

JAINHEIGHTS™
STYLE & STATURE

 **Shriram**
Properties
Homes that live in you

An
independent home
in Bengaluru,
still a distant
dream?

PREMIUM VILLA PLOTS,
10 MINS FROM YELAHANKA, OFF STONEHILL INTL SCHOOL

SHRIRAM
PROPERTIES
PRESENTS


RAIN FOREST

IN ASSOCIATION WITH JAIN HEIGHTS

RERA No: PRM/KA/RERA/1250/303/PR/180728/001952 | rera.karnataka.gov.in



Introducing Shriram Rainforest—an exclusive
villa development
in Bengaluru's swankiest new neighbourhood

**Reasons why this opportunity
is just unmissable!**



Located in the new 'Beverly Hills' of Bengaluru



Just 10 mins from the bustling Yelahanka & everything you need



North Bengaluru is at the cusp of infrastructure & investment boom



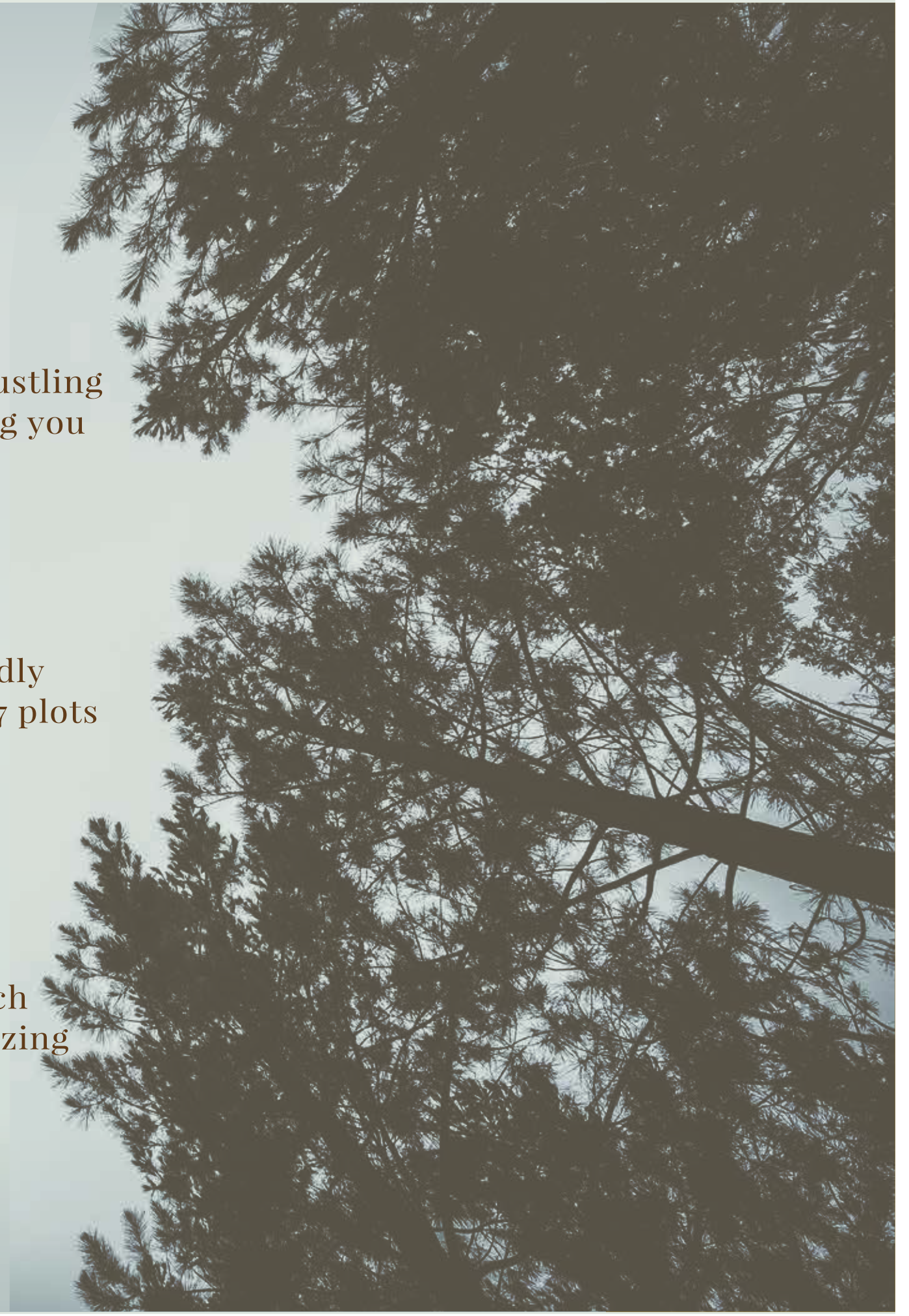
Premium, eco-friendly community of select 297 plots



