A Project by SATTVA Group

SATTVA
ANUGRAHA



Don’t just dream it. Live it.

1, 2 & 3 BHK Homes

Close to Vijaynagar, Nagarbhavi Road
(Off Magadi Road), Bengaluru.



Artistic Impression

Anugraha – A higher form of Living!

Presenting Salarpuria Sattva Anugraha, the first-ever gated residential premium property by a renowned builder, close to Vijayanagar extension (opposite Sumanahalli Flyover, off Magadi Road, Bengaluru). The excellent connectivity of the location makes the property a great investment, especially for those who want to buy premium homes around Rajajinagar, Magadi Road, Vijayanagar, Mysore Road, and Nagarbhavi areas.

Add to that, the easy connectivity of the Vijayanagar Metro Station that is just 15 mins away, and quick accessibility to the Ring Road and Nice Road, and it is the ideal investment for a home.

Sattva Anugraha



Artistic Impression


SATTVA
SATTVA
anugraha

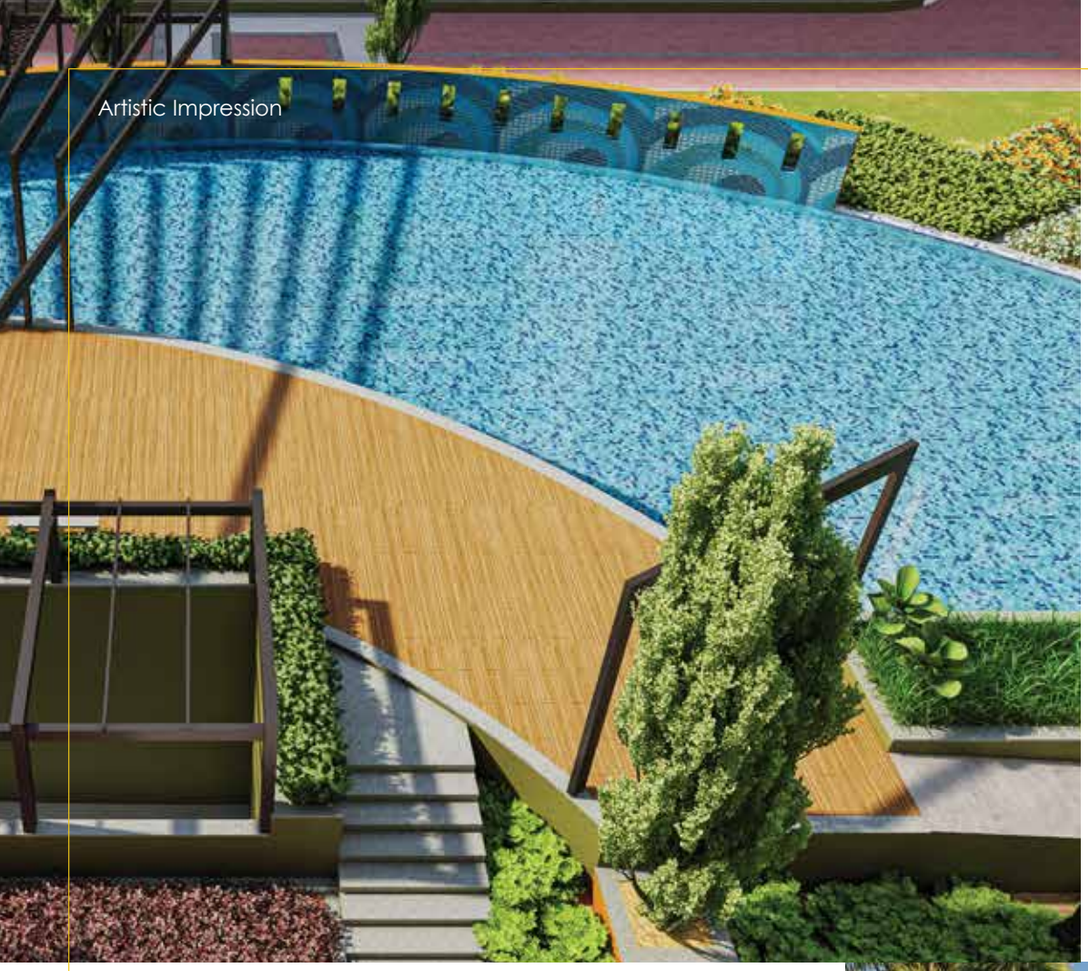
Perfect in every way

Walk into the lifestyle of your dreams! Anugraha offers 1384 smartly designed apartments in Phase 1&2 (with 764 apartments in Phase 1), comprising of Ground + 11 & 14 floors. These premium apartments are built on a spectacular 22 towers on 12 acres of prime land. You can choose from 1, 2, 3 BHK, Duplex and Penthouses. Every tower is designed to provide ample privacy, with corner flats having views on three sides. The most beautiful aspect of Sattva Anugraha is its landscaping, that's filled with abundant green spaces. The layout is well thought out and designed to suit modern community living, with premium amenities.

