

THE ART OF STAYING *happy*

AND A NEIGHBOURHOOD
THAT HELPS YOU WITH IT.



— CODENAME —
SARJAFIELD

A 70 acre mini city between
Sarjapura and Whitefield

THE SIPANI STORY, *Since 1944.*

The Sipani name is entwined with India's rich entrepreneurial legacy.

The foundations of the story were laid in the year 1944, when Shri. B. D. Sipani, the doyen of the Sipani family, first forayed into industry.

Then, in the post-Independence era, a young R. K. Sipani, journeyed from the princely state of Bikaner, Rajasthan to Chikmagalur, Karnataka. He made his mark in the timber industry, and relocating to Bangalore, entered the manufacturing segment.

His finest moment arrived in the year 1976 with the establishment of Sipani Automotive Limited.

Success soon arrived with the Sipani Dolphin – the most technically advanced car in India of that time. It's fiberglass body captured the imagination of the people. It was quite the testament to India's nascent engineering and assembling capability.

Sipani Group has also made its mark in various business enterprises such as Ceramics, Gas Banks, commercial, healthcare & more, with its characteristic penchant for innovation and quality.

Since 2004 Sipani Properties has carved a niche for itself with a diverse portfolio of projects covering the breadth of Bangalore.

In carrying this legacy forward, we aim for Sipani City to be the launchpad to build your legacy.



IN THE WORDS OF OUR *Founder*

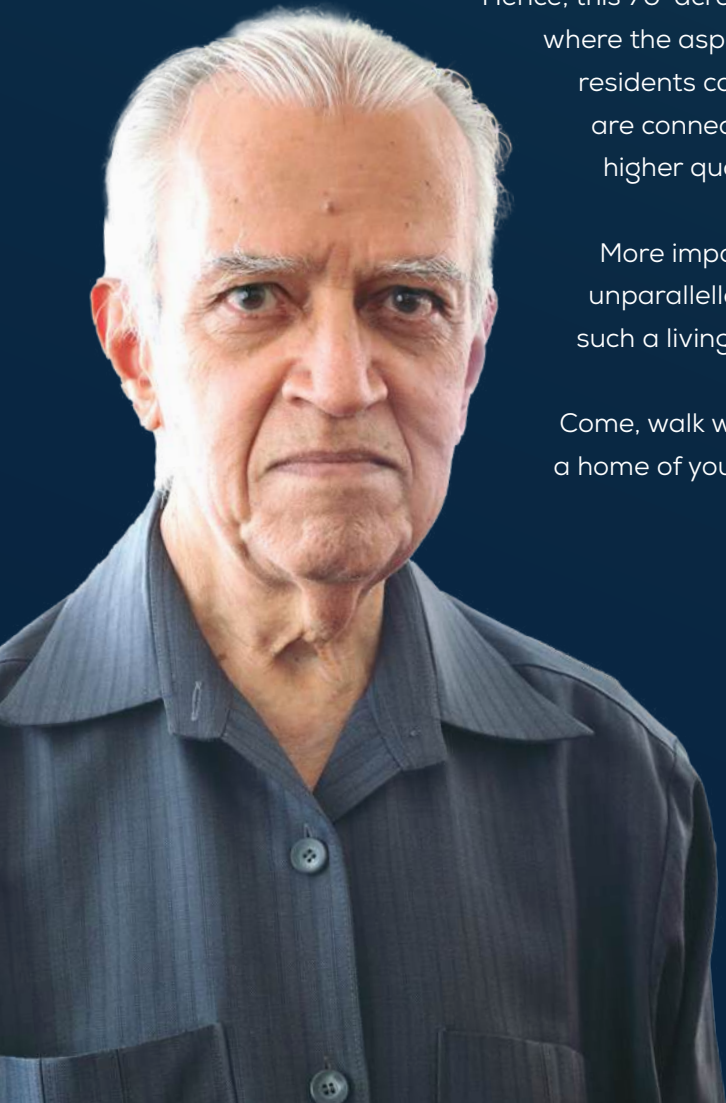
It is with great pleasure that I present you with Sipani City – a tribute to our beloved Bangalore.

This beautiful city was home to our dreams and hopes. From bringing India the much-acclaimed and loved Sipani Dolphin to building delightful homes with Sipani properties, we could trace our growth and prosperity to the foundation this city gave us.

Hence, this 70-acre mini township has been conceived as a space where the aspirations of its people can thrive; where the residents can experience an active lifestyle; where they are connected to work – and one that brings them a higher quality of life.

More importantly, the homes are affordable – which is unparalleled in a township of this dimension and with such a living standard.

Come, walk with us through our pride and joy. Let's find you a home of your own in this new hotspot of East Bangalore.



R.K.Sipani

Founder & Chairman,
Sipani Group

LAYING A FOUNDATION *For happiness.*

A glimpse at Sipani projects through the years.



SIPANI GRANDE

Location: Koramangala

Type: 3 BHK & 4 BHK Apartments

Status: *Completed*

SIPANI PHOENIX GRANDE

Location: Koramangala

Type: 3 BHK & 4 BHK Apartments

Status: *Completed*



SIPANI CLASSE

Location: Koramangala

Type: 2 BHK & 3 BHK Apartments

Status: *Completed*



SIPANI BLISS 1

Location: Chandapura

Type: 1 BHK, 2 BHK
& 3 BHK Apartments

Status: *Completed*





SIPANI BLISS 2

Location: Chandapura

Type: 1 BHK, 2 BHK & 3 BHK Apartments

Status: Completed

SIPANI JARDIN

Location: Chandapura

Type: 1 BHK, 2 BHK
& 3 BHK Apartments

Status: Completed



SIPANI PENNANTIA

Location: Bannerghatta Road

Type: 2 BHK & 3 BHK Apartments

Status: Completed

SIPANI VIVEZA

Location: Electronic City

Type: 2 BHK & 3 BHK Apartments

Status: Completed



SIPANI ROYAL HERITAGE

Location: Chandapura

Type: 2 BHK & 3 BHK Apartments

Status: Ongoing

WHY PICK A SIDE WHEN YOU CAN *Own the middle?*

In a city that's ever-evolving, the need for calm, connected living has never been greater. And nestled within Sipani City, this 10-acre address answers that need – with pride, purpose, and possibility.

Located at the confluence of Whitefield and Sarjapura, with Varthur forming another end of the axis, Sipani City is placed adjacent or at the center to a Golden Triangle.

In other words, your home is placed in the epicentre of East Bangalore's next big growth story. Now, you can experience future-ready connectivity on the outside, and serene, elevated living on the inside – a combination hard to come by in this day and age. What's more, all of this is made affordable so that your 'Bangalore dream' is successful without you having to sacrifice anything!

Own the middle – and rewrite your history in a rare residential pocket where you're always close to everything – yet far from the chaos.



WELCOME TO

— CODENAME —
SARJAFIELD





Disclaimer: The Master Plan illustrates the developer's vision for the entire township. Only Phase 1 is currently open for sale. Future phases are subject to modifications/approvals.

MEASURE LIFE IN ACRES, *Not in square feet*



ENTER THE DISTRICT OF *Joy.*

Welcome to Phase-I of Sipani City – the 10-acre residential zone which offers you, your first experience of the township.

Sipani City is divided into 7 major residential districts, with Phase-I called the District of Joy – the first of the districts.

True to its name, the first district brings together smart planning, open spaces, and all the essentials of modern life – without the noise of the city.

Your home will seamlessly integrate with the wonders of nature, with its own state-of-the-art amenities and vast, open spaces. Here, mornings start with a walk in the garden, afternoons flow into catch-ups at the courtyard, and evenings bring the community together at the mini amphitheatre.



A WORLD THAT KEEPS YOU *Smiling!*

In the District of Joy, the expansive space gives you room enough to indulge every day – and stay joyful for life.



