



BEING  ADARSH







For over twenty five years,  
Adarsh has been providing innumerable  
families stability and shade;  
and a place they can call home.



A full-page background image showing three construction workers in silhouette on a construction site at sunset. The workers are wearing hard hats and high-visibility vests. One worker on the left is carrying a long wooden beam. Another worker in the center is standing with their back to the camera. A third worker on the right is also carrying a beam. The sky is a vibrant orange and yellow with a large, bright sun. The construction site includes rebar and concrete structures.

## BEING **TRUSTED**

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We wish to be known as  
the ideal, trusted leader  
in creating unparalleled,  
exceptional lifestyles.





# IT'S NOT HARD TO MAKE DECISIONS ONCE YOU KNOW WHAT YOUR VALUES ARE.

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## Vision

*To be known as the creator of unprecedented superior lifestyles*

We are building, brick by brick, a future of architectural excellence. Providing secure, eco-friendly and self-sufficient lifestyles to families has always been our goal.

We aim to develop prime pockets of land to build exemplary properties that set benchmarks in quality. Most of our apartments, villas and other projects are Vaastu compliant. All projects are meticulously planned and executed, earning a niche for themselves in a competitive market.

## Mission

*Imagine, Innovate, Implement*

Our core ideology of providing refined sanctuaries of living has been the driving force of our mission to acquire a distinguished position in the world.

Our differentiation is based on our ability to innovate, based on a customer-centric approach. We ensure that our clients get international standard quality and amenities in a natural, eco-friendly environment.



# LEAVING OUR MARK

1988

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Mr. BM Jayeshankar and Mr. BM Karunesh founded and formed Adarsh Group

1996

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Adarsh Palace was built - one of the first residential properties in Bangalore to offer a clubhouse and landscaped open spaces

1990

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Built Adarsh Manor, the company's first Apartment building project

1998

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Commenced development of the first ever premium gated villa community, Adarsh Palm Meadows

2004

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Opened Adarsh Palm Meadows Club with guest rooms - first step into hospitality.

2005

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Commenced development of a Township with villas, residences and offices - Adarsh Palm Retreat

2007

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Forayed into Luxury Hospitality by signing up to build two Shangri-La Hotels in Bangalore

2010

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Our Hospitality venture continued with the opening of Business hotel, Adarsh Hamilton

2013

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Won the Credai Award for "Best Villas & Row Houses" - Adarsh Palm Retreat

2015

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Luxury hotel Shangri-La, first in Bangalore was completed and inaugurated

# OUR CORE MEMBERS



Mr. BM Jayeshanker

*Chairman and Managing Director*

Since its inception in 1988, Adarsh Group has experienced phenomenal growth under the visionary leadership of BM Jayeshankar. A civil engineering graduate and accomplished management expert, he has a keen eye for design and quality and ensures that each of his projects emerges as a landmark and is appreciated by owners and investors.



Mr. BM Karunesh

*Director*

With complete faith in his brother BM Jayeshankar's knowledge and conviction, Mr. BM Karunesh supported him and together they formed the Adarsh Group in 1988. He has exceptional knowledge in the areas of Revenue, Land acquisitions, Legal & Liasioning and has been a continuing contributor in these areas while being involved in the Company operations.





## BEING **INTEGRATED**

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Building beautiful homes that are nestled in natural surroundings yet a stone's throw away from the hustle-bustle of the city is our dream.



# ADARSH **VILLAS**

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Adarsh has pioneered the Gated Villa concept in India with its Bangalore project Palm Meadows, which has earned various accolades from across the world.







