

AN IDEAL APARTMENT FOR SENIOR CITIZENS



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Services offered for: Catering, Nursing, Ambulance, Gym, Jacuzzi, Sauna, Library, Guest Rooms, Snooker, Indoor Games, Business Centre, Utility Store, Shuttle Services, Laundry, Housekeeping, etc., provided by JF Marketing, A SISTER CONCERN OF JAIN FARMS PVT LTD.

This brochure is conceptual and not a legal offer and gives only a bird's eye view of the project. The content in this brochure and the enclosed inserts, including the building plan, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan etc are tentative and are merely indicative in nature and are subject to variations and modifications at sole discretion of competent, statutory authorities or the company.

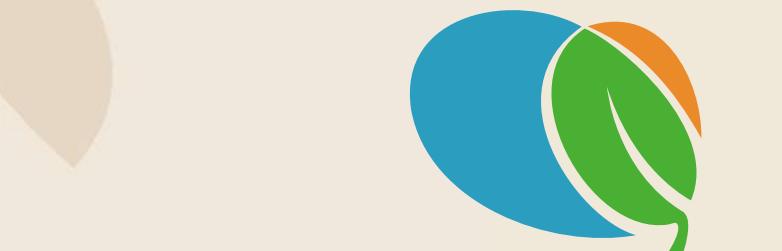
Project Approved by town and
country planning, Approval No.DTCP
126/2010, Chennai.

Architects: M/s.Udaya Associates
Legal Advisor: Mr.N.S.Vidhya Baskar
Auditor: Bhandari, Pincha & Surana
Bankers: ING Vysya Bank Ltd.
Karnataka Bank Ltd.

Project approved for finance by:



and other leading finance institutions
Finance to purchaser at the sole
discretion of the banks.



Where aging is fun

Jain Farms™

SukhShanthi

A P A R T M E N T S

Where aging is fun



Now, live a full, worry-free life in your retirement years.

Presenting Sukhshanthi Apartments, from and located in Jain Farms.

Sukhshanthi is more than just an apartment for the senior citizen. It is a premier lifestyle option that makes aging a positive privilege.

Situated just 44 kms from Bangalore, with the same beautiful weather, Sukhshanthi is the best place to live for senior citizens. At Sukhshanthi, you'll find all the amenities which are required for Senior Citizens.

Come alive in your golden years at Sukhshanthi.

Live life the way you always wanted



You've always yearned for this day - to live life on your terms. Now, finally, that day is here. The 9 to 5 routine no longer has you chained. The call of duty has finally stopped ringing. The kids have flown the nest and have a life of their own. Life stretches ahead in a myriad colored tapestry waiting for you to explore..leisurely... lingeringly..at your own pace.

The time is ripe to let go..be free of cares and let your own personal dreams..parked for so many years..to take wings!



Spread across 1.5 green acres at Bagalur off Sarjapur Road, Sukhshanthi is cocooned on the fringes of Jain Farms, the prestigious farmhouse project home to

several of Bangalore's elite. Far from the hustle and bustle of the polluting city, it presents to you a lifestyle that many can only conjure up.

Conceptualized and developed for senior citizens, Sukhshanthi offers you a fantastic opportunity to invest in and own a 600 sft. single bedroom, architect designed apartment, at an unbelievable price. But, the excitement goes way beyond this.

We, like you, believe that retirement is not the end..but the exciting beginning of a wondrous lifestyle. And when shared with like-minded folks, now traversing a path in life not very different from your own, retirement can truly seem like the 'best days of one's life'. If that has set your imagination going..and your hopes soaring... longing for a living space that can make all of this happen..you're just going to have your dream come true. And, best of all, it's surprisingly well within reach too.

At Sukhshanthi you can choose to have all your meals (veg only) lunch and snacks through the day to a sumptuous dinner at night, cooked and served to you, day after day. Now isn't that a luxury that you'll truly prize? Of course, you can also cook as you please in your very own home, on occasion and when the mood takes you.