771
Apartments



86%
Open Space



30+
Amenities



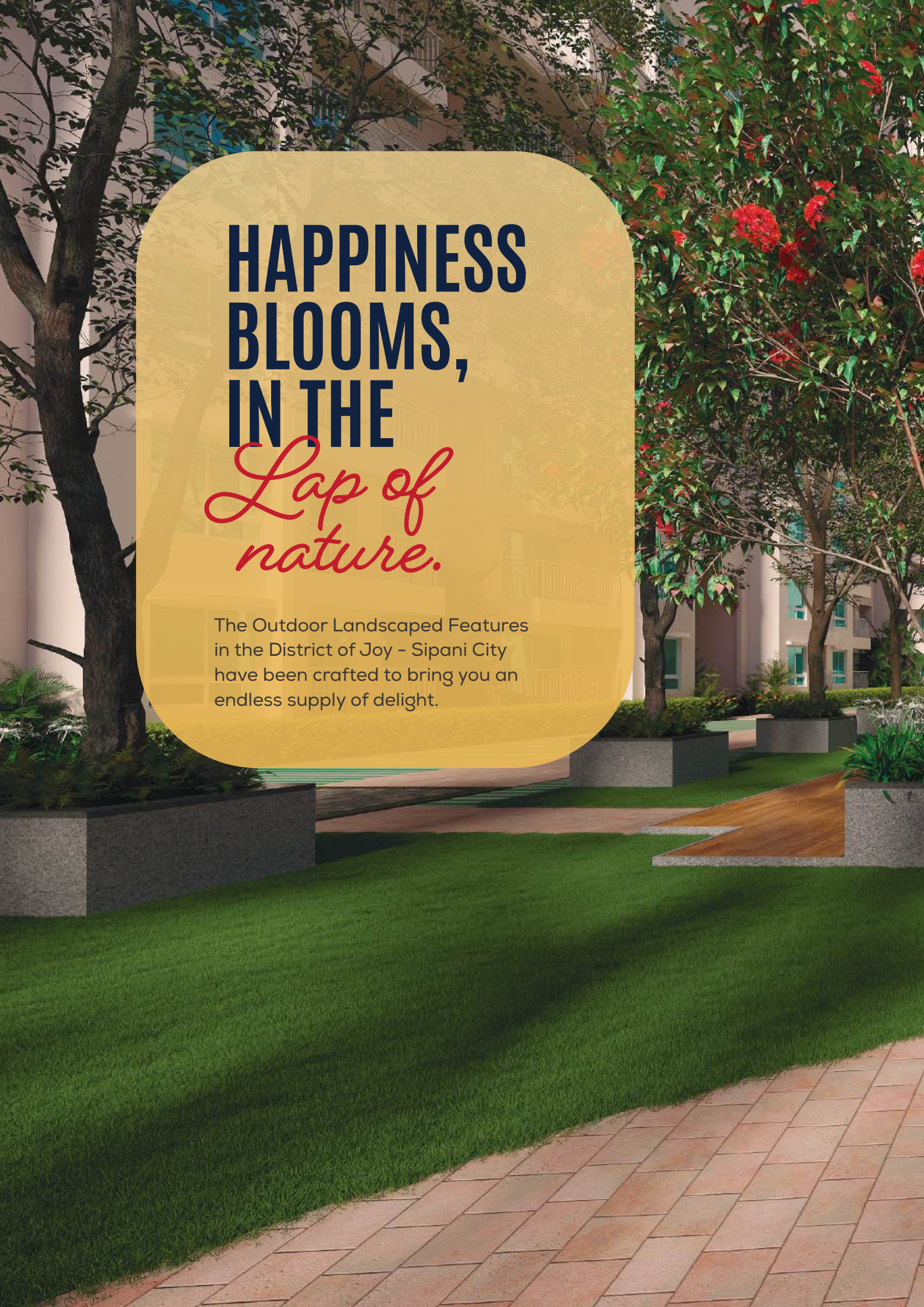
1000+
Trees





View of the lush green courtyard with an exciting spread of outdoor amenities



A modern outdoor landscaped area featuring a vibrant green lawn, a paved walkway with reddish-brown tiles, and several trees, including one with bright red flowers. The scene is set in a residential or commercial district, with a building visible in the background. A large yellow rounded rectangle is overlaid on the image, containing text.

HAPPINESS BLOOMS, IN THE *Lap of nature.*

The Outdoor Landscaped Features
in the District of Joy - Sipani City
have been crafted to bring you an
endless supply of delight.



HAPPY TO *Play*



Kids Water Play Area



Beach Volleyball Court



Chess Court



Skating Rink



Sand Pit



Kids Play Area



Tether Ball

BLISSFUL *Aesthetics*



Grand Entry Portal with Accent Paving



Horizon Edge Pool



Massage Pool



Feature Wall with Water Spouts



Stepped Planters

NATURE'S *Delights*



Therapeutic
Walk &
Yoga Pavilion



Old Folks'
Corner



Tree Court
Seating &
Dry Garden



Picnic Lawn



Garden Walks



Courtyard

FOR A JOYFUL *Community*



Mini
Amphitheatre



Clock Tower



EV-friendly
Driveways



Pathways

WELCOME TO *Club Joy*

Club Joy, the 17,000 sq.ft Clubhouse, spread over 3 floors in the District of Joy is the perfect example of how a community could come together and stay connected joyfully –





HAPPY *Clubbing*



Indoor
Games Zone
& Billiards



Dual
Multipurpose
Halls



Meditation
Room



Creche



Business
Center



Yoga
Studio



Cafeteria



Convenience
Store



Office



Twin
Gyms



Waiting
Lounge



Table Tennis
Court



Shuttle
Courts





**Frontage of the Clubhouse
with the pool and deck**



THE GREEN ROAD TO *Happy living*

Sipani City offers a vibrant landscape designed to inspire peace and joy, where thoughtfully chosen trees line the pathways and enrich daily life with their shade, beauty and seasonal blooms. Step into an environment where nature and well-being go hand in hand, bringing the promise of happy living every day.



Tabebuia rosea
(Pink Trumpet Tree)

Bask in the delight of pink blossoms that paint the streets like springtime confetti.



Peltophorum ferruginum/Pterocarpum
(Copperpod / Yellow Flame)

Watch golden showers of flowers light up your mornings like a festival in bloom.



Lagerstroemia indica
(Crape Myrtle)

Find beauty in resilience with its crinkled blooms and bark that tells stories of time.



Plumeria alba
(Frangipani – White variety)

Breathe in its sweet fragrance and be transported to lazy summer afternoons.



Mangifera indica
(Mango Tree)

Rediscover the simple joy of plucking sun-warmed mangoes straight from the tree.

and more.



IN TUNE WITH NATURE'S *Rhythm*

Sipani City balances residential, commercial, educational, healthcare, and recreational spaces, while also being an environmentally-conscious township. Well-planned waste management, water conservation and energy efficiency are the hallmarks of our promise of sustainability.





Water-Secure, Future-Ready

- Rainwater harvesting and recharge pits
- Native plant species and efficient irrigation to reduce water usage
- Greywater recycling systems
- Safe drinking water points
- A zero water-discharge policy



Enabling Clean Living

- Sewage and wastewater treatment plants
- Organic waste composting to nourish the green spaces
- Waste segregation at source
- Eco-friendly disposal and reuse



Energy-Efficient Infrastructure

- Solar-powered lighting in public areas
- Energy-saving systems across common areas
- Automated monitoring to reduce wastage
- Uninterrupted power backup
- Readiness for solar integration



Seamless Connectivity & Green Mobility

- Wide roads and walkable zones for safe movement
- Dedicated cycling tracks for active commuting
- EV charging points
- Shuttle services within township and to nearby landmarks



Expert Partners, Global Standards

- Urban planning, landscape, and infrastructure consulting
- Specialists for traffic, water, waste, and energy systems
- Design experts for inclusivity, sustainability, and smart growth
- Colliers - PMC, TurfPark - Sports City, Eco-designs - Landscape

ON THE ROAD TO *Growth and connectivity*

Phase 1 is perfectly positioned to create a new growth story for Bangalore. With the city rapidly expanding, the Whitefield-Varthur-Sarjapura belt, aka 'SarjaField', brings not only the associated potential of these locations, but also the exceptional connectivity advantages. Combined with proposed developments, this is quite simply the recipe for a prosperous tomorrow.