PALM  
MEADOWS

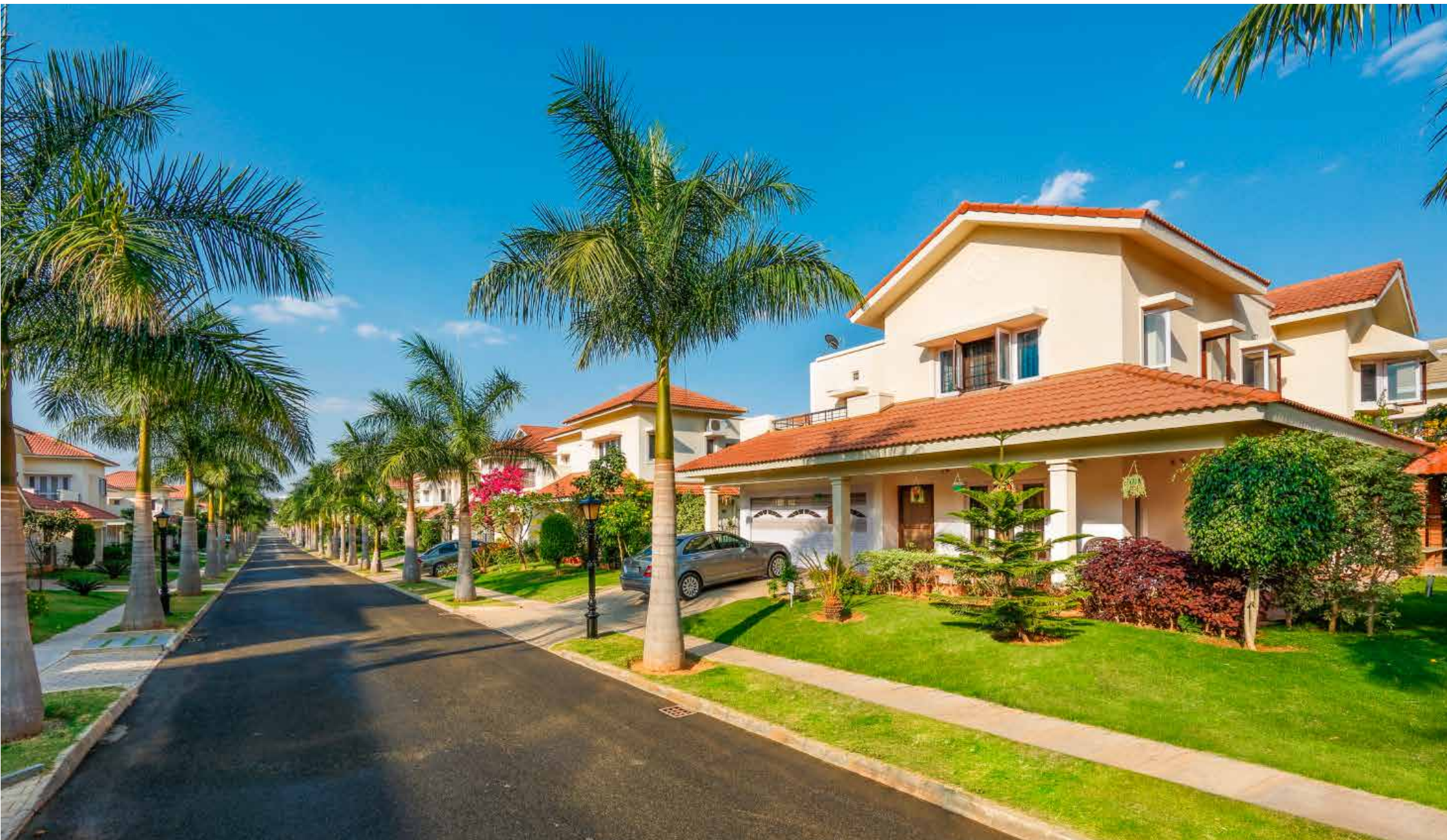
WHITEFIELD

570 Victorian styled villas dot 100 acres of land painting the picture of a utopian world, sitting cozy on the busy Airport Varthur Road of Bangalore. The idyllic greens - 70 percent of green space – surround you with a feeling of peace.

Luxury homes crafted to suit your personal taste in a truly beautiful setting offer a lifestyle that is both exclusive and superior. A state of the art clubhouse nestled in lush green, and world-class amenities complete this exquisite portrait of soulful living.

No. of Villas: 570 | Area: 100 acres





# ADARSH PALM RETREAT

OUTER RING ROAD BEHIND INTEL

A premium gated community comprising of 800 luxury villas and over 2,000 spacious and luxurious Condominiums, the township includes offices, a world-class clubhouse and is in proximity to the best schools and hospitals in the city, making it an abode for a perfect home.