Recreational facilities at Sukhshanthi include a full-fledged entertainment facility equipped with a home theatre, card table, snooker and facilities for indoor sports, like chess and carom, to keep you agile and fit both mentally and physically. The yoga and religious convention hall take care of those quieter moments. You can use Sukhshanthi's well-appointed guest rooms when your friends and family join you in for the fun times.

In addition, all residents of Sukhshanthi have complimentary access to the host of recreational facilities available at the Jain Farms Club House.

Sukhshanthi also has medical facilities to accommodate regular health checks, basic first aid and emergency needs. The nursing room is also equipped with ambulance service, for more critical occasions. Tie-ups with reputed healthcare facilities in the neighborhood ensure preferential and priority treatment, in case of an eventuality. Good reason to rest easy.





Live life with all the conveniences



The facilities and amenities at Sukhshanthi include:

- A hygienically run kitchen for delicious vegetarian meals
- Well-equipped nursing room with ambulance service
- Doctor on call
- Tie-ups with top-class hospitals in the vicinity
- Guest rooms
- Gym custom-tailored for the senior citizens
- Jacuzzi & Sauna
- Library
- Intercoms in every apartment
- Round-the-clock security
- Compound wall, grills & gates
- Lift service
- 24 hr. generator back-up for power
- Snooker, TT, Carrom, Chess
- Access to Jain Farms Country Club
- Yoga cum meditation facilities
- Landscaped garden and children park

Additional facilities at nominal charges:

- Housekeeping services
- Shuttle service to the city
- Legal services, such as guidance to make wills and testaments
- Interior decoration & advisory services
- Laundry services
- Business centre
- Utility store
- Wi-fi connection

Live life with absolute freedom

Enjoy absolute freedom at Jain Farms

- Freedom to participate in programmes as you please. No rules and regulations to be followed.
- Freedom to cook your own food.
- Freedom of absolute ownership.
- Freedom of immediate booking.
- Freedom to invite guests & children to stay with you.
- Freedom of modern recreational facilities.
- Freedom to keep in touch with day to day life around you.
- Freedom to utilise various Jain Farms' resorts for holidays.

Don't be stifled at traditional homes for the aged

- Rules and regulations to be followed
- Food provided as per menu
- No ownership
- You have to wait for your turn, sometimes more than 5 years
- Most old age homes do not permit others to stay on premises
- No facilities for recreation
- Completely cut off from the society
- No such benefits



SukhShanthi
APARTMENTS
Where aging is fun





Live life in cosy surroundings

All flats are Vastu compliant

Live life in a tailor-made environment

A) Take a look at the specifications that go into your apartment

STRUCTURE:

- All elements of structure are designed for **Earthquake resistant compliance to SEISMIC ZONE II with concrete block masonry.**

FLOORING:

- Vitrified flooring in living, dining room, bedroom and kitchen.
- Ceramic flooring in staircase, corridor and balcony.
- Rough finish Sadarhalli in toilets.

PAINTS:

- Emulsion for all internal walls (Tractor or equivalent)
- Weather proof paint for all external walls (ACE or equivalent)
- All doors, window grills, stairs and railing in enamel**

DOORS AND WINDOWS:

- Teakwood frame for main door with flush door.
- Internal doors of Sal wood frame with flush door.
- UPVC sliding windows with plain glass, safety grill and mosquito mesh.



BATHROOM:

- Glazed tiles dado up to 7 ft height.
- UPVC ventilators with fixed glass louvers and provisions for exhaust fan.

KITCHEN:

- Highly polished 19 mm granite platform with stainless steel single bowl sink.
- 2 ft high glazed tile dado above platform area.
- Provision for exhaust fan, Chimney & Hob.

ELECTRICAL:

- Copper wiring with Anchor or **equivalent**, **Roma switches and sockets or equivalent**. TV and Telephone points in living and bedroom, for safety, one earth leakage circuit breaker (ELCB) in every apartment. One miniature circuit breaker (MCB) for each circuit at the main distribution box in every apartment.

