

A Project by
Salarpuria Sattva



**HAPPINESS
QUOTIENT**



SERENE LIFE
Urban Plotted Development



Happiness is your dream plot blissfully encased in nature

**Presenting Serene Life Plotted development at Shettigere,
before Airport Toll Plaza**

Imagine a dream plot of land to call your own, in Bengaluru's fastest appreciating region - North Bengaluru. Now imagine chirping birds, a willowy breeze, dancing water bodies, wooden decks, nature jogging tracks and flowering beds beckon, as you pass by. It's the kind of life you can start building for your future!





Happiness is wide open spaces to chase your dreams

Serene Life with its excellent landscape features truly offers residents a Serene Life close to nature. An exquisite stone pitched seasonal stream with a dry bed landscape design, is a highlight of the outdoors here and gives one an infinite feeling of tranquility. To enhance the immaculate landscaping the dry stream cross over juxtaposes the two sides of the plotted development, adding to the beauty of the walkways and jogging track. Two dedicated kid's play areas have been designed to keep tiny tots engaged and entertained.

Salient Features

-  Regulations as per BIAPPA for residential layouts
-  Recreation activities clubbed in a single large parcel of land
-  Clubhouse is well connected with the other recreational facilities
-  Meticulously planned layout zoning
-  Evergreen trees proposed along the walkway to give shade
-  STP - treated water for irrigation
-  Rain water harvesting through recharge pits
-  Well- looped road network
-  Organic waste converter
-  752 coconut trees are retained



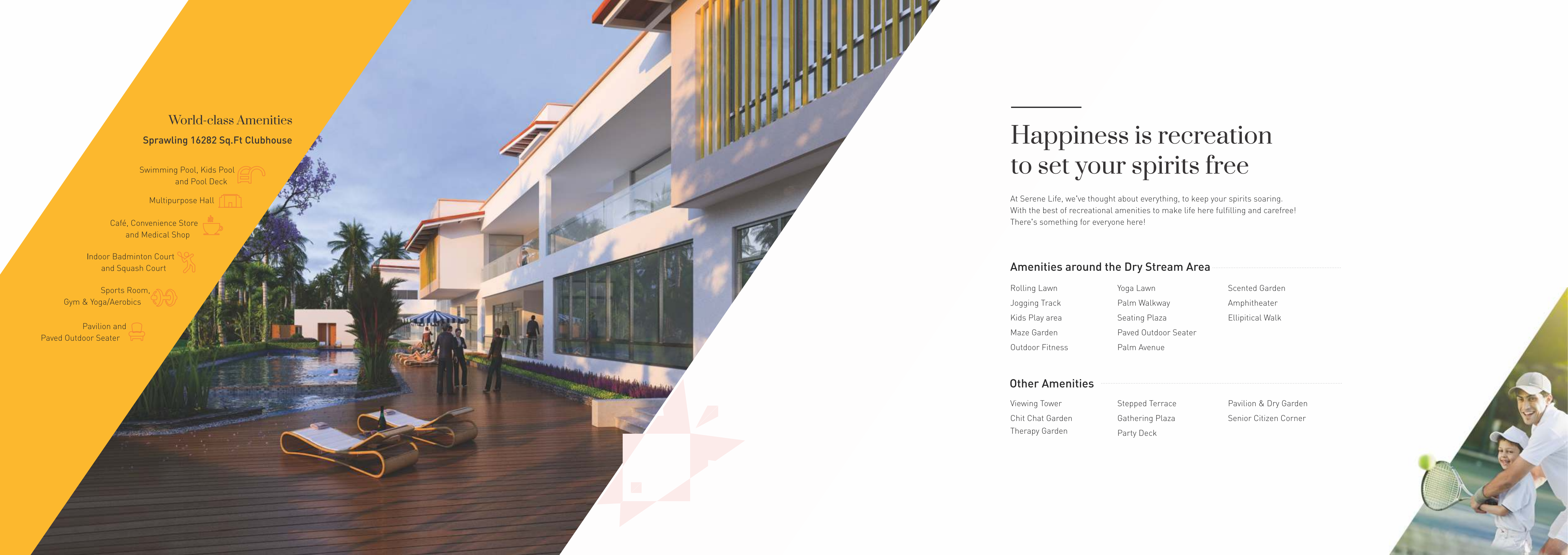


Happiness is an ideal location graced by chirping birds

Serene Life has been planned around the natural topography of the land, with its slopes and dunes. It offers you a life that's cocooned in nature's lap with breathtaking views of coconut tree plantations and natural fauna in a rejuvenating tranquil environment. The well-planned amenities are strategically located and spread across the community to ensure that no matter where you build your home, the distances are easily bridged.

