



Don't just dream it.
Live it.

1, 2 & 3 BHK Homes

Close to Vijaynagar, Nagarbhavi Road
(Off Magadi Road), Bengaluru.



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



Artistic Impression

Perfect in every way

Walk into the lifestyle of your dreams! Anugraha offers 1384 smartly designed apartments in Phase 1&2 (with 764 apartments in Phase 1), 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 Salarpuria 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.

Sizes range from	45 Sq.Mt. to 167 Sq.Mt.
(Super Built-up Area)	492 Sq.Ft. to 1804 Sq.Ft.



Indicative image

Artistic 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



Artistic Impression

AMENITIES



Exclusive Clubhouse



2 - Lane Bowling Alley



2 Swimming Pools



Party Hall



Carrom / Chess / Cards



Golf Simulator



Health Club



Provision For Departmental Store



Lawn Space



Squash Court



Play Area



2 Full-Fledged Gymnasiums



Pharmacy & Clinic



Table Tennis



Snooker



Aerobics Zone



Skating Rink



Amphitheatre



Cricket Net



Half Basketball Court



Tennis Court



Jogging Track

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
- Kumbalgod 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



Indicative image



Indicative image

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

Sattva Anugraha

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, Mahalakshnipuram, 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.



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

PHASE 1
PHASE 2



SPECIFICATIONS



Artistic Impression

STRUCTURE

R.C.C. structure with porotherm block walls

FLOORING

a. Apartment

- Foyer: Vitrified tiles
- Living & Dining: Vitrified tiles
- Bedrooms and Kitchen: Vitrified tiles
- Balcony & Utility: Anti-skid ceramic tiles flooring

b. Toilets

- Anti-skid ceramic tiles flooring
- Glazed / ceramic tile dado up to 7' height

TOILETS

- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health faucet for all the toilets
- EWC's for all the toilets
- Wash basins for all the toilets

KITCHEN & UTILITY

- Provision for water heater and purifier fixing
- Inlet & outlet for washing machine
- Reticulated gas piping connection (at extra cost)

DOORS

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

WINDOWS

- UPVC windows with fly mesh
- Ventilators for toilets

ELECTRICAL

- TV & Telephone points in living area & master bedroom
- AC point in master bedroom
- Individual apartments to have a BESCOM power of 2 KVA, 3 KVA, 4 KVA & 5 KVA for 1 BHK, 2 BHK, 3 BHK, and Penthouse respectively

POWER BACKUP

- Individual apartments to have a backup of 0.75 KVA, 1 KVA, 1.5 KVA, 2 KVA for 1 BHK, 2 BHK, 3 BHK, and Penthouse respectively (at extra cost)

PAINTING

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

SECURITY SYSTEMS

- Round the clock security
- Trained security personnel
- CCTV cameras at entry and exit points in high traffic areas