No. of Villas: 800 | Area: 110 acres



# ADARSH VISTA

VIBHUTIPURA

Your getaway awaits you at this 21 acre space you can call home. These 196 plush, exclusive Villas are situated by the lakeside and range from plot sizes of 3000 to 7500 sq ft, offering the experience of a luxurious lifestyle amidst serene surroundings.

No. of Villas: 196 | Area: 27 acres





## ADARSH SERENITY

KANNAMANGALA

A home that offers sanctuary, peace and quiet in the thriving hub of Whitefield. Adarsh Serenity features 179 luxury villas spread over 25 acres of lush space, offering an elegant and relaxed lifestyle, away from the hustle and bustle of city life.

No. of Villas: 179 | Area: 25 acres



## ADARSH PALM ACRES

VIDYANAGAR CROSS

An all-villa project, Adarsh Palm Acres boasts of over 470 villas spread over an expansive 76 acres. With 4 distinct contemporary villa types, an impressive green space built around a lush multi-faceted central park inspired by new york's central park and a sustainability philosophy, the project is set to be yet another landmark villa development.

No. of Villas: 470 | Area: 76 acres





# ADARSH **RESIDENCES**

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Our Residential developments have lead to appreciation and recognition. Over the years Adarsh has successfully delivered projects under the Residential umbrella, with offerings largely in the Apartment, Condominium and Villa space.





# ADARSH PALACE

One of the first few Premium condominiums in Bangalore to introduce a full-fledged clubhouse with a focus on amenities such as swimming pool, gym, badminton courts, squash courts, and indoor games. Gained country wide acclamation for its landscaping and amenities.

J P NAGAR

No. of Units: 125 | Type: 2BHK & 3BHK

# ADARSH GARDENS

Get the best of both, premium facilities and the experience of living within nature with the apartments at Adarsh Gardens. The project offers amenities such as a swimming pool, gym and indoor games and features beautifully landscaped gardens and cobble stoned pathways.

