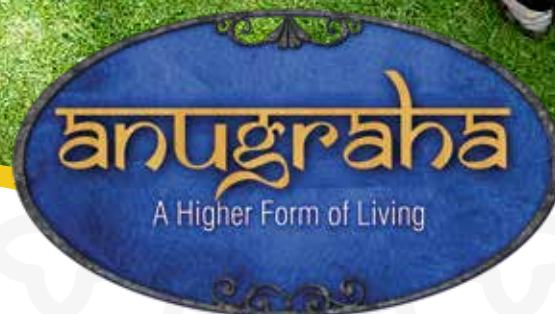


Welcome to world class  
Community Living



Phase II





Artist Impression

anugraha

## A higher form of Living!

Presenting 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







## Perfect in every way

Walk into the lifestyle of your dreams! Anugraha offers 1384 smartly designed apartments in Phase 1 & 2 (with 620 apartments in Phase 2), 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.

<b>Sizes range from</b> <b>(Super Built-up Area)</b>	<b>46.24 Sq.Mt. to 277.20 Sq.Mt.</b> <b>498 Sq.Ft. to 2984 Sq.Ft.</b>
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Artist Impression

## SWIMMING POOL

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.

## A LIFE OF BLISSFUL RECREATION

## AMPHITHEATRE



Artist Impression



# AMENITIES



Exclusive Clubhouse



2 - Lane Bowling Alley



2 Swimming Pools



Party Hall



Carrom / Chess / Cards



Golf Simulator



Health Club (Steam, Sauna & Jacuzzi)



Provision For Departmental Store



Lawn Space



Squash Court



Play Area



Badminton Court



2 Full-Fledged Gymnasiums



Pharmacy & Clinic



Table Tennis



Snooker



Aerobics Zone



Skating Rink



Amphitheatre



Cricket Net



Half Basketball Court



Tennis Court



Jogging Track



Library



# 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
- Kumbalgor 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











# 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



# 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. Ambedkar 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, Mahalakshmpuram, 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.



# Sattva Anugraha





# 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. Sundeck
13. Clubhouse and swimming pool - II
14. Crossover bridge at deck
15. Feature pergola
16. Neighbourhood greens
17. Surface car park
18. Connectivity from podium to landscaped area
19. Amphitheatre
20. Landscaped garden
21. Community space
22. Floral arbor
23. Skating rink
24. Outdoor gym
25. Yoga/Meditation deck
26. Tennis
27. Basketball
28. Multi-purpose play field
29. Cricket practice nets

PHASE 1  
PHASE 2









# SPECIFICATIONS

## 1. STRUCTURE

R.C.C. structure with block walls

## 2. FLOORING

### a. Common area:

- Lift lobby: Granite/Vitrified Flooring in ground floor and Vitrified tiles in typical floor
- Staircase: Kota Stone / shabad
- Corridors: Vitrified tiles

### b. Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Bedrooms and Kitchen & Utility : Vitrified Tiles
- Balcony : Antiskid Ceramic tiles flooring

### c. Toilets:

- Antiskid Ceramic tiles flooring
- Glazed / Ceramic tile dado up to 7' height

## 3. TOILETS

- Chromium plated fittings
- Hot and cold wall mixer for all the toilet
- Health Faucet for all the Toilets.
- Wall mounted with cistern tank.
- Counter top washbasin on granite slab in Master toilet only.

## 4. KITCHEN

- Hot and cold wall mixer
- Provision for water heater and purifier fixing

## 5. UTILITY

- Inlet & Outlet for washing machine

## 6. DOORS

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

## 7. WINDOWS

- Anodised/Powder coated Aluminium/UPVC with mosquito mesh
- Aluminium/ UPVC Ventilators for toilets.

## 8. PAINTING

- Exterior walls with weather coat texture paint.
- Internal walls with plastic Emulsion and ceilings with oil bound distemper.

## 9. CABLE TV

- An exclusive network of Cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)

## 10. LIFT

- Automatic passenger lifts

## 11. SECURITY SYSTEMS

- Round the clock security
- Trained security personnel
- CCTV Cameras at Entry & Exit points in high traffic areas

## 12. MISCELLANEOUS

- Reticulated Gas piping connection –At extra cost.

