | On Completion 1 Floor Slab | 10% |
| 4th Installment | On Completion 2 Floor Slab | 10% |
| 5th Installment | On Completion 3 Floor Slab | 10% |
| 6th Installment | On Completion 4 Floor Slab | 10% |
| 7th Installment | On Completion Terrance Slab | 10% |
| 8th Installment | External Plastering | 10% |
| 9th Installment | All finishing (Landscape, Lifts, etc) | 10% |
| 10th Installment | Hand Over | 5% |



DRA – Where the experience of more than three decades meets the dynamism of youth!

A rich, legacy of over 30 years

Impeccable track record across five major Indian cities.

- Over 10 million sq ft. of completed projects - more than 7,000 residential apartments and over 2 million sq ft of built-up commercial and retail space
- On-going projects totaling about 13 million sq ft
- Strategic alliances with industry majors
- Extensive network of partners right through the value chain
- Sound financials - zero-debt
- End-to-end real estate development



List of DRA Group Projects

- Ranka Villas
- Chandralok
- Queens Corner
- Ranka Park
- Ranka Plaza
- Ranka Chamber
- Ranka View
- Ranka Paradise
- Ranka Enclave
- Ranka Corner
- Ranka Colony
- Ranka Garden
- Ranka Centre
- Ranka Manor
- Ranka Nagar
- Ranka Court
- Ranka Heights
- Ranka Nest
- L&T South City
- L&T Eden Park
- IBC Knowledge Park
- ...and many more!