JAYANAGAR

No. of Units: 244 | Type: 2BHK & 3BHK



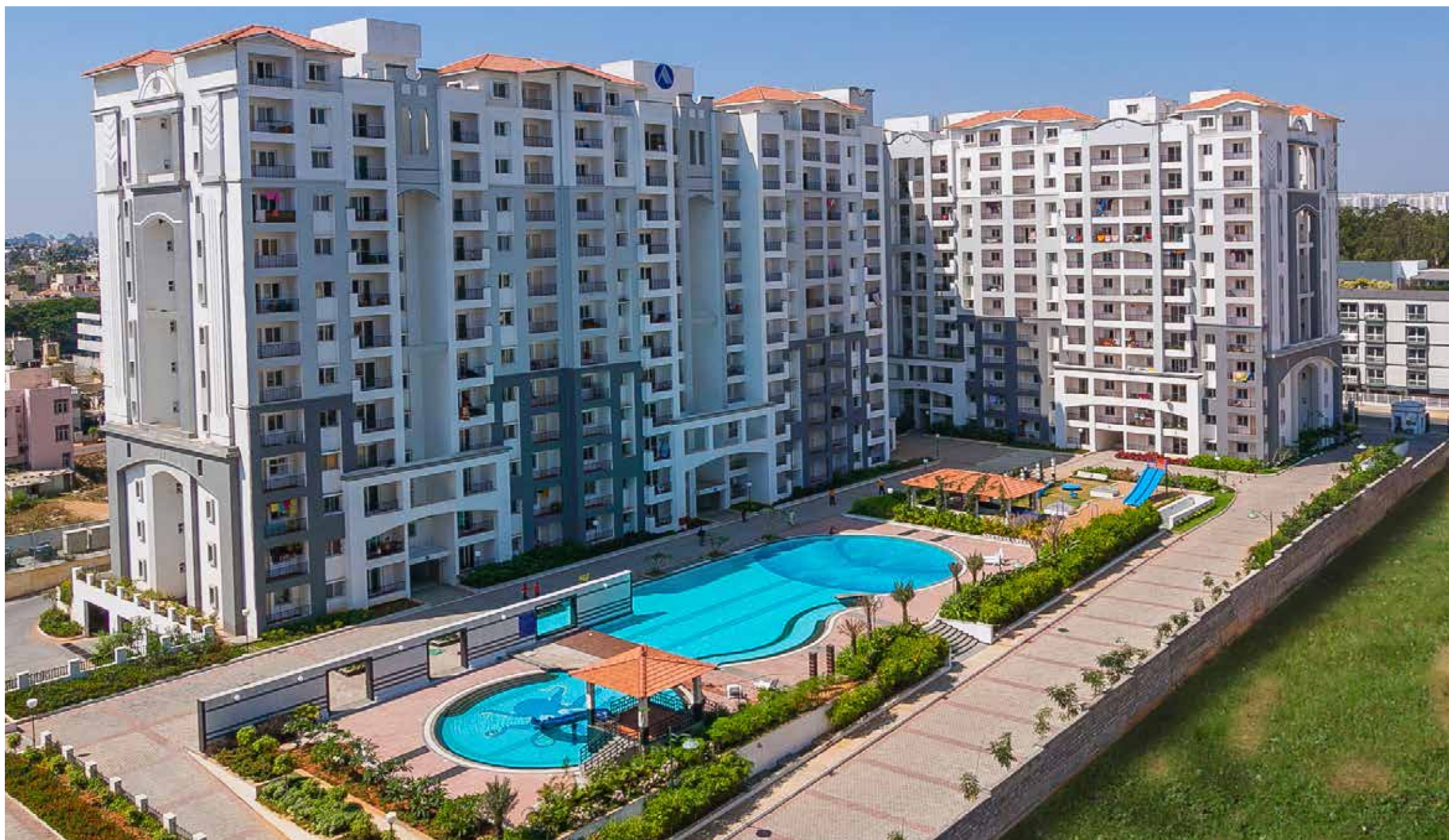


## ADARSH RESIDENCY

JAYANAGAR

Modern apartments and lush greenery, the residence features round-the-clock security with intercom, a community hall and a full-fledged clubhouse with international standard tennis and badminton courts, table tennis, gym, swimming pool and a health club with steam and sauna.

No of Units: 131 | Type: 3BHK flats and 4BHK penthouses



## ADARSH RHYTHM

BANNERGHATTA ROAD

A premium property, Adarsh Rhythm boasts of beautifully designed buildings with a focus on lush green open spaces. Residents have the chance to enjoy the property's clubhouse with international standard badminton courts, swimming pool, and gym.

No. of Units: 316 | Type: 2BHK, 3BHK and 4BHK houses





ADARSH  
**PALM RETREAT**  
CONDOMINIUMS

OUTER RING ROAD BEHIND INTEL

Designed with attention to detail, the condominiums are luxurious and appointed with premium amenities and beautiful landscaping. The separate clubhouse offers residents the chance to enjoy amenities including tennis, squash, badminton courts and a plush kids' play area.



With amenities and a landscaping that compliment the space outside, these condominiums are not only comfortable but also ideal to meet the demands of the discerning homeowners, who will settle for nothing but the best.

No. of Units: 2000 | Type: 2BHK, 3BHK & 4BHK + Penthouses





## ADARSH PALM RETREAT LAKEFRONT

OUTER RING ROAD BEHIND INTEL

Another feature of the bustling APR development, the apartments overlook a scenic lake, as the name suggests. With unit sizes that suit varied needs and types, the homes are the answer to those looking for a modern space that meets the requirements of pricing, size and location.