TOW





World-class Amenities

Sprawling 16282 Sq.Ft Clubhouse

Swimming Pool, Kids Pool
and Pool Deck



Multipurpose Hall



Café, Convenience Store
and Medical Shop



Indoor Badminton Court
and Squash Court



Sports Room,
Gym & Yoga/Aerobics



Pavilion and
Paved Outdoor Seater



Happiness is recreation
to set your spirits free

At Serene Life, we've thought about everything, to keep your spirits soaring.
With the best of recreational amenities to make life here fulfilling and carefree!
There's something for everyone here!

Amenities around the Dry Stream Area

- | | | |
|-----------------|----------------------|-----------------|
| Rolling Lawn | Yoga Lawn | Scented Garden |
| Jogging Track | Palm Walkway | Amphitheater |
| Kids Play area | Seating Plaza | Elliptical Walk |
| Maze Garden | Paved Outdoor Seater | |
| Outdoor Fitness | Palm Avenue | |

Other Amenities

- | | | |
|------------------|-----------------|-----------------------|
| Viewing Tower | Stepped Terrace | Pavilion & Dry Garden |
| Chit Chat Garden | Gathering Plaza | Senior Citizen Corner |
| Therapy Garden | Party Deck | |





Project Highlights

Underground
sanitary system



Sewage
treatment Plant



Storm drain
network



Underground
electrical system



Durable
black-top roads



Well planned road
network to
neighboring site



Avenue
plantation



Water loaded
overhead tank



Street lighting &
pedestrian access



24x7 Security
with boom barrier
system



Peripheral
plantation



Legend

Project Specifications

Land area	32 acres 27 Guntas
Total No. of Plots	410
BIAPPA Approval No	00
RERA No	00
Clubhouse Area	1512 Sqm
Earmarked for residential site	49%
Wide internal roads	18 Mts. / 12Mts. / 9 Mts.

Plot Dimensions

Color Code	Size of Plots		Area of Plots		No of Plots
	In Meters	In Feet	In Sqm.	In Sq.Ft.	
	9M x 12M	30FT x 40FT	108	1162	239
	12M x 18M	40FT x 60FT	216	2324	59
	15M x 24M	50FT x 80FT	360	3874	14
	Odd Plots		Varies		97
	Commercial				01
			TOTAL		410





Upcoming developments in Devanahalli:

Aerospace Park, Devanahalli Business Park,
Global Financial District, Hardware Park

Most MNC, IT majors are planning to move their technology
and R&D Centres closer to the Airport

Wipro, Shell, SLK Software, Wistron Apple, STARRAG, TYCA & AMADA
are the few companies who have already started setting up their facilities near KIAL

KIADB industrial area of 4000 acres is getting developed for multiple industries

Existing and proposed connectivity infrastructure projects:

Hi-speed Airport Rail Link from CBD to Airport is under development

Peripheral Ring Road will decongest the city while improving the
road connectivity among the most prominent areas

The metro rail project, linking the city to its airport, is slated for completion
alongside phase-II by 2021

Widening of existing NH-7 from 6 lanes to 8 lanes

Commuter Rail System enabled to connect Devanahalli with
Yeshwanthpur via Yelahanka

KIAL East Entrance - Proposed Terminal 2 will give better connectivity
from Airport to Whitefield, OMR, Hennur, Baglur etc

Happiness is owning a piece of nature in the future epi-centre

With an ideal location in the hotbed of growth - North Bengaluru, which is rapidly
evolving as the business and economic hub of Bengaluru, Salarpuria Sattva Serene Life
plots are located just 2 kms before the Airport Trumpet. And 1.3 kms away from the
Bangalore-Hyderabad highway. With an easy approach from Shettigere Main Road,
it ensures easy connectivity and value appreciation. This is a truly futuristic destination!