Retail, entertainment & lifestyle just minutes away – Prestige City has its own **Forum neighbourhood mall**, located just 15 mins away.



Prestige Tech Park, an upcoming IT hub, expected to house leading global technology companies is just 15 mins away



STRR via NH-648 is in progress and will be just 10 mins away, enhancing connectivity to the airport and major city corridors.



The upcoming Red Line Metro (Muthanallur Cross Station)

is just **10 km away** bringing access to Sarjapura, Hebbal, and key business districts.



SWIFT City is a planned 1,000-acre hub in Sarjapur, Bengaluru, designed to boost startups in AI, fintech, and data analytics, and is located **within 30 minutes**.





TOWARDS K. I. A

NH-648

KR PURA

Phoenix Marketcity, Whitefield

« CHANNASANDRA MAIN ROAD »

National Public School

Nexus Shantiniketan

Park Square Mall (ITPB) Bengaluru

Mind Comp Tech Park

Bagamane Tech Centre

BHIVE Premium Whitefield

Hisign Technologies

Roshni Arcade

WeWork Roshni Tech Hub

WHITEFIELD

The Forum Neighbourhood Mall

Manipal Hospital

Sigma Soft Tech Park Gamma Block

Prestige Rain Tree Park

Prestige Tech Forest

MARATHAHALLI

NH-74

Oracle Tech Hub

Sakra World Hospital

New Horizon College

Cessna Business Park

RMZ Ecoworld

Embassy Tech Village

VARTHUR

Infinity Health Care

Prestige Lakeside Habitat

Varthur Police Station

Varthur Govt. Hospital

Brigade Cornerstone Utopia

Chrysalis High School, Varthur

Vagdevi Vilas School, Vathur

Basil Woods International School

The Foundation School

Samrudhi Innovative School

COLUMBIA ASIA HOSPITAL

Enzyme The Hub Coworking Office

Vaishnavi Tech Park

Wipro Technologies

D Mart

RGA Techpark

Decathlon Sarjapura

Wipro Kodathi

« SARJAPURA MAIN ROAD »

« HALASAHALLI ROAD »

« GUNJURU-MUGALURU ROAD »

Deens Academy

NPS Varthur

Shantigrama Varthur

Greenwood High Sarjapura

Oakridge International School Bangalore

DOMMASANDRA CIRCLE

Forum Mall

Prestige City East Gate

D Mart Sarjapura

SARJAPURA

KAM CIRC

« ITTANGURU ROAD »

Stellar 23 Resorts

Stellar Cricket Ground

Schools

Vasishta School of Excellence
Cambridge Curious Cubs Preschool & Daycare
The Green School Bangalore
The Childhood Preschool, Goravigere
National Public School, Varthur
Shree Veda vyasa academy
GEERVANI Montessori School & Childcare
Basil Woods Juniors, Varthur
Deens Academy
Anekam school

Colleges & Universities

New Horizon College of Engineering
Krupanidhi Degree College
Azim Premji University

Hospitals

Manipal Hospital, Whitefield
Sri Sathya Sai Hospital
Sakra World Hospital
Columbia Asia Hospital
Narayana Hridayalaya

IT & Business Parks

Wipro Technologies
New Wipro Campus
Embassy Tech Village
Prestige Tech Park
RMZ Ecoworld
RGA Tech Park
Ecospace
Global Technology Park
Mind Comp Tech Park
ITPL (International Tech Park Ltd)
ISME Corporate Office
Swift City

Shopping & Retail

Phoenix Marketcity
Forum Shantiniketan Mall
Total Mall
D-Mart

Sports & Leisure

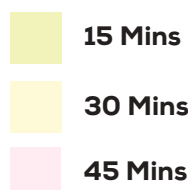
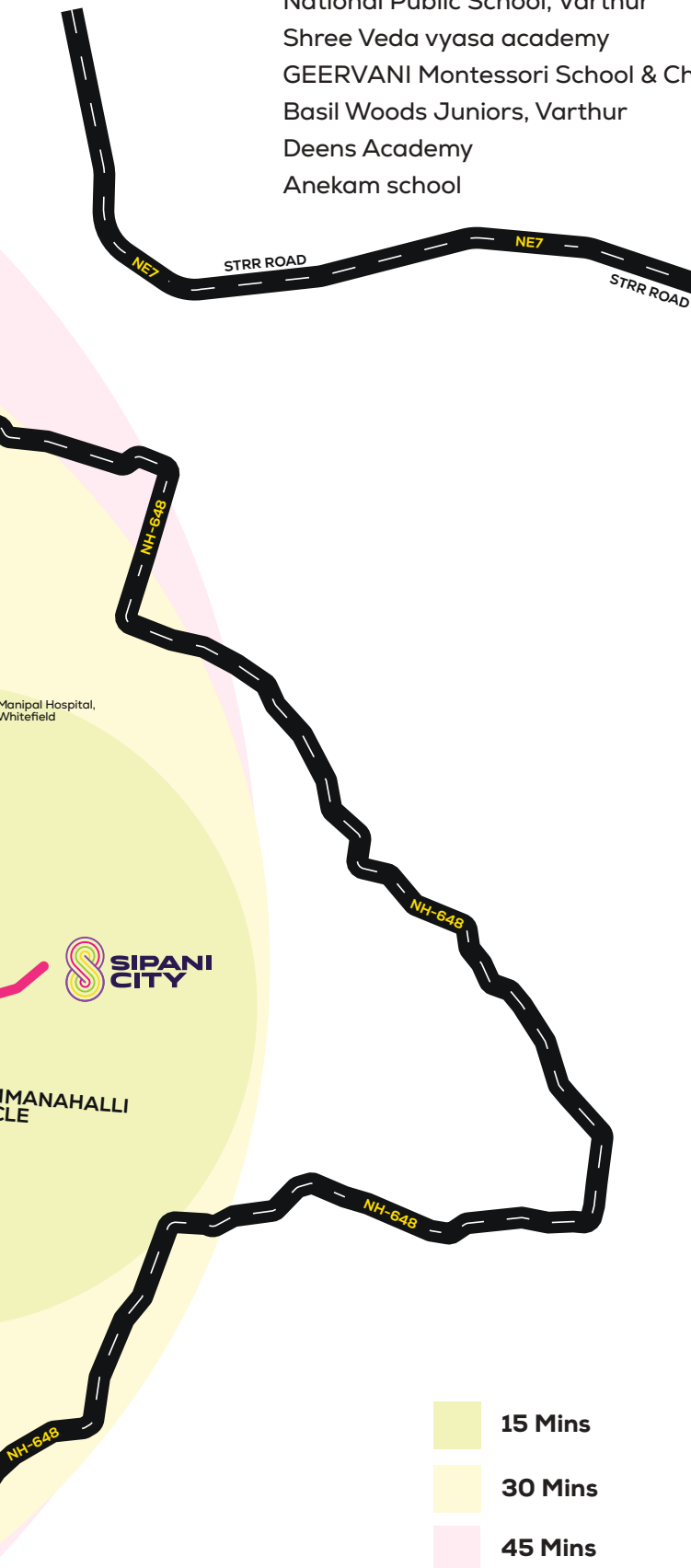
Decathlon
Stellar Cricket Ground
Stellar 23 Resorts

Residential Projects

The Prestige City

Civic Infrastructure

Sarjapura Police Station



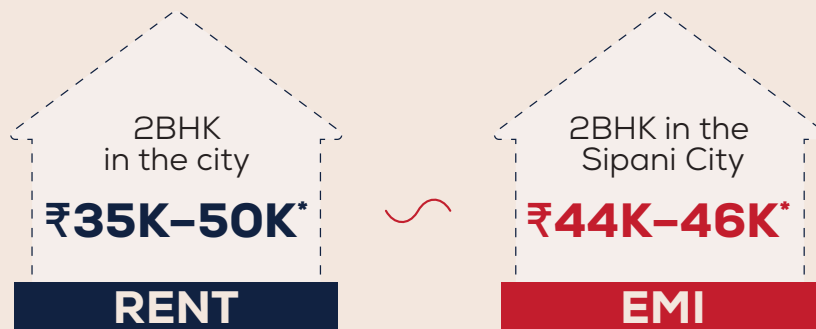
GOODBYE RENT.