Right sized & right priced villa plots



A perfect pre-launch opportunity with amazing offers



Reason 1

Make your own villa at Bengaluru's new Beverly Hills





HOME TO PRIMARY & WEEKEND HOMES OF THE
WHO'S & WHO OF BENGALURU, FROM CXOs TO
HIGH RANKING OFFICIALS AND CELEBRITIES

HUB OF PREMIUM DEVELOPMENTS BY
EMBASSY GROUP, GODREJ PROPERTIES, SAMMY'S
DREAMLAND, HOLLYWOOD TOWN & SWISS TOWN

Come home to Bengaluru's

Lamborghini Showroom



Bengaluru's
only Lamborghini
showroom

Padukone-Dravid Centre for Sports Excellence



One of the finest
integrated multi-sports
complex for high-level
training and practice

swankiest new neighbourhood

Taj Hotel



One of the best
luxury hotel chain in
India

Embassy
International
Riding School



240-acre premier
horse riding school

Reason 2

Everything you need is now just a short drive away!

5 MINS

from airport road
via elevated
expressway

10 MINS

from Yelahanka

20 MINS

from Hebbal

20 MINS

from major IT &
manufacturing
hubs right in the
vicinity



- LEGEND**
- Schools / Colleges
 - Resorts / Hotels
 - Companies
 - Hospitals
 - Sports

Connectivity Highlights

- Stonehill International School - 5 minutes
- Padukone-Draavid Centre for Sports Excellence - 5 minutes
- Kempegowda International Airport - 15 minutes
- Yelahanka - 10 minutes
- NRV Hospital - 15 minutes
- RMZ Galleria Mall - 20 minutes

