



# CODE NAME 104

SECTOR 104, DWARKA EXPRESSWAY

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# OUR LEGACY

Etched in Excellence



# TWO LEGACY ONE VISION

With a shared legacy of excellence and a vision for the future, we create residential communities defined by quality, thoughtful design, and a lifestyle that inspires.

Whether it's your first home, your forever home, or a smart investment, with us, you're choosing more than a home, you're choosing a better life.



SHAPING DESTINATIONS. TOGETHER.

# A MESSAGE FROM OUR DIRECTORS



Mr. Manish Agarwal

Managing Director, Satya Group



Mr. Deepak Agarwal

Chairman, Maple Group

Together, Satya and Maple embody decades of trust, innovation, and transformative real estate development.

This partnership ushers in a new era of excellence in urban living.

*Crafted for today, envisioned for tomorrow.*

## A LEGACY OF EXCELLENCE

**120+**  
MILLION  
SQ.FT. DELIVERED

**20+**  
PROJECTS  
DELIVERED

**50+**  
YEARS  
OF EXPERIENCE

**5000+**  
HAPPY  
CUSTOMERS

## RESIDENTIAL

### GURUGRAM

**THE LEGEND**  
SECTOR 37, GURUGRAM

**THE HERMITAGE**  
SECTOR 17B, GURUGRAM

**THE VILLAS**  
AT THE HERMITAGE

Satyam  
**merano greens**

**nora** 1 ROOM  
COZY HOMES  
AT THE HERMITAGE

Maple Heights  
Gurugram

Maple Crescent  
Gurugram

### RESIDENTIAL

#### PATIALA

Maple Horizon  
Patiala

Maple Vasant Kunj  
VIA

### RESIDENTIAL

#### GOA

Aldona  
Goa

Assagao  
Goa

Molra  