*Hello,
dream home.*

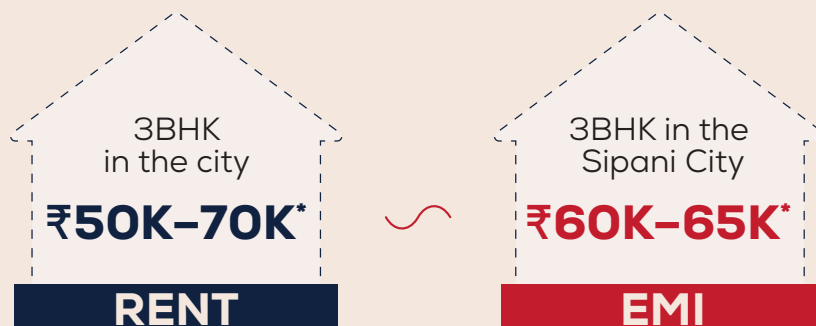
For those shelling out a heavy rent, the Bangalore dream of owning their home, can seem far off. However, the right decision could change all that. Now, how much does living a full life at Sipani City, in a growing location and with all amenities, cost you? Well. It costs almost as much as renting a home in most localities in Bangalore.

Most importantly, rent increases with time. EMI stays constant.

Here's an illustration of the same.



Verdict: In the long run, the tiny difference between rent and EMI disappears.



Verdict: The cost is almost the same, but you get to own your home with EMI.

The future is yours. What are you waiting for?

Data as per secondary sources. The developer does not promise guaranteed appreciation, buyback or assured returns.

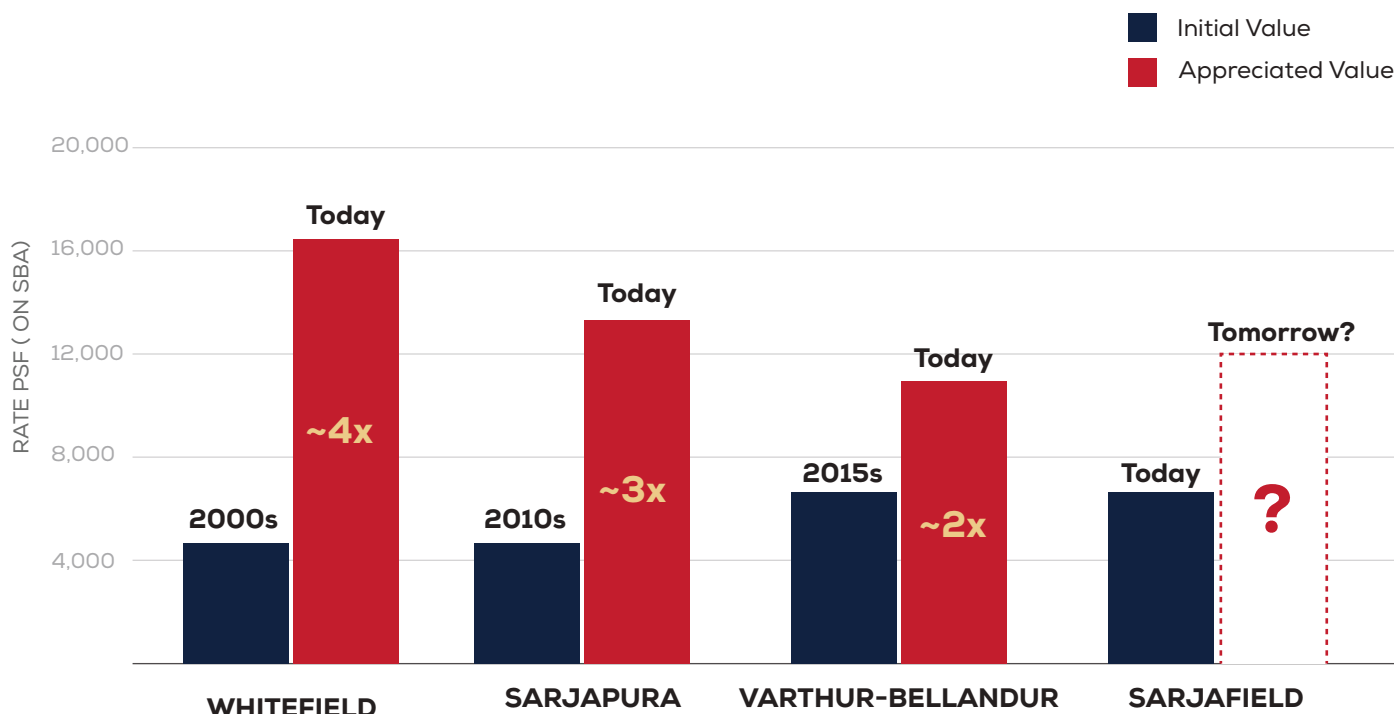
NO MORE DILEMMA

For investors.

Sipani City, located between Whitefield and Sarjapura, is tailor-made for the investor. How so? Let us look at the history of the locations:

A glimpse at the past

With each decade, East Bengaluru has redefined itself—first with Whitefield, then Sarjapura, and most recently Varthur–Bellandur.



THE WHITEFIELD WAVE

From sleepy village to Silicon Valley after ITPL (1994)

Then: ₹4000–5000/sqft

Now: ₹18000/sqft

SARJAPURA'S BOOM

From barren to bustling post-ORR development

Then: ₹4000–5000/sqft

Now: ₹15000/sqft

VARTHUR-BELLANDUR RISE

Natural spillover into mixed-use neighbourhoods

Then: ₹5000–6000/sqft

Now: ₹12000/sqft

Invest in SarjaField now and ride the next real estate wave

Data as per secondary sources. The developer does not promise guaranteed appreciation, buyback or assured returns.



MASTERPLAN

LEGEND

1. Entry Portal w/ Security Cabin
2. Entry Accent Paving
3. Planting Island
4. Old Folks' Corner
5. Clock Tower
6. Car Parking
7. Party Lawn
8. Tree Court w/ Seating
9. Swimming Pool w/ Infinity Edge
10. Massaging Pool w/ Tensile
11. Kids Water Play Area
12. Feature Wall w/ Spouts
13. Tensile Canopy
14. Changing Rooms
15. Garden Walk
16. Trellis w/ Seating
17. Dry Garden
18. Therapeutic Walk
19. Yoga Pavilion
20. Picnic Area
21. Beach Volley Ball Court
22. Skating Rink
23. Mini Amphitheatre Area
24. Kids Play Area
25. Sand Pit
26. Caretaker Shelter
27. Tetherball
28. Courtyard
29. Chess Board Court
30. Fire Engine Driveway w/ Pathway
31. Tower Entry Paving
32. Stepped Planters
33. Fruit Orchard
34. Basketball Court



Disclaimer: The master plan is indicative but approved. The developer reserves the right to modify certain amenities as required.

HERE'S WHAT *Puts us ahead*

This isn't just another project inside a township – it's a 10-acre experience designed to give you the best of both worlds:

the privacy of a gated community, and the power of an integrated city.