Sizes range from (Super Built-up Area)	**45 Sq.Mt. to 167 Sq.Mt.** **492 Sq.Ft. to 1804 Sq.Ft.**



Indicative image



Artistic Impression

SWIMMING POOL

A LIFE OF BLISSFUL RECREATION

AMPHITHEATRE

A swank 33,400 Sq.Ft. Clubhouse with two levels and every conceivable amenity and a 2- lane bowling alley among others, makes life here memorable! With 25 world class amenities and 2 swimming pools, here's a home that gives you no reason to step out at all! Bathed in ample sunlight and washed by greenery, the outdoors are just where you want to spend lazy mornings.



Artistic Impression

AMENITIES

- Exclusive Clubhouse
- 2 - Lane Bowling Alley
- 2 Swimming Pools
- Party Hall
- Carrom / Chess / Cards
- Golf Simulator
- Health Club
- Provision For Departmental Store
- Lawn Space
- Squash Court
- Play Area
- 2 Full-Fledged Gymnasiums
- Pharmacy & Clinic
- Table Tennis
- Snooker
- Aerobics Zone
- Skating Rink
- Amphitheatre
- Cricket Net
- Half Basketball Court
- Tennis Court
- Jogging Track

An ideal location

Anugraha's best feature is its great location - just 7.5 kms from Majestic and 12 kms from MG Road, this is a home that gives you the best of all worlds. Great connectivity with the Vijayanagar metro station, that's just 15 minutes away, makes commuting a dream.



Educational Institutes

- KLE School - 10 mins
- East West College of Engineering - 10 mins
- Ambedkar Institute of Technology - 10 mins
- National Public School - 15 mins
- RVCE - 20 mins



Hospitals

- Panacea - 10 mins
- Fortis - 15 mins
- Columbia Asia - 20 mins
- People Tree - 20 mins
- Manipal Northside - 30 mins
- BGS Global - 30 mins



Business Hubs

- Kamakshi Palya - Next Door
- Peenya Industrial Area - 20 mins
- Global Village - 25 mins
- Kumbalgod Industrial Area - 25 mins
- Chikpet & Balepet - 30 mins
- JC Road - 30 mins



Malls

- Gopalan Arch Mall - 10 mins
- Orion Mall - 15 mins
- Nakshatra Mall - 15 mins
- Great Mall - 15 mins
- Food Mall - 15 mins
- Big Bazaar - 15 mins
- D Mart - 15 mins
- Mantri Square - 30 mins
- Rockline Mall - 30 mins



Indicative image



Indicative image

LOCATION MAP

IN YOUR VICINITY

- Nagarbhavi - 2 mins
- Kamakshi Palya - 5 mins
- Vijayanagar - 5 mins
- Mahalakshmi Layout - 10 mins
- Ambedkar Engineering College - 10 mins
- Chandra Layout - 10 mins
- National Law School - 10 mins
- Mysore Road - 10 mins
- Vijaynagar Metro Station - 15 mins
- Basaveshwaranagar - 15 mins
- Tumkur Road - 20 mins
- Rajajinagar - 20 mins
- Yeshwantpur Metro Station - 20 mins
- MG Road - 45 mins
- Airport - 60 mins

PROJECT ADDRESS:

Survey No. 8, Sajjepalya Village, Opposite Sumanahalli Flyover,
Off Magadi Road, Yeshwanthpur Hobli, Bengaluru - 560091


TUMKUR ROAD
TAJ VIVANTA
YESHWANTPURA
NANDINI LAYOUT
ORR, TOWARDS YESHWANTPUR
MAHALAKSHMI LAYOUT
ORION MALL
ISCKON
MALLESHWARAM
BASAVESHWARA NAGAR
RAJAJINAGAR 3RD BLOCK
MAGADI ROAD STATION
MAGADI ROAD
KAMAKSHIPALYA
anugraha
MAGADI ROAD
Summanahalli Flyover
PATTEGARPALYA ROAD
HOSAHALLI STATION
VIJAYANAGAR STAGE 2
WEST OF CHORD
NAGARBHAVI
NAGARBHAVI
VIJAYANAGAR STATION
CHANDRA LAYOUT
TOWARDS TOWN HALL
BANGALORE UNIVERSITY
ORR
MYSORE ROAD

Neighbourhoods In the Vicinity

NAGARBHAVI

- Nagarbhavi is a residential locality situated in West Bengaluru with great connectivity
- It is well-linked to Chandra Layout, Magadi Road, Sir MV Layout and Vijaynagar.
- It is also in the vicinity of Mysore Road and Magadi Road
- The area offers swift commuting to local travelers via BMTC buses. Nayandahalli Railway station is just 3.5 km away
- Atiguppe metro station within 5 km radius provides a cost-effective alternative and overall smooth travelling experience.
- It houses some of the prominent educational institutes such as Bengaluru University, Dr. Ambedekar Institute of Technology, National Law School of India etc.
- Hospitals like Fortis Hospital, Chandana Hospital, Unity Lifeline Hospital are close at hand.

RAJAJINAGAR

- Rajajinagar is a well-developed bustling suburb in the western region of Bengaluru.
- This conventional residential locality is lined with housing pockets and commercial spaces
- Distance between Majestic Bus Stand and Rajajinagar is 3 kms
- Distance between Rajajinagar and Mysore Road Satellite Bus Stand is 7 kms
- It is close to Basaveshwaranagar, Malleshwaram, Mahalakshmipuram, Mahalakshmi Layout, Vijayanagar and Rajajinagar Industrial Suburb.

