



SOUL OF THE SEASONS

— BY NBR GROUP —

NBR

A stack of five smooth, light-colored stones is balanced on a rocky shore next to a body of water. The stones are arranged in a vertical stack, with the top stone being the smallest and the bottom stone being the largest. The water is calm, and the background is a soft-focus view of a shoreline with more rocks and some greenery.

IMAGINE A PLACE
WHERE LIFE IS
IN HARMONY
WITH NATURE...

WELCOME TO
A LIFE
NURTURED
BY NATURE

We believe every creation must echo the Earth's very heartbeat. Inspired by GAIA's ancient philosophy—the Earth, a living, breathing organism—we embrace life's profound, interwoven dance. Each endeavor, especially our maiden residential development, The Soul of the Seasons, stands as a sacred tribute to this bond. Here, nature's elements converge to shape not merely homes, but sanctuaries where harmonious living breathes.



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The five elements namely, Earth, Water, Fire, Air, and Ether, come together to shape our world, creating a harmonious balance that connects us to life, growth, and endless possibilities.

Their interplay inspires movement, energy, and openness, guiding every moment with a sense of unity and purpose.



INSPIRED BY ETHER

our philosophy is to create open, expansive spaces that foster a sense of freedom and community.





INSPIRED BY — AIR —

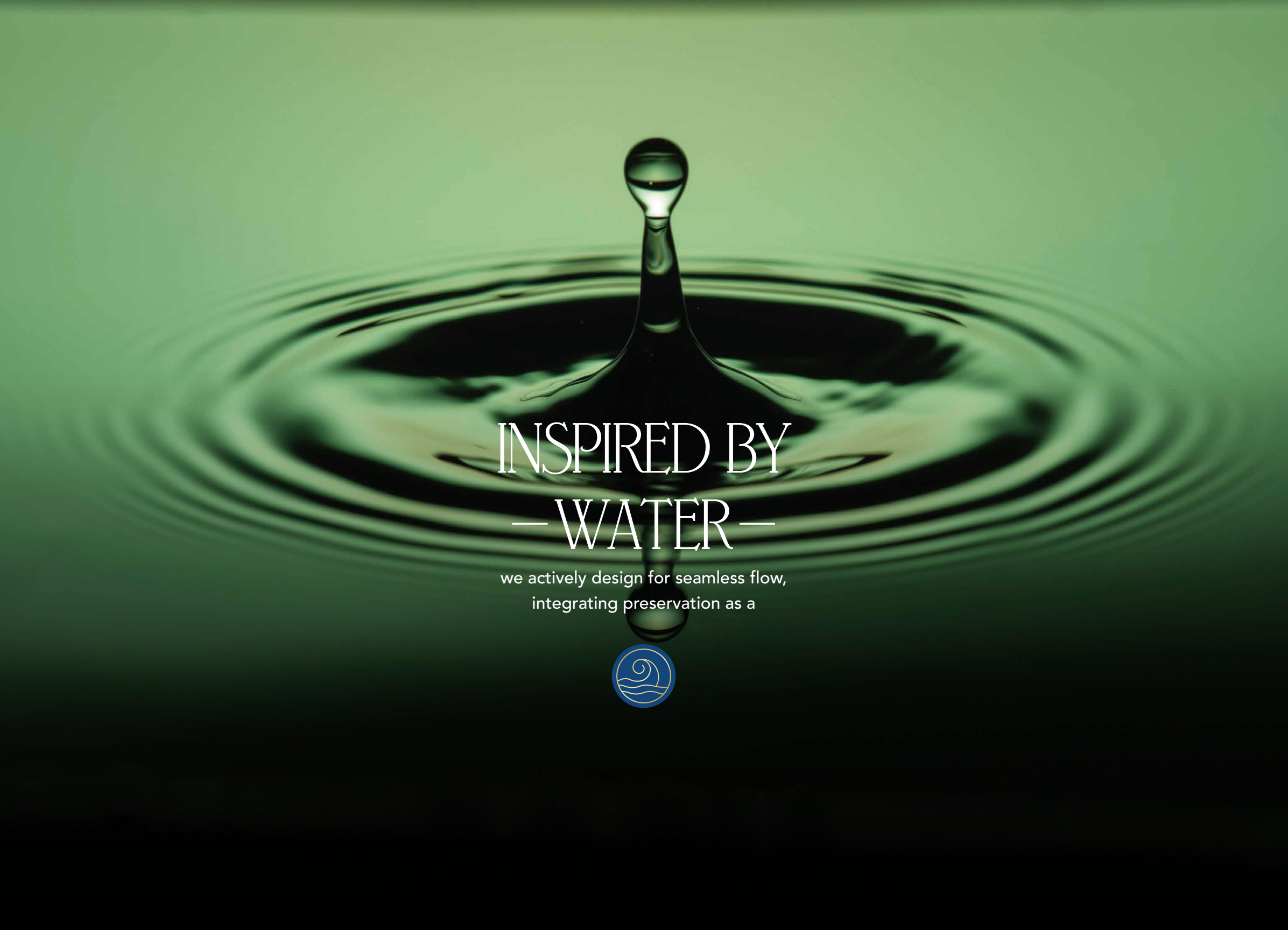
our projects are designed with abundant
natural ventilation and breezy open spaces.



INSPIRED BY — FIRE —

our spaces are designed to foster a vibrant community
where every interaction feels warmer.





INSPIRED BY — WATER —

we actively design for seamless flow,
integrating preservation as a

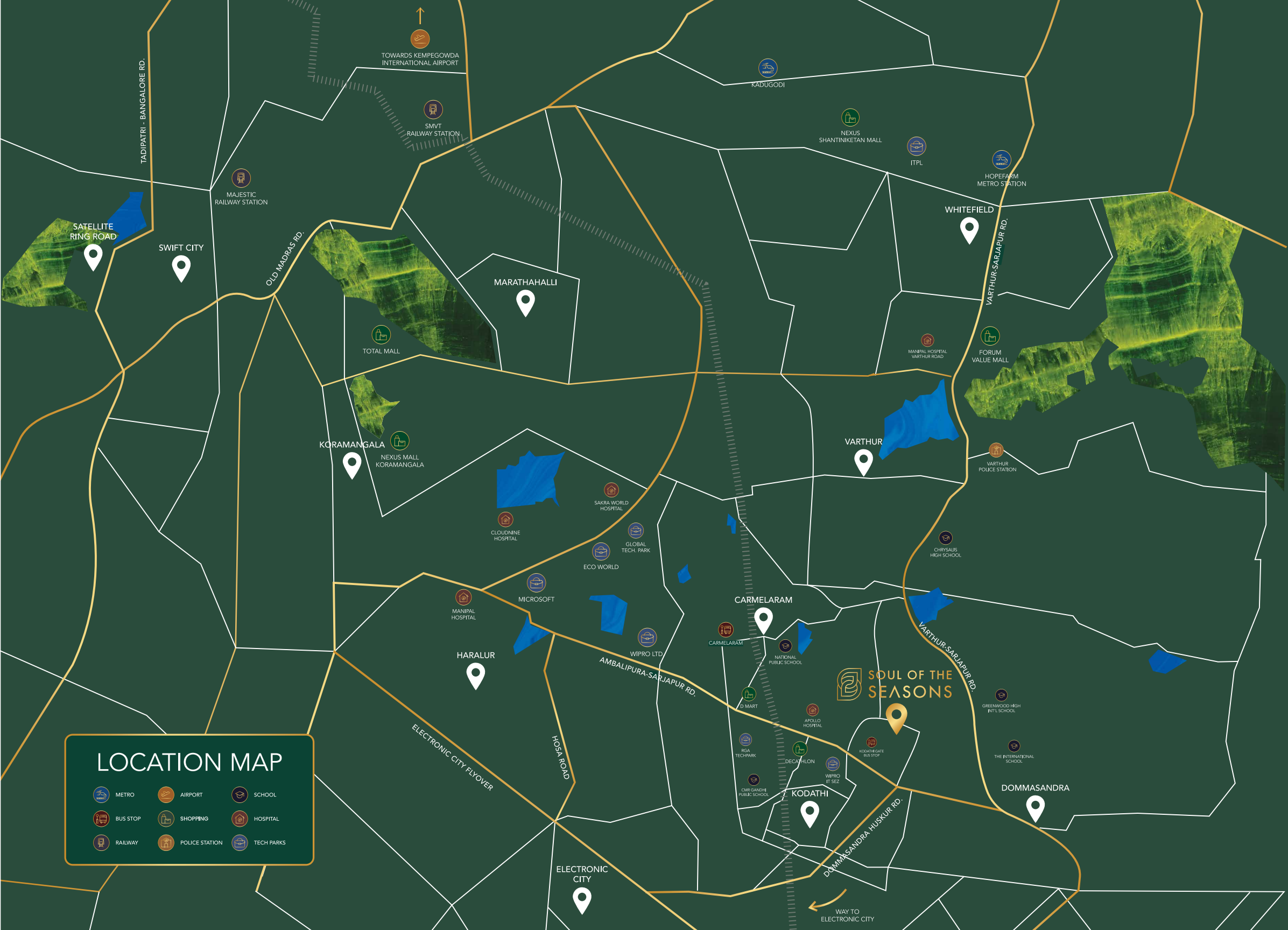


INSPIRED BY — EARTH —

and its grounding energy,
land preservation and restorative features
are a vital part of our project.



