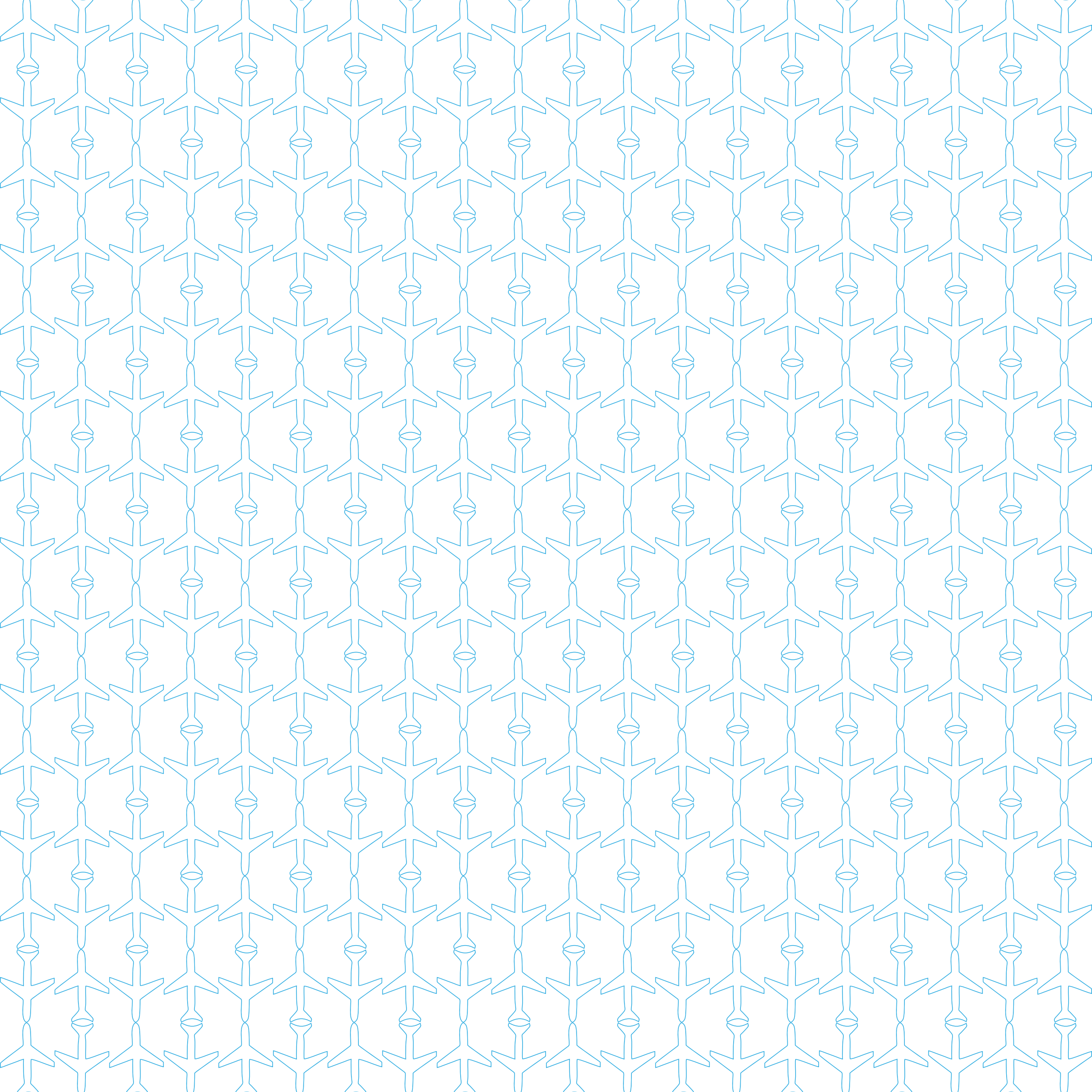




Fly economy. Live first class





# The Boarding Gate is Now Open.



## Welcome to Aeropolis

### Premium Homes for High-flyers

If you are looking for the ideal abode in the burgeoning North Bengaluru, look no further ! Sattva Aeropolis is everything that you dream of and more, to zip in and out of the city.



## Premium Studio, 1, 2 & 3 BHK Apartments

These premium Studio, 1, 2 & 3 BHK Apartments offer a life of sheer connectivity and convenience at a location that's sure to multiply manifold as a future investment. With such an ideal location just 3 kms from the international airport, you are close to the best of IT and industrial hubs. What's more, life in this serene abode with wide open spaces and clear blue skies will be not just futuristic, but blissful too!

Sattva Aeropolis is curated for you to suit every budget. So get your boarding pass and welcome aboard!