BASAVESHWARANAGAR

- Basaveshwaranagar is a largely residential neighbourhood in West Bengaluru.
- It is located to the west of Rajajinagar and lies in-between the localities of Mahalakshmi Layout and Vijayanagar
- The area of Basaveshwaranagar is often considered as West of Chord Road as it lies to the west of Chord Road, an arterial road in the western part of Bengaluru.
- It is one of the greenest and conservative areas of Bengaluru
- It is well connected by BMTC buses and is about 5 km from the Kempegowda Bus Station and Bengaluru City Railway Station.
- Considered as one of the greenest & more conservative localities of Bengaluru City

VIJAYANAGAR

- Vijayanagar is a neighbourhood in Southwest Bengaluru
- Metro accessibility for both green line and purple lines
- With a good transport network, the majestic bus stop is just 6 kms away
- It is bound by Mysore Road and Magadi Road, with Chord Road cutting through
- There are renowned educational institutions in close proximity here.
- Vijayanagar houses a large Public Library, which is one of the largest in Karnataka.
- The area also boasts of a unique Karnataka Haridasa Scientific Research Centre, housed in the spacious Vijaya Ranga building.

Salarpuria Sattva Anugraha



Artistic Impression

MASTER PLAN

LEGEND

1. Entrance plaza
2. Landscaped round about with fountain
3. Feature wall
4. School Bus shelter
5. Scenic approach driveway ramp
6. Main entrance portal with security kiosk
7. Landscape terraces with sculpture garden
8. Central community square
9. Children's play area
10. Kids pool
11. Swimming pool
12. Sun desk
13. Clubhouse and swimming pool - II
14. Crossover bridge at deck
15. Feature pergola
16. Neighbourhood greens
17. Surface carpark
18. Connectivity from podium to landscaped area
19. Open air theatre
20. Landscaped garden
21. Community space
22. Floral arbor
23. Skating rink
24. Outdoor gym
25. Yoga/Meditation deck
26. Tennis
27. Basketball
28. Multipurpose play field
29. Cricket practice nets

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OUPLEX
TERRACE
N



Artistic Impression

SPECIFICATIONS

STRUCTURE
R.C.C. structure with porotherm block walls

FLOORING
a. Apartment
Foyer: Vitrified tiles
Living & Dining: Vitrified tiles
Bedrooms and Kitchen: Vitrified tiles
Balcony & Utility: Anti-skid ceramic tiles flooring

b. Toilets
Anti-skid ceramic tiles flooring
Glazed / ceramic tile dado up to 7' height

TOILETS
- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health faucet for all the toilets
- EWC's for all the toilets
- Wash basins for all the toilets

KITCHEN & UTILITY
- Provision for water heater and purifier fixing
- Inlet & outlet for washing machine
- Reticulated gas piping connection (at extra cost)

DOORS
- Main door of woodenised wood frame
- Main door shutter veneer on one side
- Internal doors of RCC frame
- Internal shutters flush doors with paint finish
- Toilet/ utility: same as internal doors

WINDOWS
- UPVC windows with fly mesh
- Ventilators for toilets

ELECTRICAL
- TV & Telephone points in living area & master bedroom
- AC point in master bedroom
- Individual apartments to have a BESCOM power of 3 KVA, 4 KVA, 5 KVA & 6 KVA for 1 BHK, 2 BHK, 3 BHK, and Penthouse respectively

POWER BACKUP
- Individual apartments to have a backup of 1 KVA, 1.5 KVA, 1.75 KVA, 2 KVA for 1 BHK, 2 BHK, 3 BHK, and Penthouse respectively (at extra cost)

PAINTING
- Exterior walls with weather coat texture paint
- Internal walls with plastic emulsion and ceilings with oil-bound distemper

SECURITY SYSTEMS
- Round the clock security
- Trained security personnel
- CCTV cameras at entry and exit points in high traffic areas

AUTOMATIC PASSENGER LIFTS

UNIT PLANS



3 BHK 3T (L) - 1704 Sq.Ft (SBA) - 158.31 Sq.Mt



3 BHK 3T (L) - 1804 Sq.Ft (SBA) - 167.60 Sq.Mt



3 BHK 3T - 1490 Sq.Ft (SBA) - 138.42 Sq.Mt

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

UNIT PLANS



3 BHK 2T - 1186 Sq.Ft
(SBA) - 110.18 Sq.Mt



1 BHK - 500 Sq.Ft
(SBA) - 46.45 Sq.Mt



2 BHK 2T - 1046 Sq.Ft
(SBA) - 97.18 Sq.Mt

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 1 Typical Floor Plan



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1484.00	137.87	1037.64	98.27
2	1186.00	110.18	855.52	44.67
3	1186.00	110.18	855.52	44.67
4	1490.00	138.42	1037.64	98.27