AUTOMATIC PASSENGER LIFTS

UNIT PLANS

UNIT PLANS

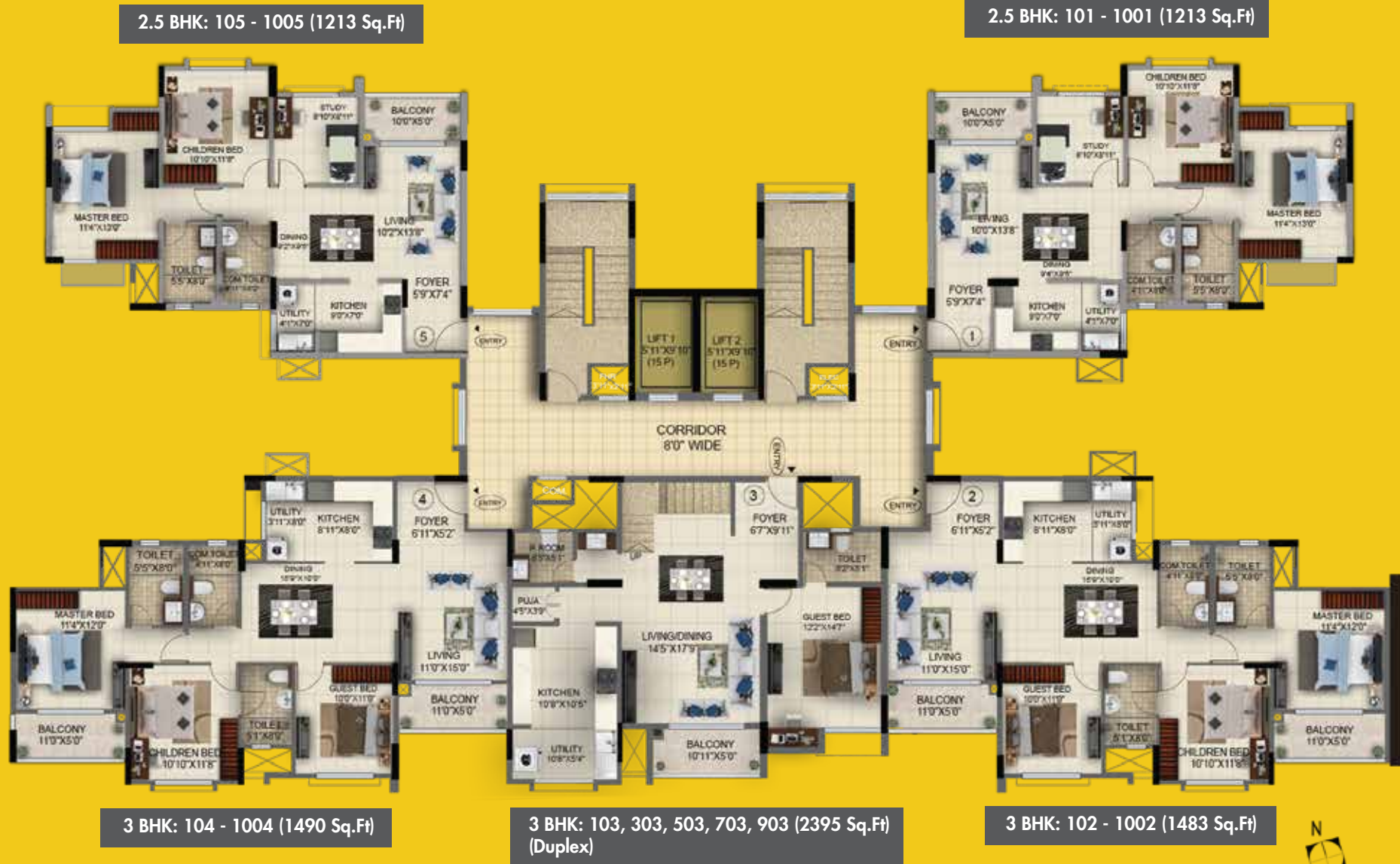


TOWER 1 Typical Floor Plan

Typical Floor Plan TOWER 2



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1484.00	137.87	1037.64	98.27
2	1186.00	110.18	855.52	44.67
3	1186.00	110.18	855.52	44.67
4	1490.00	138.42	1037.64	98.27