## 13. ELECTRICAL

- One TV point in the living room & master bedroom & other bedroom will have conduit provision with modular boxes & dummy plates.
- AC point in Master bedroom
- Telephone points in living area & master bedroom
- Intercom facility from each apartment to the security room, clubhouse & other apartments

## 14. POWER BACKUP (EB LOAD , DG BACKUP) FOR UNITS IS AS BELOW

- i. 1 BHK : 3KVA , 1KVA
- ii. 2 BHK : 5KVA , 1.5KVA
- iii. 3 BHK(Small) : 6KVA , 2KVA
- iv. 3 BHK(Large) : 6KVA , 2KVA

(Power backup would be given at extra cost)





# UNIT PLANS



**1 BHK 1T - 498 Sq.Ft  
(SBA) - 46.24 Sq.Mt**



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

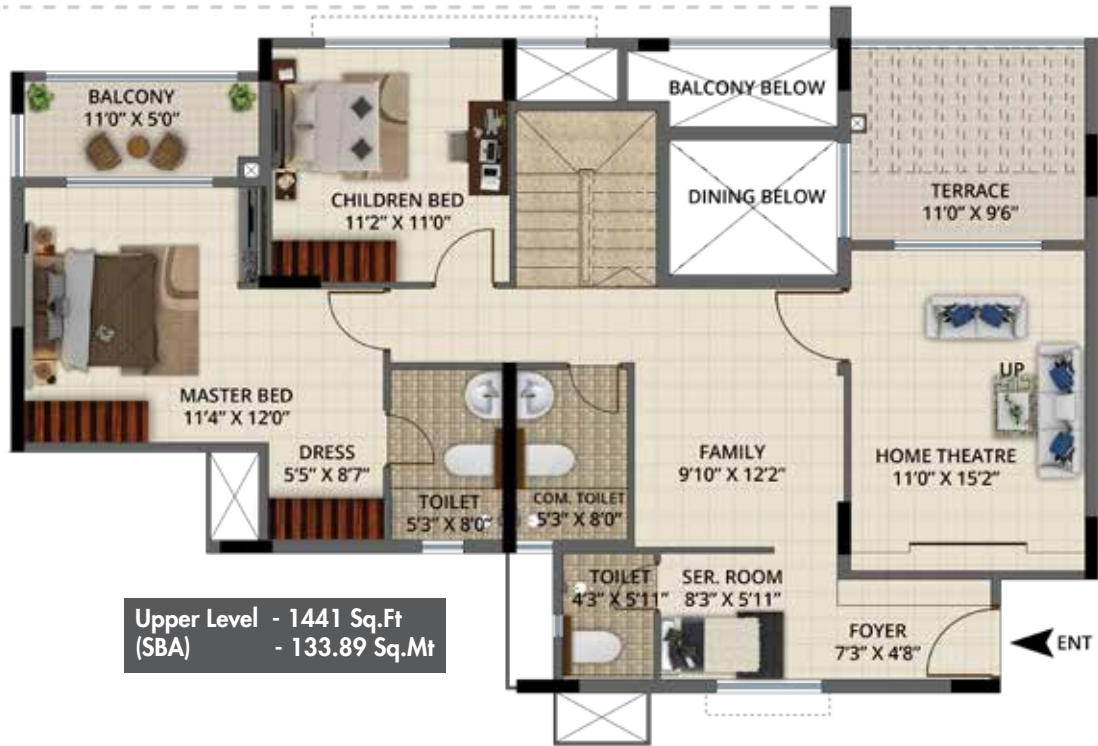
**2 BHK 2T - 1046 Sq.Ft  
(SBA) - 97.18 Sq.Mt**