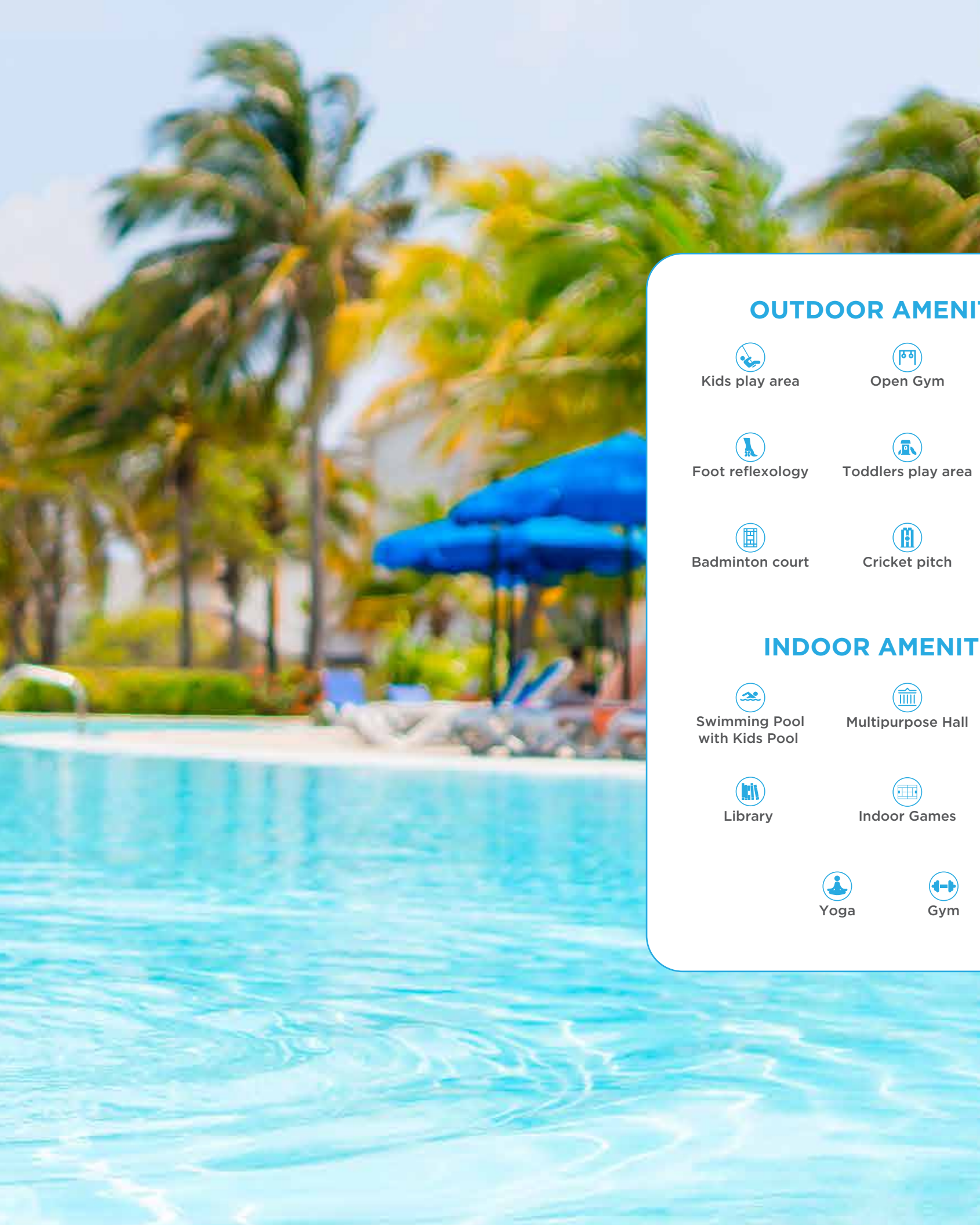




Amenities 

The futuristic lifestyle  
that you dream of





## OUTDOOR AMENITIES



Kids play area



Open Gym



Yoga lawn



Foot reflexology



Toddlers play area



Elders park



Badminton court



Cricket pitch



Party lawn

## INDOOR AMENITIES



Swimming Pool  
with Kids Pool



Multipurpose Hall



Squash court



Library



Indoor Games



Table Tennis

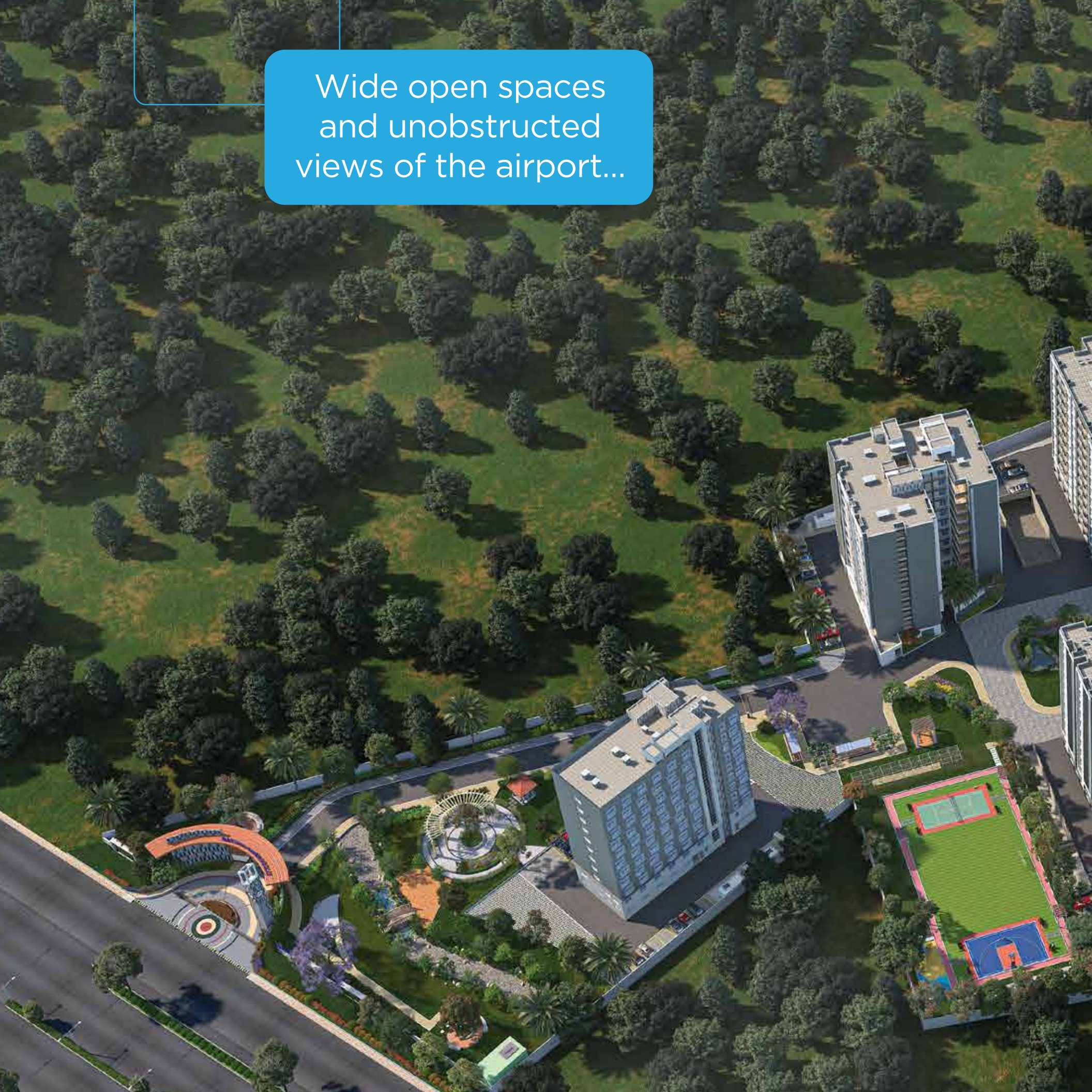


Yoga



Gym

Wide open spaces  
and unobstructed  
views of the airport...