Part of Sipani City, a 70-acre self-sustained township with everything built in



Thoughtful, sustainable design – EV charging, solar-lit walkways, water & waste management



Walkable access to school, hospital, office spaces, sports zones, and retail



Located at the sweet spot between Whitefield & Sarjapura, with excellent road and upcoming metro connectivity



A green, secure, low-density pocket that values space and peace



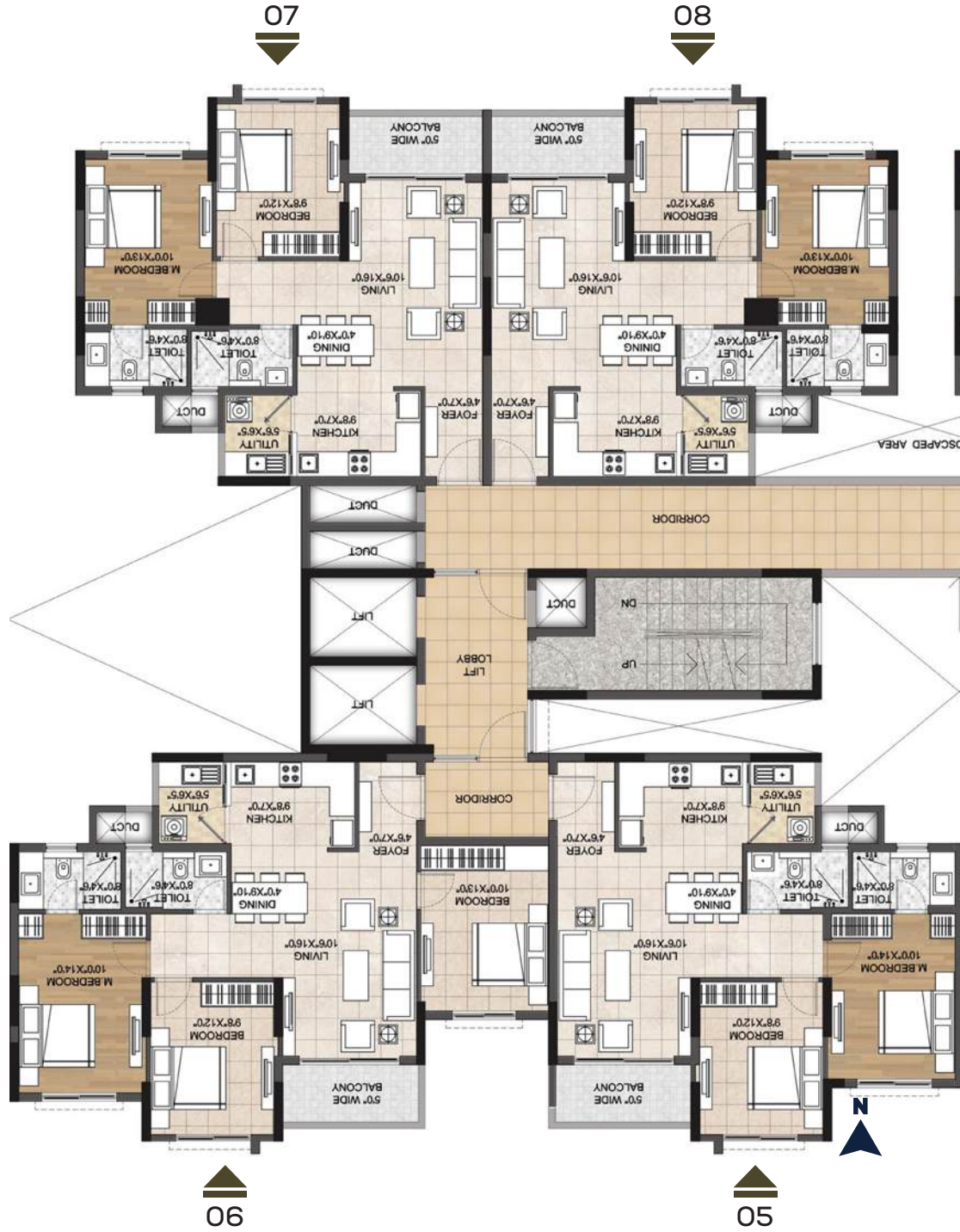
Over 30 outdoor features and a full-fledged clubhouse for recreation and community





WING B

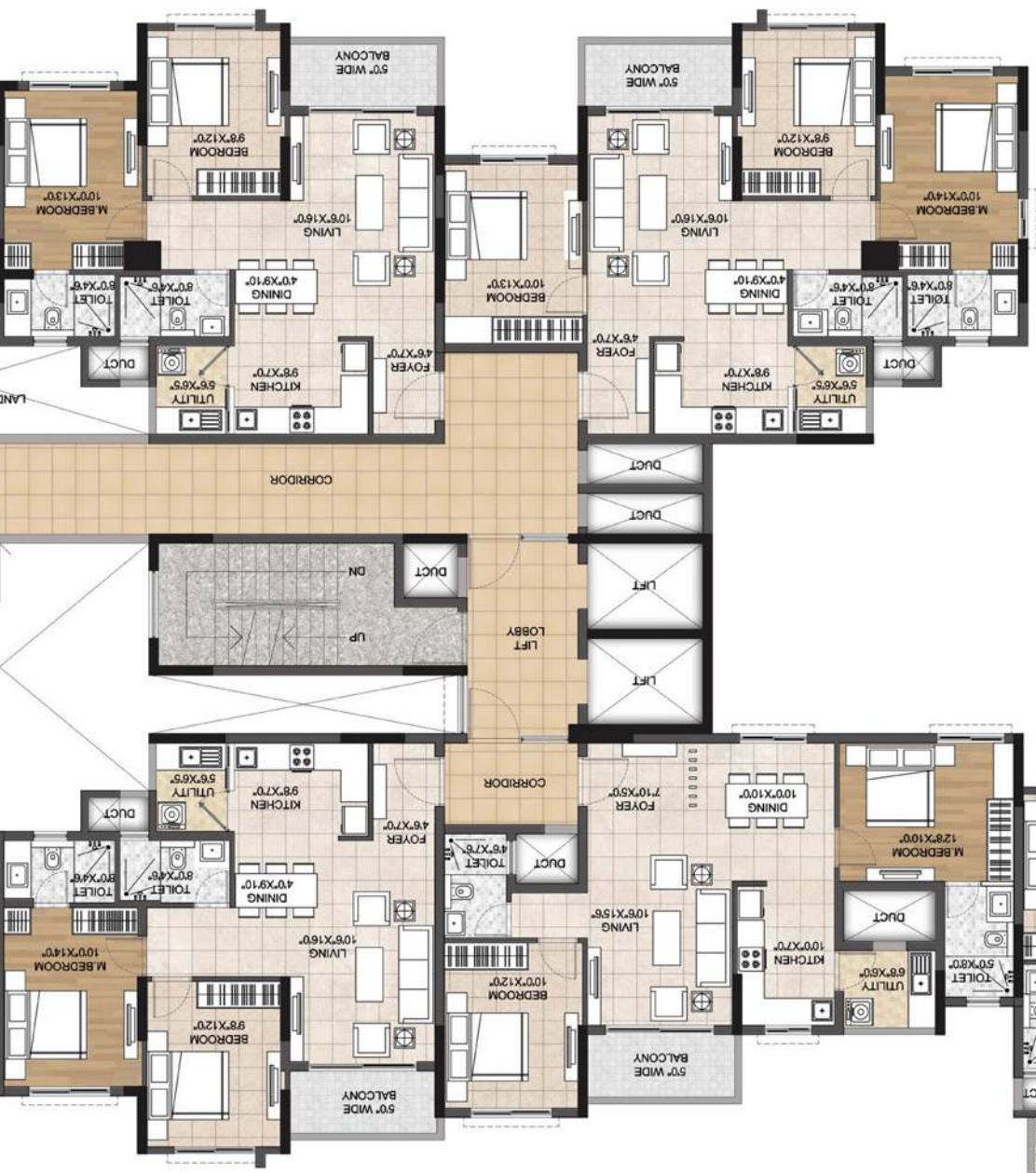
FLOOR 2, 4, 5, 7, 8, 10, 11 & 13



UNIT NO	DESCRIPTION	SBUA (SFT)	CARPET AREA RERA (SFT)	BALCONY (SFT)
B- 01	2B 2T	1065	701	86
B- 02	3B 2T	1280	845	90
B- 03	2B 2T	1155	732	96
B- 04	2B 2T	1065	701	86
B- 05	2B 2T	1065	701	86
B- 06	3B 2T	1280	845	90
B- 07	2B 2T	1065	701	86
B- 08	2B 2T	1065	701	86