A BENGALURU GEM,
EVERGREEN
IN EVERY WAY.



TECH PARKS



HOSPITALS





At NBR Soul of the Seasons, four distinctive towers are named to reflect the timeless beauty of nature's cycles. Each tower embodies a unique season from spring's vibrancy to winter's tranquillity underscoring a design philosophy where modern luxury harmonizes with the natural world.

PROJECT HIGHLIGHTS

TOWERS

4

EXCLUSIVE

3BHK

OPEN SPACES

88 %

LOCATION

SARJAPUR ROAD
GUNJUR

Experience resort-style living across four magnificent towers, each with its own elegant lobby. This design offers a sense of exclusivity and personalized service. The grand clubhouse is the heart of our community a central hub for wellness, recreation, and social connection. It's an extension of your home, perfect for unwinding and connecting with neighbours.

BLOSSOM
Tower - 1
B+G+22

SOLSTICE
Tower - 2
B+G+24

DRIZZLE
Tower - 3
2B+G+25

IVORY
Tower - 4
2B+G+26

THE SEASON'S HEART
CLUBHOUSE
1B+G+2+TERRACE

A HOME IS
THE SACRED
REFUGE OF
MIND, BODY,
AND SPIRIT.



THE INVITING HEART
OF THE HOME.





DEVARA LAKE

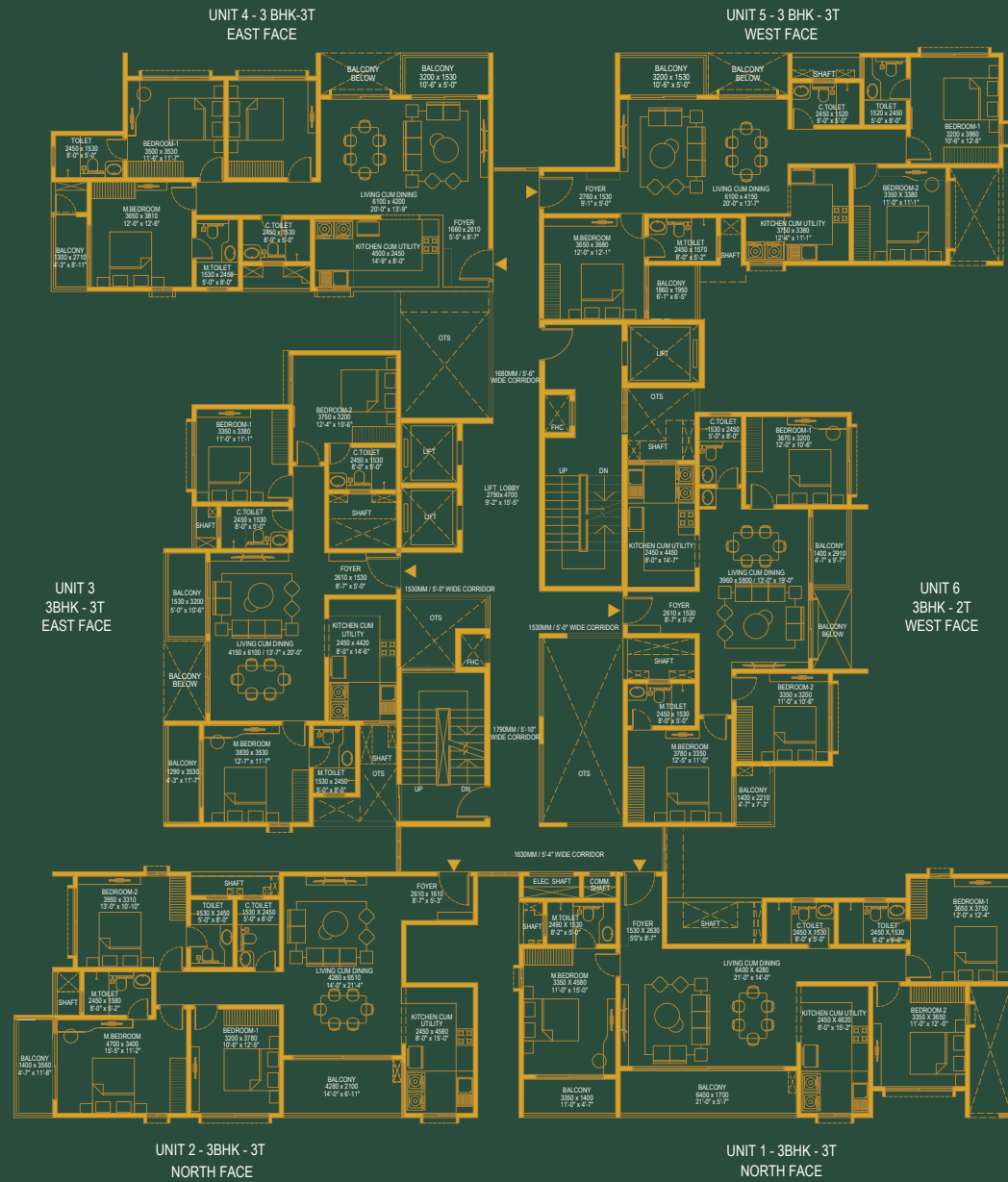


RESORT LIVING

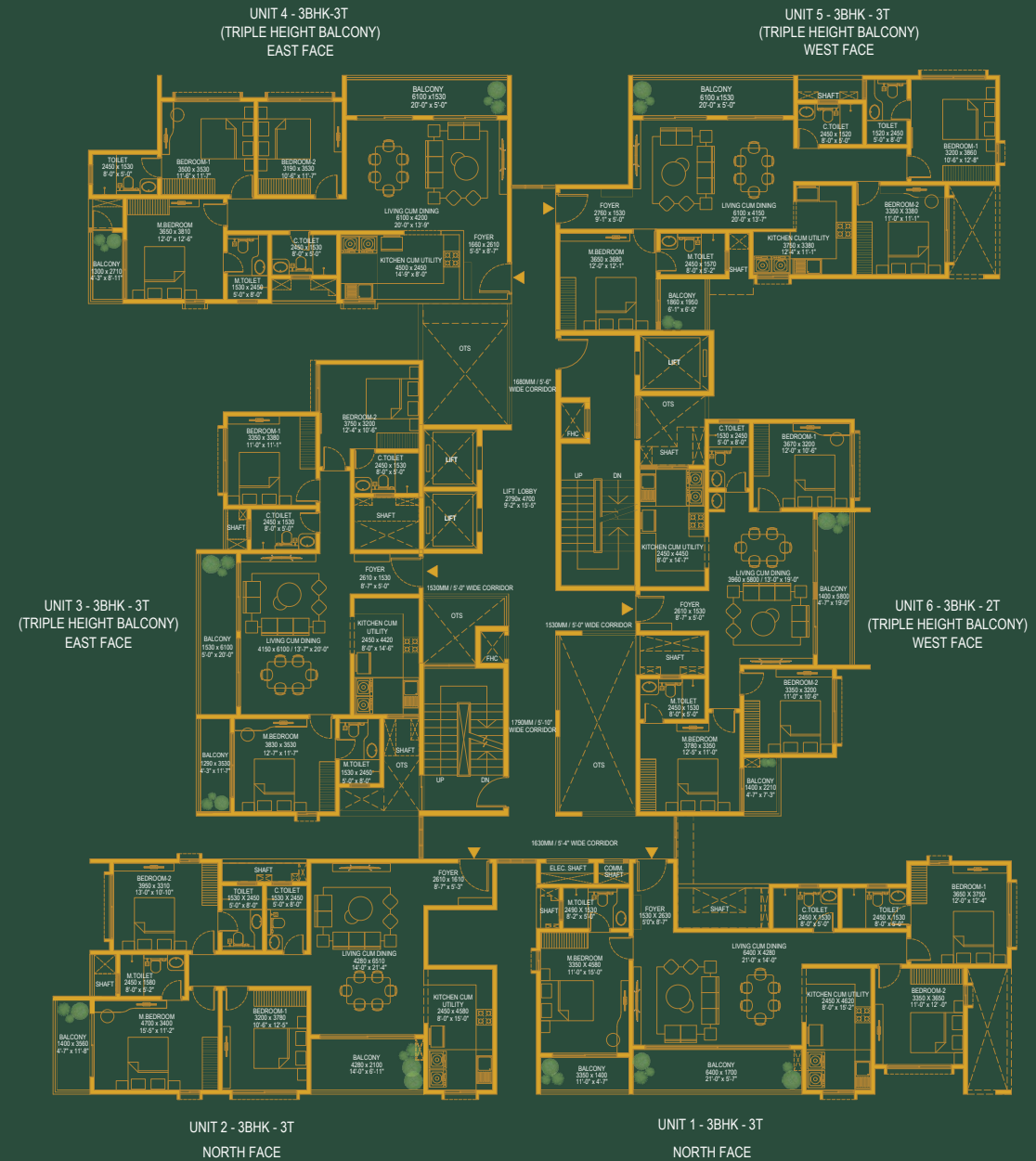
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		28 - SERVICE ENTRY			