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



# PENTHOUSE



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



# TOWER 13 Typical Floor Plan

2 BHK: 106 - 1006 (1031 Sq.Ft)



2 BHK: 101 - 1001 (1042 Sq.Ft)



1 BHK: 102 - 1002 (498 Sq.Ft)



2 BHK: 105 - 1005 (1053 Sq.Ft)

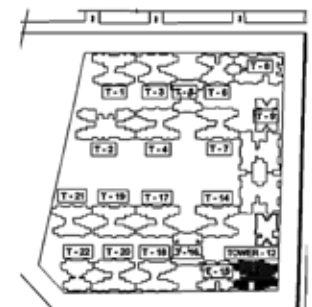


2 BHK: 104 - 1004 (1065 Sq.Ft)

1 BHK: 103 - 1003 (498 Sq.Ft)



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1042	96.80	745.83	44.67
2	498	46.24	335.30	26.16
3	498	46.24	335.30	26.16
4	1065	98.98	763.91	44.67
5	1053	97.83	754.77	44.67
6	1031	95.75	736.68	44.67

# TOWER 14 Typical Floor Plan



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

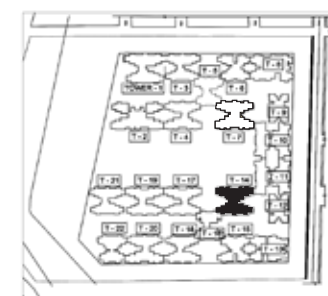
3 BHK: 101 - 1001 (1490 Sq.Ft)

2.5 BHK: 103 - 1003 (1178 Sq.Ft)

2.5 BHK: 102 - 1002 (1188 Sq.Ft)



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1490	138.44	1037.64	98.27
2	1188	110.38	855.52	98.27
3	1178	109.47	853.58	98.27
4	1490	138.44	1037.64	44.67

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



# TOWER 15 Typical Floor Plan

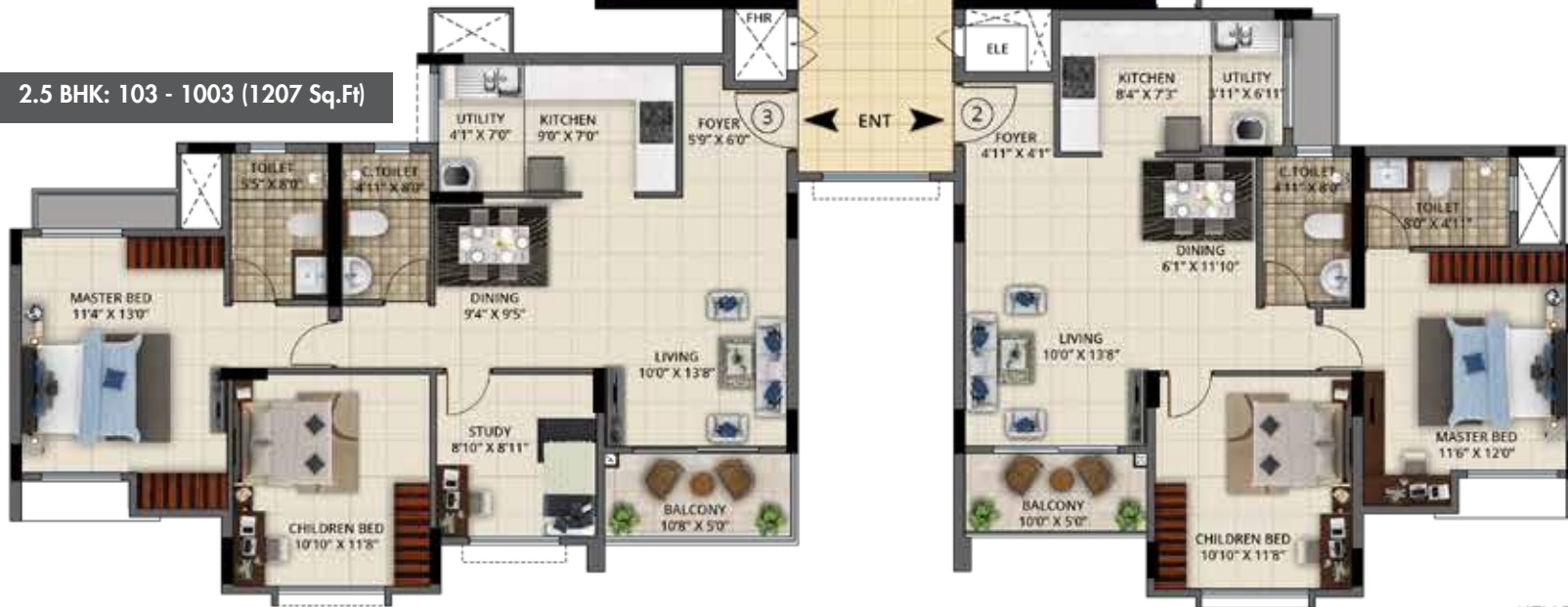
2 BHK: 104 - 1004 (1046 Sq.Ft)

