

A Project by
Salarpuria Sattva Group



TRUST. IT'S WHAT WE BUILD

**HAPPINESS
QUOTIENT**



SERENE LIFE

Urban Plotted Development

Shettigere, Bengaluru, India



Conceptual Visual

Happiness is your dream plot blissfully encased in nature

**Presenting Serene Life plotted development at Shettigere,
before Airport Toll Plaza**

Imagine a dream plot of land to call your own, in Bengaluru's fastest appreciating region - North Bengaluru. Now imagine chirping birds, a willowy breeze, wooden decks, nature jogging tracks and flowering beds beckon, as you pass by. It's the kind of life you can start building for your future!





Artistic Impression

Happiness is wide open spaces to chase your dreams

Serene Life with its excellent landscape features, truly offers residents a Serene Life close to nature. An exquisite stone pitched seasonal stream with a dry bed landscape design, is a highlight of the outdoors here and gives one an infinite feeling of tranquility. To enhance the immaculate landscaping, the dry stream cross-over juxtaposes the two sides of the plotted development, adding to the beauty of the walkways and jogging track. Two dedicated kid's play areas, have been designed to keep tiny tots engaged and entertained.

Salient Features

-  Regulations as per BIAAPA for residential layouts
-  Recreation activities clubbed in a single large parcel of land
-  Clubhouse is well connected with the other recreational facilities
-  Meticulously planned layout zoning
-  Evergreen trees proposed along the walkway to give shade
-  STP - treated water for irrigation
-  Rain water harvesting through recharge pits
-  Well - looped road network
-  Organic waste converter
-  752 coconut trees are retained





Conceptual Visual

Happiness is an ideal location graced by chirping birds

Serene Life has been planned around the natural topography of the land. It offers you a life that's cocooned in nature's lap with breathtaking views, coconut tree plantations and natural fauna in a rejuvenating tranquil environment.

The well-planned amenities are strategically located and spread across the community to ensure that no matter where you build your home, the distances are easily bridged.



World-class Amenities

Sprawling 30,672 Sq.Ft Clubhouse

Swimming Pool, Kids Pool
and Pool Deck 

Multi-purpose Hall 

Café, Convenience Store
and Medical Shop 

Indoor Badminton Court
and Squash Court 

Sports Room,
Gym & Yoga/Aerobics 

Pavilion and
Paved Outdoor Seater 

Artistic Impression

Happiness is recreation to set your spirits free

At Serene Life, we've thought about everything, to keep your spirits soaring. With the best of recreational amenities to make life here fulfilling and carefree! There's something for everyone here!

Amenities around the Dry Stream Area

| | | |
|----------------|----------------------|-----------------|
| Rolling Lawn | Yoga Lawn | Scented Garden |
| Jogging Track | Palm Walkway | Amphitheater |
| Kids Play area | Palm Avenue | Elliptical Walk |
| Maze Garden | Paved Outdoor Seater | Outdoor Fitness |

Other Amenities

| | | |
|------------------|-----------------|------------------------|
| Viewing Tower | Stepped Terrace | Pavilion & Dry Garden |
| Chit Chat Garden | Gathering Plaza | Senior Citizen Corner |
| Therapy Garden | Party Deck | Indoor Badminton Court |

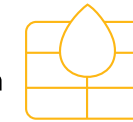




Artistic Impression

Project Highlights

Underground sanitary system



Sewage treatment plant



Storm drain network



Underground electrical system



Durable black-top roads



Well planned road network to neighboring site



Avenue plantation



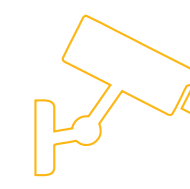
Water loaded overhead tank



Street lighting & pedestrian access



24x7 Security System



Peripheral plantation





Upcoming developments in Devanahalli:

Aerospace Park, Devanahalli Business Park, Global Financial District, Hardware Park

Most MNC, IT majors are planning to move their technology and R&D Centres closer to the Airport

Wipro, Shell, SLK Software, SAP Labs, Wistron Apple, STARRAG, AMADA etc. are the few companies who have already started setting up their facilities near KIAL

KIADB industrial area of more than 3000 acres is getting developed for multiple industries

Existing and proposed connectivity infrastructure projects:

Hi-speed Airport Rail Link from CBD to Airport is under development

Peripheral Ring Road will decongest the city while improving the road connectivity among the most prominent areas

Widening of existing NH-7 from 6 lanes to 8 lanes

Upcoming Commuter Rail System enabled to connect Devanahalli with Yeshwanthpur via Yelahanka

KIAL East Entrance - Proposed Terminal 2 will give better connectivity from Airport to Whitefield, OMR, Hennur, Bagalur etc., and is in close proximity to the project (7 mins away)