TYPICAL - TOWER FLOOR PLAN

TYPICAL - TOWER FLOOR PLAN WITH TRIPLE HEIGHT BALCONY



NORTH



NORTH



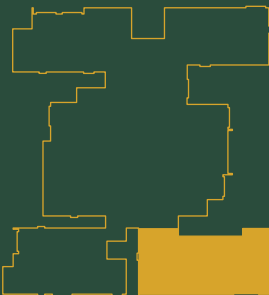
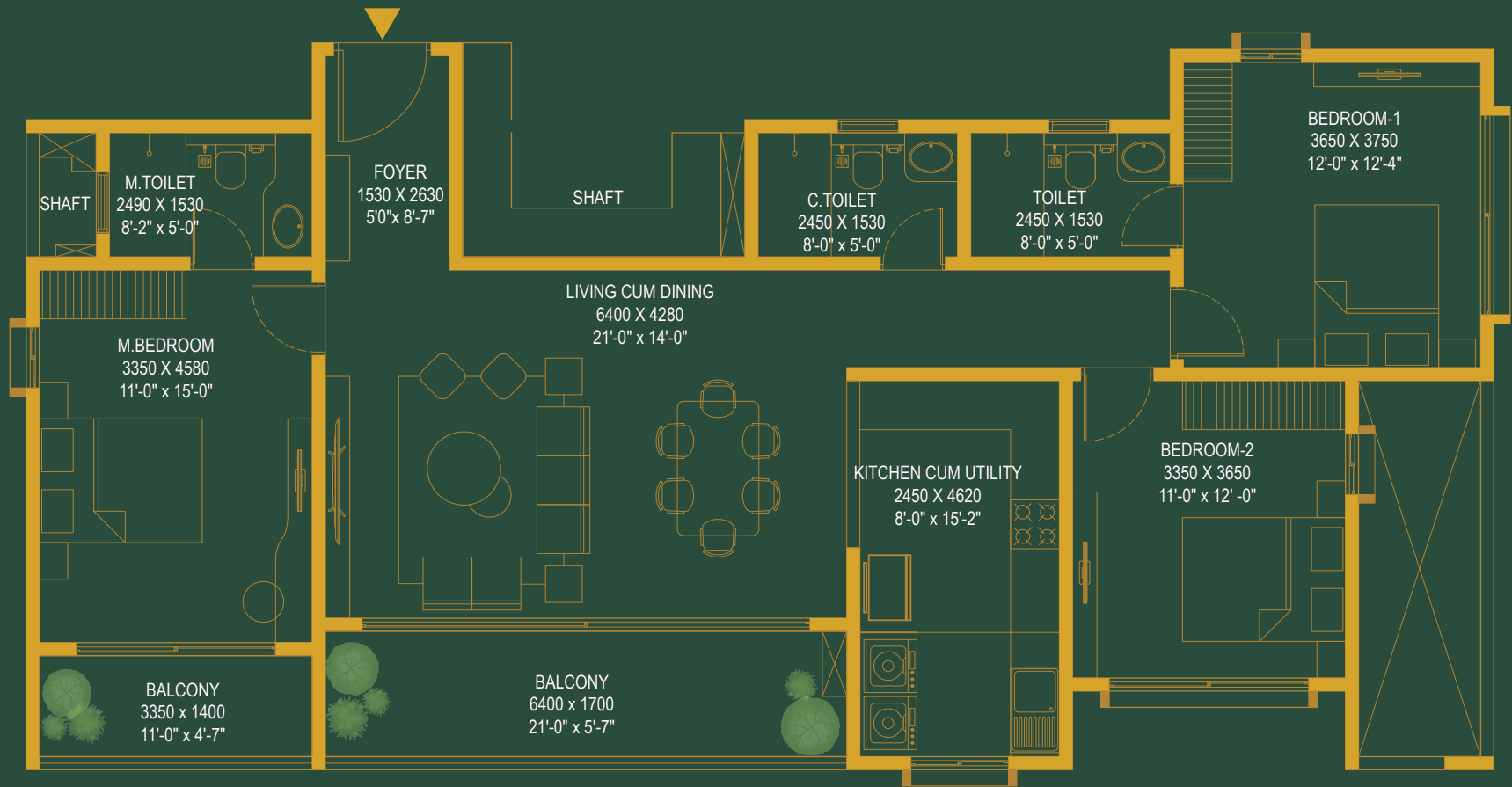
UNIT 1 - 3BHK - 3T

Saleable area
1825 SQFT

Carpet area as per RERA
1128.49 SQFT

Balcony area
167.59 SQFT

NORTH



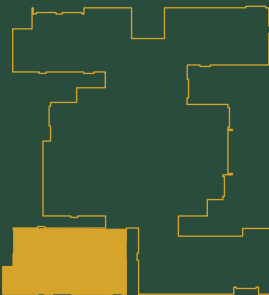
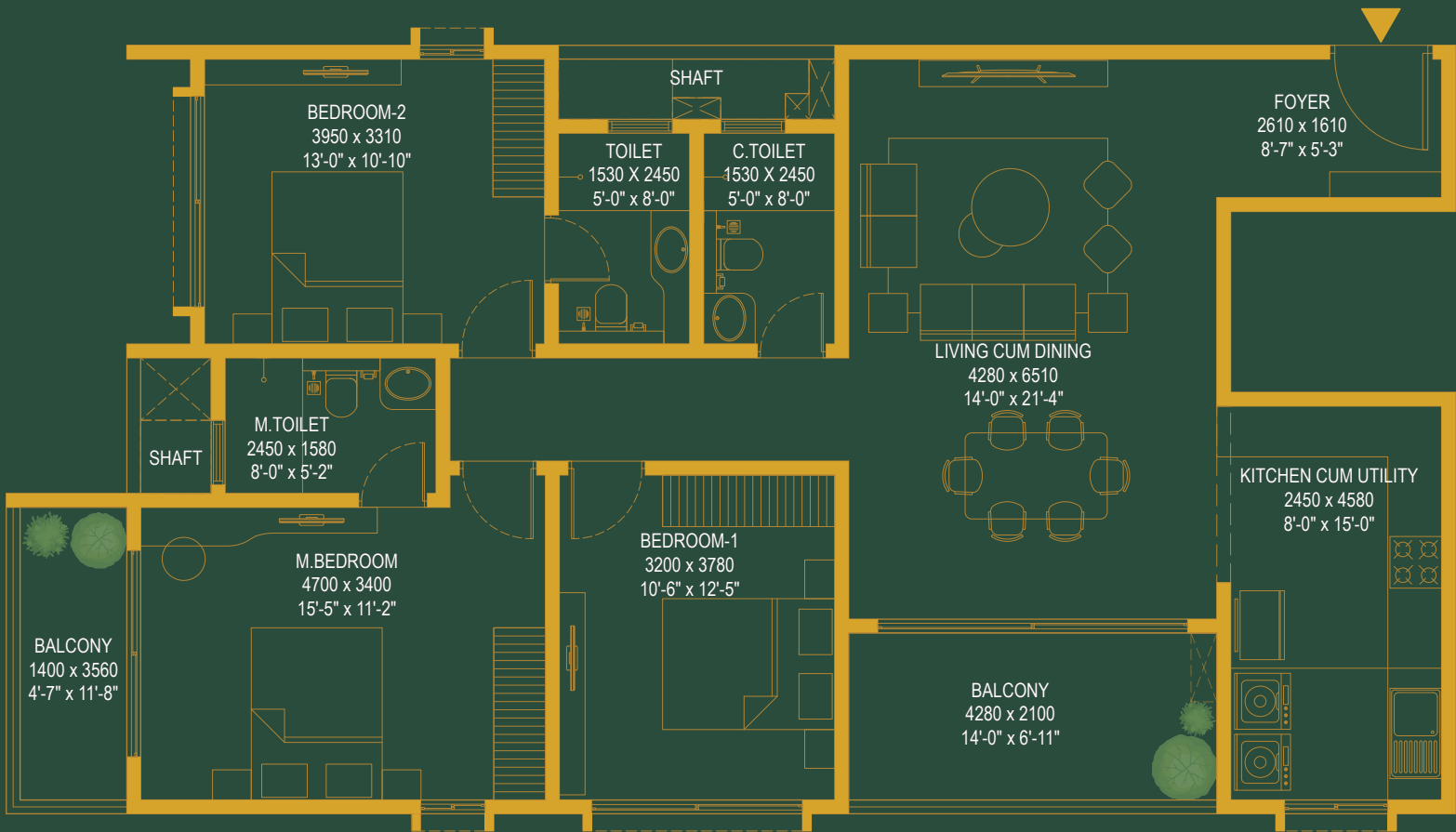
UNIT 2 - 3BHK - 3T

