

AIR LIGHT SPACE



Everything Else Just Follows

Corporate Office (Mumbai):

C-1411, One Bandra Kurla Complex Rd, G Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra 400051

Site Address:

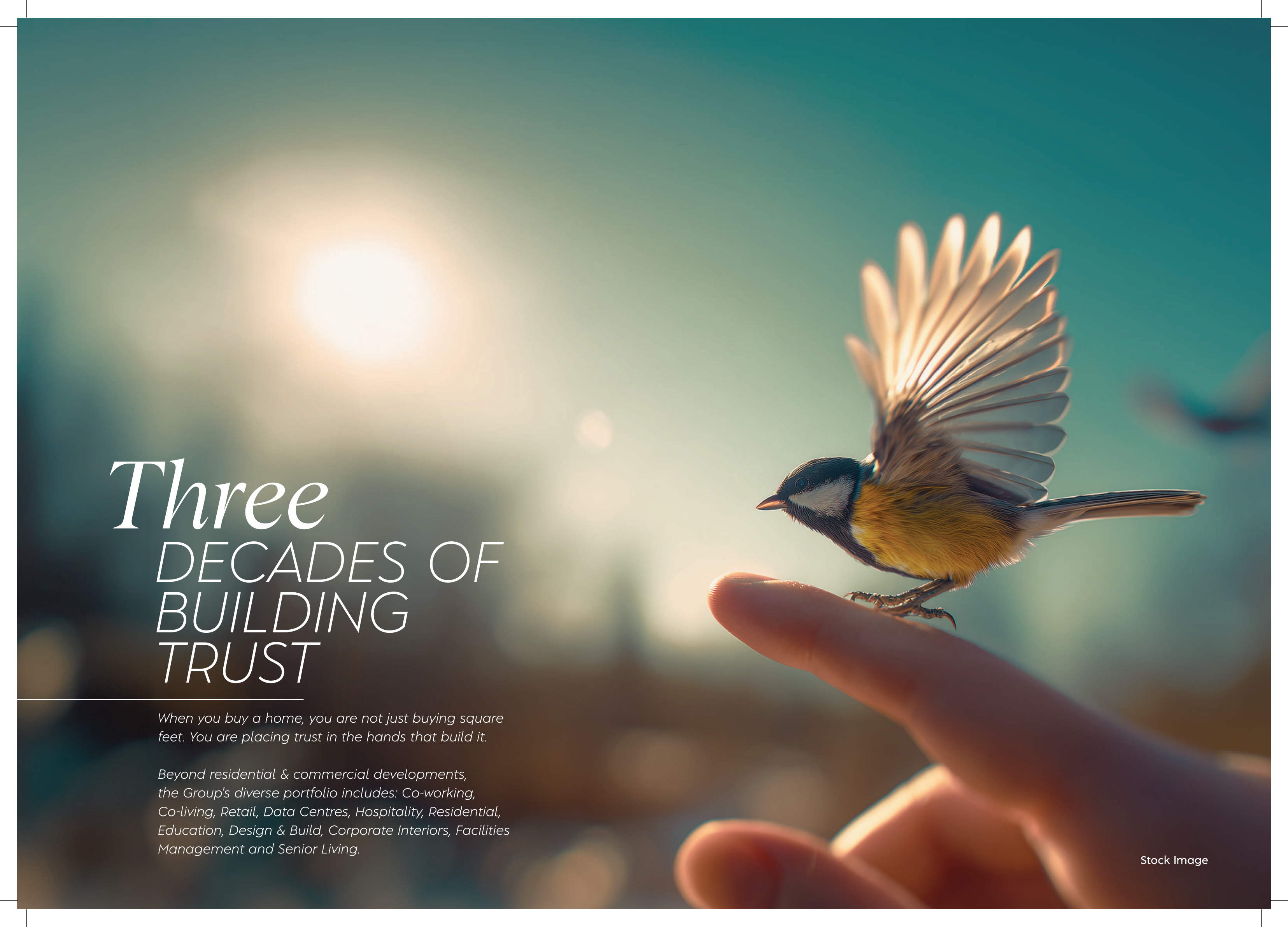
Jerbai Wadia Rd, Shivaji Nagar, Parel, Mumbai, Maharashtra 400012

 www.sattvagroup.com



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Three DECADES OF BUILDING TRUST

When you buy a home, you are not just buying square feet. You are placing trust in the hands that build it.

Beyond residential & commercial developments, the Group's diverse portfolio includes: Co-working, Co-living, Retail, Data Centres, Hospitality, Residential, Education, Design & Build, Corporate Interiors, Facilities Management and Senior Living.