Route Map

1.3 Kms Bangalore
Hyderabad Highway

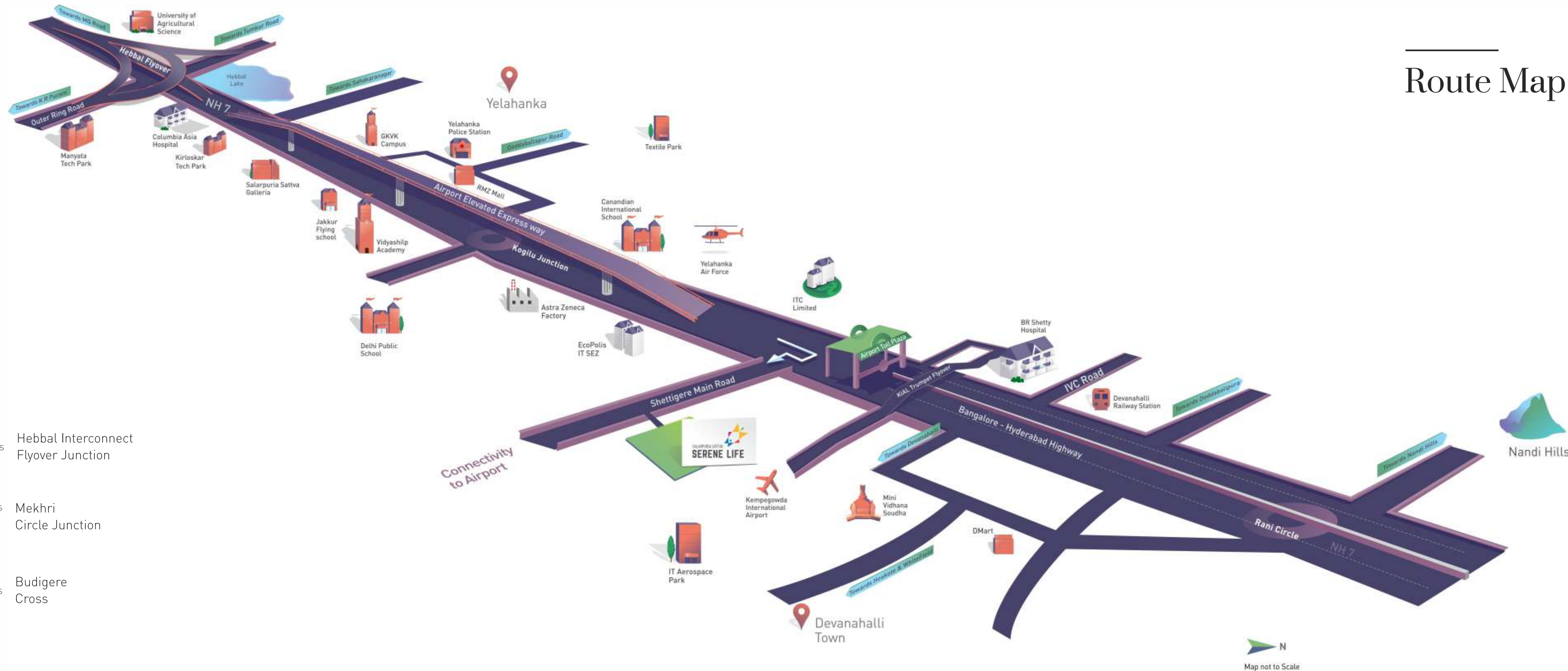
18 Kms Hebbal Interconnect
Flyover Junction

04 Kms KIAL Airport
Trumpet

24 Kms Mekhri
Circle Junction

15 Kms Yelahanka
New Town

26 Kms Budigere
Cross



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 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 Bangalore 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.



22 million Sq.Ft.
property developed



The Rising Leadership Awards - 2017
Most Innovative Housing
Developer of the year (South India)



NexBrands - Brand Vision Summit in association with Times Now
Extraordinaire Brand 2017 -18
Awarded to Bijay Agarwal, MD,
Salarpuria Sattva



The Golden Globe Tigers Awards - 2017
Most Sustainable Real Estate Company
Excellence in Delivery



9th Realty Plus Excellence Awards (South)
Developer of the year-Residential (2017)



9th Realty Plus Excellence Awards (South)
Commercial Project of the year 2017
Salarpuria Sattva Knowledge City



ABP Awards 2016
Excellence in Delivery
Most sustainable
Real Estate Company

30 million Sq.Ft.
under design and planning



CREDAI CARE AWARDS-2015
Best Innovative Design
GREENAGE



CNBC - AWAAZ REAL ESTATE AWARD
- Customer Friendly
- Best Practices & Outstanding
Contribution to the Real Estate Industry



CNBC - CRISIL - CREDAI REAL ESTATE AWARD-2014
Best Residential Project
GREENAGE



ET NOW
- Best Residential Property
Of the year -2013
GREENAGE



NDTV Property Awards - 2014
Best Residential Property
MAGNIFICIA

38 million Sq.Ft.
under construction

Among top 10
preferred brands
in South India

Expertise in IT/ITeS,
Commercial, Residential,
Urban Plotted Development,
Retail & Hospitality

Trusted legacy
since 1986

Salarpuria Sattva Group
is ISO 9001/ 10001/
140001 Compliant



Projects in Bengaluru



LUXURIA
Malleshwaram



**LAUREL
HEIGHTS**
Hesaraghatta Main Road



ASPIRE
Hennur Main Road



MAGNIFICIA
Old Madras Road



DIVINITY
Mysore Road



PARK CUBIX
Devanahalli



SENORITA
Sarjapur Road



NORTHLAND
Hennur Road



OPUS
Tumkur Road



**NECKLACE
PRIDE**
Kavadiguda,
Hyderabad



HM ROYAL
Kondhwa, Pune



WATER'S EDGE
Sancoale, Goa



MAGNUS
Shaikpet, Hyderabad



**AMARANA
RESIDENCES**
Tangra, Kolkata



**NAVARATNA
RESIDENCY**
Avinashi Road,
Coimbatore



**VICTORIA
VISTAS**
DL Khan Road, Kolkata





TRUST. IT'S WHAT WE BUILD

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SALARPURIA SATTVA
Industry - Real Estate
Research by - White Page International

*RERA Registration Acknowledgement number for the Project Serene Life is

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