Saleable area
1826 SQFT

Carpet area as per RERA
1148.19 SQFT

Balcony area
150.26 SQFT

NORTH

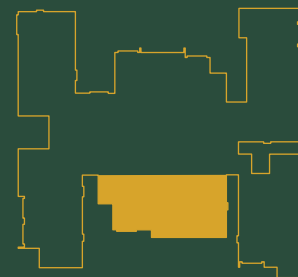
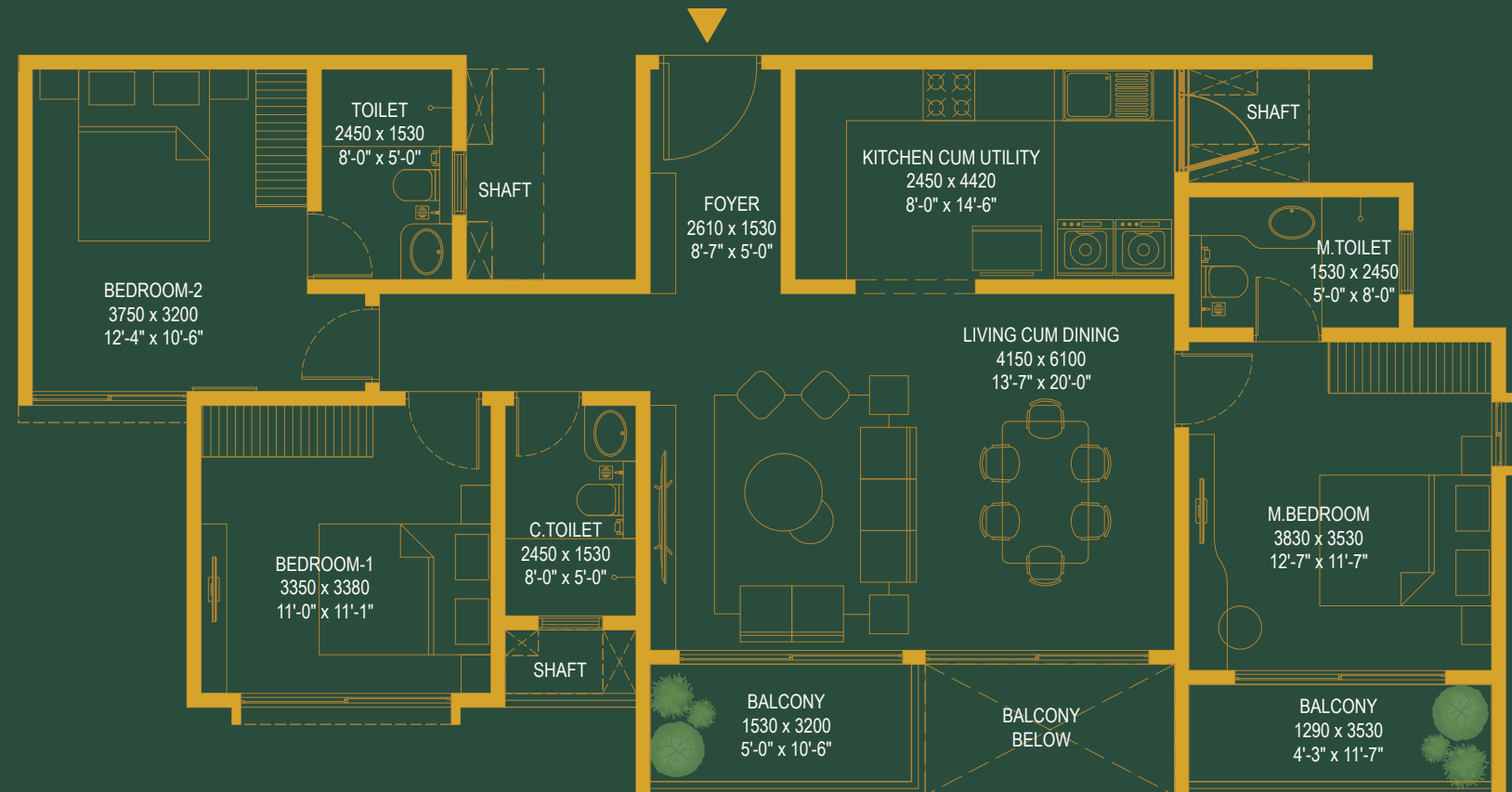