Type: 2BHK, 3BHK & 4 BHK



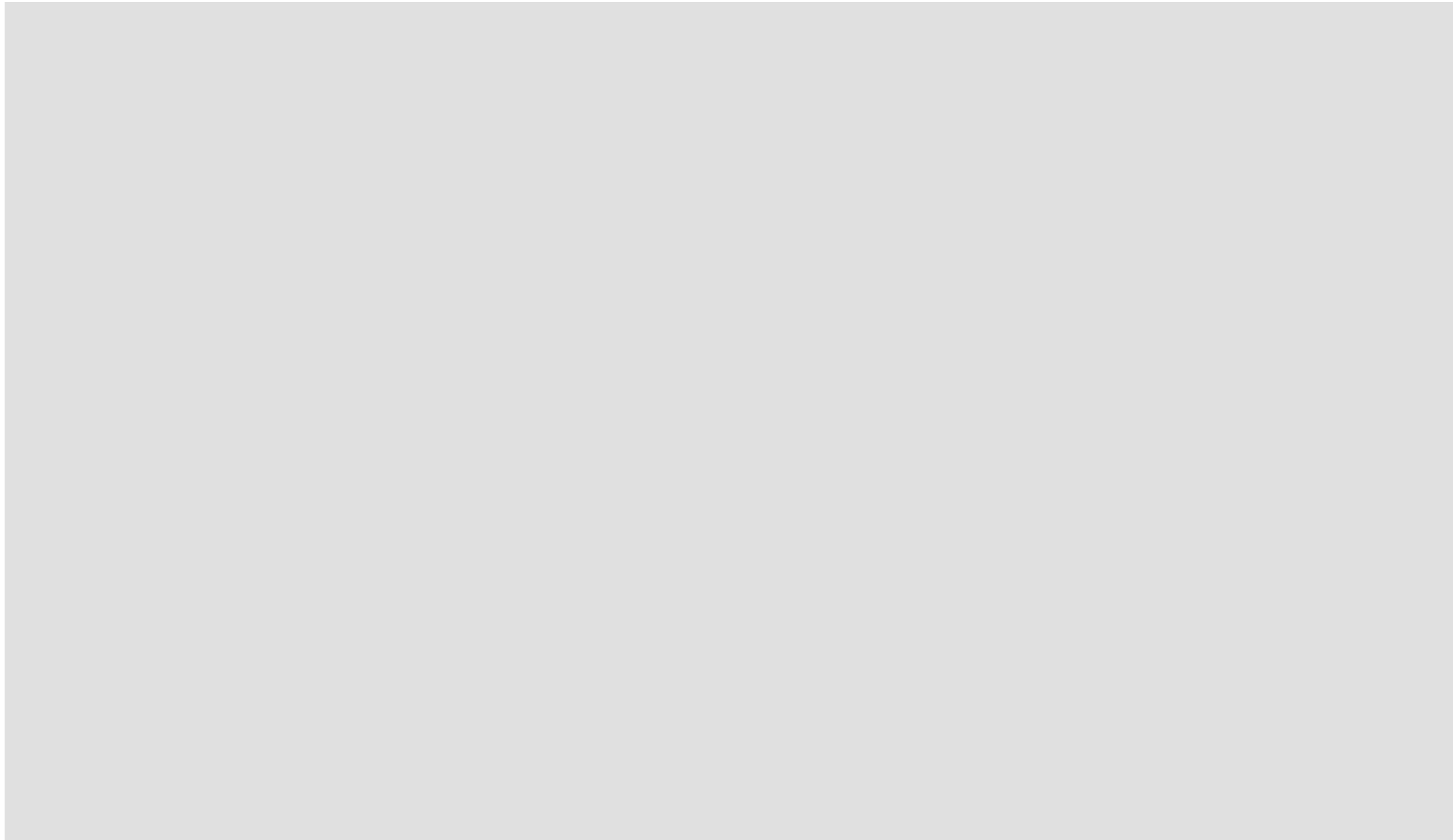
## ADARSH LAKE RESERVA

JP NAGAR

A premium residence with two, three and four bedroom apartments, Lake Reserva comprises of two high-rise towers with four independent apartment blocks. With a view of the Puttenahalli lake and the nearby forest, one can be amidst nature and still enjoy access to the city.

Type: 2BHK, 3BHK & 4BHK





# ADARSH J. P. NAGAR

J. P. NAGAR

Standing tall at 170m, this is the tallest residential tower in Bangalore, offering unobstructed views of Bangalore’s Sarakki Lake and Arekere Reserve Forest in the distance at any level. Three pockets of space are cut out for sky gardens, creating open spaces for the amazing views.

No. of Units: 64 | Type: 4BHK

# ADARSH PREMIA

BANASHANKARI

Adarsh Premia is designed as a space that pampers all your senses. Ultra-luxurious, the residences offer a life of refined luxury to a select few who understand the nuances of fine living. The homes are understated and well-defined, complemented with life-enhancing amenities.