01

02

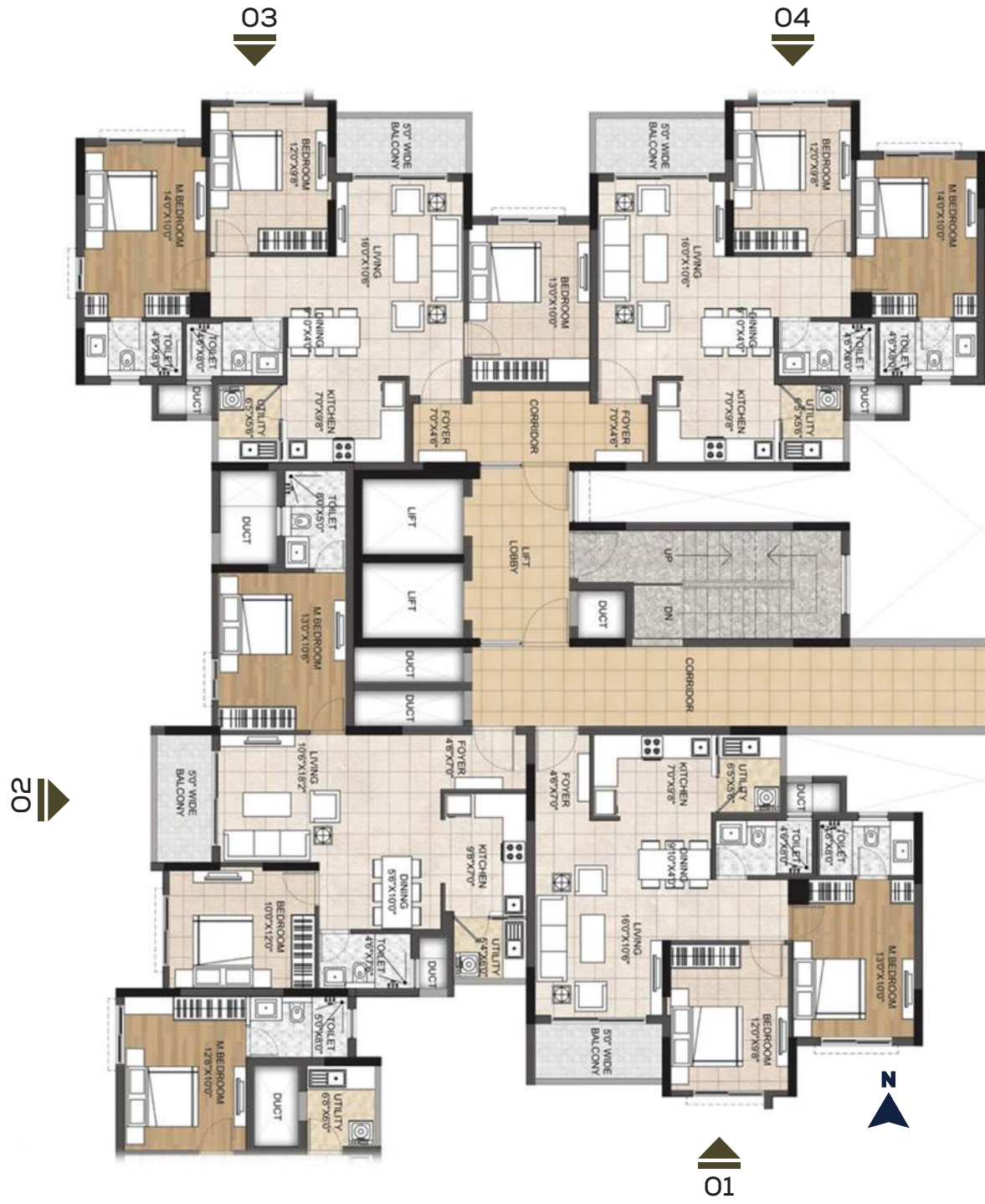


04

03

WING C

FLOOR 7, 8, 10, 11 & 13



UNIT NO	DESCRIPTION	SBUA (SFT)	CARPET AREA RERA (SFT)	BALCONY (SFT)
C- 01	2B 2T	1065	701	86
C- 02	2B 2T	1095	708	95
C- 03	3B 2T	1280	845	90
C- 04	2B 2T	1065	701	86
C- 05	2B 2T	1065	701	86
C- 06	3B 2T	1280	845	90
C- 07	2B 2T	1065	701	86
C- 08	2B 2T	1065	701	86

05

06



08

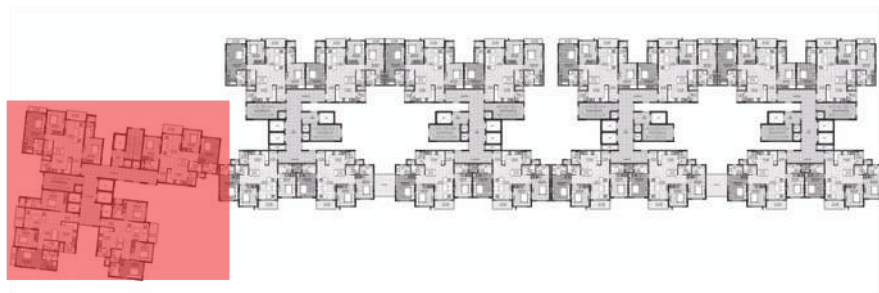
07



WING C

FLOOR 7, 8, 10, 11 & 13





UNIT NO	DESCRIPTION	SBUA (SFT)	CARPET AREA RERA (SFT)	BALCONY (SFT)
C- 01	3B 3T	1440	966	91
C- 02	3B 3T	1660	1107	118
C- 03	3B 3T	1660	1107	119
C- 04	3B 3T	1450	972	91

2 BHK

SBUA

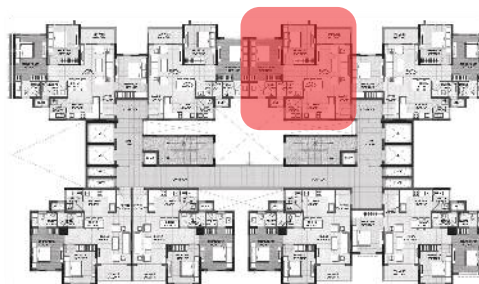
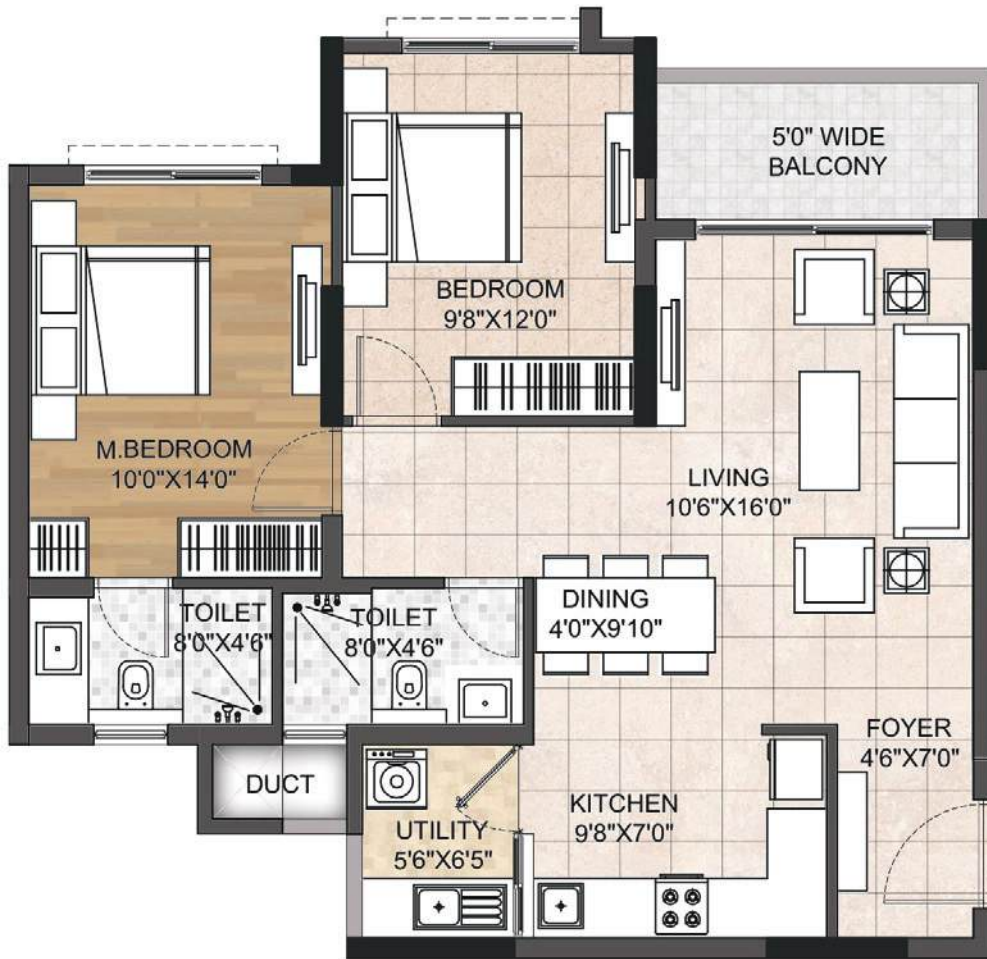
1065 sft