UNIT 3 - 3BHK - 3T

Saleable area
1628 SQFT

Carpet area as per RERA
1047.11 SQFT

Balcony area
101.40 SQFT

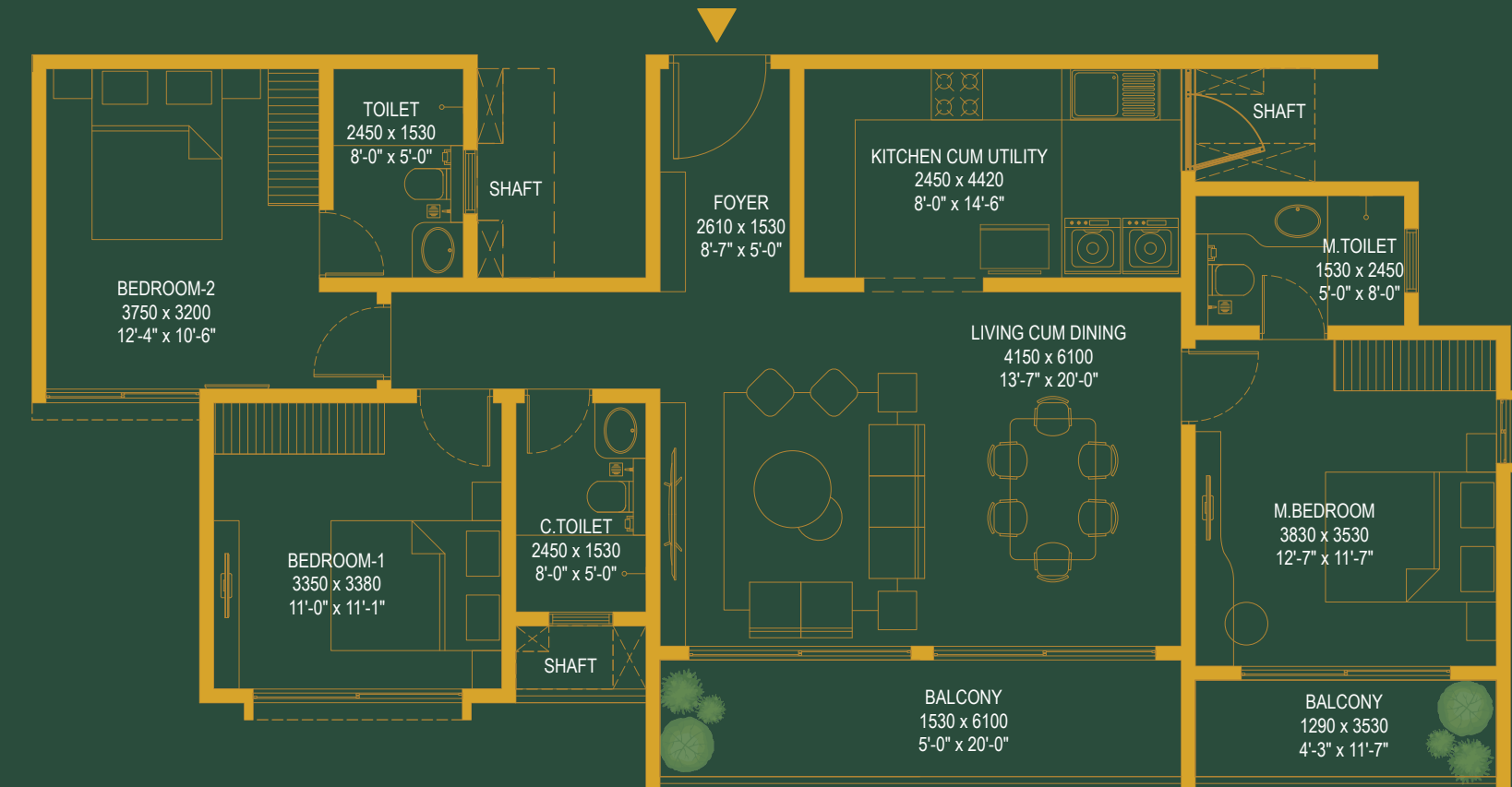


UNIT 3 - 3BHK - 3T WITH TRIPLE HEIGHT BALCONY

Saleable area
1690 SQFT

Carpet area as per RERA
1047.11 SQFT

Balcony area
148.97 SQFT

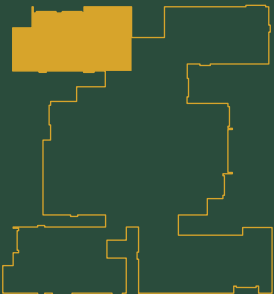
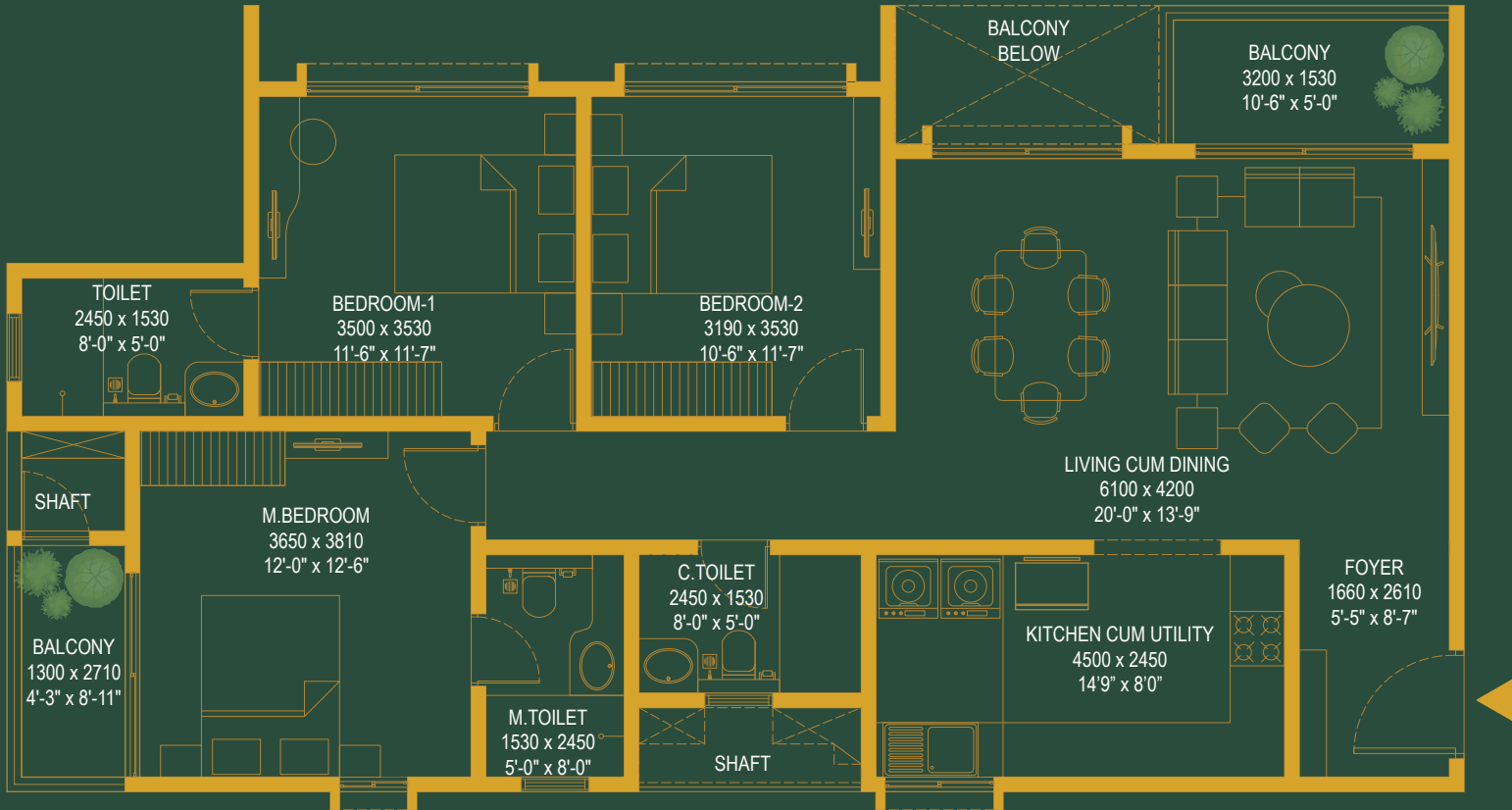


UNIT 4 - 3BHK - 3T

Saleable area
1643 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
90.42 SQFT

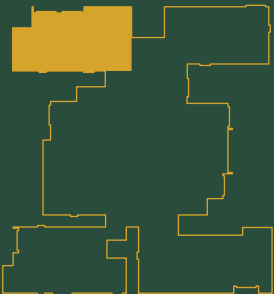
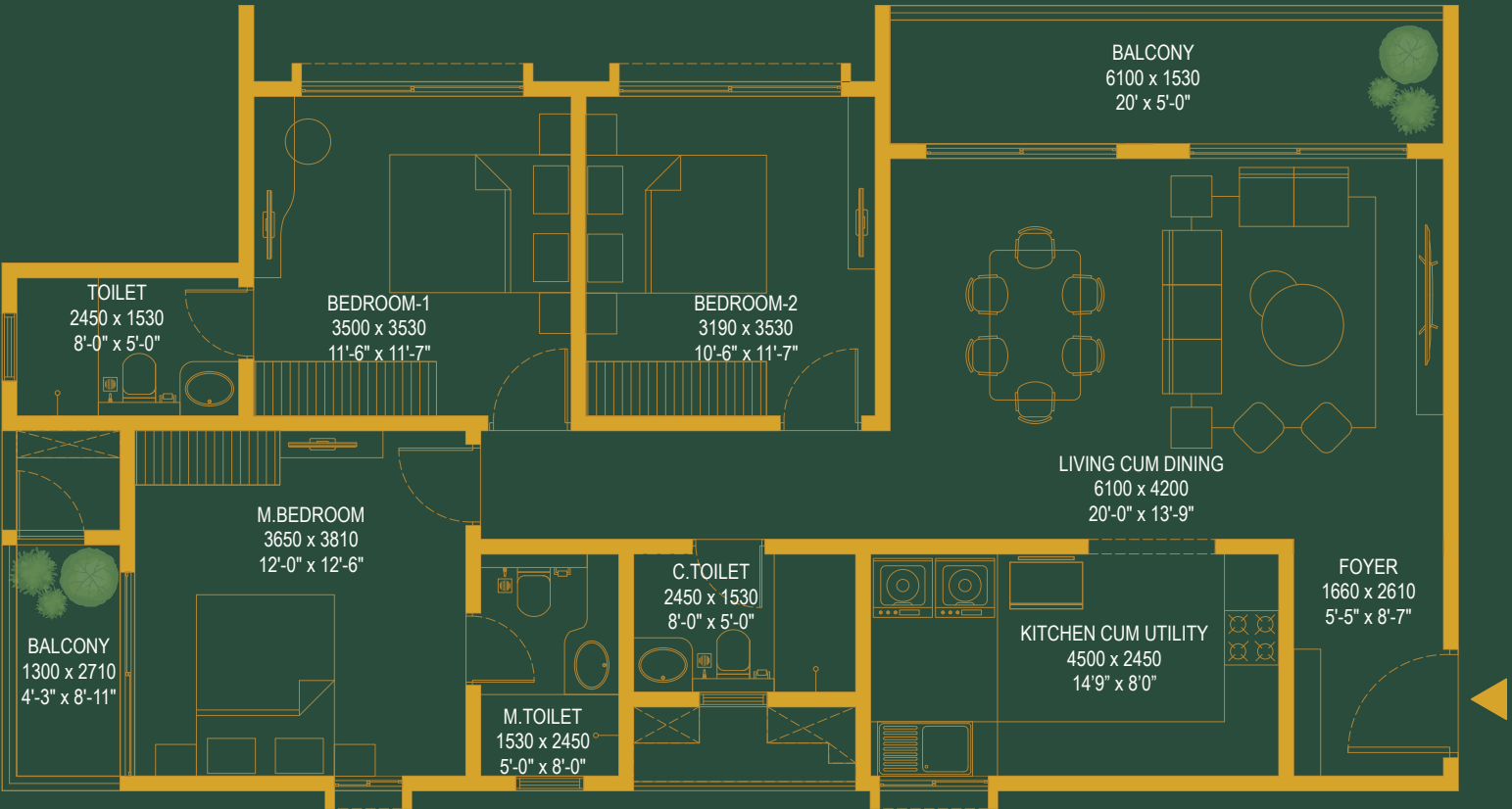