Type: 3BHK & 4BHK



A wide-angle photograph of a modern, high-end hotel room. On the left, a large bed with a tufted headboard and white linens is partially visible. In the center, a desk with a wooden frame and a leather office chair is positioned. To the right, a large window offers a panoramic view of a lush green forest and a distant city skyline under a blue sky with scattered clouds. A small round table with fruit and a vase of purple flowers are also visible.

# ADARSH **HOSPITALITY**

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We have ventured into the hospitality business with clear thinking and the right strategy. Adarsh has successfully developed well-planned hotels in the city and even ventured into the luxury hotel segment.





PALM MEADOWS  
**CLUB**

WHITEFIELD

The Luxury Villas at Palm Meadows offer a lifestyle that is both exclusive and superior. This premium township includes a state of the art, 5 star clubhouse nestled in lush green, with world-class amenities to complete this exquisite portrait of soulful living. The clubhouse comes with 78 guest rooms



ADARSH  
**HAMILTON**

OFF RICHMOND ROAD

Our first stand alone hotel is Adarsh Hamilton, which has carved a niche for itself as a high-end business hotel in a short span of time. Close to the heart of the city, with elite surroundings and great connectivity, its location is ideal to mix business with pleasure.

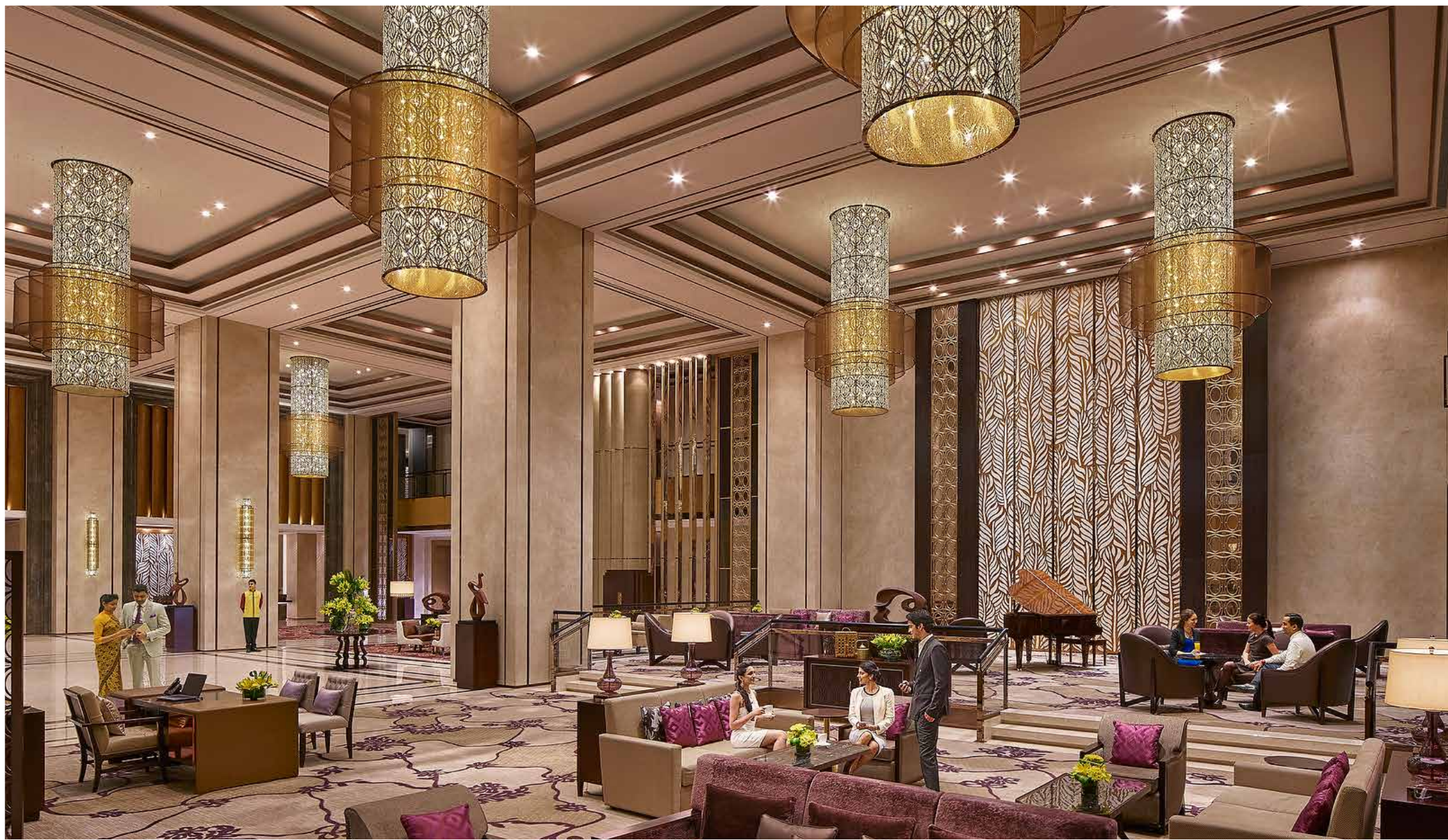




## SHANGRI LA

PALACE ROAD

In 2007, Adarsh Group forayed into luxury hospitality by signing up to build two of the luxury Shangri-La hotels in Bangalore. In 2015, the first Shangri-La in the city was completed and inaugurated, giving the company a major boost in the hospitality sector.



Shangri-La is a 5-star luxury hotel with 397 plush rooms, promising guests one of the most sophisticated and luxurious experiences the city has to offer. Located in the heart of the city, the hotel overlooks the Golf Course and City Palace, creating an aesthetic appeal like no other. Guests can indulge their appetite at any of the hotel's 5 restaurants or relax at the rooftop bar.



A low-angle, upward-looking perspective of several modern skyscrapers with glass facades. The buildings are set against a clear blue sky with some light, wispy clouds. The perspective creates a sense of height and scale. The buildings are primarily blue and grey, with some warmer tones on the left side of the frame.