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

Typical Floor Plan TOWER 2

2.5 BHK: 105 - 1005 (1213 Sq.Ft)

2.5 BHK: 101 - 1001 (1213 Sq.Ft)



3 BHK: 104 - 1004 (1490 Sq.Ft)

3 BHK: 103, 303, 503, 703, 903 (2395 Sq.Ft) (Duplex)

3 BHK: 102 - 1002 (1483 Sq.Ft)

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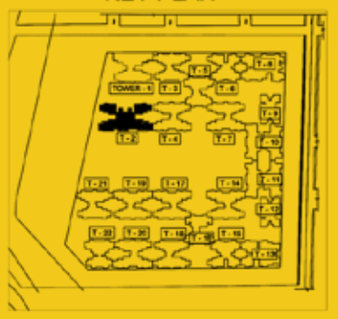
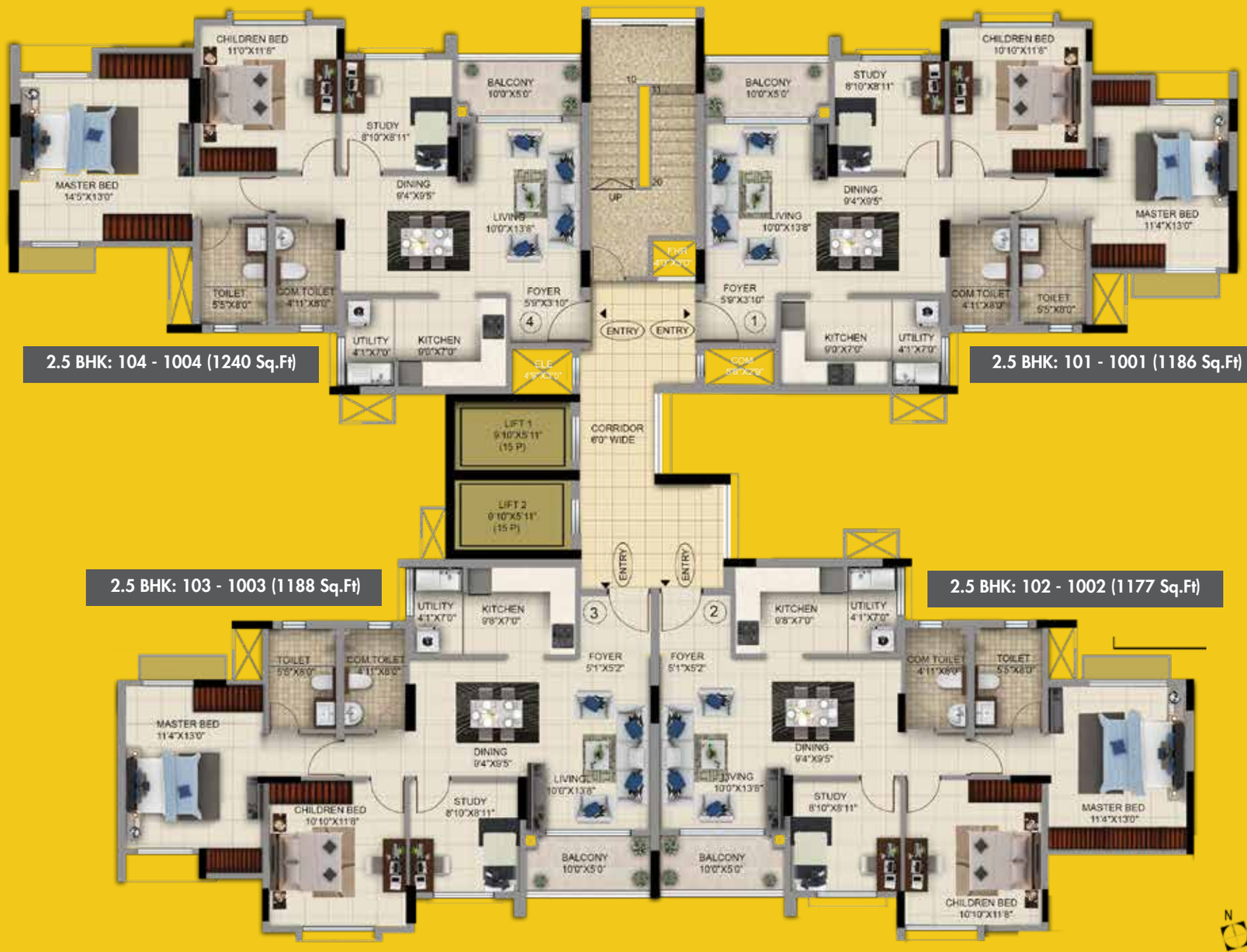
KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1213.00	112.69	876.40	44.67
2	1483.00	137.77	1037.64	98.27
3	2395.00	186.07	158.55	13.61
4	1490.00	138.42	1037.64	98.27
5	1213.00	112.69	876.40	44.67

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 3 Typical Floor Plan



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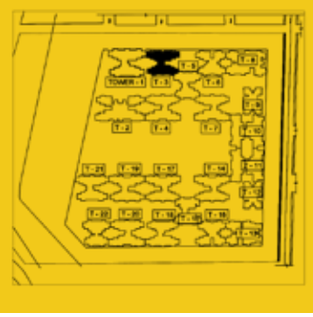

Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1186.00	110.18	848.41	44.67
2	1177.00	109.35	854.55	44.67
3	1188.00	110.37	864.56	44.67
4	1240.00	115.20	902.34	44.67