UNIT 4 - 3BHK - 3T WITH TRIPLE HEIGHT BALCONY

Saleable area
1705 SQFT

Carpet area as per RERA
1082.74 SQFT

Balcony area
137.99 SQFT



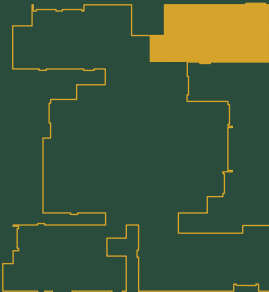
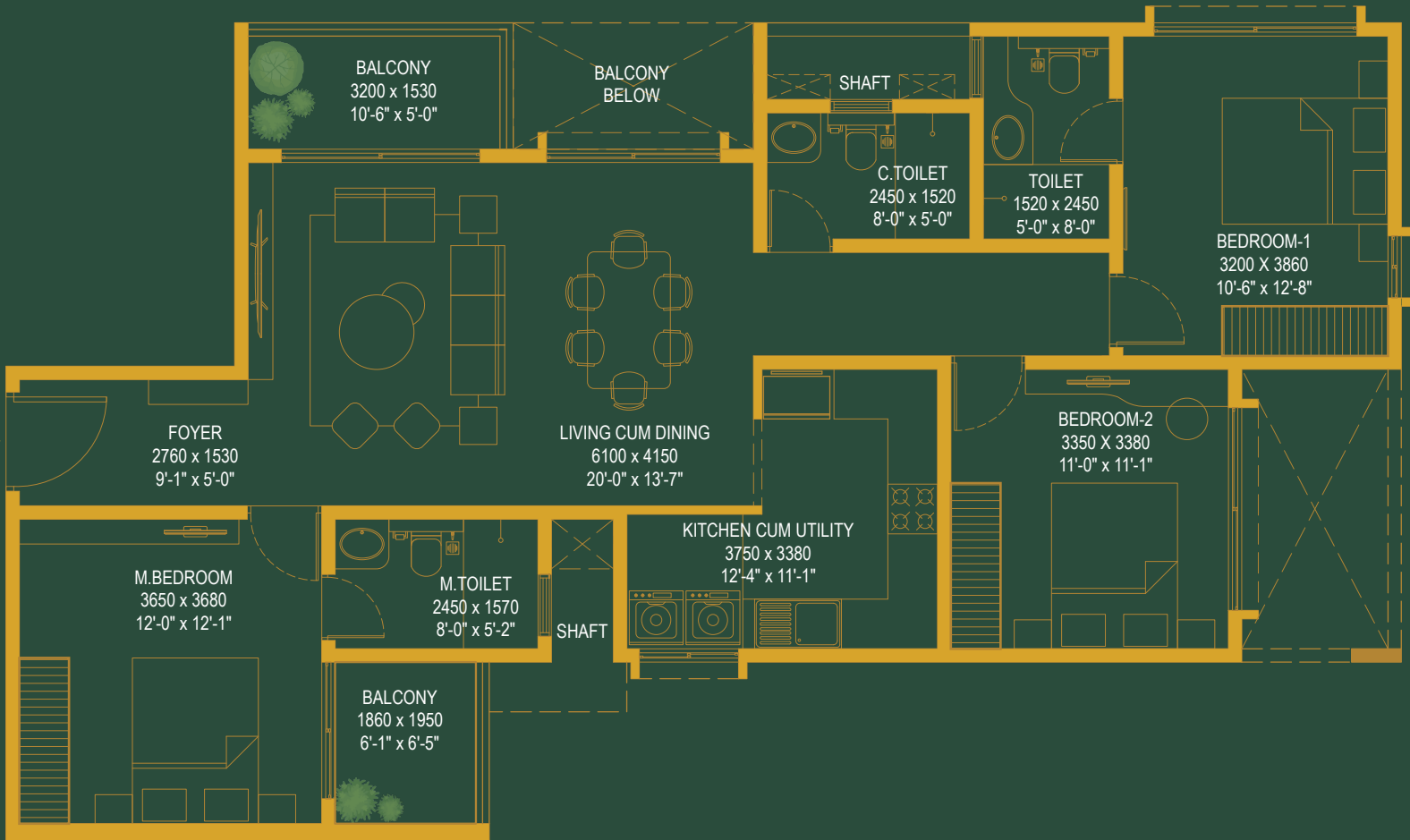
UNIT 5 - 3BHK - 3T

Saleable area
1618 SQFT

Carpet area as per RERA
1052.39 SQFT

Balcony area
91.49 SQFT

NORTH



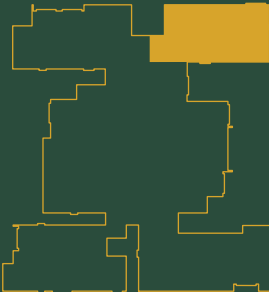
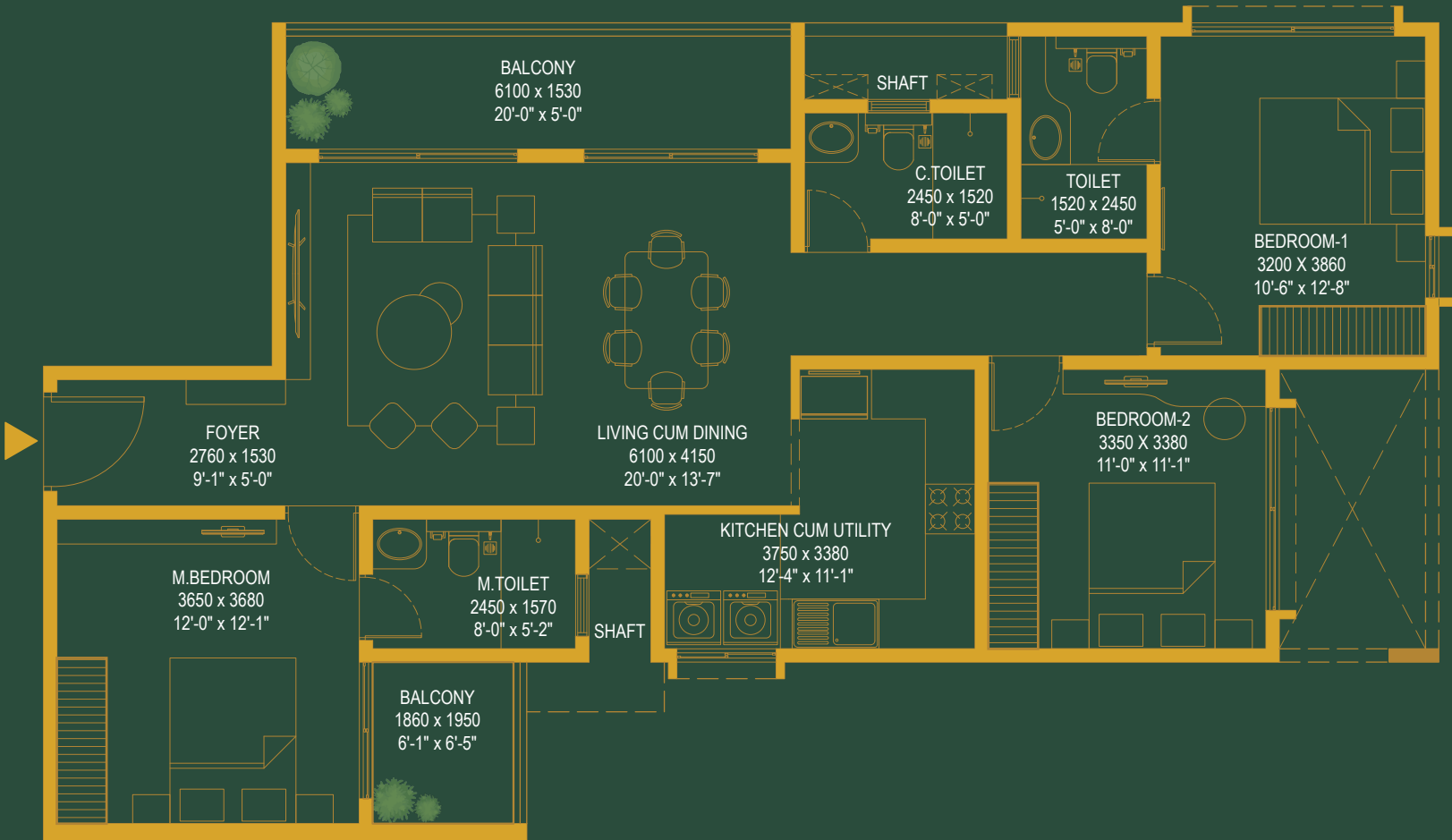
UNIT 5 - 3BHK - 3T WITH TRIPLE HEIGHT BALCONY

