

Sattva Group's Kaveri Siri Phase II Launch Marks Turning Point in Karnataka's Regional Development Strategy

Driven by Sellout Success: Sattva Kaveri Siri Reveals Phase II

Bangalore, Karnataka, May 6, 2025 – Reinforcing its position as an industry leader in identifying and developing high-potential real estate markets, Sattva Group today unveiled Sattva Kaveri Siri Phase II—a 22-acre premium plotted development that signals the arrival of Mandya as Karnataka's newest lifestyle destination. The announcement comes as property investments increasingly flow toward emerging corridors with superior infrastructure and environmental advantages.

Building on the extraordinary market response to Phase I—which saw nearly all 652 plots quickly acquired by discerning investors—Phase II presents an elevated opportunity to secure a position in Mandya's premier residential enclave with its offering of 477 meticulously designed plots, providing the perfect synthesis of serene living and strategic connectivity.

Recently recognized among the **Top 10 Residential Plotted Developments in Karnataka** by Silicon India, one of India's most influential business and technology magazines. The recognition from Silicon India, widely respected for identifying excellence and innovation across industries, validates Sattva Group's vision of creating sustainable, amenity-rich developments that harmonize with Karnataka's natural landscape.

The launch follows Kaveri Siri Phase I's remarkable success, which achieved complete sell-out within months of its introduction and commanded premium pricing above initial projections. With over 20% appreciation in property values, Sattva Kaveri Siri positions the Sakkare Nadu region as a prime location for premium plotted properties.

The Bengaluru-Mysuru Expressway has catalysed Mandya's transformation, dramatically reducing inter-city travel times and creating what industry experts describe as a "golden corridor" of development opportunity. Property registrations in Mandya district continue to show substantial growth among Karnataka's non-metropolitan regions, reflecting the area's rising prominence.

"We are witnessing a profound transformation in Mandya—a region steeped in agricultural heritage now emerging as a prime residential destination with unparalleled natural advantages," said Karishmah Siingh, President of Sales, Marketing & CRM at Sattva Group. "Our experience reveals a significant shift in consumer preferences, with unprecedented demand for secure, gated communities that offer both investment potential and lifestyle enhancement. Today's discerning buyers are seeking developments that provide comprehensive security infrastructure alongside community amenities—exactly what Sattva Kaveri Siri delivers. Sattva Group's strategic foresight in identifying high-potential micro markets like Sakkare Nadu highlights our commitment to creating value across diverse buyer

segments. From first-time homeowners to seasoned investors, we are providing accessible entry points into emerging markets before they reach peak valuation."

The project features innovative environmental design with native species corridors and water conservation systems that align with Karnataka's Sustainable Growth Initiative, which designates Mandya as a priority area for eco-friendly development. Situated in the four-river basin of Sakkare Nadu between Bengaluru and Mysuru, the location offers rare natural advantages including groundwater stability and cooler temperatures absent in more urbanized regions.

Further distinguishing the project is its community-centered approach, with nearly a third of the total area dedicated to shared amenities and public spaces—significantly above regulatory requirements. This emphasis on communal infrastructure reflects growing consumer preference for developments that facilitate social connections while maintaining private sanctuaries.

As the largest private investment in Mandya's housing market to date, Kaveri Siri Phase II sets a precedent for future development across Karnataka's tier-2 cities. The project catalyses the state government's commitment to spread economic growth beyond major urban centres.

About Sattva Group

With over 3 decades of expertise, the Sattva Group has grown into one of the most trusted builders in the country today. Headquartered in Bengaluru, India, it is also a well-known name in Hyderabad, Kolkata, Pune, Coimbatore and Goa. The Group will soon be expanding its presence in Mumbai. With 74 million sq. ft of completed space and over 75 million sq. ft under various stages of planning and development, the Group is one of the most premium builders in India today. The Group's cutting-edge marquee commercial projects include Knowledge City, Knowledge Capital, Knowledge Park and Image Tower (a PPP based model with the Telangana State Government for the AVGC industry). The Group also has to its credit world class residential projects such as Sattva Greenage which offers more than 100 amenities, Sattva Exotic, Sattva La Vita, Sattva LakeRidge, Sattva Magnus and Sattva Springs to name a few. By further expanding into various verticals such as co-working, co-living, education, hospitality, data centres and warehousing, the Group today stands tall as a frontrunner, shaping India's growth story. The Group's unwavering adherence to quality has given it the "trusted" tag among builders in the country, renowned for its "A Stable" CRISIL rating for over a decade since 2010, which was upgraded to CRISIL A+ in 2022.

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