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

Typical Floor Plan TOWER 4

2.5 BHK: 104 - 1004 (1186 Sq.Ft)

2.5 BHK: 101 - 1001 (1174 Sq.Ft)



3 BHK: 103 - 1003 (1483 Sq.Ft)

3 BHK: 102 - 1002 (1490 Sq.Ft)

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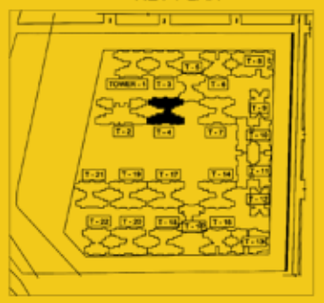
KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1174.00	109.07	845.18	44.67
2	1490.00	138.42	1037.64	98.27
3	1483.00	137.77	1038.72	98.27
4	1186.00	110.18	855.52	44.67

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 5 Typical Floor Plan

2 BHK: 104 - 1004 (1022 Sq.Ft)

2 BHK: 101 - 1001 (1022 Sq.Ft)



2 BHK: 103 - 1003 (1020 Sq.Ft)

2 BHK: 102 - 1002 (1033 Sq.Ft)

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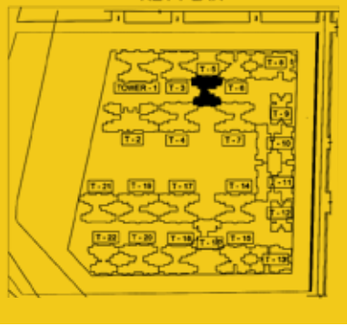
KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1022.00	94.95	1037.64	98.27
2	1033.00	95.97	855.52	44.67
3	1020.00	94.76	855.52	44.67
4	1022.00	94.95	1037.64	98.27

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

Typical Floor Plan TOWER 6

2.5 BHK: 104 - 1004 (1213 Sq.Ft)

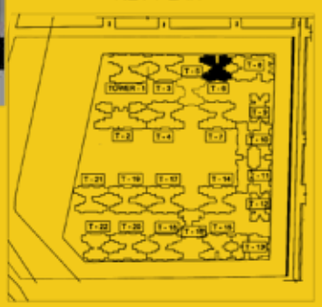
2 BHK: 101 - 1001 (1031 Sq.Ft)



2 BHK: 103 - 1003 (1046 Sq.Ft)

2 BHK: 102 - 1002 (1053 Sq.Ft)

KEY PLAN



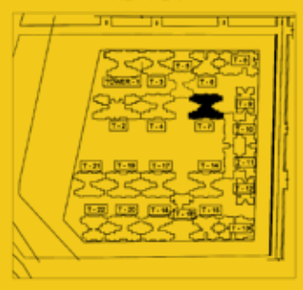
Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1031.00	95.78	737.44	44.67
2	1053.00	97.83	755.52	44.67
3	1046.00	97.18	745.19	44.67
4	1213.00	112.69	876.40	44.67

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 7 Typical Floor Plan



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1186.00	110.18	855.52	44.67
2	1490.00	138.42	1037.64	98.27
3	1490.00	138.42	1037.64	98.27
4	1176.00	109.25	850.56	44.67

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

Typical Floor Plan TOWER 8

2 BHK: 106 - 1006 (1053 Sq.Ft)

2 BHK: 101 - 1001 (1049 Sq.Ft)

2 BHK: 102 - 1002 (1099 Sq.Ft)



2 BHK: 105 - 1005 (1046 Sq.Ft)

2 BHK: 104 - 1004 (1046 Sq.Ft)

2 BHK: 103 - 1003 (1060 Sq.Ft)

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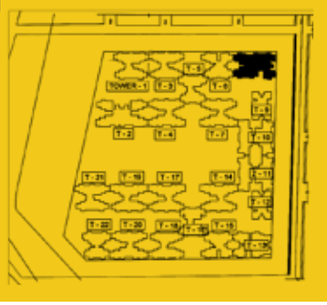
KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1049.00	97.45	754.66	44.67
2	1099.00	102.10	779.85	53.07
3	1060.00	98.10	754.66	44.67
4	1046.00	97.18	754.66	44.67
5	1046.00	97.18	754.66	44.67
6	1053.00	97.83	754.66	44.67