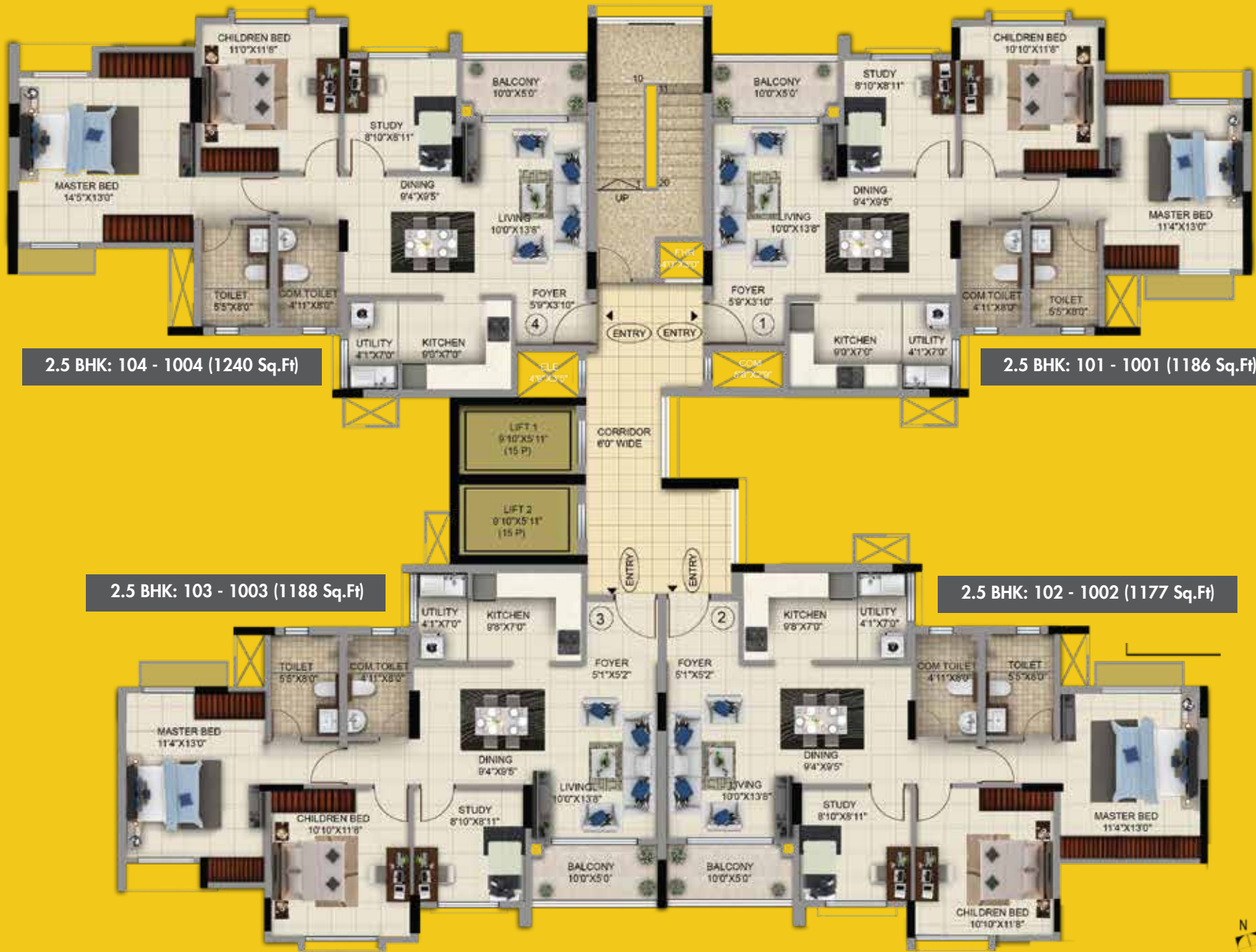


Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1213.00	112.69	876.40	44.67
2	1483.00	137.77	1037.64	98.27
3	2395.00	186.07	158.55	13.61
4	1490.00	138.42	1037.64	98.27
5	1213.00	112.69	876.40	44.67



TOWER 3 Typical Floor Plan

Typical Floor Plan TOWER 4



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpel Area	Balcony Area
1	1186.00	110.18	848.41	44.67
2	1177.00	109.35	854.55	44.67
3	1188.00	110.37	864.56	44.67
4	1240.00	115.20	902.34	44.67



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpel Area	Balcony Area
1	1174.00	109.07	845.18	44.67
2	1490.00	138.42	1037.64	98.27
3	1483.00	137.77	1038.72	98.27
4	1186.00	110.18	855.52	44.67