# ADARSH **COMMERCIALS**

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After making a mark in the residential space the focus shifted to Commercial, and the success story continued with many landmark offerings.





# ADARSH OPUS

RICHMOND ROAD

Adarsh Opus is a retail facility, situated in Central Business District, the heart of the city. It is a well-known choice as a shopper’s destination as it houses the brand Lifestyle, the fashion bigwig.

Area: 80,000 sqft

# ADARSH CRYSTAL

CAMBRIDGE LAYOUT

This commercial offering is ideally suited as a standalone campus / multi-tenanted office space for IT/ITES enterprises. Designed by RSP Architects and with the world-renowned stamp of quality of Adarsh, this is another landmark offering in the CBD.

Area: 48,000 sqft





## ADARSH ECOPLACE

OUTER RING ROAD BEHIND INTEL

Yet another creation by RSP Architects, Adarsh Ecoplace is located amidst IT giants like SAP Manhattan Associates, IGate and Qualcomm. Current occupants include Qualcomm Labs, CEM Solutions, Wissen, Aarbee Structures and SmartPlay.

Area: 2,00,122 sqft



## ADARSH SEZ

OUTER RING ROAD BEHIND INTEL

Located in Adarsh Palm Retreat, the SEZ Master Plan was conceived to be a “Work-Relax-Rejuvenate” environment. It houses major IT companies like Honeywell, KPIT Cummins & Subex Ltd. This SEZ was built by Adarsh but is currently ECOWORLD, owned by RMZ.

Area: 1,500,000 sqft



# FACILITY MANAGEMENT

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## HELP LINE DESK

Receiving and prioritising complaints viz high priority complaints such as electrical short circuit & gas leak; and low priority such as water dripping, door lock, etc



## ELECTRO MECHANICAL SERVICES

Electrical Services, HT/LT, DG Sets, F.P.S, Water Supply, HVAC, LV System, Elevators, Plumbing, and Including Comprehensive AMC for all.



## GROUND AND LANDSCAPING

To improve and maintain the lawn, trees plants etc so as to have an aesthetically pleasing, clean, and harmonious environment for living.



## FIRE SAFETY MANAGEMENT

To keep all fire related equipments in working condition and conduct evacuation drills to ensure all occupants can reach to safety in the event of a fire.