← Aerial View



Artist Impression

## KNOW YOUR NEIGHBOURHOOD

### LANDMARK & LOCALITY

Airport Railway Station	- 1 km
Bengaluru International Airport	- 3.4 km
Devanahalli Town	- 6.6 km
Yelahanka	- 13.8 km
Jakkur Aerodrome	- 19.9 km
Hebbal	- 25.5 km
Nandi Hills	- 25.7 km

### SHOPPING MALLS

RMZ Galleria Mall	- 16.5 km
Esteem Mall	- 23.3 km

### HOSPITALS

Akash Hospital	- 6.7 km
Ramaiah Leena Hospital	- 7.5 km
Sri Shiridi Sai Hospital	- 7.6 km
New Manasa Hospital	- 8 km
Aster CMI Hospital	- 22.7 km
Manipal Hospital	- 23 km

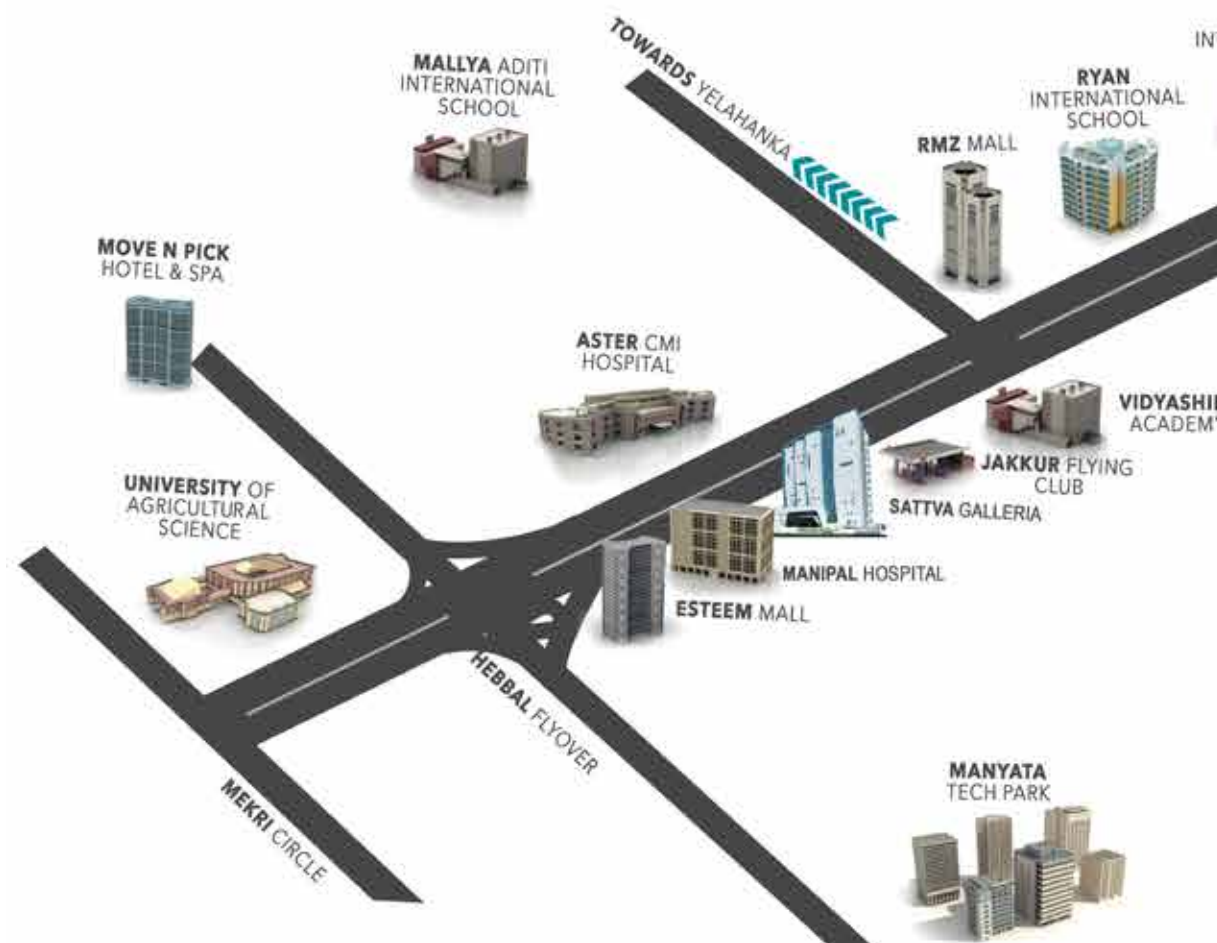
### IT PARKS

Prestige Tech Cloud	- 4.3 km
Signature Business Park	- 4.5 km
Devanahalli Business Park	- 4.9 km
KIADB Aerospace Park	- 12 km
Ecopolis Tech Park	- 12 km
Manyata Tech Park	- 21.9 km
Kirloskar Tech Park	- 23.1 km