TOWER 5 Typical Floor Plan

Typical Floor Plan TOWER 6



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

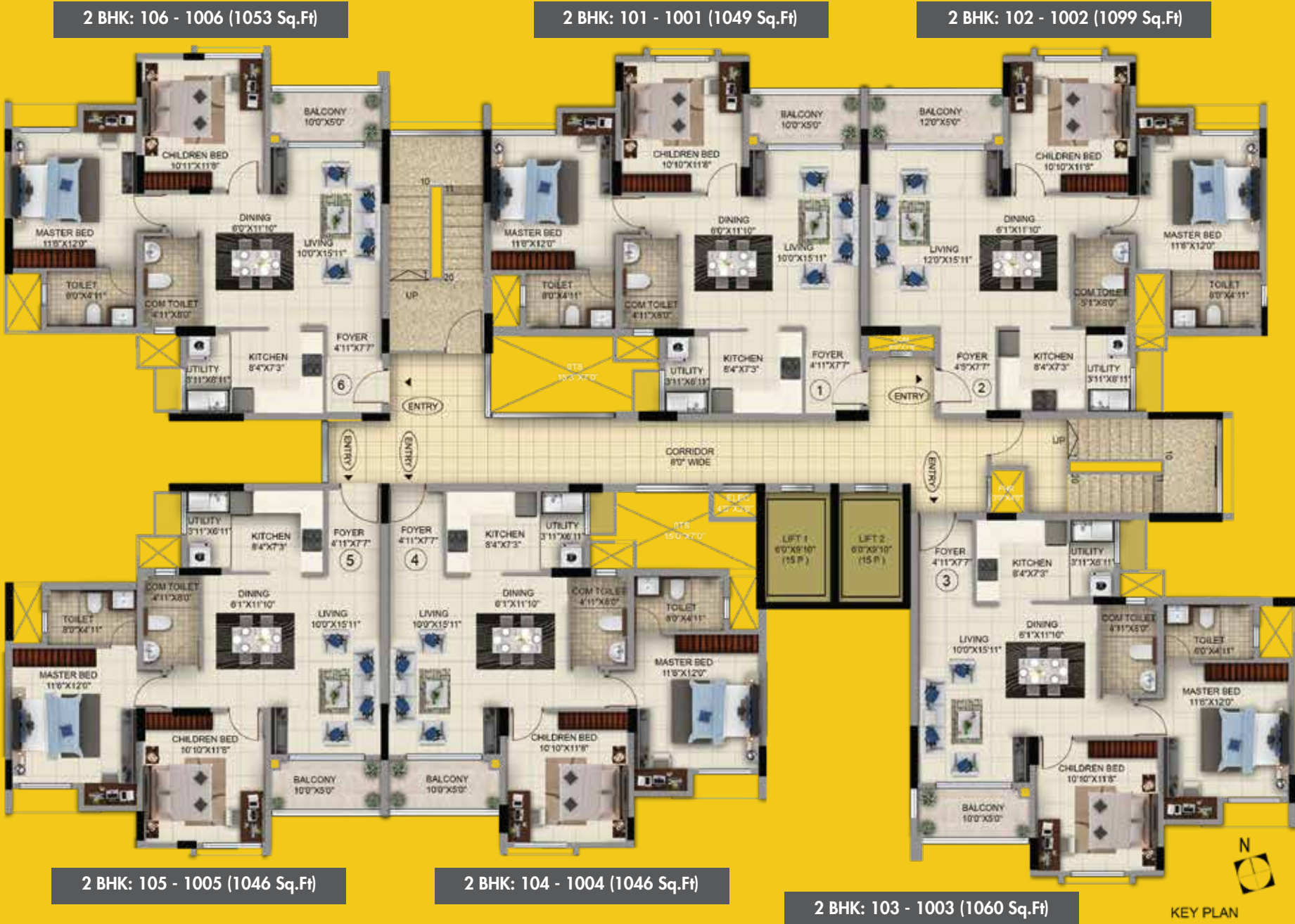
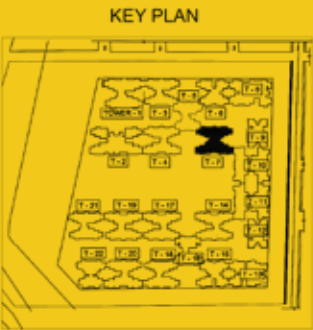
All measurements are in feet & inches 1 Sq.Ft. = 0.092 Sq.Mt (SBA - Super Built-up Area)