Carpet Area

701 sft

Balcony Area

86 sft



3 BHK

SBUA

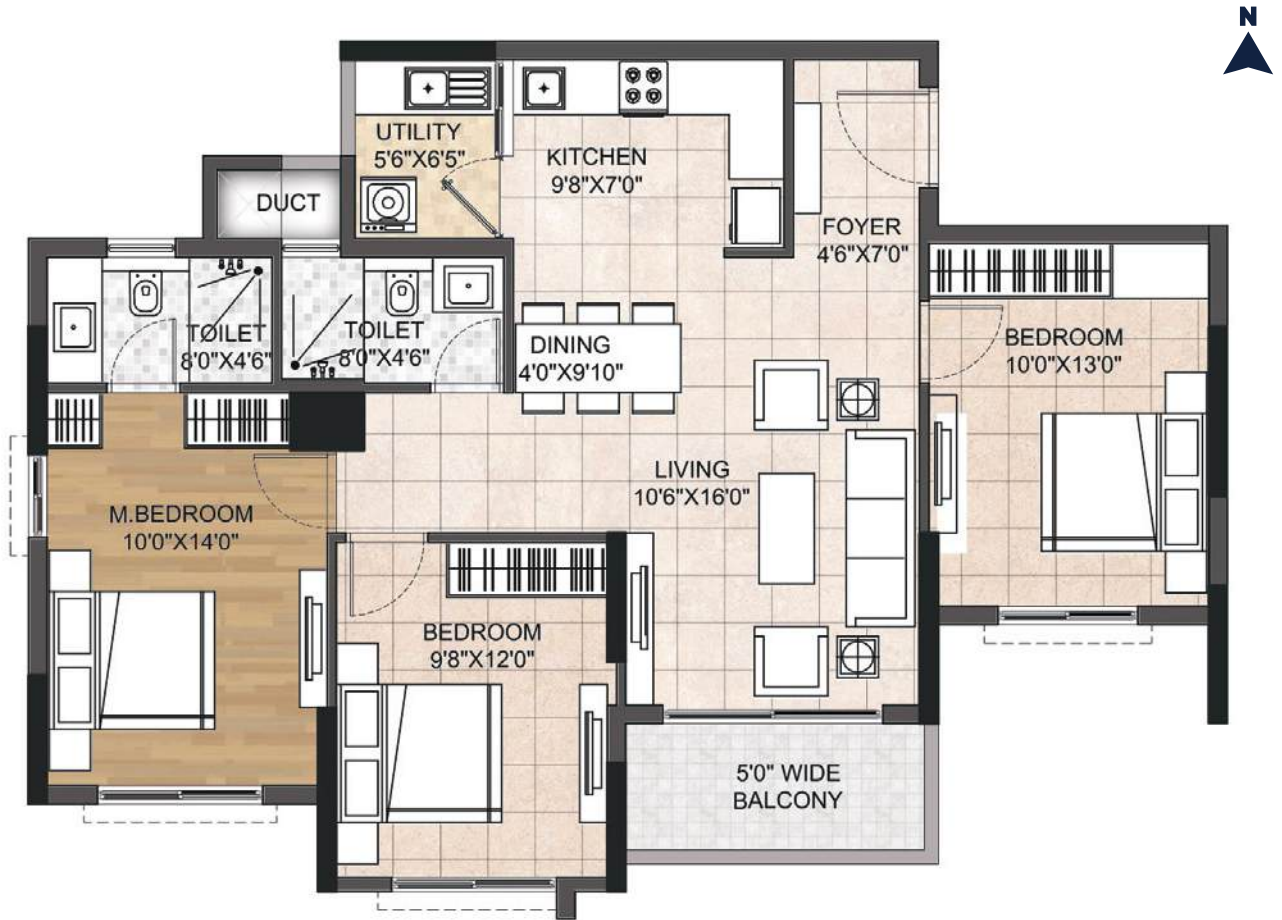
1280 sft

Carpet Area

845 sft

Balcony Area

90 sft



3 BHK LUXE

SBUA

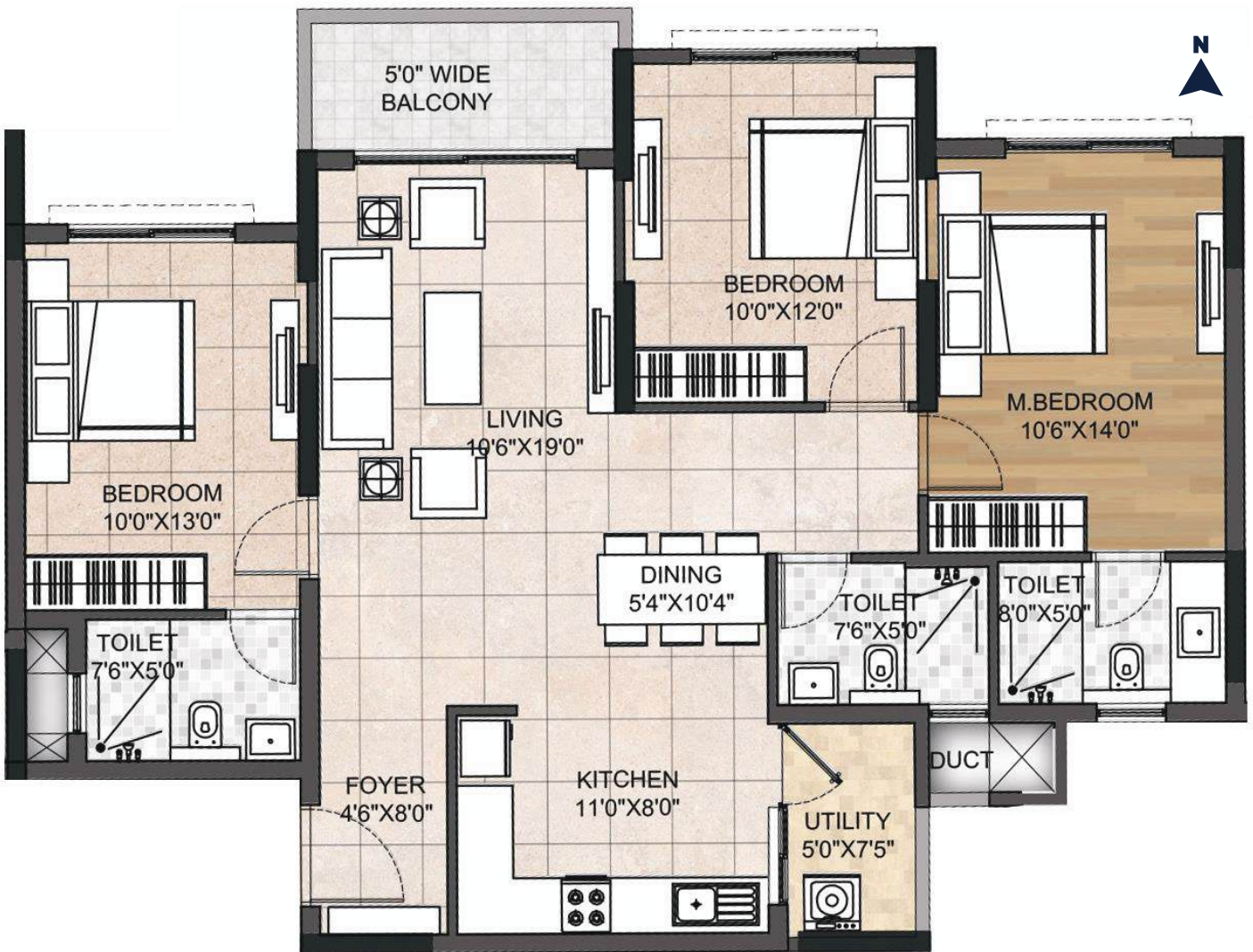
1450 sft

Carpet Area

972 sft

Balcony Area

91 sft



3 BHK ULTRA

SBUA

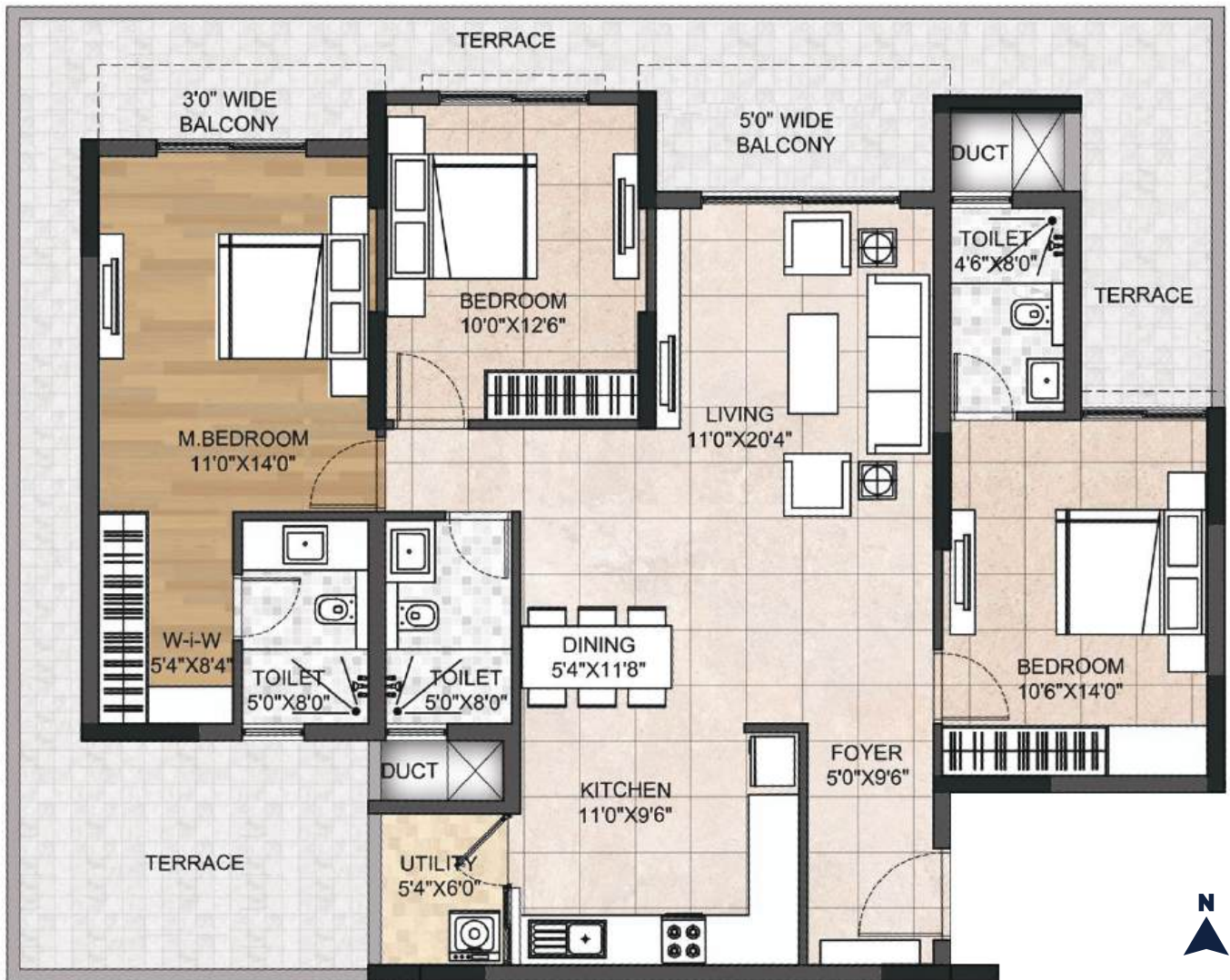
1670 sft

Carpet Area

1107 sft

Balcony Area

119 sft



KEY *Partners*



Since 2004, Sipani Group has been setting benchmarks in its endeavours by inculcating architectural and technological innovations. Involved in a variety of projects, ranging from Luxury to Economy, its projects are truly where quality meets innovation. The key focus point of Sipani Properties is client servicing and social services. Therefore, most of the funds generated by the company are invested in social services and charity via the RK Sipani Foundation.

Vernekar Associates is driven to ensure timely and cost-effective results through expertise and an understanding of client requirements. From Architecture, to Master Plans to Landscaping, Vernekar Associates specializes in a host of design offerings allowing clients to be part of the process of shaping their dreams.



A global diversified professional services and investment management company, Colliers operates through three industry-leading platforms – Real Estate Services, Engineering and Investment Management. Their proven business model, an enterprising culture, and a unique partnership philosophy drives growth and value creation. Fueled by visionary leadership, Colliers has consistently delivered approximately 20% compound annual investment returns for shareholders for 30 years.

Redefining sports and recreation in Bangalore, TurfPark offers expansive, well-maintained turf fields for a variety of sports for both casual and professional sportspersons. Present across 5 accessible locations in Bangalore, TurfPark, offers the highest standards of sporting action for people of all ages who seek to lead a fit and happy life.