Goa

Porvorim  
Goa

### RESIDENTIAL

#### INDORE

malwa county

malwa  
enclave

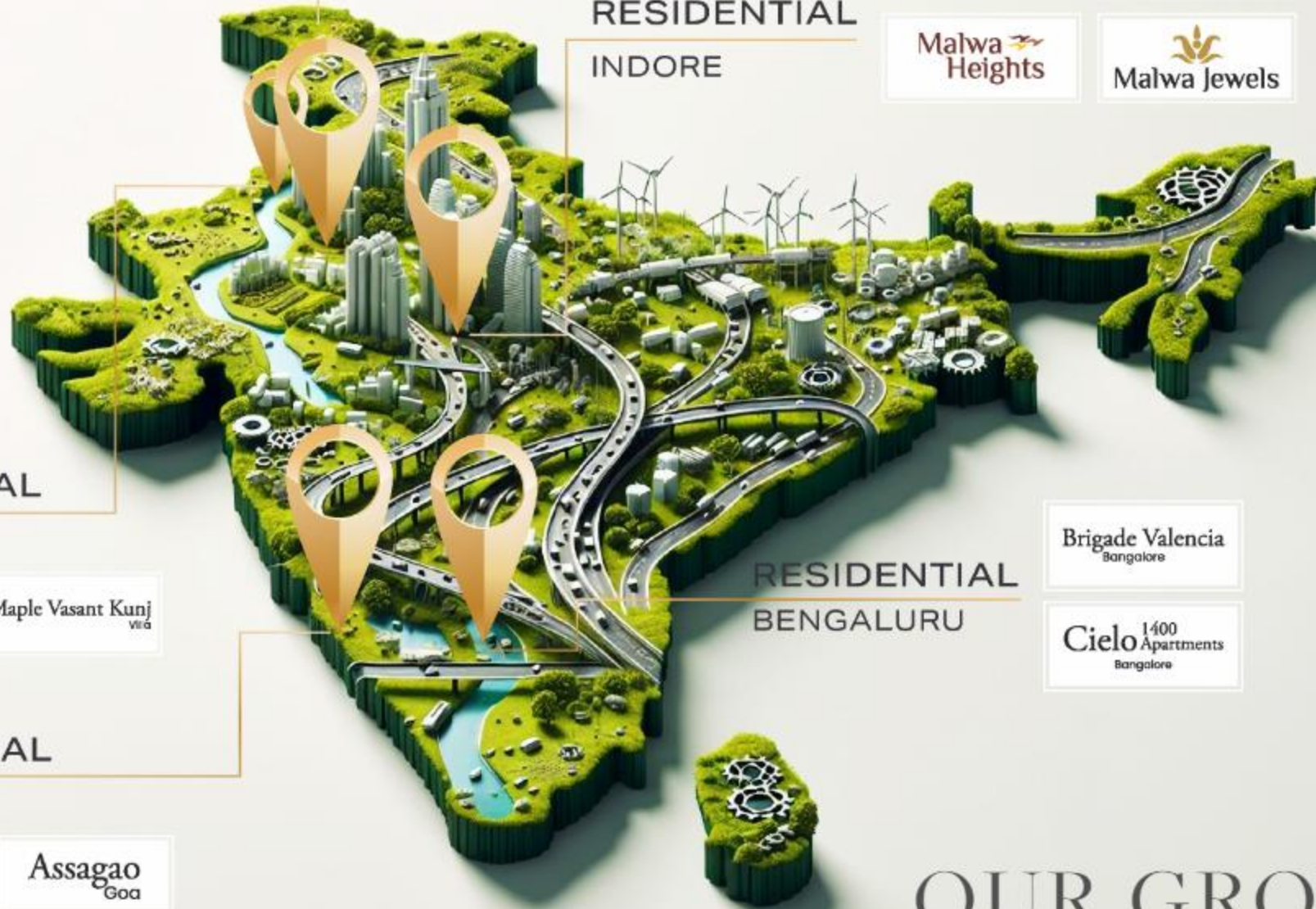
Malwa  
Heights

Malwa  
Jewels

### RESIDENTIAL BENGALURU

Brigade Valencia  
Bangalore

Cielo 1400  
Apartments  
Bangalore



# OUR GROWING FOOTPRINTS

# COMING SOON

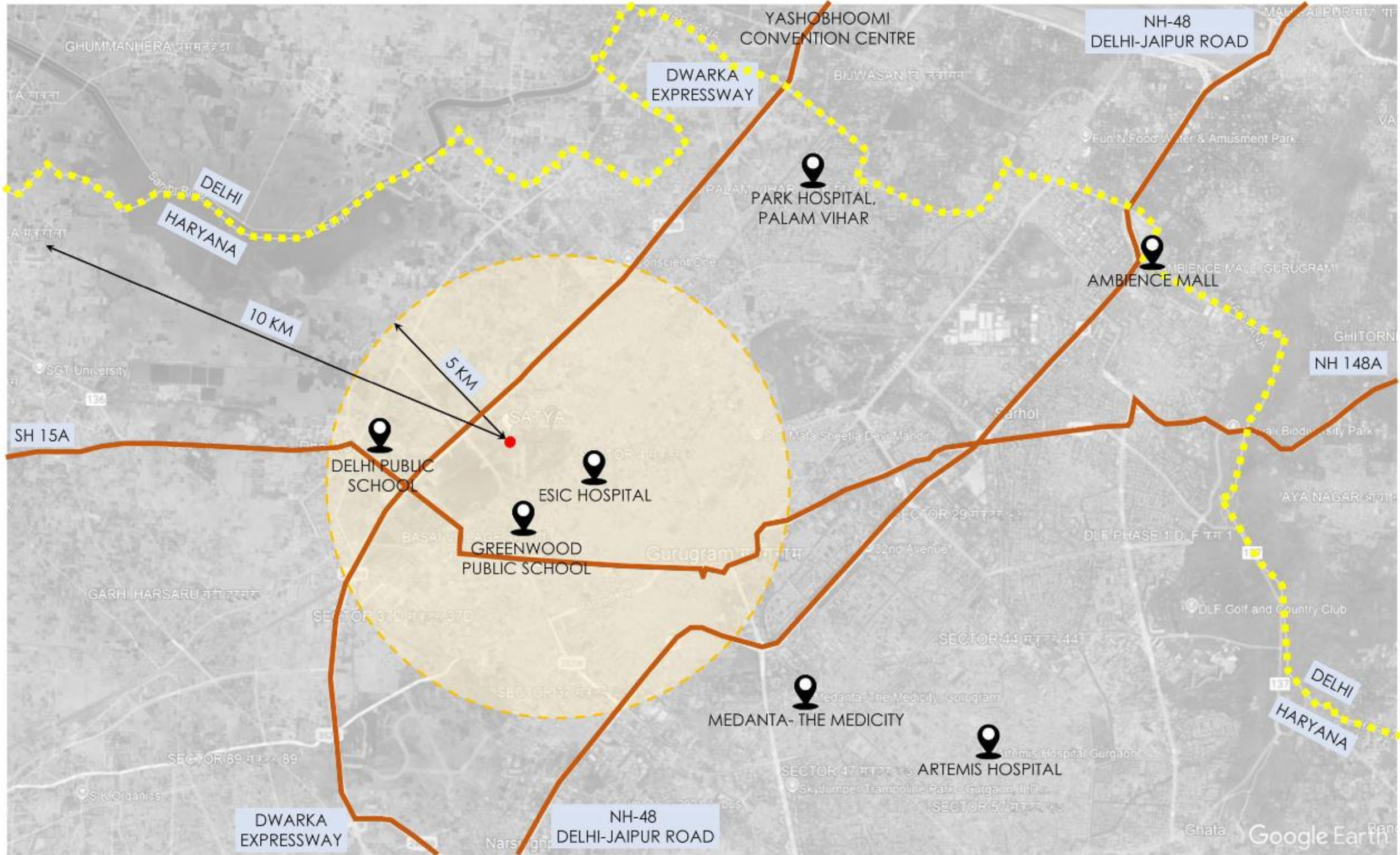
*Life On The Rise*

SECTOR 104, DWARKA EXPRESSWAY



# SITE ANALYSIS





SITE  
APPROACH  
&  
PROXIMITY



# ARTISTIC RENDERINGS

ARTISTIC RENDERINGS



ARTISTIC RENDERINGS











# TOWER CROWN



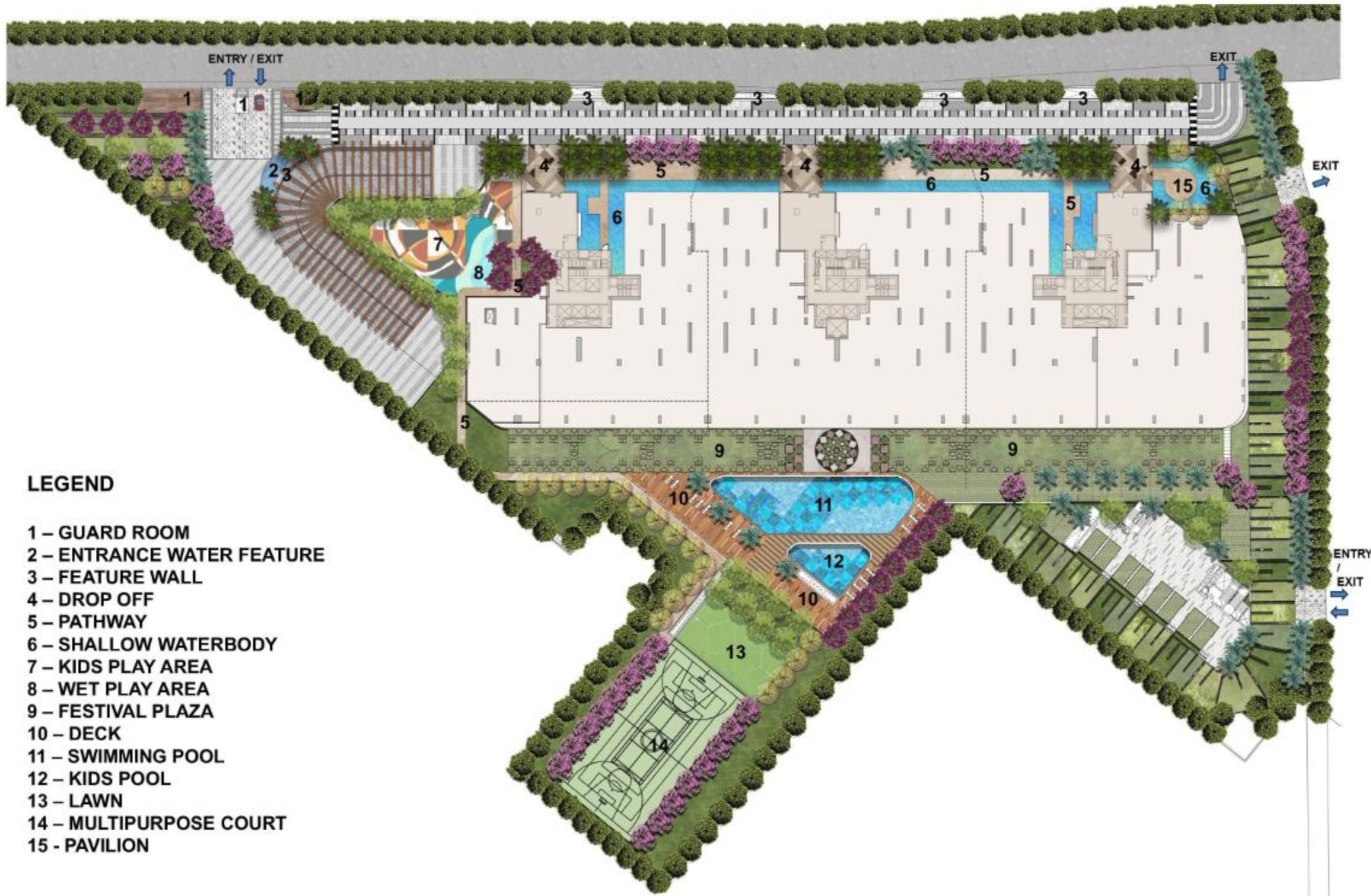


CLUB PATIO



VISUAL AMALGAMATION OF EWS AND PODIUM

# PROJECT DETAILS



**LEGEND**

- 1 – GUARD ROOM
- 2 – ENTRANCE WATER FEATURE
- 3 – FEATURE WALL