Reach the best schools, hospitals &



Schools & colleges

Stonehill
International
School

5 mins

Sir MVIT
Engineering
College

12 mins

Ryan
International
School

18 mins

Canadian
International
School

22 mins

Reva Institute
of Technology &
Management

23 mins



Commercial hubs

Ecopolis

16 mins

Brigade
Magnum

25 mins

RMZ Latitude

25 mins

KIADB
Aerospace SEZ

30 mins

& entertainment hubs in minutes



Entertainment

Embassy
Riding School

6 mins

Padukone-Draavid
Centre for Sports
Excellence

7 mins

Decathlon
Anubhava

15 mins

RMZ Galleria
Mall

25 mins

Esteem Mall

30 mins



Hospitals

Columbia Asia

16 mins

Cytecare

20 mins

Motherhood

25 mins

Aster CMI

30 mins

North Bangalore
Hospital

35 mins

Reason 3

North Bengaluru is at the cusp of an investment & infrastructure boom



Rapid job creation with over \$100bn of investment coming in*

3000 acres of KIADB land development in IT/BT, hardware & aerospace field

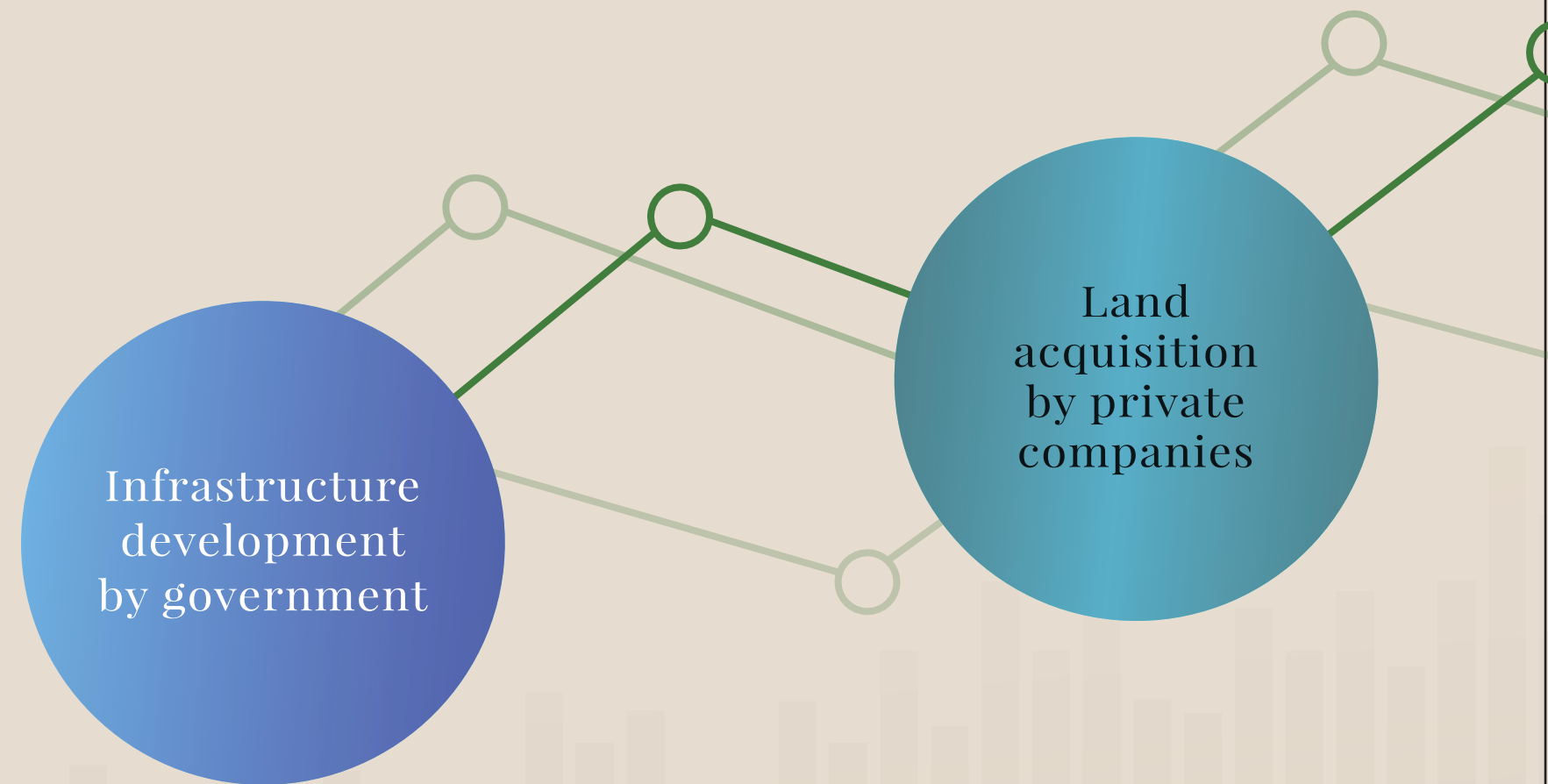
With existing Shell technology centre, top companies like WIPRO, TCS have also started their foundation work