Stock Image



Purpose *BUILT ON* *PRINCIPLES*

*The Sattva brand stands on nine enduring pillars that shape every endeavour. **Ethical business principles** guide every **innovation**. **Commitment** and **delivery discipline** ensure proper outcomes. **Pursuit of excellence** breeds perfection, without ever getting in the way of **transparency**. Confidence builds through **customer satisfaction**, and is ensured by respect for individuals and partners. **Knowledge leadership** and **social responsibility** adds purpose to a grand vision.*

Together, these principles form the core of a brand philosophy that has earned the trust of residents and the respect of global institutions.

A City *THAT DREAMS* *WITH YOU*

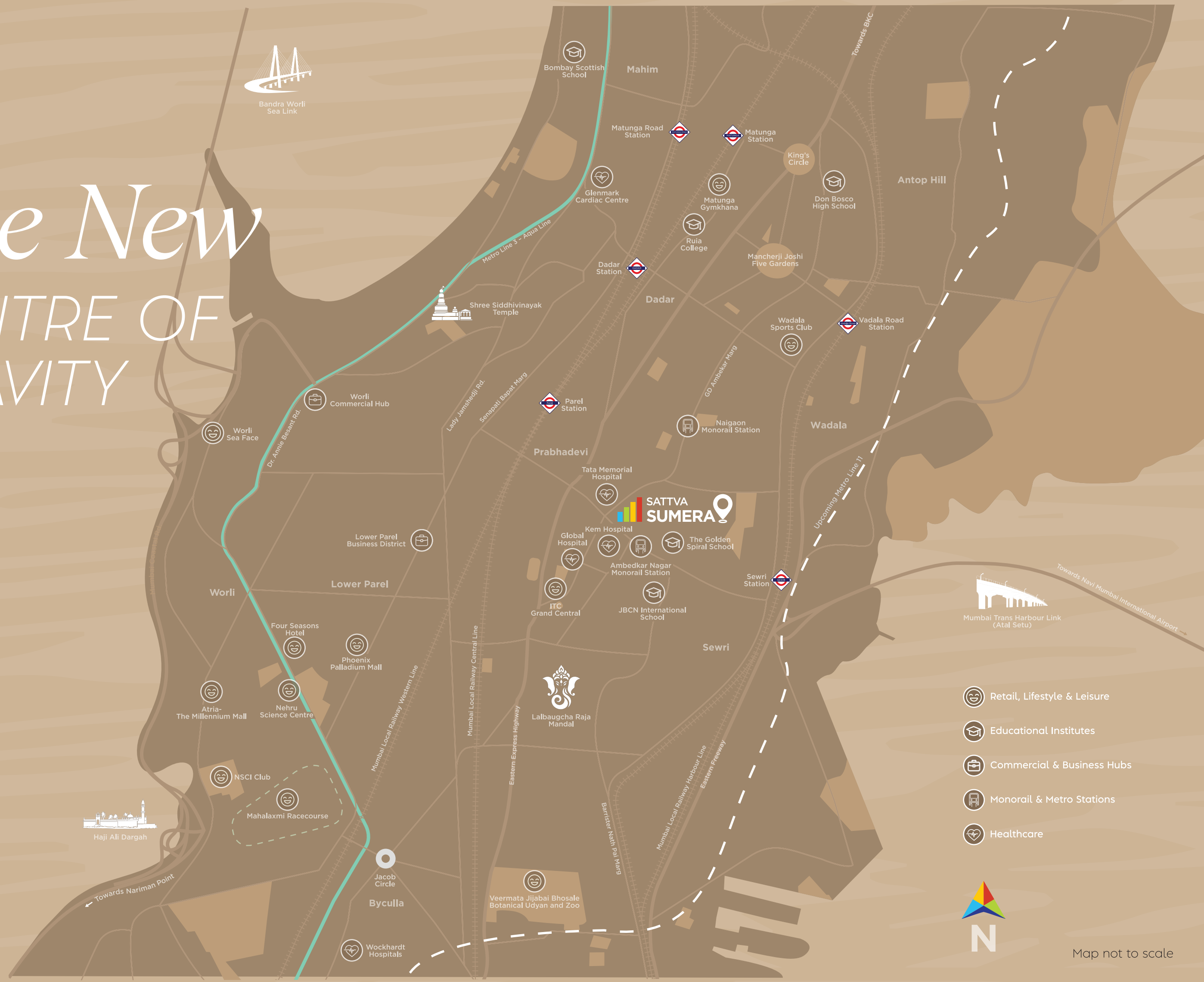
Mumbai represents aspiration shaped by scale, pace, and ambition. Sattva Group's arrival in the city is a glorious union of a city that dreams big and a brand that builds with belief. The imaginative and dynamic people who call the city home will value the depth, discipline and timeless design that Sattva Group has to offer. And nothing showcases this intent better than the brand's first residential project in Mumbai, seamlessly composed of space, light and luxury.