- 4 – DROP OFF
- 5 – PATHWAY
- 6 – SHALLOW WATERBODY
- 7 – KIDS PLAY AREA
- 8 – WET PLAY AREA
- 9 – FESTIVAL PLAZA
- 10 – DECK
- 11 – SWIMMING POOL
- 12 – KIDS POOL
- 13 – LAWN
- 14 – MULTIPURPOSE COURT
- 15 - PAVILION

SITE PLAN

# CLUB LIFE

CONCIERGE DESK



RESTAURANT



BALLROOM



COFFEE LOUNGE



BUSINESS CENTRE

BILLIARDS



GOLF SIMULATOR



GAMES & MEDIA ROOM



MINI THEATRE

REFLEXOLOGY PATH



SALON



Gym



YOGA STUDIO

KIDS PLAY ROOM



SENIOR CITIZEN  
LOUNGE



LIBRARY LOUNGE



PETS CLUB

# PODIUM



**LEGEND**

- 1. KIDS PLAY AREA
- 2. SEATING NODES
- 3. BARBEQUE + SEATINGS
- 4. SHALLOW WATERBODY
- 5. OUTDOOR SEATINGS
- 6. READING AREA
- 7. SENIOR CITIZEN AREA
- 8. EXERCISE STATIONS
- 9. YOGA