2 BHK: 101 - 1001 (1053 Sq.Ft)

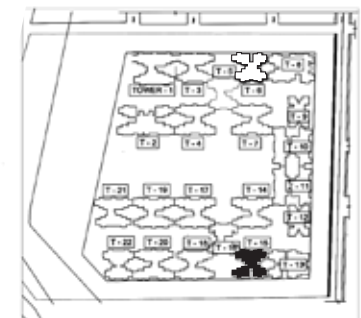


2 BHK: 102 - 1002 (1032 Sq.Ft)

2.5 BHK: 103 - 1003 (1207 Sq.Ft)



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1053	97.83	754.66	44.67
2	1032	95.90	736.68	44.67
3	1207	112.11	871.88	45.42
4	1046	97.14	744.11	44.67

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

# TOWER 16 Typical Floor Plan



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1027	95.42	737.22	44.67
2	1045	97.13	743.36	44.67
3	1027	95.37	727.96	44.67
4	1015	94.27	723.33	44.67

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



# TOWER 17 Typical Floor Plan

3 BHK: 104 - 1004 (1483 Sq.Ft)

3 BHK: 101 - 1001 (1490 Sq.Ft)

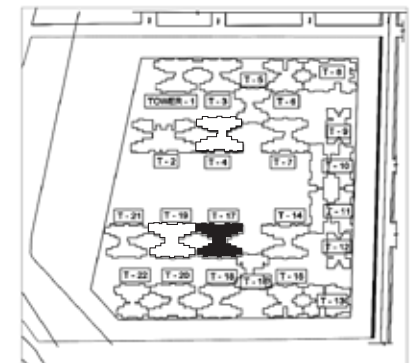


2.5 BHK: 103 - 1003 (1186 Sq.Ft)

2.5 BHK: 102 - 1002 (1176 Sq.Ft)



KEY PLAN



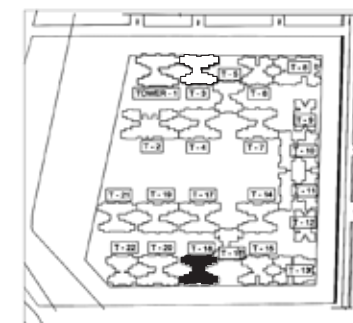
Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1490	138.44	1037.64	98.27
2	1176	109.22	845.18	44.67
3	1186	110.21	855.73	44.67
4	1483	137.78	1037.64	98.27

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

# TOWER 18 Typical Floor Plan



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1177	109.34	854.65	44.67
2	1213	112.73	876.40	44.67
3	1242	115.34	902.34	44.67
4	1189	110.49	865.53	44.67

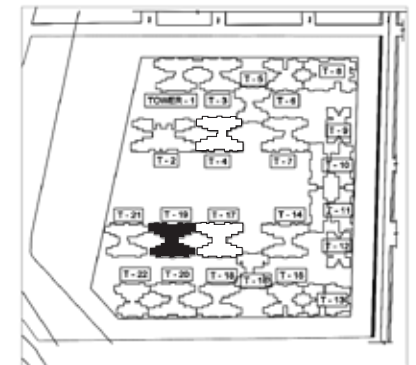
All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)



# TOWER 19 Typical Floor Plan



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1483	137.78	1037.64	98.27
2	1213	112.71	876.40	44.67
3	1188	110.33	855.52	44.67
4	1490	138.44	1037.64	98.27