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 9 Typical Floor Plan

1 BHK: 106 - 1006 (500 Sq.Ft)

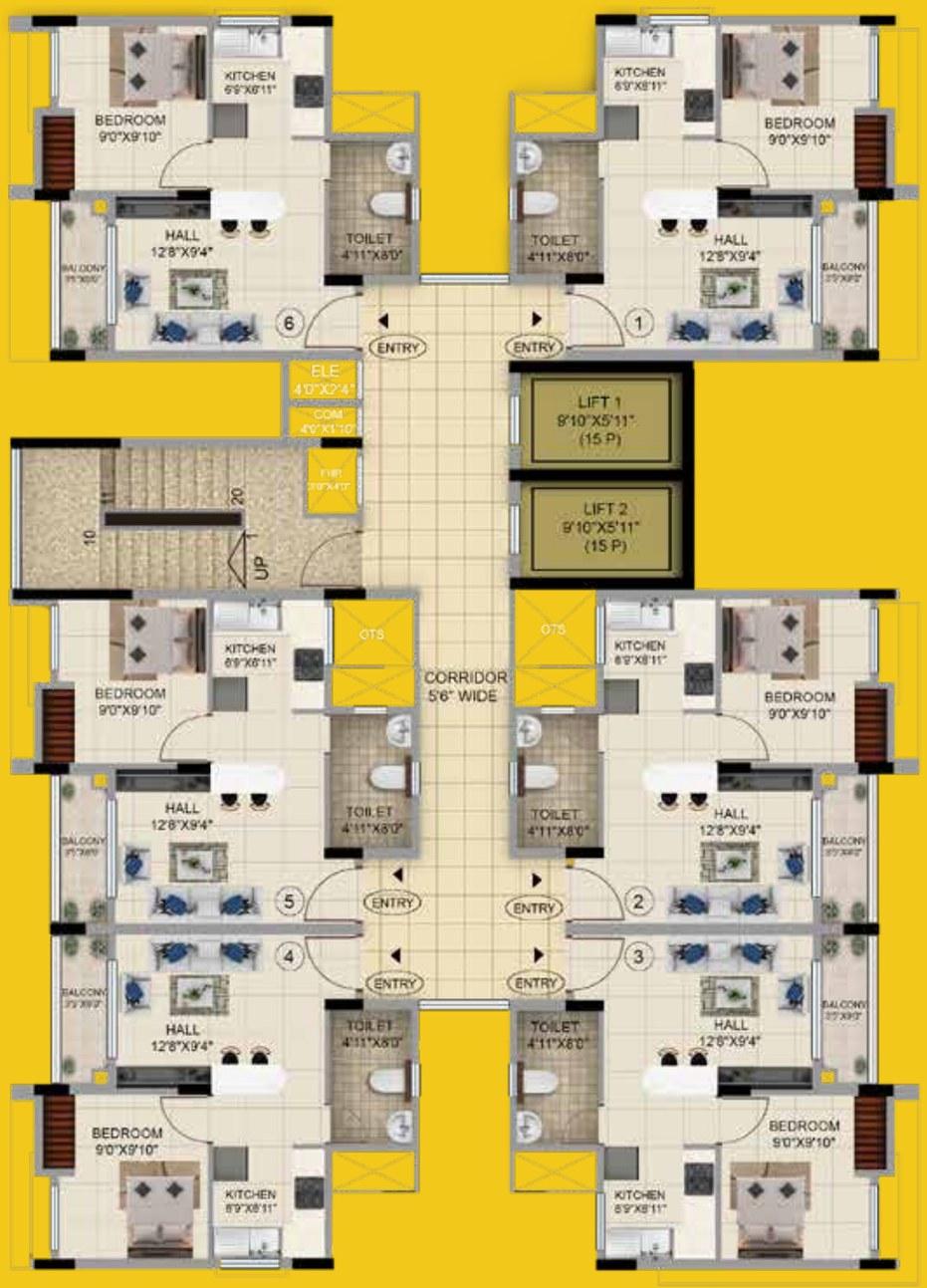
1 BHK: 101 - 1001 (500 Sq.Ft)

1 BHK: 105 - 1005 (492 Sq.Ft)

1 BHK: 102 - 1002 (492 Sq.Ft)

1 BHK: 104 - 1004 (492 Sq.Ft)

1 BHK: 103 - 1003 (490 Sq.Ft)



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	500.00	46.45	335.30	26.16
2	492.00	45.71	335.30	26.16
3	490.00	45.52	335.30	26.16
4	492.00	45.52	335.30	26.16
5	492.00	46.45	335.30	26.16
6	500.00	46.45	334.97	26.16

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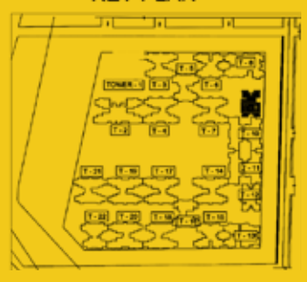
KEY PLAN