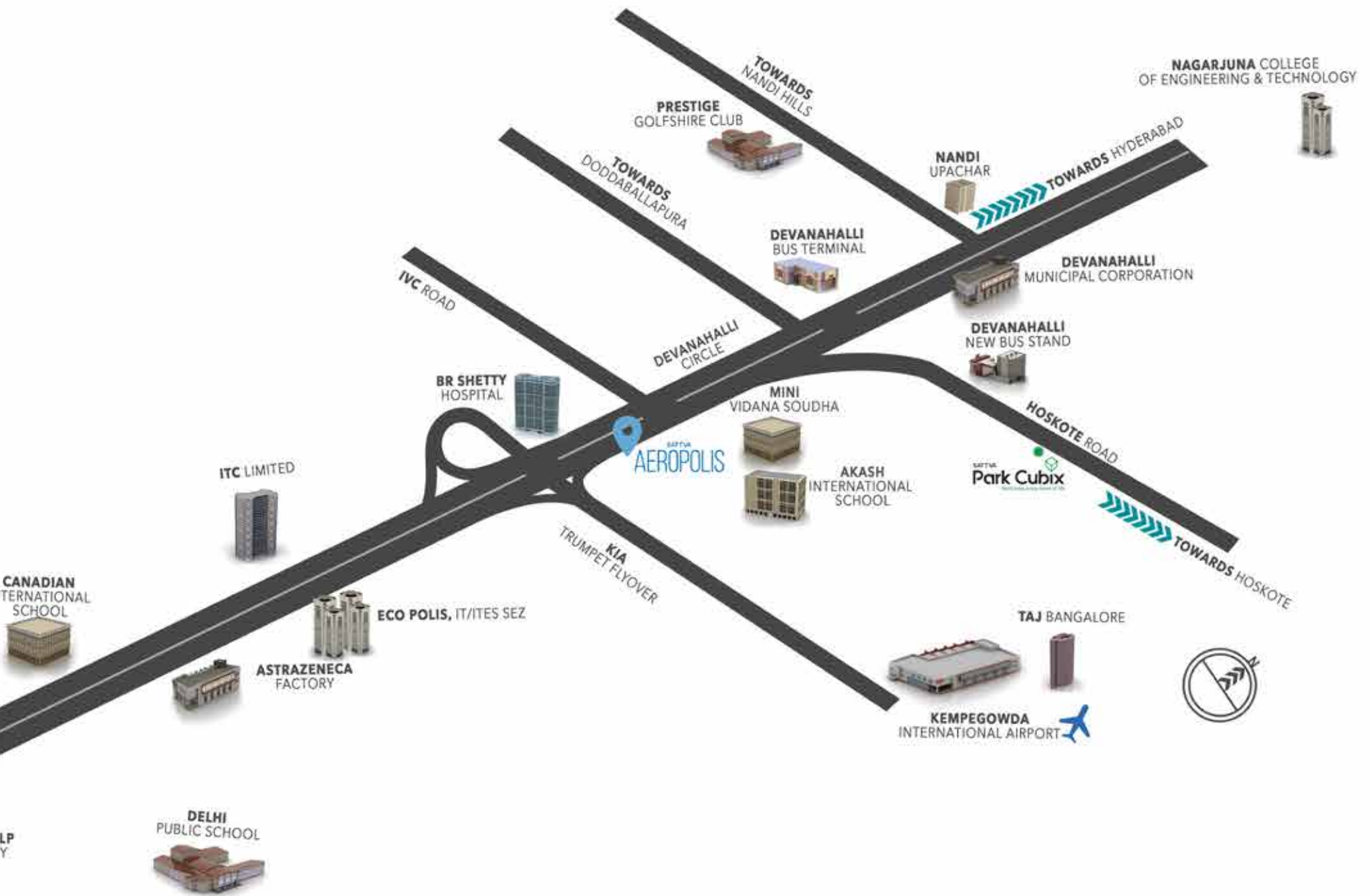
### EDUCATIONAL INSTITUTES

Dr. A.P.J Abdul Kalam English School	- 2.4 km
NAFL (NPS)	- 2.7 km
Oxford English School	- 8 km
Euro Kids School	- 8.3 km
Akash International School	- 9 km
Air Force School Yelahanka	- 12.4 km
Ryan International School	- 14.7 km
Armed Police Training School	- 14.7 km

Ideally located just 5 minutes away from the Bengaluru International airport.



← Location Map







**BLOCK C**

**CLUBHOUSE**

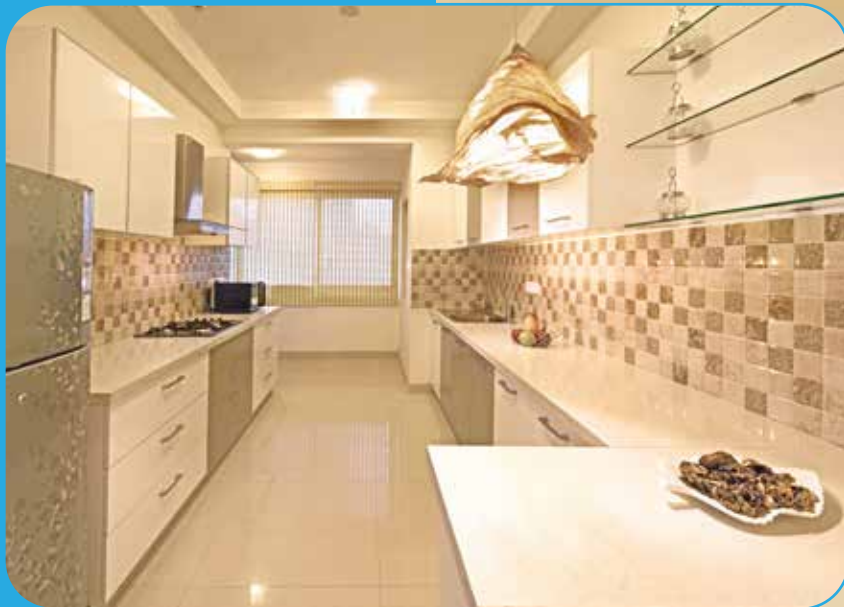
**BLOCK D**

## LEGEND

1. Entry portal with guard room
2. Visitors waiting area
3. Circular plaza with pergola
4. Viewing deck
5. Koi pond with bridge
6. Party lawn
7. Gazebo with food counter
8. Parking
9. Dry swale
10. School bus drop off
11. Elder's park
12. Chit-chat corner
13. Lotus pond
14. Theme planting
15. Football
16. Half basketball court
17. Badminton court
18. Cricket practice pitch
19. Jogging track
20. Pergola with seating

21. Kid's play area
22. Informal seating
23. Yoga lawn
24. Story corner
25. Lawn
26. Swimming pool
27. Kid's pool
28. Pooldeck
29. Outdoor Gym





## STRUCTURE

- Residential Building : R.C.C framed structure / Modular structure

## FLOORING & DADO

### a. Common area

- Ground floor Entrance & Lift lobbies : Vitrified flooring
- Upper floor lift lobbies : Vitrified tile flooring
- Staircase : Cement Finish
- Corridors : Vitrified tile flooring / Cement finish

### b. Apartment

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master Bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony : Ceramic tiles
- Kitchen : Vitrified tiles
- Skirting : Vitrified tiles
- Toilet : Ceramic tiles

### c. Cladding

- Kitchen dado : Ceramic tiles, 600 mm above the counter level
- Toilet dado : Ceramic tiles dado up to 7 ft. in shower area / Up to 4 ft. high in rest of the areas.

## CP & SANITARY FITTINGS

- Chromium plated fittings for all toilets
- Wall mixer with shower in bath area
- Health Faucet for all the Toilets.
- Floor Mounted EWC for all toilets
- Wash basin / corner Wash basins

## KITCHEN

- No kitchen counter, sink & sink mixer shall be provided. (to be installed by end-user).
- Inlet & Outlet Provision for washing machine.

## DOORS:

- All door frames of RCC.
- All door shutters-flush shutters with paint finish and necessary hardware.

## WINDOWS & RAILINGS

- Aluminium / UPVC Sliding Door for Living Room
- Aluminium / UPVC Windows (Bedrooms & Kitchen)
- Aluminium / UPVC Ventilators for Toilets.
- Balcony railings in MS.