GENERATOR:

- Connected for living area one light, one TV Point, one emergency calling bell in individual flat.
- Lift and common areas.

WATER SUPPLY:

- Online **water supply** fed by bore wells with underground sumps and overhead tanks with concealed pipes.

LIFT:

- 8 Passenger Automatic lifts. (OTIS / Johnson / Kone or equivalent

B) Special specification for senior citizens:

- SIDE BARS** in bath room to ensure safety while taking bath
- ROUGH FINISH** sadarhalli granite for toilet floors avoids slipping.
- EMERGENCY BELL** in the corridor, connected by switches inside toilet, bedroom and living room, which once on will be switched off only when a person comes to the rescue.
- LOW LEVEL EMERGENCY BELL** in the bathroom at a height of 1 foot from the ground, which can be easily activated if a person falls down and is not able to get up.
- INTERCOM CONNECTION** in the bathroom for any emergency.
- PUBLIC ADDRESS SYSTEM** in the living room of each flat so that important announcements can be heard, helping avoid frequent visits to check the notice board.
- LIFT** that can carry a stretcher, facilitating easy movement of patient in case of any medical emergency. All apartments are wheel chair accessible. Seating near lifts.

3) An Eco Friendly Project:

We are well aware of our responsibilities towards environment.

- Every apartment has a balcony attached
- Apartment on only side of the corridor
- Effective use of natural lights and ventilation
- Rainwater harvesting
- Sewage treatment plant
- Solar Street lights
- FSI 0.99 %
- 69 % open space

Live life in perfect synchronicity



Live life close to Bangalore



SukhShanti
APARTMENTS

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HOSPITALS

- Agape Nursing Home (Bagalur)
- Dr. Agarwal Eye Hospital (Hosur)
- Ammo Hospital (Hosur)
- Surya Nursing Home (Hosur)
- SBS Hospital (Hosur)
- Narayana Hrudayalaya (Hosur Road)
- St. John's Medical Hospital (Koramangala, Bangalore)

5 kms
15 kms
15 kms
15 kms
15 kms
20 kms
32 kms

RELIGIOUS PLACES

- Shiva Temple, Bagalur
- Ganesh Temple, Bagalur
- Mariyamma Temple, Bagalur
- Lord Venkateshwara Temple, Chikkathirupathi
- Masjid
- Church-Roman Catholic

3 kms
4 kms
3 kms
9 kms
4 kms
3 kms

CITY'S HUBS:

- Electronic City
- Wipro Campus, Sarjapura Road
- Indus International School
- Proposed 400 acres Infosys Campus (Sarjapur)
- Special Economic Zone (SEZ) of Tamilnadu (Hosur)
- Bangalore International Airport (Devarahalli)
- Hosur Railway Station

20 kms
25 kms
14 kms
15 kms
8 kms
85 kms
17 kms

How to get there



Live life with the best in the business

Jain Farms Pvt. Ltd., pioneered the concept of creating farm-houses equipped with modern amenities, co-located with luxurious Country Club facilities, serviced with attentive full-service staff to cater to visitors' every need. We have about 2500 satisfied customers. We have grown to establish an enviable reputation and market share in our field.

Over the years, our early investors have seen quantum appreciation in the value of their farm land. This was while they were basking in the picturesque setting custom-created by renowned horticulturists, architects and landscape artists. Not to mention entertaining family and friends in the beautiful and serene atmosphere that Jain Farms has provided for them, far from the maddening crowd of the city.

To date, Jain Farms has developed farm projects of about 750 acres at Baglur near Bangalore. The distinctive Jain Farms touch of class will spread to more pleasure spots across the country.



For more details, please feel free to contact us at any time. Our courteous personnel will be happy to help you out. Once more, welcome to SukhShanthi. And live it up in your golden years!


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