All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

Typical Floor Plan TOWER 10

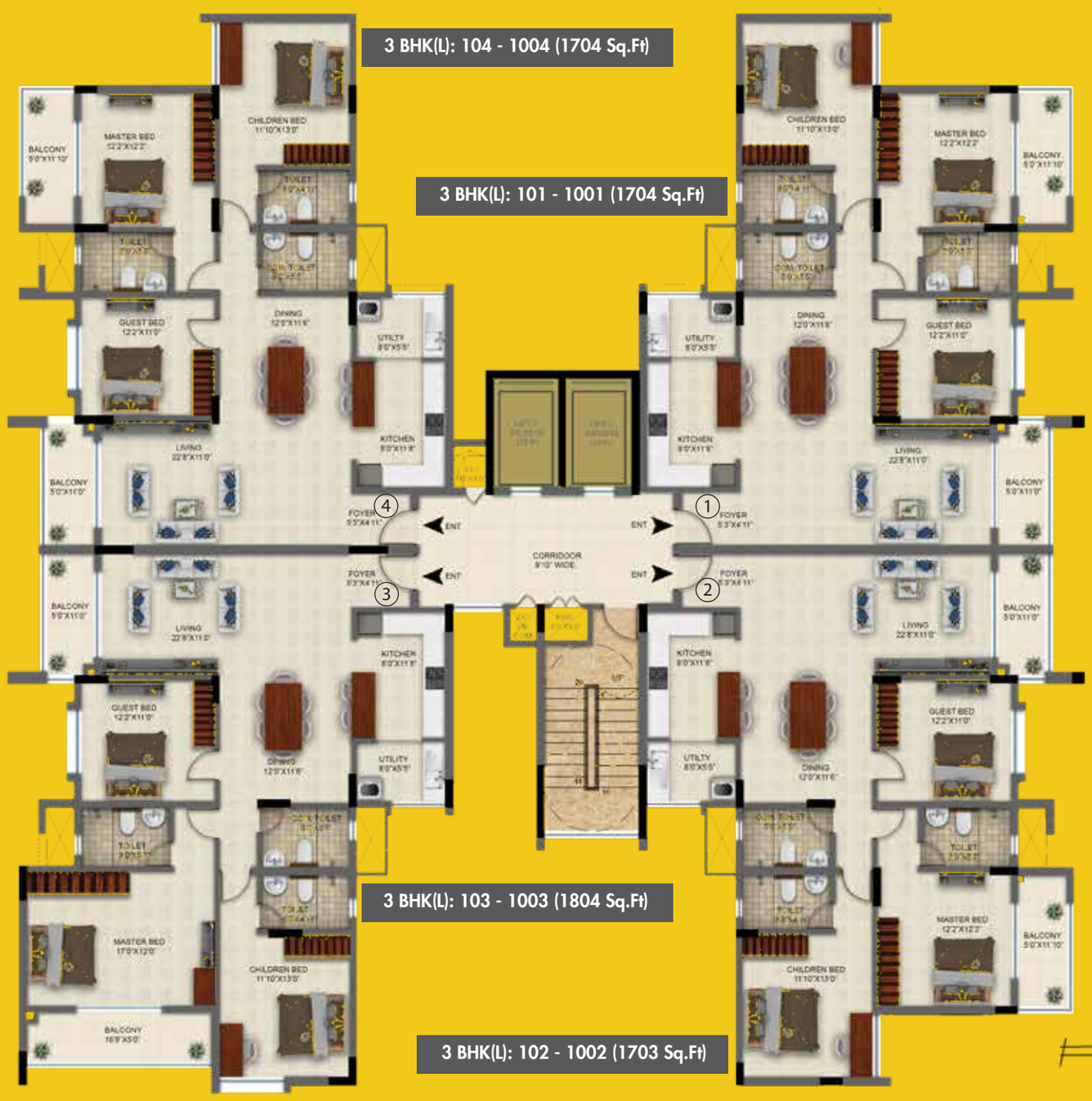




Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1703.00	158.21	1216.32	100.21
2	1704.00	158.31	1216.32	100.21
3	1704.00	158.31	1216.32	100.21
4	1804.00	167.60	1274.77	122.06

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 11 Typical Floor Plan



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1704.00	158.31	1216.32	100.21
2	1703.00	158.21	1216.32	100.21
3	1804.00	167.60	1274.12	122.06
4	1704.00	158.31	1216.32	100.21



All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

Typical Floor Plan TOWER 12

1 BHK: 106 - 1006 (492 Sq.Ft)

1 BHK: 101 - 1001 (490 Sq.Ft)

1 BHK: 105 - 1005 (492 Sq.Ft)

1 BHK: 102 - 1002 (492 Sq.Ft)

1 BHK: 103 - 1003 (500 Sq.Ft)

1 BHK: 104 - 1004 (500 Sq.Ft)





Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	490.00	45.52	335.30	26.16
2	492.00	45.71	335.30	26.16
3	500.00	46.45	335.30	26.16
4	500.00	46.45	335.30	26.16
5	492.00	45.71	335.30	26.16
6	492.00	45.71	335.30	26.16

All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

ONGOING PROJECTS



MAGNIFICIA
Old Madras Road, Bengaluru



AEROPOLIS
NH 44, Bengaluru



GREENAGE
Hosur Main Road, Bengaluru



MISTY CHARM
Off Kanakapura Road, Bengaluru



OPUS
Tumkur Road, Bengaluru



ASHRAYA
Bengaluru - Mysore Expressway, Bidadi



KAVERI SIRI
Acetate Town, Mandya



BLISS
Budigere Road, Bengaluru



LAUREL HEIGHTS
Hesaraghatta Main Road, Bengaluru



DIVINITY
Mysore Road, Bengaluru



PARK CUBIX
Devanahalli Town, Bengaluru



EXOTIC
Bagalur Main Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



Aqua Vista
Bannerghatta Main Road, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



EAST CREST
Near Budigere Cross, Bengaluru



HM ROYAL
Kondhwa (opposite Talab factory), Pune



MAGNUS
Shaikpet, Hyderabad



WATER'S EDGE
Sancoale, Goa

Trust is what we deliver

Built on the strong foundation of trust, innovation and knowledge-leadership, the Sattva Group is one of India's leading Property Development, Management and Consulting Groups. Founded in 1993, with the primary focus of developing high quality constructions, the Group has attained leadership position and is one of the most preferred brands in the country today. Having pioneered the early development landscape in Bengaluru and literally shaping the city's skyline since the early-90s, the Group has a diverse portfolio of world-class IT parks, commercial, residential, Co-working, Co-living, hospitality and retail properties.