## PAINTING

- Exterior walls with weather coat paint / form finish as per design.
- Internal walls and ceilings with oil-bound distemper.
- Enamel paint on all MS railings / grills.

## LIFT

- Automatic passenger lifts.

## ELECTRICAL

- One TV point in living room
- Only conduiting for Telephone point in living room i.e. without wiring and switch box.
- Only conduiting for AC in Master bedroom shall be provided (AC point not in developer scope).
- Intercom facility in ground floor of each tower to the security room.
- Power through HT / LT Service line

## BACK-UP GENERATOR (AT EXTRA COST)

- 100% DG back-up on chargeable basis

C4-204 TO C4-1104  
2BHK+2T (Type4)  
SBA : 934 Sq.Ft.  
Carpet : 570 Sq.Ft.  
Balcony : 30 Sq.Ft.

C4-205 TO C4-1105  
1BHK+1T (Type2)  
SBA : 656 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-206 TO C4-1106  
1BHK+1T (Type2)  
SBA : 654 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-207 TO C4-1107  
1BHK+1T (Type2)  
SBA : 654 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-208 TO C4-1108  
1BHK+1T (Type2)  
SBA : 656 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.



C4-209 TO C4-1109  
1BHK+1T (Type1A)  
SBA : 583 Sq.Ft.  
Carpet : 356 Sq.Ft.  
Balcony : 31 Sq.Ft.

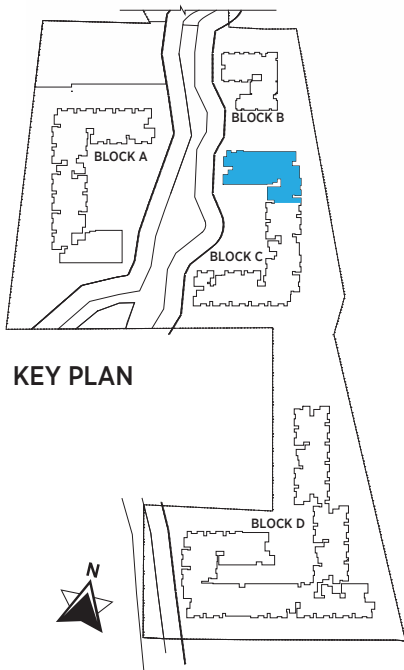
C4-203 TO C4-1103  
1BHK+1T (Type1)  
SBA : 595 Sq.Ft.  
Carpet : 356 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-202 TO C4-1102  
1BHK+1T (Type1)  
SBA : 589 Sq.Ft.  
Carpet : 356 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-201 TO C4-1101  
1BHK+1T (Type1)  
SBA : 589 Sq.Ft.  
Carpet : 356 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-211 TO C4-1111  
1BHK+1T (Type1A)  
SBA : 591 Sq.Ft.  
Carpet : 356 Sq.Ft.  
Balcony : 31 Sq.Ft.

C4-210 TO C4-1110  
3BHK+2T (Type3)  
SBA : 1006 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.





C5-202 TO C5-1102  
3BHK+2T (Type1)  
SBA : 1007 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

C5-203 TO C5-1103  
2BHK+2T (Type1A)  
SBA : 908 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

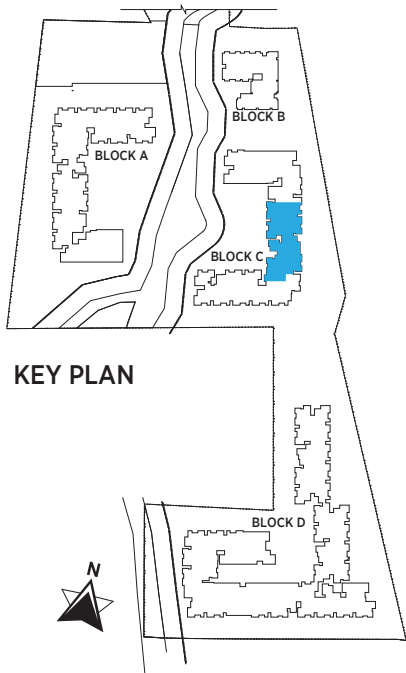
C5-201 TO C5-1101  
2BHK+2T (Type1B)  
SBA : 908 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C5-204 TO C5-1104  
3BHK+2T (Type3)  
SBA : 1003 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

C5-205 TO C5-1105  
1BHK+1T (Type1A)  
SBA : 580 Sq.Ft.  
Carpet : 356 Sq.Ft.  
Balcony : 31 Sq.Ft.

C5-207 TO C5-1107  
3BHK+2T (Type2)  
SBA : 1010 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

C5-206 TO C5-1106  
3BHK+2T (Type3)  
SBA : 1006 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.



C6-207 TO C6-1107  
2BHK+2T (Type4)  
SBA : 938 Sq.Ft.  
Carpet : 570 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-208 TO C6-1108  
2BHK+2T (Type2)  
SBA : 938 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-209 TO C6-1109  
2BHK+2T (Type2)  
SBA : 939 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-201 TO C6-1101  
3BHK+2T (Type3)  
SBA : 1004 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.



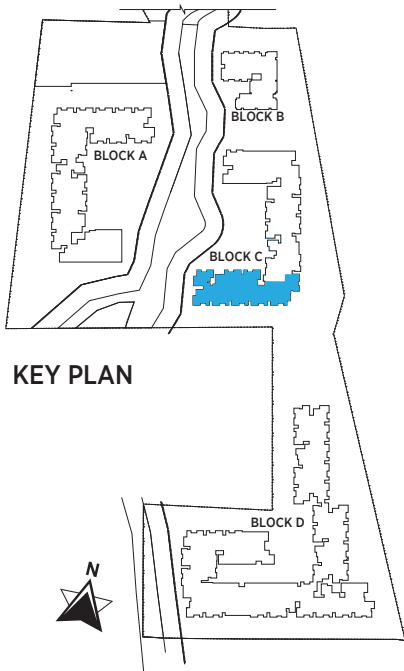
C6-206 TO C6-1106  
2BHK+2T (Type1)  
SBA : 908 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-205 TO C6-1105  
2BHK+2T (Type1)  
SBA : 905 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-204 TO C6-1104  
2BHK+2T (Type1)  
SBA : 905 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-203 TO C6-1103  
2BHK+2T (Type1)  
SBA : 905 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

C6-202 TO C6-1102  
2BHK+2T (Type1)  
SBA : 901 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.