CONCEPTUAL IMAGE

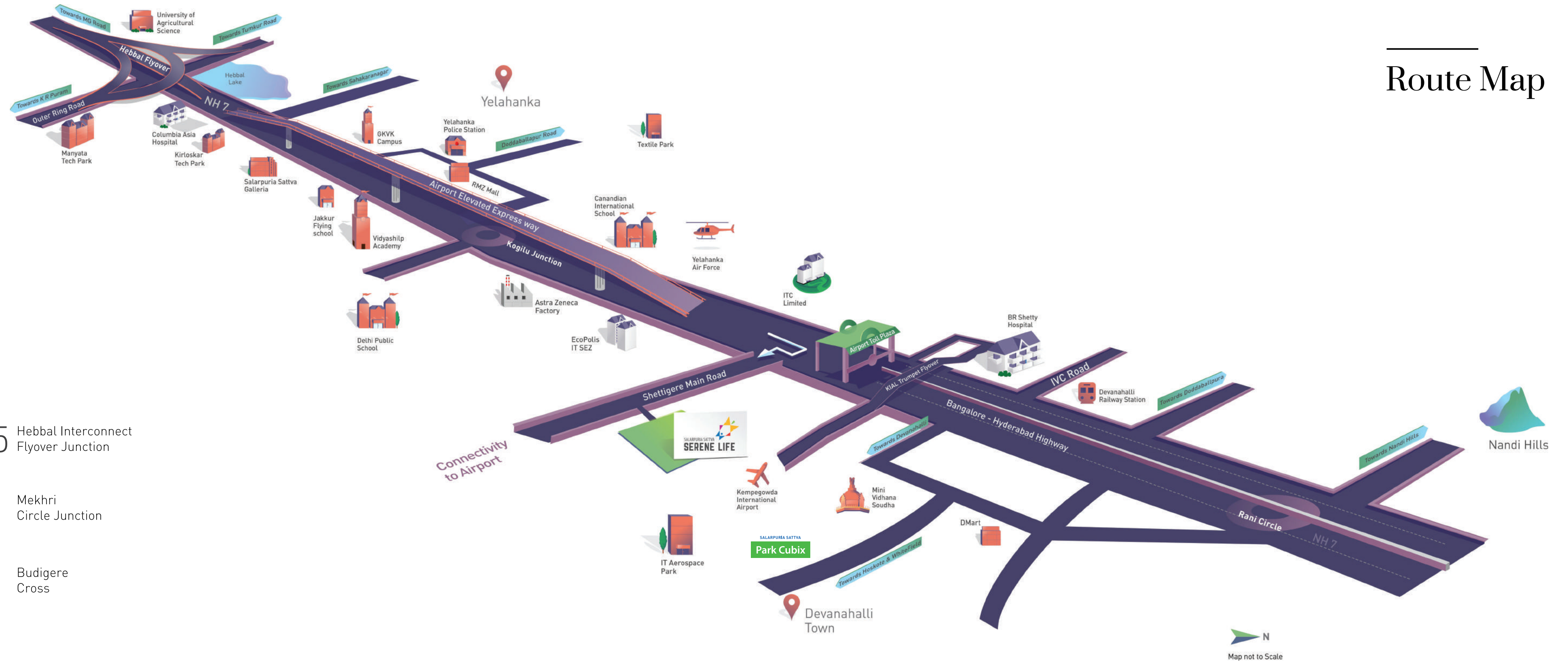
Happiness is owning a piece of nature in the future epi-centre

With an ideal location in the hotbed of growth - North Bengaluru, which is rapidly evolving as the business and economic hub of Bengaluru, Salarpuria Sattva Serene Life plots are located just 2 kms before the Airport Trumpet. And 1.3 kms away from the Bengaluru-Hyderabad highway. With an easy approach from Shettigere Main Road, it ensures easy connectivity and value appreciation. This is a truly futuristic destination!



ARTISTIC IMPRESSION

Route Map



N
Map not to Scale

Trust is what we deliver

Built on the strong foundation of trust, innovation and knowledge-leadership, the Salarpuria Sattva Group is one of India's leading Property Development, Management and Consulting Groups.

Founded in 1986, with the primary focus of developing high quality constructions, the Group has attained leadership positioning in the field 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 mid-80s, the Group has a diverse portfolio of world-class IT parks, commercial, residential, hospitality and retail properties.



TRUST. IT'S WHAT WE BUILD



Realty Plus - Conclave and Excellence Awards- South 2018

Developer of the Year - Commercial
Iconic Project of the Year - Salarpuria Sattva Knowledge City

38 million Sq.Ft. under construction



Asia One Award - 2018

World's Greatest Brands Awarded to Salarpuria Sattva Group



CNBC-AWAAZ Real Estate Awards (South) - 2018

LUXURIA, Bengaluru



9th Realty Plus Excellence Awards (South)



CREDAI CARE Awards-2015

Best Innovative Design GREENAGE



ET NOW - Best Residential Property Of the year -2013 GREENAGE

28 million Sq.Ft. property developed



Global Indian of the Year Asia One - 2017 - 18

Awarded to Bijay Agarwal, MD, Salarpuria Sattva



NexBrands - Brand Vision Summit in association with Times Now

Extraordinaire Brand 2017 -18 Awarded to Bijay Agarwal, MD, Salarpuria Sattvawar



9th Realty Plus Excellence Awards (South)