ET Business Excellence 2022-2023

Best Residential Effordable Project of the Year
Sattva Ashraya



Realty Plus Conclave Excellence Awards South 2022

Developer of the year - Commercial
Sattva Group



Realty Plus Conclave Excellence Awards South 2022

Commercial Project of the year
Sattva Knowledge City



The Business Times Real Estate Conclave Awards, South 2022

Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



Times Business Awards Bengaluru 2022

Best Developer Commercial
Sattva group



E4M Pride of India Brands Award 2022

The Best of South
Sattva Group



The Business Times real Estate Conclave Awards, South 2022

Commercial Project - Office Building
(Completed: Metro)
Sattva Knowledge City



Construction World Architect and Builder Awards 2021

Stalwarts of the south, Bengaluru
Sattva Group



TIMES BUSINESS AWARDS Bengaluru 2021

Best Developer - Residential
Sattva Group



SILICON REAL ESTATE AWARDS Bengaluru 2021

Most Promising Residential Project
Misty Charm



CIDC Viswakarma Awards 2021

Best Construction Project
Knowledge City, Hyderabad
Salarpuria Sattva

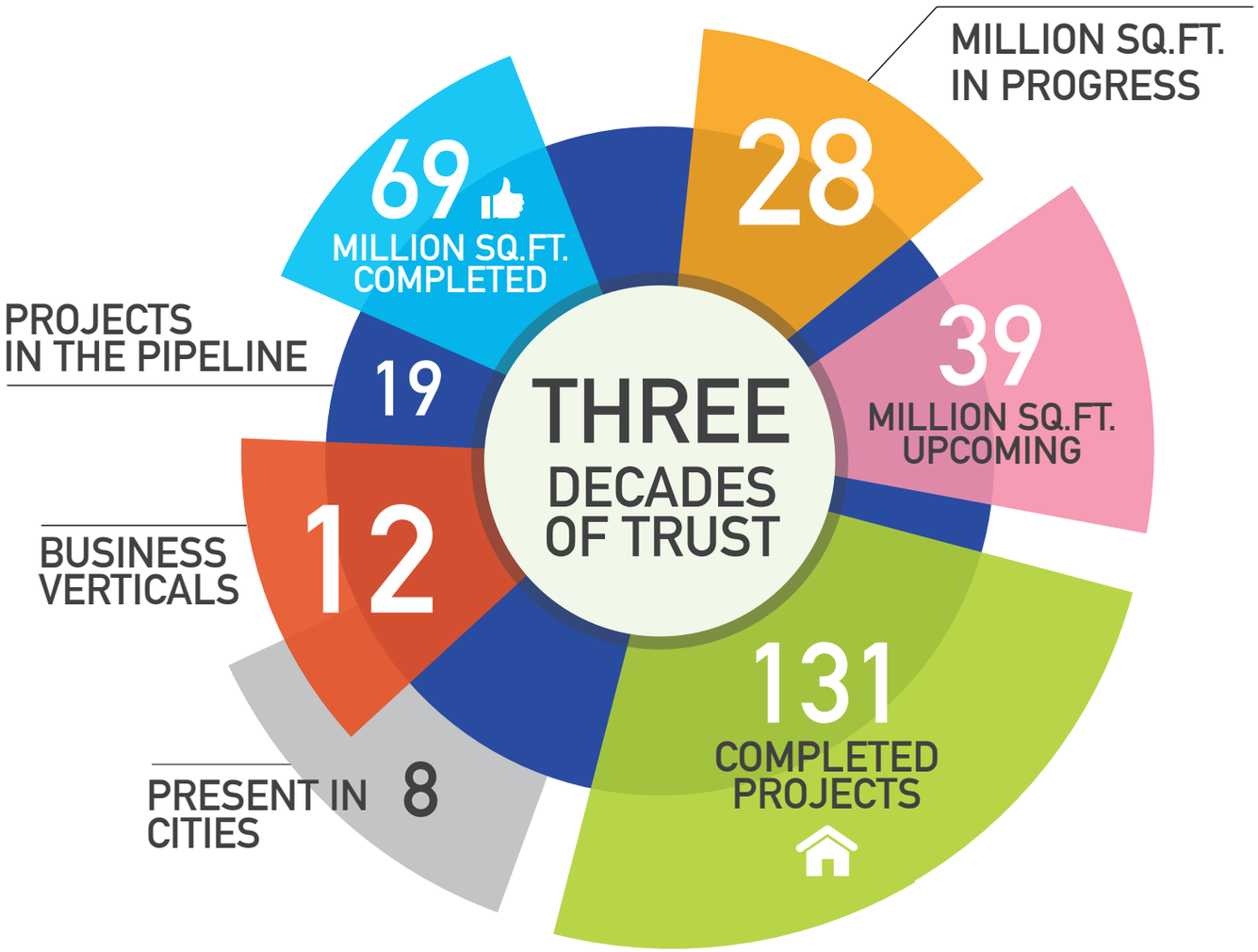


CONSTRUCTION WORLD Architect & Builder Award 2020

Best Developer - Residential
Outstanding projects, Knowledge City, Knowledge Point and Divinity

OUTSTANDING ACHIEVEMENTS

As on January 2023



OUR BUSINESS VERTICALS



- EDUCATION
- CO-WORKING
- CO-LIVING
- DATA CENTER
- HOSPITALITY
- FACILITY MANAGEMENT
- OFFICES & IT SPACES
- HOMES
- DESIGN & BUILD SOLUTIONS
- WAREHOUSING
- CORPORATE INTERIORS
- RETAIL

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