Flow Realty is one of South India's largest Sales & Marketing Outsourcing Partners for residential real estate. A steadfast partner to leading developers, Flow Realty helps real estate majors make their mark on Bengaluru's skyline. Founded by alumni of IIM, NIT, and NMIMS, the team brings experience from renowned brands such as Lodha, Embassy, Brigade, and Shriram.



DISCLAIMER

This brochure is purely conceptual and not a legal document. The images, illustrations, plans, and specifications contained herein are artistic impressions and are for representational purposes only. The layout plans, unit sizes, project specifications, amenities, facilities, and other details are subject to approval from the relevant statutory authorities and are liable to change without prior notice at the discretion of the Developer. Prospective purchasers are advised to verify all details independently with the Developer before making any purchase decision. The Developer reserves the right to add, delete, or alter any detail, design, or specification as may be deemed appropriate, in accordance with approvals, availability of material, or to comply with applicable laws. Amenities and features shown or described are proposed, and their delivery will be in line with the terms and conditions of the Agreement for Sale. This brochure is intended for general information purposes only and does not form part of any agreement or legal binding. Customers are requested to refer to the Agreement for Sale for definitive details regarding the project, units, and terms of purchase.

A project by Sipani Properties Private Limited

Sipani City, Sy No. 24/6, 22/2 & 21 Madappanahalli Village, Sarjapura, Ankal Taluk, Bengaluru

Regd Address: First, No.439, 18th Main 6th Block, Koramangala, Bengaluru, Karnataka-560095

RERA: PRM/KA/RERA/1251/308/PR/171025/008179