KEY PLAN

D7-102 TO D7-1102  
3BHK+2T (Type1)  
SBA : 1007 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

D7-103 TO D7-1103  
2BHK+2T (Type1A)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D7-101 TO D7-1101  
2BHK+2T (Type1B)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D7-104 TO D7-1104  
2BHK+2T (Type1A)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

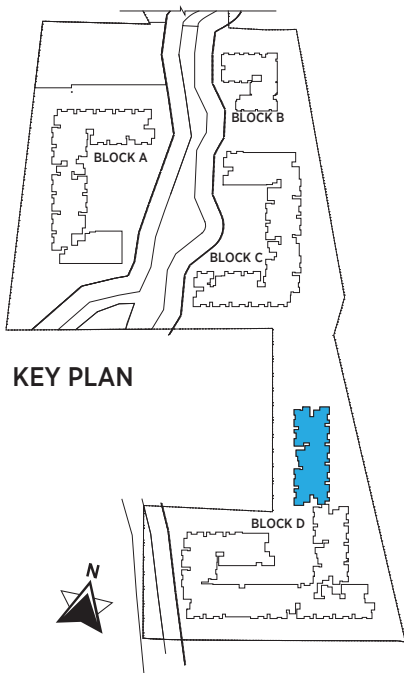
D7-105 TO D7-1105  
2BHK+2T (Type1A)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

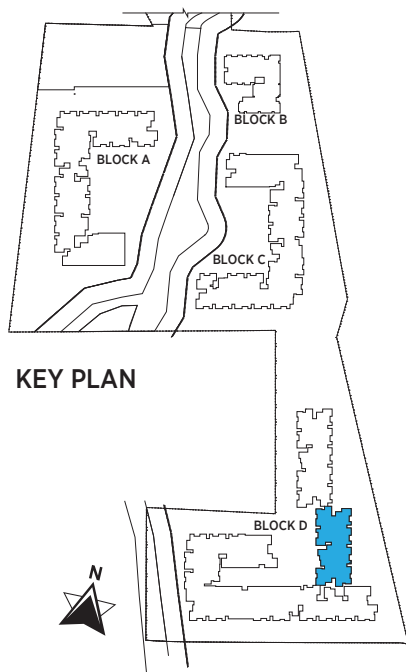
D7-109 TO D7-1109  
3BHK+2T (Type1)  
SBA : 1003 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

D7-106 TO D7-1106  
2BHK+2T (Type1A)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D7-108 TO D7-1108  
2BHK+2T (Type1B)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D7-107 TO D7-1107  
2BHK+2T (Type3)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.





D8-102 TO D8-1102  
3BHK+2T (Type1)  
SBA : 1007 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

D8-101 TO D8-1101  
2BHK+2T (Type1B)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D8-107 TO D8-1107  
3BHK+2T (Type1)  
SBA : 1012 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.



D8-103 TO D8-1103  
2BHK+2T (Type1A)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D8-104 TO D8-1104  
2BHK+2T (Type1A)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D8-105 TO D8-1105  
2BHK+2T (Type1A)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D8-106 TO D8-1106  
3BHK+2T (Type3)  
SBA : 1007 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

D9-109 TO D9-1109  
1BHK+1T (Type2A)  
SBA : 660 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

D9-110 TO D9-1110  
1BHK+1T (Type2)  
SBA : 654 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

D9-111 TO D9-1111  
1BHK+1T (Type2A)  
SBA : 658 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

D9-112 TO D9-1112  
2BHK+2T (Type2)  
SBA : 939 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D9-101 TO D9-1101  
1BHK+1T (Type2A)  
SBA : 660 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.

D9-102 TO D9-1102  
1BHK+1T (Type2)  
SBA : 660 Sq.Ft.  
Carpet : 388 Sq.Ft.  
Balcony : 31 Sq.Ft.



D9-108 TO D9-1108  
2BHK+2T (Type1)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

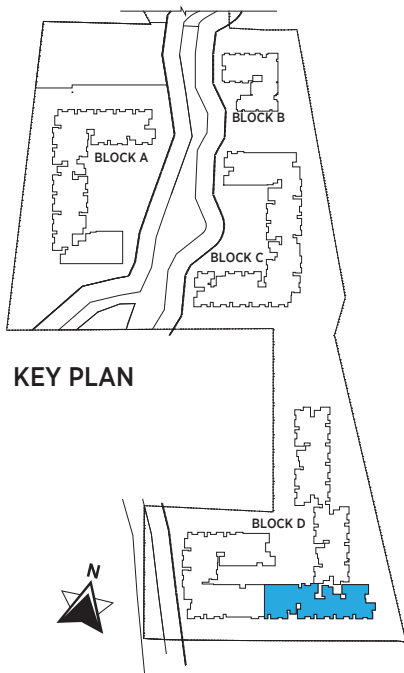
D9-107 TO D9-1107  
3BHK+2T (Type1A)  
SBA : 1009 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.

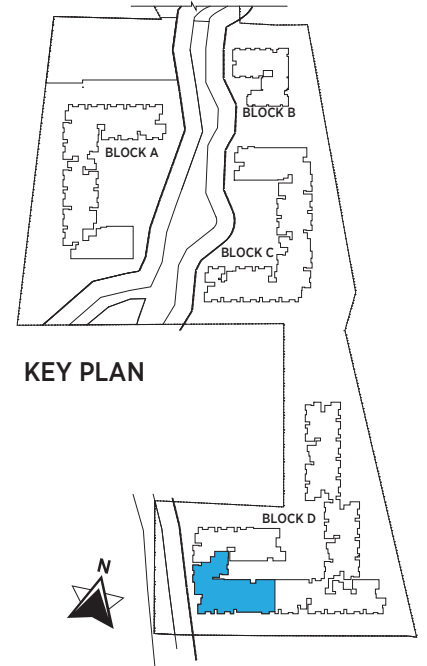
D9-106 TO D9-1106  
2BHK+2T (Type1)  
SBA : 909 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

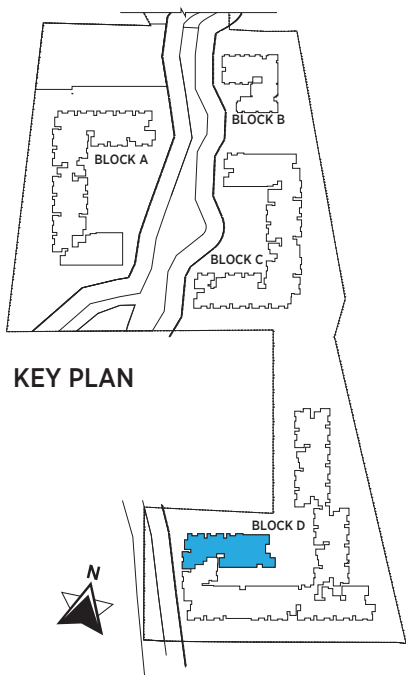
D9-105 TO D9-1105  
2BHK+2T (Type1)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D9-104 TO D9-1104  
2BHK+2T (Type1)  
SBA : 906 Sq.Ft.  
Carpet : 572 Sq.Ft.  
Balcony : 30 Sq.Ft.