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

# TOWER 20 Typical Floor Plan



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

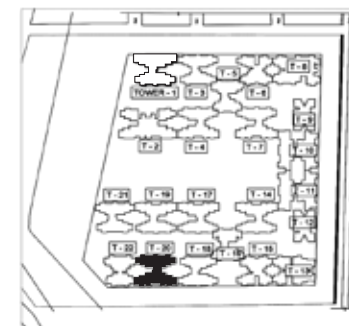
2.5 BHK: 101 - 1001 (1185 Sq.Ft)

3 BHK: 103 - 1003 (1522 Sq.Ft)

3 BHK: 102 - 1002 (1485 Sq.Ft)



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1185	110.09	855.52	44.67
2	1485	137.96	1037.64	98.27
3	1522	141.39	1055.19	104.95
4	1213	112.71	876.40	44.67

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



# TOWER 21 Typical Floor Plan



KEY PLAN



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1213	112.71	876.72	44.67
2	1213	112.71	876.40	44.67
3	1213	112.71	876.40	44.67
4	1188	110.33	855.52	44.67

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

# TOWER 22 Typical Floor Plan



2 BHK: 101 - 1001 (1044 Sq.Ft)

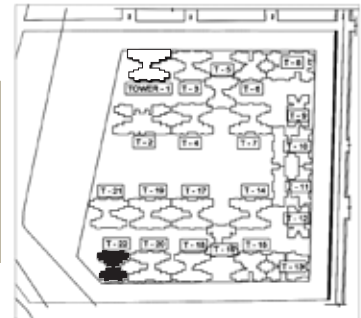
2 BHK: 104 - 1004 (1061 Sq.Ft)

2 BHK: 103 - 1003 (1034 Sq.Ft)

2 BHK: 102 - 1002 (1034 Sq.Ft)



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1044	97.01	740.99	44.67
2	1034	96.03	741.74	44.67
3	1034	96.03	741.74	44.67
4	1061	98.54	754.77	44.67



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



**EAST CREST**  
Near Budigere Cross, 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



**NECKLACE PRIDE**  
Kavadiguda, Hyderabad



**HM ROYAL**  
Kondhwa (opposite Talab factory), Pune



**MAGNUS**  
Shaikpet, Hyderabad



**WATER'S EDGE**  
Sancoale, Goa

# AWARDS

## 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 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.



### 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



### Times Business Award 2020

Best Developer - Residential



### IBE - India Property Awards 2020

Developer of the Year 2020 - Commercial  
Salarpuria Sattva



### ET NOW Global Real Estate Congress Real Estate Awards 2020

Developer of the Year - Commercial  
Salarpuria Sattva



### ET NOW Business Leader Of the Year 2020

Bijay Agarwal - Managing Director  
Salarpuria Sattva



### CommonFloor Realty Awards 2020

Best Developer of the Year  
Karnataka



### IGBC Green Champion Award 2019

Developer Leading the Green Building  
Movement in India(Commercial)  
Salarpuria Sattva Group



### CARE Awards 2019

CREDAI Award for Real Estate  
Best Residential Dwellings  
above 1500 Sq.Ft.  
Salarpuria Sattva Greenage



# OUTSTANDING ACHIEVEMENTS



As on May 2022

# OUR BUSINESS VERTICALS







**CORPORATE OFFICE :** 4th Floor, Salarpuria Windsor, No.3, Ulsoor Road, Bengaluru - 560 042 | **Tel: +91 80 42699000**

**Bengaluru • Hyderabad • Mumbai • Pune • Kolkata • Goa • Coimbatore**

**CREDAI**

A CIBIL 'A' STABLE RATED COMPANY  
Founding Member KSIIC



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

**| [www.sattvagroup.in](http://www.sattvagroup.in) | Call Toll-Free No.: 1800 121 3344 | E: [enquiry@sattvagroup.in](mailto:enquiry@sattvagroup.in)**

**RERA Registration No: PRM/KA/RERA/1251/309/PR/210913/004302**

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