TOWER 7 Typical Floor Plan

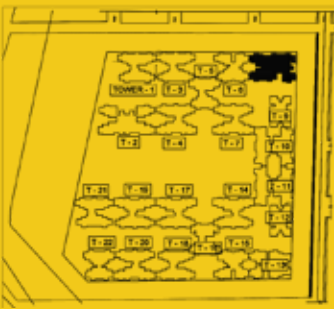
Typical Floor Plan TOWER 8



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1186.00	110.18	855.52	44.67
2	1490.00	138.42	1037.64	98.27
3	1490.00	138.42	1037.64	98.27
4	1176.00	109.25	850.56	44.67



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1049.00	97.45	754.66	44.67
2	1099.00	102.10	779.85	53.07
3	1060.00	98.10	754.66	44.67
4	1046.00	97.18	754.66	44.67
5	1046.00	97.18	754.66	44.67
6	1053.00	97.83	754.66	44.67



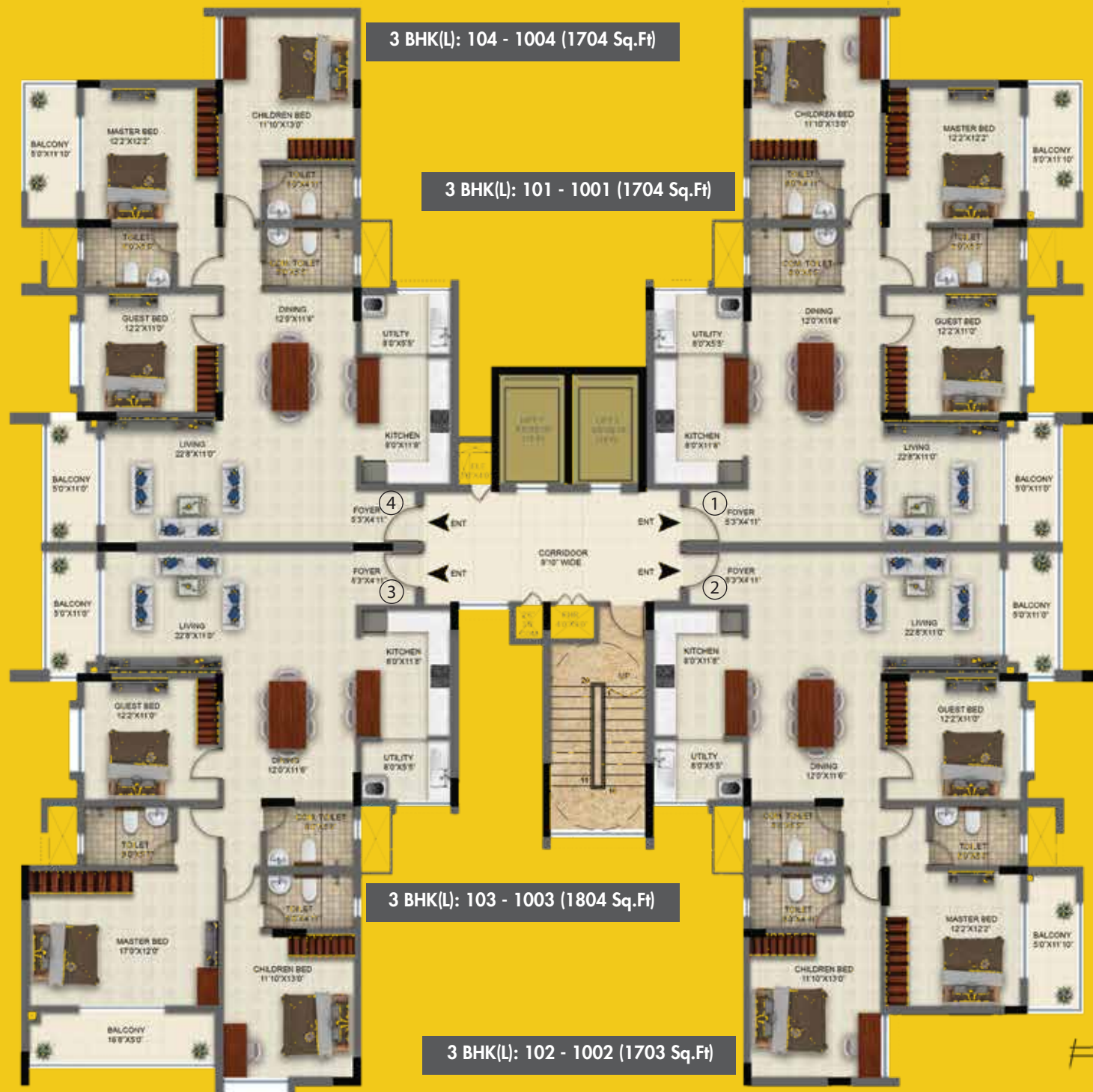
TOWER 9 Typical Floor Plan

Typical Floor Plan TOWER 10



TOWER 11 Typical Floor Plan

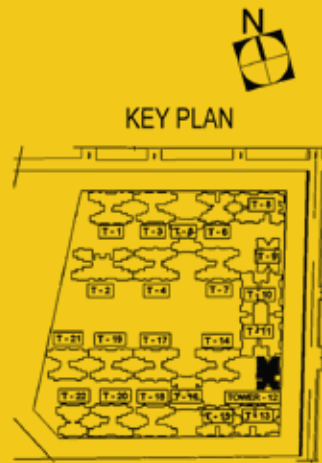
Typical Floor Plan TOWER 12



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	1704.00	158.31	1216.32	100.21
2	1703.00	158.21	1216.32	100.21
3	1804.00	167.60	1274.12	122.06
4	1704.00	158.31	1216.32	100.21



Flat Series	SBA in Sq.Ft	SBA in Sq.Mt	Carpet Area	Balcony Area
1	490.00	45.52	335.30	26.16
2	492.00	45.71	335.30	26.16
3	500.00	46.45	335.30	26.16
4	500.00	46.45	335.30	26.16
5	492.00	45.71	335.30	26.16
6	492.00	45.71	335.30	26.16



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

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

OTHER PROJECTS IN BENGALURU

PROJECTS IN OTHER CITIES

LAUREL HEIGHTS
Hesarghatta Main Road



OPUS
Tumkur Main Road



MISTY CHARM
Off Kanakapura Road



SERENE LIFE
Shettigere



EAST CREST