Saleable area
1679 SQFT

Carpet area as per RERA
1052.39 SQFT

Balcony area
139.07 SQFT

NORTH

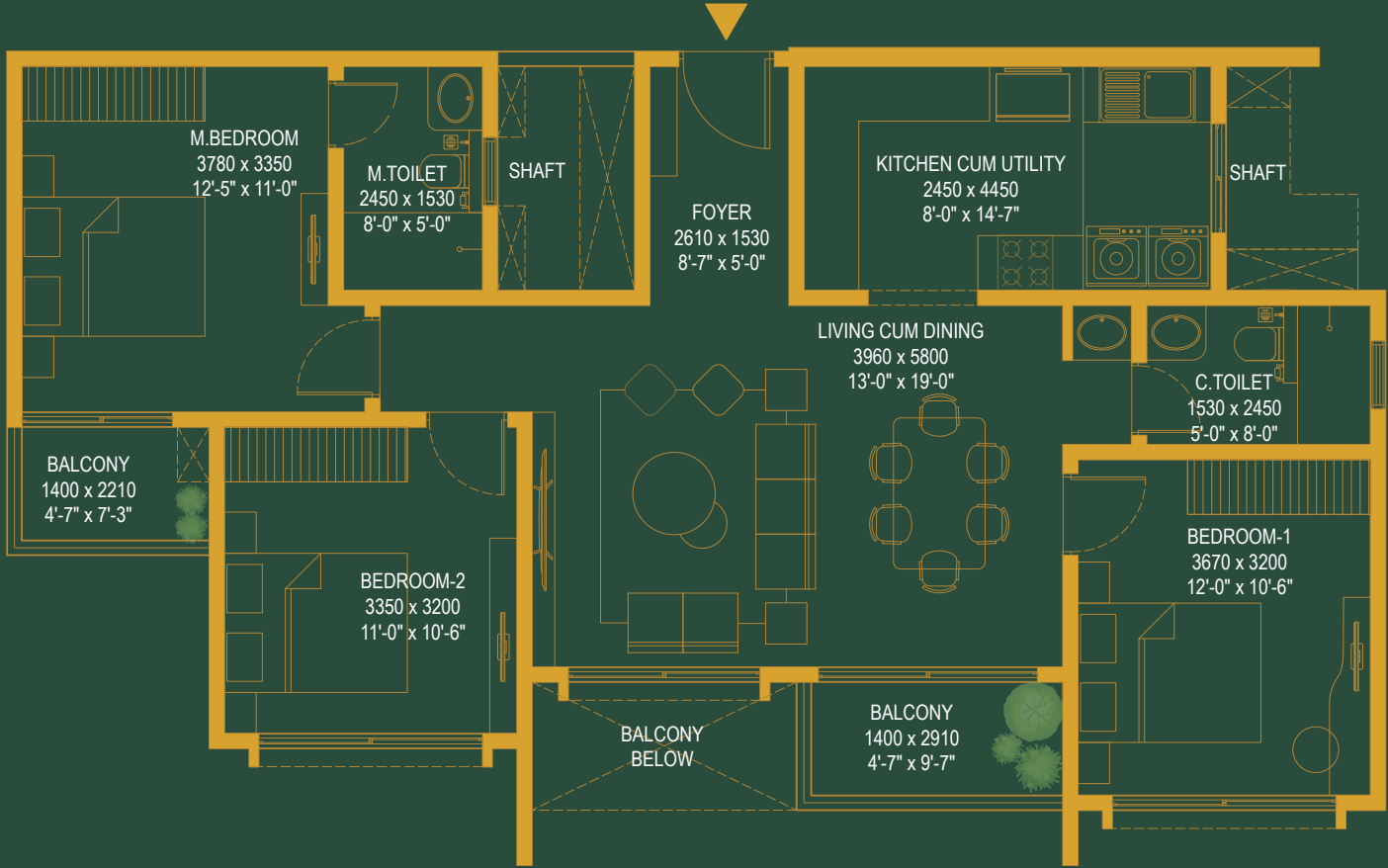


UNIT 6 - 3BHK - 2T

Saleable area
1446 SQFT

Carpet area as per RERA
947.76 SQFT

Balcony area
77.07 SQFT

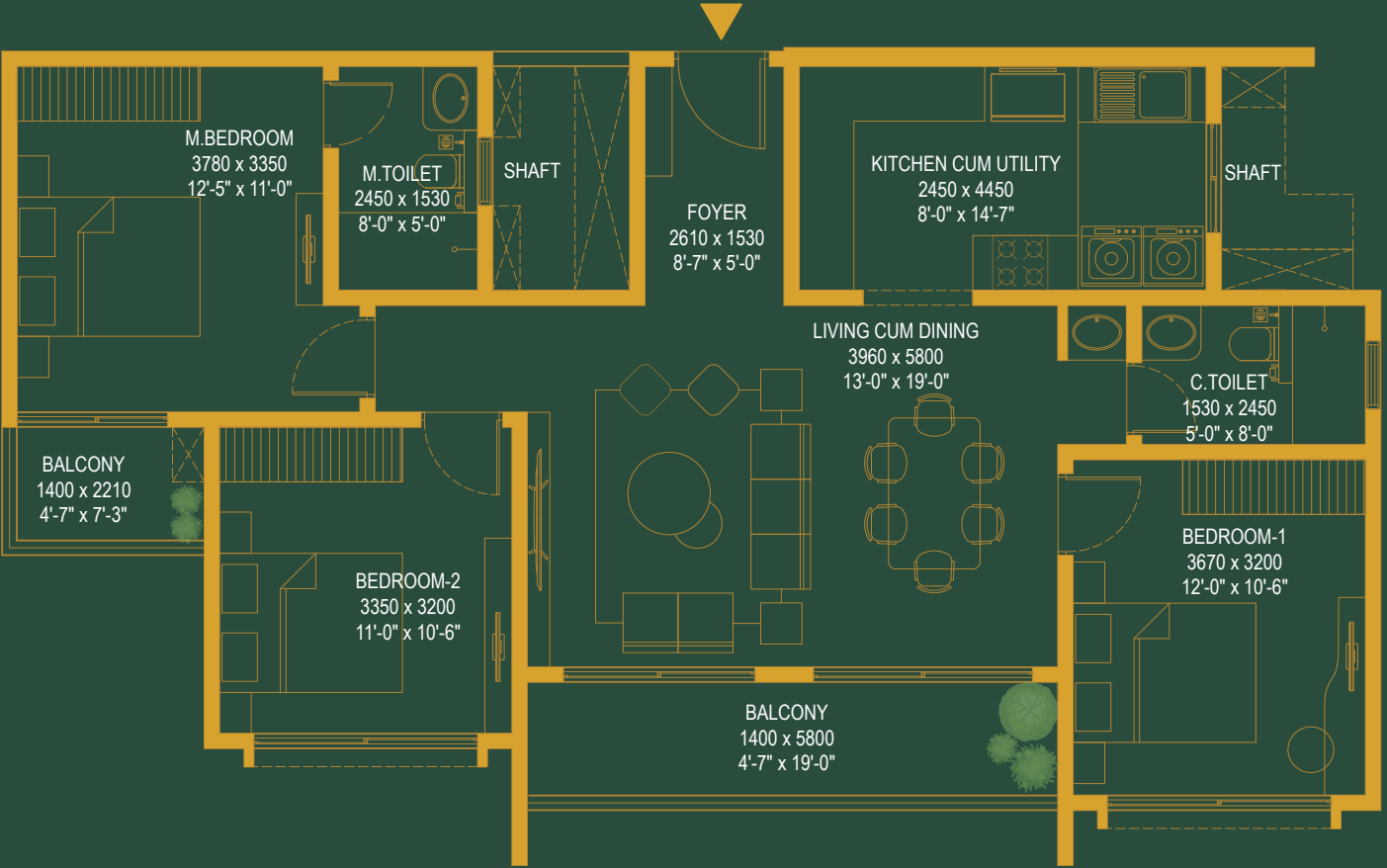


UNIT 6 - 3BHK - 2T WITH TRIPLE HEIGHT BALCONY

Saleable area
1503 SQFT

Carpet area as per RERA
947.76 SQFT

Balcony area
120.66 SQFT



Active Recreation



Jogging Track



Reflective Water Feature



Fitness Court



Swimming Pool

Wellness & Lifestyle



Woodlands



Dense Green Area



Pet Parks



Flower Garden



Aromatic Grove



Mounds



Nature Walk



Reflexology Path

Community & Culture



Sports



Amphitheatre



Club Entry Area



Bazaar



Gathering Zone



Residential Entry Area



Senior Citizen Pavilion



Reading Nook /
Outdoor Working Area



Sit Out Area



Meditation Lawn



Outdoor Lawn

Sports & Kid’s Zone



Basketball Court



Hopscotch/ Tot Lot



Skating Rink



Cricket Net



Pickleball Court



Tennis Court



Kid’s Play Area



Open Table Tennis



Multipurpose
Sports Field

Resort Style Living



Drop Off Area



Outdoor Party Lawn



Signage



Rock & Sculpture Garden



Bicycle Parking Zone



Woodland
Board Walk



Entrance
Experience

STRUCTURE

- RCC Shear wall structure.
- Aluminum system formwork with composite concrete structure.