D9-103 TO D9-1103  
3BHK+2T (Type1A)  
SBA : 1007 Sq.Ft.  
Carpet : 645 Sq.Ft.  
Balcony : 30 Sq.Ft.









TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2A	660 Sq.Ft.	388 Sq.Ft.	31 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	595 Sq.Ft.	356 Sq.Ft.	31 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1A	595 Sq.Ft.	356 Sq.Ft.	31 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2	666 Sq.Ft.	388 Sq.Ft.	31 Sq.Ft.





TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1A	909 Sq.Ft.	572 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1B	912 Sq.Ft.	572 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
2	943 Sq.Ft.	572 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	909 Sq.Ft.	572 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
3	909 Sq.Ft.	572 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
4	938 Sq.Ft.	570 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
3	1010 Sq.Ft.	645 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1	1012 Sq.Ft.	645 Sq.Ft.	30 Sq.Ft.



TYPE	SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
1A	1009 Sq.Ft.	645 Sq.Ft.	30 Sq.Ft.

# Our On-going 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**  
Off Budigere Road, Bengaluru



**Laurel Heights**  
Hesaraghatta Main Road, Bengaluru



**Divinity**  
Mysore Road, Bengaluru



**Park Cubix**  
Devanahalli Town, Bengaluru



**Exotic**  
Bagalur Main Road, Bengaluru



**Luxuria**  
Malleswaram, 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. It's 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.



66 Million Sq.Ft.  
Property  
Developed

28 Million Sq.Ft.  
Under  
Construction

130 Projects  
Completed

## Awards & Recognitions



2023  
TIMES BUSINESS AWARDS  
BENGALURU  
Residential Project of the Year  
Sattva Park Cubix



2023  
ET BUSINESS EXCELLENCE  
Best Residential Affordable  
Project of the Year  
Sattva Ashraya



2022  
REALTY PLUS CONCLAVE  
EXCELLENCE AWARDS  
SOUTH  
Developer of the year - Commercial  
Sattva Group



2022  
REALTY PLUS CONCLAVE  
EXCELLENCE AWARDS 2022  
SOUTH  
Commercial Project of the Year  
Sattva Knowledge City



2022  
E4M PRIDE OF INDIA BRANDS  
AWARD  
The Best of South  
Sattva Group



2022  
THE BUSINESS TIMES  
REAL ESTATE  
CONCLAVE AWARDS, SOUTH  
Commercial Project - Office Building  
(Completed: Metro)  
Sattva Knowledge City



2022  
THE BUSINESS TIMES  
REAL ESTATE  
CONCLAVE AWARDS, SOUTH  
Commercial Project - Business / IT Parks  
(Completed: Metro)  
Sattva Knowledge Court



2022  
TIMES BUSINESS AWARDS  
Bengaluru  
Best Developer Commercial  
Sattva Group



2021  
CONSTRUCTION WORLD  
ARCHITECT AND BUILDER  
AWARDS  
Stalwarts of the south, Bengaluru  
Sattva Group



2021  
SILICON REAL ESTATE  
AWARDS BENGALURU  
Most Promising Residential Project  
Misty Charm



2021  
CIDC VISWAKARMA AWARDS  
Best Construction Project  
Knowledge City, Hyderabad  
Salarpuria Sattva



2020  
CONSTRUCTION WORLD  
ARCHITECT & BUILDER  
AWARD  
Best Developer - Residential  
Outstanding projects, Knowledge City,  
Knowledge Point and Divinity



2020  
IBE - INDIA PROPERTY  
AWARDS  
Developer of the Year 2020  
- Commercial  
Salarpuria Sattva



2020  
ET NOW GLOBAL  
REAL ESTATE CONGRESS  
REAL ESTATE AWARDS  
Developer of the Year - Commercial  
Salarpuria Sattva



2020  
ET NOW  
BUSINESS LEADER  
OF THE YEAR  
Bijay Agarwal - Managing Director  
Salarpuria Sattva



2020  
COMMONFLOOR  
REALTY AWARDS  
Best Developer of the Year  
Karnataka



2019  
IGBC GREEN CHAMPION  
AWARD  
Developer Leading  
the Green Building  
Movement in India(Commercial)  
Salarpuria Sattva Group