Commercial Project of the year 2017 Salarpuria Sattva Knowledge City



CNBC - AWAAZ Real Estate Award

Customer Friendly, Best Practices & Outstanding Contribution to the Real Estate Industry



NDTV Property Awards - 2014

Best Residential Property MAGNIFICIA



ET NOW CSR Leadership Award - 2018

Best project of the year Knowledge City, Hyderabad

Among top 10 preferred brands in South India



The Golden Globe Tigers Awards - 2017

Most Sustainable Real Estate Company Excellence in Delivery



The Rising Leadership Awards - 2017

Most Innovative Housing Developer of the year (South India)



ABP Awards 2016

Excellence in Delivery Most sustainable Real Estate Company



CNBC - CRISIL - CREDAI Real Estate Award-2014

Best Residential Project GREENAGE

Salarpuria Sattva Group is ISO 9001/ 10001/ 140001 Compliant



Projects in Bengaluru



LUXURIA
Malleshwaram



LAUREL HEIGHTS
Hesaraghatta Main Road



MISTY CHARM
Off Kanakapura Road



MAGNIFICIA
Old Madras Road



DIVINITY
Mysore Road



GREENAGE
Hosur Main Road



NORTHLAND
Hennur Main Road



ANUGRAHA
Vijayanagara Extension



ASPIRE
Hennur Main Road



OPUS
Tumkur Road



PARK CUBIX
Devanahalli



Projects in other cities



NECKLACE PRIDE
Kavadiguda,
Hyderabad



HM ROYAL
Kondhwa, Pune



MAGNUS
Shaikpet, Hyderabad



WATER'S EDGE
Sancoale, Goa



NAVARATNA RESIDENCY
Avinashi Road,
Coimbatore





TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

CORPORATE OFFICE

BENGALURU

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Kolkata - 700 072

Tel: +91-33-40306000

HYDERABAD

Salarpuria Cyber Garden
Sy. No. 67/P, Hitec City
Hyderabad - 500 081

Tel: 040 23117211

COIMBATORE

1215, Avinashi Main Road
Near Lakshmi Mills Junction
Coimbatore - 641037

Tel: +91 8144095095

PUNE

H & M Royal, Arti Properties Pvt.
Ltd., Sy. No. 18 & 19, Kondhwa
Bdrk., Pune - 411 048

Tel: +91 7304334477

GOA

Plot no. 199/2, Near MES
College, Zuari Nagar
Sancoale, Goa - 403726

Tel: +91 8390000623

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CREDAI

A CRISIL 'A' STABLE RATED COMPANY
Founding Member RBC

An IRR 'A' STABLE RATED COMPANY
ISO 9001, 14001 & 18001 CERTIFIED


RERA : PRM/KA/RERA/1250/303/PR/181215/002219

Disclaimer : This is not an offer, an invitation to offer and/or commitment of any nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are as illustrations and demonstration of the concept of the development. All facilities of the development shall be as per the final agreement between the parties. Recipients are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently, with the company's sales team prior to concluding any decision for buying in Serene Life.



Choose your ideal piece of happiness

Legend

| | | | | | | | | | |
|---|----------------------|--|-----------------|---|----------------|---|-----------------------|---|-----------------|
| A | Multi-purpose court | B | Pavilion | C | Dry Garden | D | Kids Play Area | E | Stepped Terrace |
| F | Chit-Chat Garden | G | Gathering Plaza | H | Kids Pool | I | Jogging Track | J | Swimming Pool |
| K | Pool Deck | L | Party Deck | M | Rolling Lawn | N | Amphitheater | O | Elliptical Walk |
| P | Maze Garden | Q | Outdoor Fitness | R | Palm Avenue | S | Senior Citizen Corner | T | Therapy Garden |
| U | Scented Garden | V | Yoga Lawn | W | Leisure Garden | X | Viewing Tower | Y | Seating Plaza |
| Z | Paved Outdoor Seater |  | | | | | | | |

Project Specifications

| | |
|--------------------------------|---------------------------------------|
| Land Area | 32 Acres 27 Guntas |
| Total No. of Plots | 410 |
| BIAAPA Approval No | BIAAPA/TP/-/LAO/19/2016-17 |
| RERA No | PRM/KA/RERA/1250/303/PR/181215/002219 |
| Clubhouse Area | 30,672 Sq.Ft. |
| Earmarked for residential site | 49% |
| Wide internal roads | 18 Mts. / 12Mts. / 9 Mts |

Plot Dimensions

| Color Code | Size of Plots | | Area of Plots | | No of Plots |
|------------|------------------|-------------|---------------|-----------|-------------|
| | In Meters | In Feet | In Sqm. | In Sq.Ft. | |
| | 9M x 12M | 30FT x 40FT | 108 | 1163 | 239 |
| | 12M x 18M | 40FT x 60FT | 216 | 2325 | 59 |
| | 15M x 24M | 50FT x 80FT | 360 | 3875 | 14 |
| | Other Dimensions | | Varies | | 97 |
| | Commercial | | | | 01 |
| | | | TOTAL | | 410 |