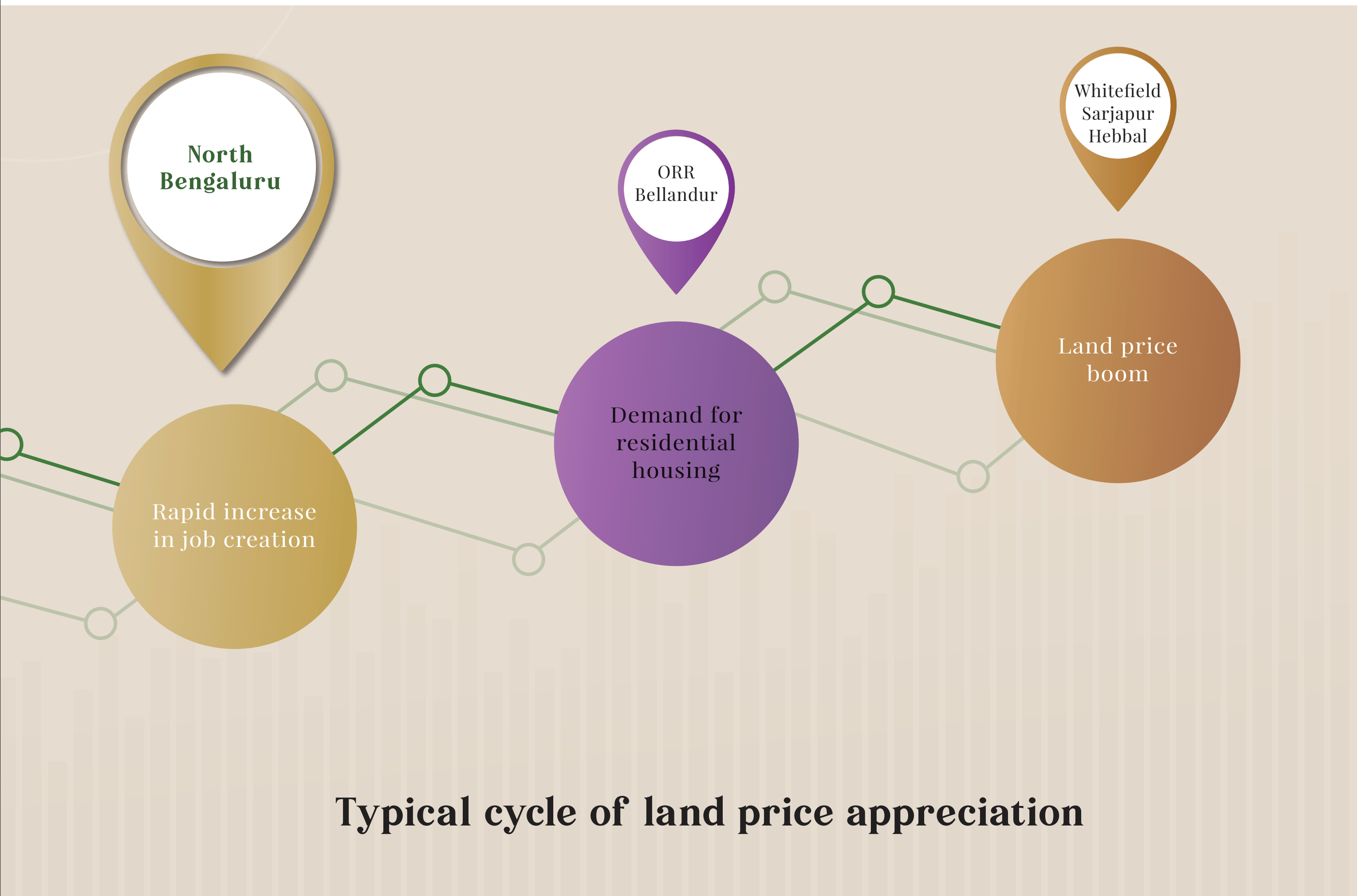
North Bengaluru will see the employment generation of approximately 4 lakh in the next 3-5 years*

Aero-IT SEZ development under Devanahalli Business Park

Upcoming Peripheral Ring Road & STRR will enhance connectivity to other parts of Bengaluru

**Right time to
invest in
North
Bengaluru is
now!**





Reason 4

Premium,
eco-friendly
development of
select 297 plots



Artistic impression of the swimming pool





Boutique community of just 297 premium plots
in 27 acres of manicured landscape



Premium plotted development which
is high on lifestyle & sustainability



Exclusive 15,000 sft. clubhouse with high end amenities
& a sustainable ecosystem with historic tree cover