A Neighbourhood THAT GROWS WITH YOU

Parel balances legacy with forward momentum. Its centrality, evolving skyline, and cultural depth reflect a neighbourhood undergoing a rebirth. For Sattva Group, Parel offers an inviting canvas of unparalleled possibilities, an address that supports scale without excess and connects seamlessly to the rest of the city, while retaining its character. This is where a new generation of aspirational living takes shape.

The New CENTRE OF GRAVITY



- Retail, Lifestyle & Leisure
- Educational Institutes
- Commercial & Business Hubs
- Monorail & Metro Stations
- Healthcare



Map not to scale

The Rise OF THE EASTERN EDGE

Sewri-Worli Connector (Upcoming)

A signal-free link between East and West, leading to the Bandra-Worli Sea Link

Orange Gate (Upcoming Underground Twin Tunnel)

A continuous corridor connecting the Eastern Freeway to Mumbai's eastern waterfront

Mumbai Trans Harbour Link (MTHL)

Direct access to Navi Mumbai and the upcoming international airport corridor

Eastern Freeway Proximity

Fast arterial access toward South Mumbai and key commercial districts.

Metro Line 11 (Upcoming)

A new rope transit station planned at Sewri, enhancing north-south city movement

Eastern Waterfront Development (Proposed)

A future promenade of business, leisure and public spaces along the eastern edge

The Beginning

OF A LIFE ORCHESTRATED

Presenting

 **SATTVA
SUMERA**



Artist's Impression



Artist's Impression

Sattva Sumera is more than a residence. It is a thoughtfully curated environment for those who seek calm without compromise. A life of elevated experiences and serene existence finds a home within expansive layouts, blessed with space, light and balance. Every detail redefines luxury living, shaping something more momentous and mesmerizing than you imagined.

Form SHAPED BY SUBSTANCE

The architecture of Sattva Sumera facilitates calm living within an urban setting. Light, air and greenery combine to create spaces that nurture well-being. Expansive windows frame the sky, showcasing the grandeur of the building's vertical elevation, while deep balconies invite the outdoors inside. The seamless aesthetics make the structure feel alive, responsive and magnificent.



Artist's Impression



Artist's Impression

The Crown



Artist's Impression

The Dropoff



Artist's Impression

The Podium

The image is a full-page background illustration of a modern high-rise building's rooftop amenities. On the left, a portion of the building's facade is visible, featuring balconies and a mix of light and dark brown tones. The rooftop itself is a lush garden with various plants, including palm trees and flowering shrubs in raised beds. A curved swimming pool with a light blue tile interior and a glass railing is situated in the middle ground. To the right of the pool, there is a lounge area with several wicker daybeds, some with white cushions, and closed patio umbrellas. In the background, a dense city skyline is visible under a sky with soft, warm light from a setting or rising sun, creating a hazy, golden glow over the urban landscape.

The Skyline

SPEAKS TO YOU

Artist's Impression

The Horizon

BELONGS TO YOU



Actual View

You Know

—IT'S SPECIAL FROM THE VERY START



Grand Lobby

Artist's Impression

FOR FIRST IMPRESSIONS THAT LAST

An arrival experience that sets the tone for everything beyond. With refined design, expansive volumes, and a sense of quiet sophistication, it welcomes you and your guests into a space that feels both impressive and inviting.



Kick Boxing Studio



Indoor Games Area



Indoor Kids' Gaming Zone



Mini Theatre



Artist's Impression

Swimming Pool

FOR UNWINDING BY THE WATER

A serene expanse designed for moments of pause and play. Whether it's a refreshing morning swim or a quiet evening by the water, indulge in an experience that soothes, uplifts, and brings a sense of effortless escape to everyday living.



Yoga Room



Gymnasium



Crèche



Billiards Area

A modern bedroom interior featuring a large bed with a dark, tufted headboard and a grey duvet. The bed is positioned against a wall with vertical wood slats. To the left of the bed is a dark nightstand with a black lamp and a white mug. To the right is a tall, dark bookshelf with books and a decorative hand sculpture. A window with sheer curtains is on the far right. Two pendant lights hang above the bed. A small, dark, modern stool sits on the floor near the bed.

Service Apartments

FOR HOSTING WITH EASE

Thoughtfully appointed spaces designed to welcome your guests in comfort and style. With the privacy of a home and the ease of managed living, ensure every stay feels warm, seamless, and truly taken care of.