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion paints.
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion paints.
- Exterior faces of the building will be finished with 1 coat of primer and texture finish.
- The toilet walls will be finished with vitrified tiles up to the false ceiling level.
- Toilet ceiling will be finished with grid ceiling.

FLOORING

- Foyer, living, dining, kitchen and all bedrooms will have vitrified tile flooring.
- The toilet, utility, and balcony will have vitrified tiles.
- Terrace floor will have clay tile flooring.
- Common areas and staircase will have vitrified tiles/ granite Flooring.

KITCHEN

- Power outlets for chimney and water purifier will be provided.
- Exhaust provision will be provided.

BATHROOM

- Polished granite slab with countertop wash basin for all washrooms.
- Wall mounted W/C with health faucet Grohe/Kohler or equivalent in all bathrooms.
- CP and sanitary fittings will be _____ or equivalent.
- Power outlets for geysers will be provided in all bathrooms.
- Concealed cistern will be provided in all bathrooms.

ENTRANCE DOOR

- Main door with Teak wood frame and HDF skin molded shutter of 2.35m height having Yale / Hafele or equivalent smart locks, door viewer and magnetic door catcher.
- Brands - Ferro Doors /Sobha/Micasa Doors or equivalent.

BEDROOM DOOR

- Laminated doors of 2.2m height with locks.

WINDOW

- Windows will be UPVC sliding panel with thoughtend glass.
- Entrancve to the Balcony will have a sliding UPVC door with toughened glass.
- For ventilators UPVC frame with suitable louvered glass panels.

ELECTRICAL FITTING

- Cables and wiring will be Panasonic / Polycab / RR /Havells or equivalent.
- Switches and sockets will be Anchor / Legrand / Scheinder / Panasonic or equivalent.
- Split air conditioner provisions will be provided in all bedrooms.
- Modular switches, MCB and ELCB (Earth leakage circuit breaker) system.
- Provision for Telephone and TV (DTH) points will be provided in the living room.

OTHER

- Rain water harvesting.
- Sewage treatment plant/ Water treatment plant
- Hydro Pneumatic water supply system.
- 100% Generator power backup for all common areas.
- 1 kw power backup for all apartments.
- CCTV surveillance at pivotal locations.

EXTERNAL FEATURE

- Two passenger and One service elevator of Schneider / Toshiba or equivalent.
- Power Supply: Provided as per BESCOM norms.
- External Driveway for fire tender.
- Basement Floor Car parking with IPS flooring.



MILESTONES

1998 NBR GROUP

Founded in 1998, NBR Group was established by Mr. Nagabhushana Reddy, now the Founder, CEO and Managing Director, to transform the way homebuyers perceive plotted development.

2011 NBR GREEN VALLEY

It is no secret that Hosur is enjoying a lot of attention from investors in recent times given the many advantages of the location and so, came the NBR Green Valley.

2010 NBR MEADOWS

Spread across 35 acres with 655 HNTDA approved villa plots, NBR Meadows offered a serene, nature-shaped lifestyle with modern amenities and excellent connectivity, delivering the perfect blend of tranquillity, convenience and strong growth potential.

2011 NBR GOLDEN VALLEY

It offers spacious villa plots along Bagalur Hosur Road, combining green open surroundings with modern infrastructure and easy connectivity for a peaceful yet well-connected lifestyle.

2018 NBR HILLS VIEW

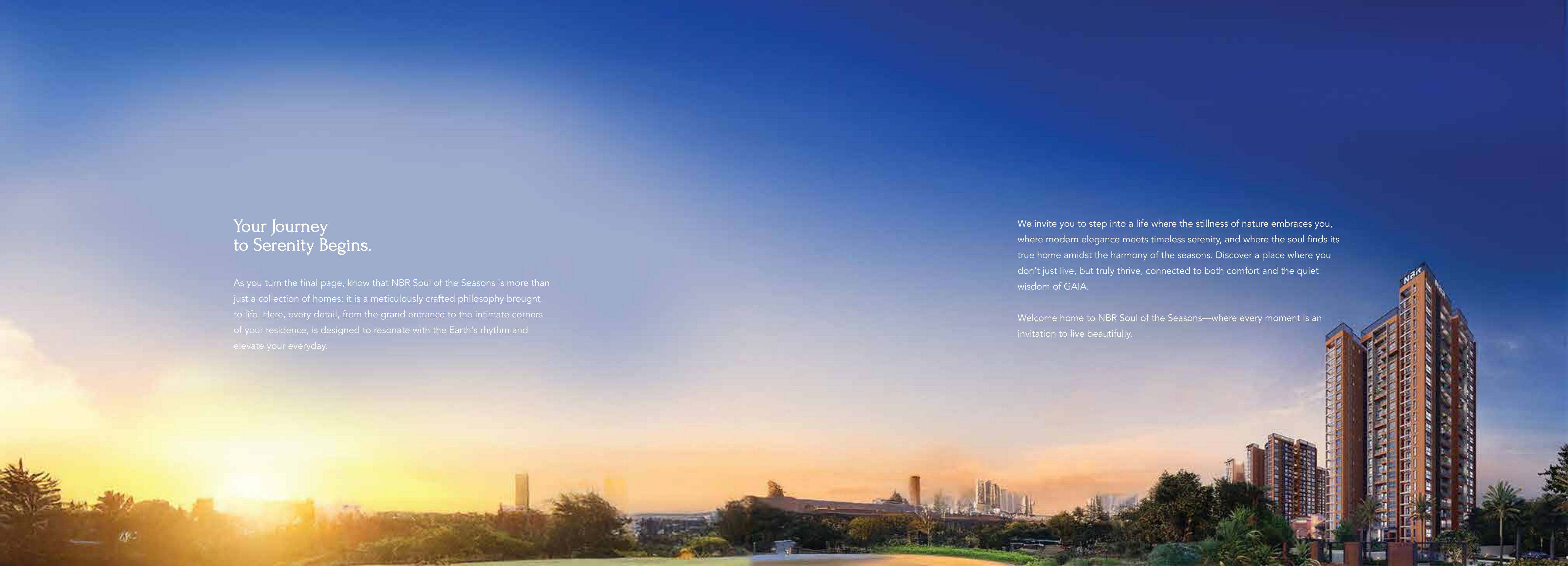
Who doesn't want to escape the madding crowd—especially when living in a vibrant metro city like Bangalore? Crafted for peace, serenity, and quality family time, NBR Hills View is your perfect retreat, located in the lush Nandi Hills.

2010 NBR LAKE VIEW

With the response of NBR Homes, a few more options were created for the busy people - bringing them closer to Electronic City Phase 1 and the Hosur Main Road.

2015 NBR TRIFECTA

Located in the charming Sarjapur-Hosur Road belt, NBR Trifecta offers a variety of plots that are HNTDA converted.



Your Journey to Serenity Begins.

As you turn the final page, know that NBR Soul of the Seasons is more than just a collection of homes; it is a meticulously crafted philosophy brought to life. Here, every detail, from the grand entrance to the intimate corners of your residence, is designed to resonate with the Earth's rhythm and elevate your everyday.

We invite you to step into a life where the stillness of nature embraces you, where modern elegance meets timeless serenity, and where the soul finds its true home amidst the harmony of the seasons. Discover a place where you don't just live, but truly thrive, connected to both comfort and the quiet wisdom of GAIA.

Welcome home to NBR Soul of the Seasons—where every moment is an invitation to live beautifully.

DEVARA LAKE



RESORT LIVING

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27/3 Kachamaranahalli, Varthur Hobli, Gunjur - Kodati Rd,
Opp. SSRVM School East Gate, Bengaluru,
Karnataka 560087

+91 88846 10800 | www.nbrgroup.in