A swanky 15,000 sft
club for select
like-minded families
to socialize



Aesthetically designed interiors & exteriors to match your lifestyle



An exclusive central hub for social gathering



Lavish amenities like pool, business center, yoga deck & more





Nature at its
unchanged & pristine
best so that your kids
breathe easy



Eco-friendly living with 600+ fruit trees



Exclusive space for organic farming



Indigenous & exotic plantations



Zen, rock, & butterfly gardens



Theme based parks & fruit groves

Abundant sports amenities rarely found in a plotted development



Image for representative purpose only



Spa & Yoga deck



Cafe overlooking pool



Outdoor amphitheatre



Kids' play area



Skating rink



Party lawn



Pool table

Handpicked amenities to compliment an exclusive lifestyle



Image for representative purpose only



Cricket pitch



Lawn tennis



Basketball court



Table tennis



Badminton court



Swimming pool



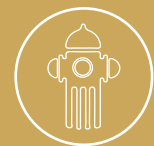
Fitness centre

Water problems in North Bengaluru? Get abundant 24x7 water supply

Image for representative purpose only



Overhead tank



Bore wells



Rain water harvesting

The security of a gated community with the convenience of technology

Image for representative purpose only



CCTV surveillance



Wi-Fi spots





Community app



27-acres of well planned luxury

Choose from 1575 to 2400 sq.ft. plots
to build your dream villa





- 01. Club house arrival plaza
 - 02. Club house-reflective water feature with spouted sculpture pedestals
 - 03. Differential paving
 - 04. Gazebo with Outdoor Bar
 - 05. Outdoor shower area
 - 06. Deck with Loungers overlooking alcove seating
 - 07. Buddha sculpture with water feature
 - 08. Swimming pool
 - 09. Kids pool
 - 10. Cabana Deck
 - 11. Jacuzzi
 - 12. Aqua Deck
 - 13. Meandering stepping stones
 - 14. Existing well with extended viewing deck
 - 15. Party lawn with informal stage
 - 16. Extended party lawn with gazebo
 - 17. Dense aromatic planting
 - 18. Visitors parking
 - 19. Banquet arrival plaza
 - 20. Service pathway with screens
 - 21. At grade crossing
 - 22. Cycling track with bicycle racks
 - 23. Pathway
 - 24. Cricket practice net
 - 25. Mounds
 - 26. Giant chess / Entry Plaza
 - 27. Reflexology pathway
 - 28. Buddha sculpture below transplanted Ficus tree (Focal point)
 - 29. Kids play mountain with rock climbing wall and tunnel
 - 30. Basketball: Dribble court
 - 31. Tree court with seating
 - 32. Kids play area and senior citizen court with feature wall and seating
 - 33. Entrance Pylons
 - 34. Meandering Butterfly trail
 - 35. Amphitheatre seating
 - 36. Amphitheatre stage with feature wall and lotus pond
 - 37. Rain garden
 - 38. Organic herb garden
 - 39. Fitness zone
 - 40. Interactive water jets with pebble bed and rock feature
 - 41. Tennis court
 - 42. Skating rink
 - 43. Hammock garden - Transplanted coconut trees
 - 44. Community plaza with sculpture
 - 45. Great lawn
 - 46. Lily pond with deck and potted urns
 - 47. Community gathering area with informal seating under the transplanted jack fruit trees
 - 48. Peripheral planting
- A Overhead Water Tank
 - B Transformer Yard
 - C Civic Amenities
 - D Sewage Treatment Plant and Organic Waste Converter
 - ▶ Entrance Arch

PLOT TYPES

- CHALET (-1575sft)**
- 45'X35' (13.72MX10.67M)
 - 45'X Varied Width
 - 50'X40' (15.24MX12.19M)
 - 50'X Varied Width
- VILLA (-1700sft)**
- 49.08'X35' (14.96MX10.67M)
 - 49.08' X Varied Width
- CHATEAU (-2000sft)**
- 50'X40' (15.24MX12.19M)
 - 50'X Varied Width
- MANSION (-2400sft)**
- 59.06'X39.37' (18.0MX12.0M)
 - 59.06' X Varied Width
 - 61.68' X40' (18.80MX12.19M)
 - 61.68' X40' X Varied Width
- ODD Size
 - Commercial Plots

Reason 5

Right-sized & right-priced plots



Artistic impression of the Clubhouse

Live in your own independent villa with land, at the same cost as an apartment!