Near Budigere Cross, OMR Road



PARK CUBIX
Devanahalli



CADENZA
Kudlu Gate Junction



MAGNUS
Shaikpet, Hyderabad



KNOWLEDGE CITY
HITEC City, Hyderabad



HM ROYAL
Kondhwa, Pune



WATERS EDGE
Sancoale, Goa



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



LUXURIA
8th Main, Malleshwaram



GREENAGE
Hosur Main Road



MAGNIFICIA
Old Madras Road



AWARDS

Trust is 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 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.



Realty Plus - Conclave and Excellence Awards- South 2018

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



Global Indian of the Year Asia One - 2017 - 18

Awarded to Bijay Agarwal, MD,
Salarpuria Sattva



Asia One Award - 2018

World's Greatest Brands
Awarded to Salarpuria Sattva
Group



ET NOW CSR Leadership Award - 2018

Best project of the year
Knowledge City, Hyderabad



CNBC-AWAAZ Real Estate Awards (South) - 2018

LUXURIA, Bengaluru



9th Realty Plus Excellence Awards (South)



NexBrands - Brand Vision Summit in association with Times Now

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



The Golden Globe Tigers Awards - 2017

Most Sustainable Real Estate Company
Excellence in Delivery



9th Realty Plus Excellence Awards (South)

Commercial Project of the year 2017
Salarpuria Sattva Knowledge City



The Rising Leadership Awards - 2017

Most Innovative Housing
Developer of the year (South India)