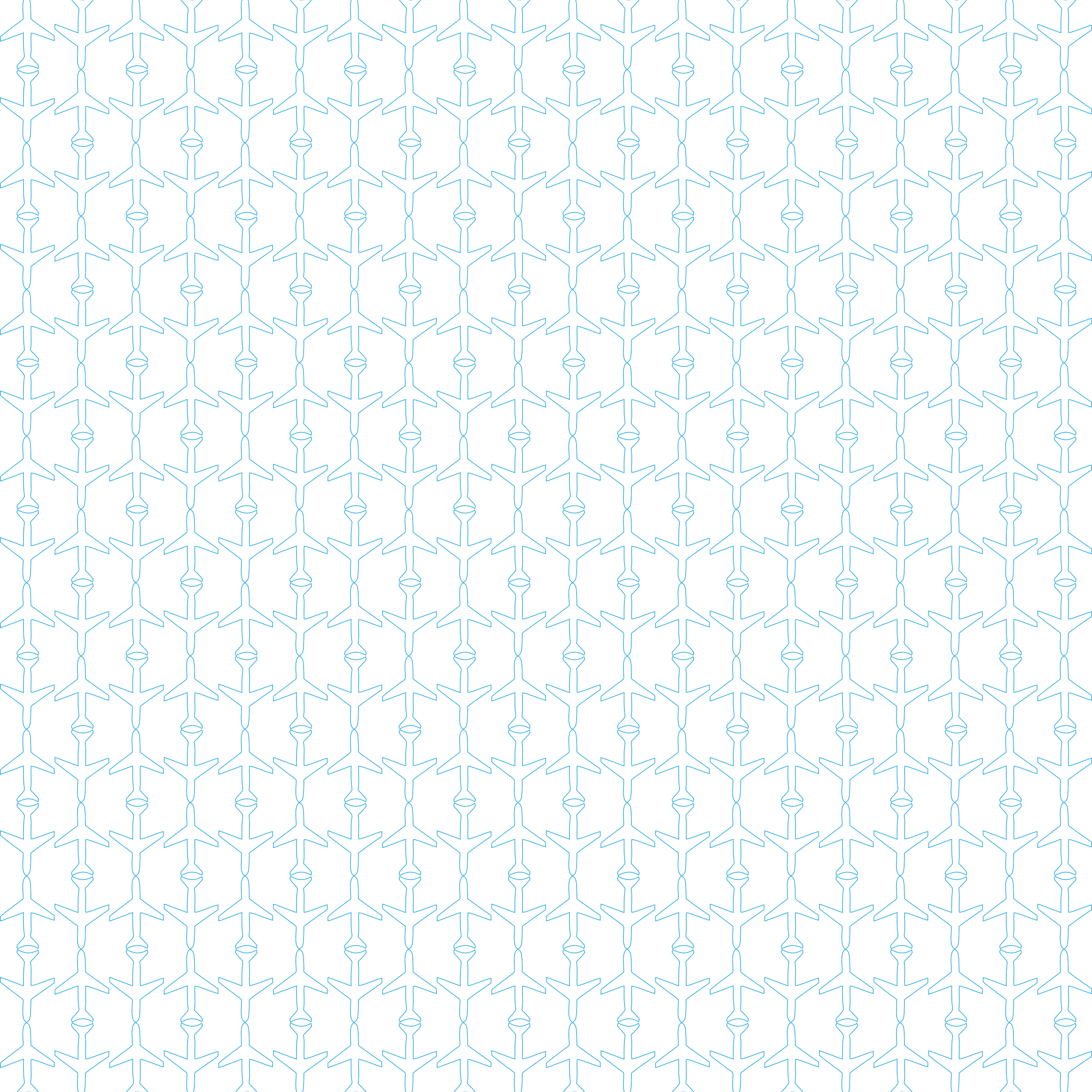
2019  
CARE AWARDS  
CREDAI AWARD FOR  
REAL ESTATE  
Best Residential Dwellings  
above 1500 Sq.Ft.  
Salarpuria Sattva Greenage

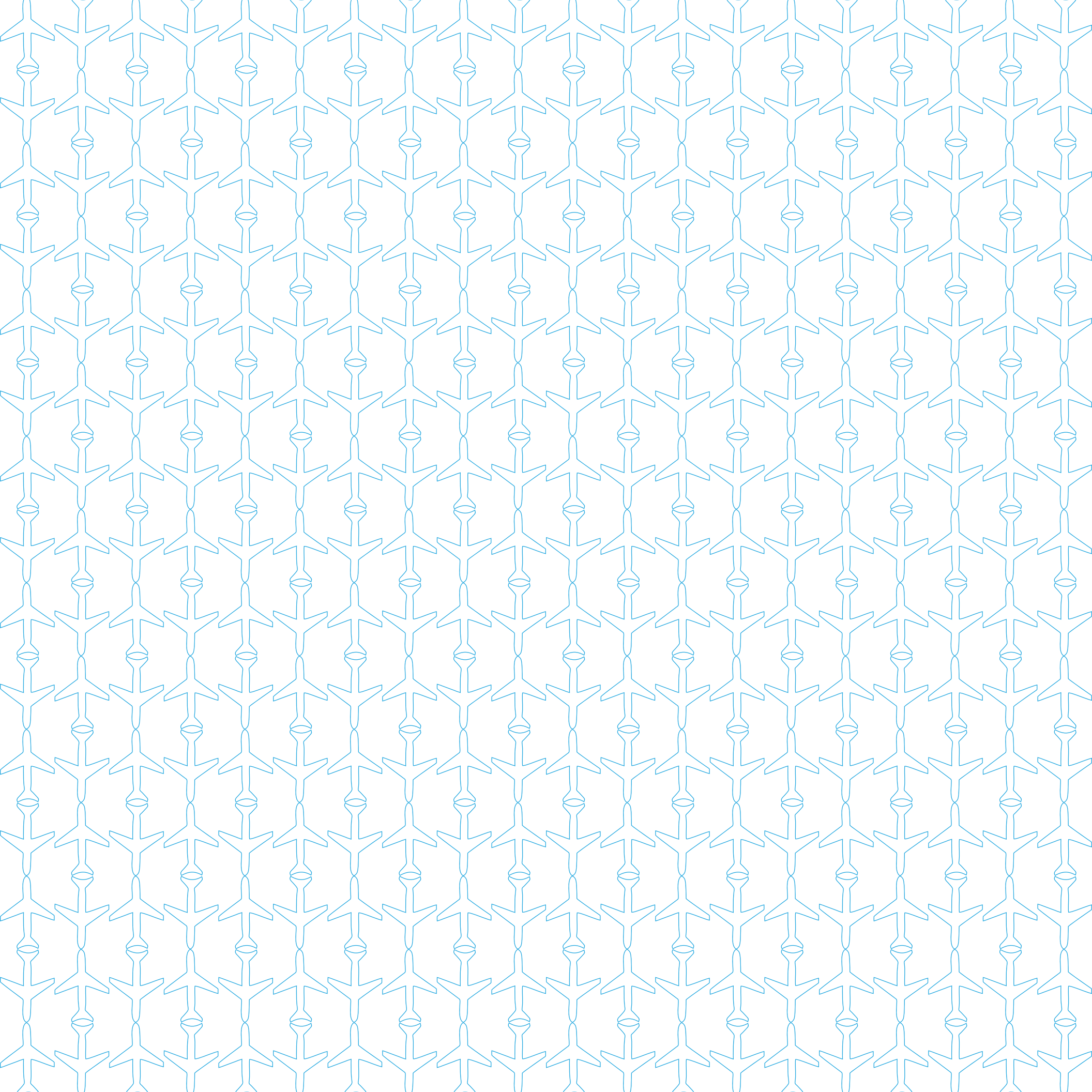


2019  
SILICON INDIA REAL ESTATE  
AWARDS BENGALURU  
India's Most Trusted Developer of  
the Year - 2019  
Salarpuria Sattva Group



2019  
CONSTRUCTION WEEK  
INDIA AWARDS  
Facade Project of the Year  
Knowledge Park,  
Salarpuria Sattva Group







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BENGALURU | HYDERABAD | MUMBAI | PUNE | KOLKATA | CHENNAI | GOA | COIMBATORE

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A CRISIL 'A' STABLE RATED COMPANY  
Founding Member KBIC



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

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