Buying a 3 BHK
apartment near
Hebbal will cost you
₹1.5 - ₹2 Cr*

or

Buying a
3 BHK apartment
in Yelahanka or
Jakkur will cost
₹1 - ₹1.2 Cr*

Buy a premium
plot at
₹50-₹80 lakh*

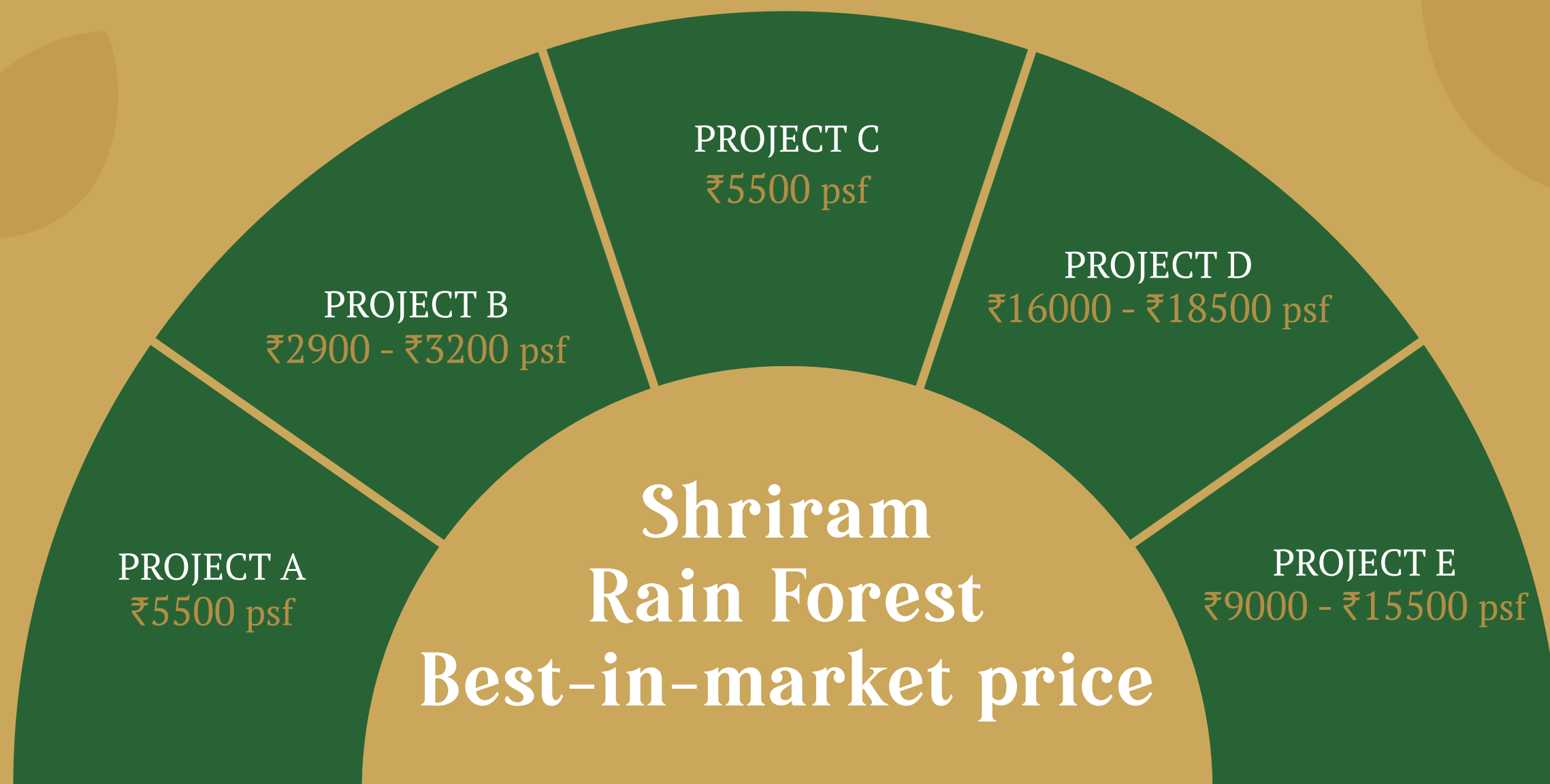
+

Choose from
our custom
designed villas* or
build a grand home
for ₹60-₹70 lakh*

=

Own your villa in
an exclusive
community for just
₹1.2-₹1.3 Cr*

Prices unheard-of in North Bengaluru



Disclaimer: Data as per secondary sources. Not intended to de-sell or influence customer discretion