CNBC - AWAAZ Real Estate Award

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



ABP Awards 2016

Excellence in Delivery
Most sustainable
Real Estate Company



CREDAI CARE Awards-2015

Best Innovative Design
GREENAGE



NDTV Property Awards - 2014

Best Residential Property
MAGNIFICIA



CNBC - CRISIL - CREDAI Real Estate Award-2014

Best Residential Project
GREENAGE



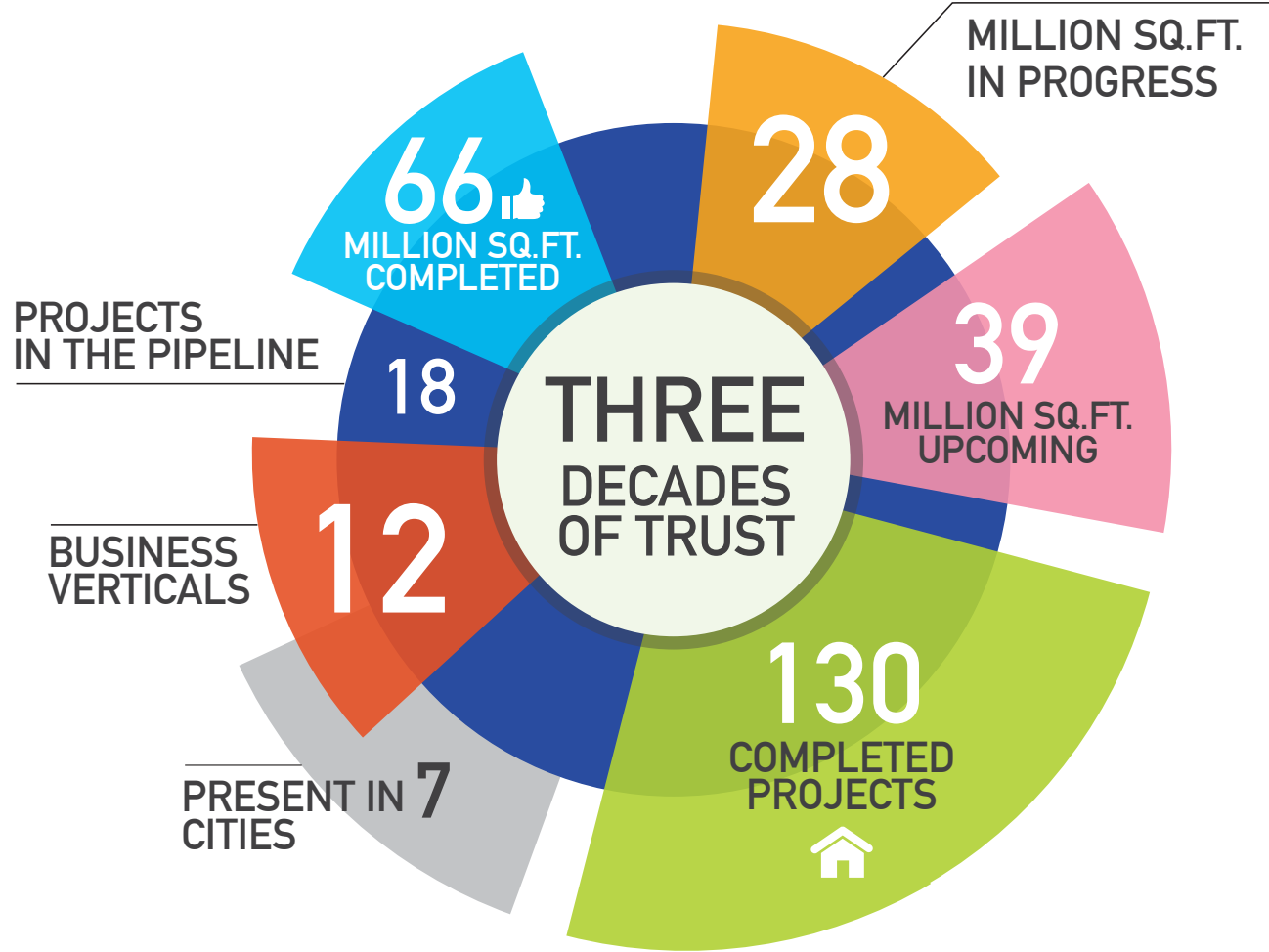
ET NOW

- Best Residential Property
Of the year -2013
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



A CIBIL 'A' STABLE RATED COMPANY
Founding Member IGBC



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

| www.sattvagroup.in | Call Toll-Free No.: 1800 121 3344 | E: enquiry@sattvagroup.in

RERA Registration No:PRM/KA/RERA/1251/309/PR/KN/170730/000407

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc, are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any Claim in this regard. (1 square metre = 10.764 square feet). E & OE.