Stock Image

The Blueprint
— OF LIVING LUXURY

Master Plan



Disclaimer: The amenities space/areas/plans depicted herein are for illustrative purposes only and may differ from the actual amenities constructed. They should not be construed as a representation of the final deliverable amenities. In accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) and the applicable rules thereunder, a variation of up to 3% in the area of the flat is permissible and shall not be construed as a deviation.

A Name

ETCHED IN GOLD



1993

Establishes Money Chambers in Bengaluru, marking the first milestone



2006

GR Tech Park, Sattva's first IT park in Bengaluru, is a state-of-the-art commercial hub in Whitefield, next to ITPL, housing global names like HP, Intel, SAP and Sapient.



2010

10 million sq. ft. completed. CRISIL 'A' (Stable) rated, with star-rated projects. Presence extended to Jaipur, Pune, Coimbatore, Vizag and Goa



2010

Forayed into education with Greenwood International School. Expanded into Hyderabad with large land acquisitions, while strengthening its residential presence in Bengaluru and building a reputation for quality



2015

110+ Bengaluru buildings. 4 Hyderabad commercial projects, including 7.5 M Sq. Ft. Knowledge City. 1 M Sq. Ft. delivered to Novartis; Design & Build contract with Oracle.



2017

Setup innovative homes with 100 amenities Sattva Greenage, Hosur Main Road, Bengaluru, India



2017

Entering into the Data Centre space



2018

Making a mark in Flexi workspaces & Co-living



2020

Homes that create landmarks across cities Sattva Magnus, Hyderabad, India Entering into affordable India housing segment



2021

Cutting-edge Design and Build solutions Bengaluru, India



2022

Sattva Knowledge Park, Hyderabad, wins 'Project of the Year' and stands as India's largest steel structure.



2024

Will set up Image Towers, a world class Gaming and Animation centre in Hyderabad.

On Time, EVERY TIME

Sattva, through the years has had great partnership with global investment leaders like Blackstone, Apollo and BAIN. Last year, Sattva also listed its Real Estate Investment Trust KRT on the NSE, which is India's largest REIT by value & Asia's second largest.

Sattva is bringing its longterm philosophy of great products, financial discipline and future ready planning to Mumbai.

*124
projects*

*80 million
sq. ft. constructed*

*100 million
sq. ft. upcoming*

*10,000+
homes delivered*

Honoured FOR EXCELLENCE

Sattva Group's commitment to quality and sustainability has been honoured on many august platforms. These accolades are not mere trophies, but independent validations of the brand's rigorous standards and Sattva Group's role as a leader in shaping a greener, healthier urban landscape.



THE ECONOMIC TIMES REAL ESTATE AWARDS, 2025

Commercial Project Business
IT Parks | Sattva Knowledge-Park



ET REAL ESTATE AWARDS, 2026

Residential Project Developer,
Sattva-Group



ET REAL ESTATE AWARDS, 2026

Iconic Project Commercial
IMAGE Tower



3rd REALTY EXCELLENCE AWARDS, 2026

Hyderabad Luxury Project of
the Year | Sattva LakeRidge



CONSTRUCTION TIMES BAM AWARDS, 2025

Best Residential Project of
the Year | Sattva Park Cubix



THE ECONOMIC TIMES REAL ESTATE AWARDS, 2025

Commercial Project Developer



3rd REALTY EXCELLENCE AWARDS, 2026

Hyderabad Iconic Project of
the Year Commercial | IMAGE Tower



CONSTRUCTION TIMES BAM AWARDS, 2025

Best Commercial Project of
the Year | Sattva Knowledge Park



GROHE HURUN EXCELLENCE IN REAL ESTATE AP AND TELANGANA, 2026

Pioneer of Institutional Grade
Commercial & Urban Developments

The Partners

BEHIND THE VISION

Design Architect :
Architect Hafeez
Contractor

**Architect
Hafeez
Contractor**

Vertical Transportation Consultant:
Kulkarni Associates -
Vertical Transportation consultant



RCC Consultant:
Dr. Kelkar Designs
Pvt. Ltd.



Geotechnical Consultant:
Geocon International Pvt Ltd



MEP Consultant :
MEP CONSULTING ENGINEERS



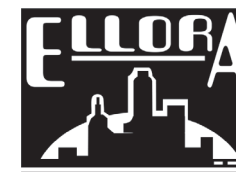
Facade
Consultant: Mirai



Traffic Consultant:
TTEC



Liaising consultant:
Ellora Project
Consultants
Pvt Ltd



Landscaping
Consultant:
AO .Design
company

**Ao. Design
Company**

Civil Engineering Contractor:
Shrim Bhanu Construction Pvt. Ltd.