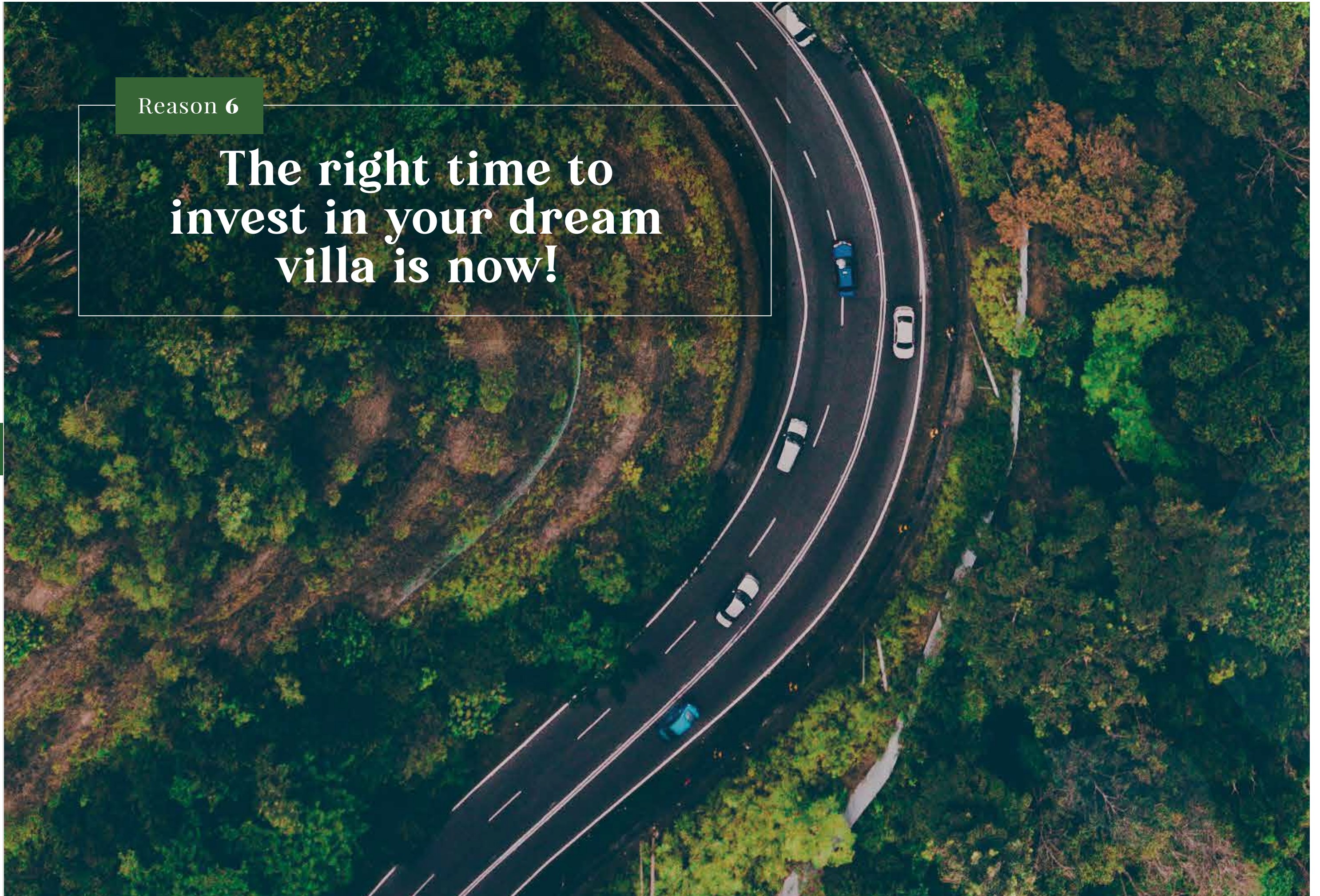


Right sized plots for a home that's just right for your family!

Plot dimensions (Sq.ft.)	Area of plot (Sq.ft.)
35X45	1575
50X 40	2000
OTHER SIZES	1718 - 2325

Reason 6

**The right time to
invest in your dream
villa is now!**





Immediate value lock-in from neighbourhood plots
in the price range of ₹5000-₹7000 psf already



Rapid job creation & infrastructure development in
North Bengaluru with 100 billion investment expected



Expect a land price boom & approximately 33-50%
capital appreciation over the next 18-30 months*



**Grab Bengaluru's
biggest investment
opportunity today!**



Artistic impression of the grand entrance

Stay 10 mins
from Yelahanka,
off Stonehill
International
School

Have the who's
who of Bengaluru
as your
neighbours

Own an
independent villa
at the price of an
apartment

Invest now to
enjoy high
capital
appreciation

Live in a boutique
community
packed with
amenities



 **080 4083 1362**

www.shriramproperties.com/rainforest