## INTEGRATED PEST MANAGEMENT

This covers comprehensive pest control against mosquitos, ants, termites, fly control, beehive removal, and other bothersome insects.



## CLEANING AND HOUSEKEEPING

House keeping of common areas is taken care of. The services including sweeping, mopping, removal of cobwebs and general cleanliness.



## PREVENTIVE MAINTENANCE OF EQUIPMENTS

To maintain all required equipment properly in order to prevent any breakdown or damage and thereby have minimum down time.



## EMERGENCY PREPAREDNESS

To put together and train a team which is fully prepared to face sudden emergencies such as first aid, fire, and any other threats.



## SECURITY

To check incoming and outgoing vehicles, search workers during entry and exit and ensure no unauthorised entry. To upkeep safety of the property and vehicles.



## EXTERNAL BUILDING MAINTENANCE

This covers maintenance of the building facade, such as External painting, Beehive removal, Cleaning Etc.



## PROCUREMENT OF EQUIPMENTS AND MATERIALS

To place order for pumps and other equipment; spares in case of replacement and order day to day materials required for maintenance.



## MAINTENANCE OF WTP & STP

Routine maintenance of Sewage Treatment Plant and Water Treatment Plant on Daily / Weekly / Monthly / Yearly basis.



## SOLID WASTE MANAGEMENT

In line with the regulations put by the Govt the wastes are segregated according to types like Organic, waste, dry waste, Medicinal waste, E waste, and garden waste.





## BEING **RENOWNED**

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At Adarsh, our philosophy is centered around being trusted by our customer for understanding their needs and developing properties that are unmatched in quality.



WHAT MUST OCCUR  
IS A GREATER  
RECOGNITION BY  
INVESTORS OF  
THEIR INDIVIDUAL  
RESPONSIBILITY.

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WE MAKE LIVING  
BY WHAT WE  
GET, BUT WE  
MAKE A LIFE BY  
WHAT WE GIVE.

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Adarsh Group of Companies has been founded by BM Jayeshankar, Chairman and Managing Director. The company has experienced phenomenal growth under his visionary leadership.

His heart beats not just for the betterment of business for the improvement of the society and the less fortunate. The various CSR activities that he has initiated are a proof of this.

#### **THE VARIOUS CSR ACTIVITIES**

- Through Good Neighbours India - Setting up schools and imparting education to the workers' children at every worksite labour colony
- With the help of Primary health care centres, camps are conducted providing health check-up for children and mothers
- Distributing school equipment to children in the Labour Colony
- A sewage treatment plant has been developed for Devarabisanahalli village
- Through APR Charitable Trust - The aim of the Trust is to improve the lives of the underprivileged through education and empowerment



IN THE NEWS





# AWARDS & ACCOLADES

## 1998

Adarsh Gardens wins accolade for Best Maintenance

## 2013

Credai Award for Real Estate 2013 - “Best Villas & Row Houses” - Adarsh Palm Retreat

## 1998

We receive our next Best Maintenance award for Adarsh Palace

## 2015

Realty Plus Scroll of Honour to our Chairman, for “Luxury contribution in Real Estate” - 2015

## 2010

Contribution Source India 2010 Award for Best Developer in high-end residential properties



**CERTIFIED FOR  
MANAGEMENT  
SYSTEM**



**CERTIFIED FOR  
MANAGEMENT  
SYSTEM**



**CERTIFIED FOR  
MANAGEMENT  
SYSTEM**



**CREDAI AWARD  
FOR REAL ESTATE  
2013**





## THE CUSTOMERS' PERCEPTION IS YOUR REALITY

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In the past 26 years, we have been committed towards planning and executing high-worth projects and striving for constant improvements in terms of quality, planning and amenities in order to provide good value to customers. We have created a niche product which has, time after time, paid off multi-fold.

Not only do our customers get a fulfilling turf that exceeds their expectations of a home, but also commands a higher ROI than any other property in the same parity. This enduring commitment has resulted in a stage where we can proudly state that our properties appreciate up to 1200 % in a time span of just 5-6 years.

An investment with Adarsh Group is an investment that never stops growing.









## ADARSH DEVELOPERS

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A MEMBER OF **CREDAI** BENGALURU