SCALE  
1:250

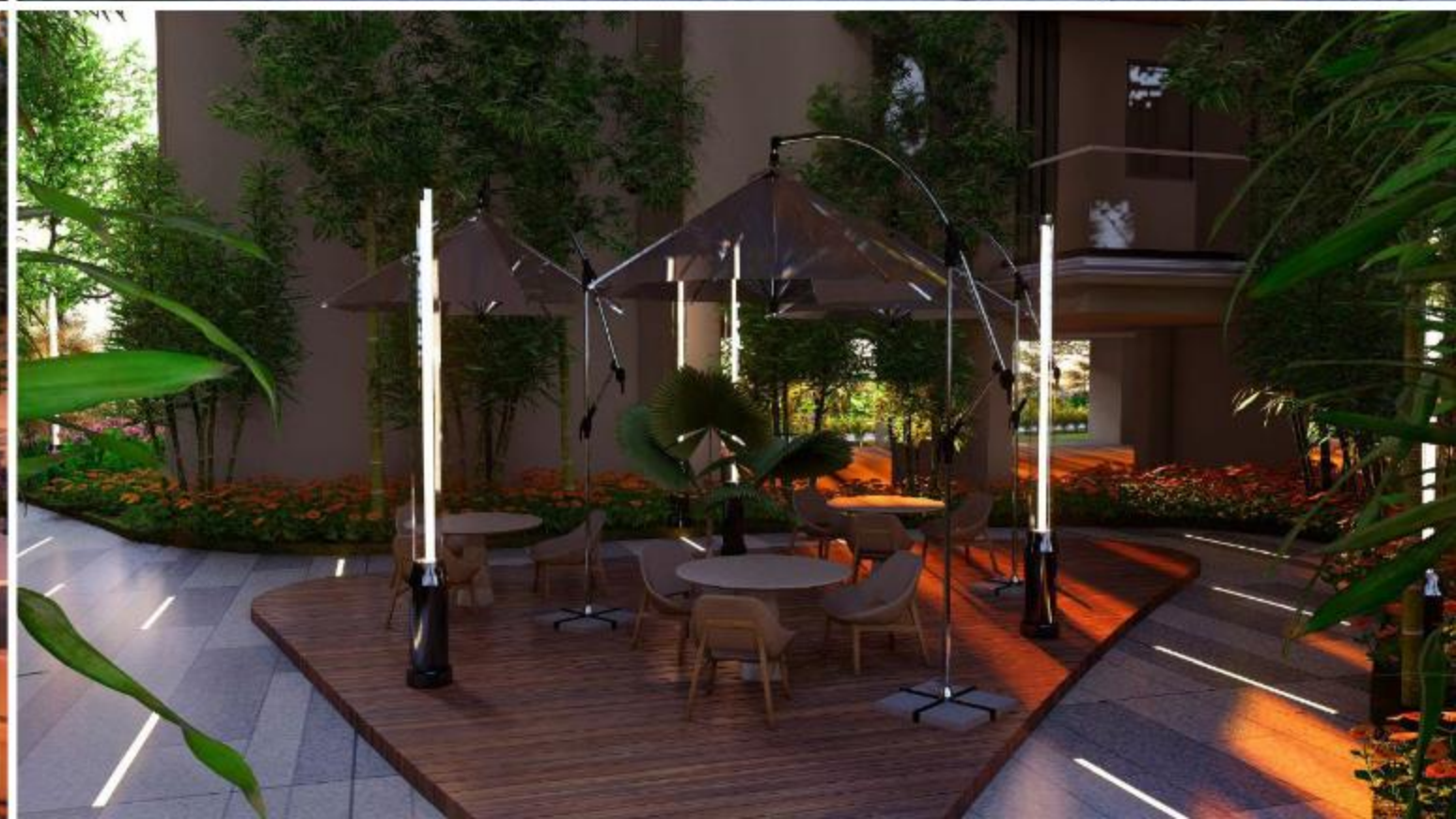
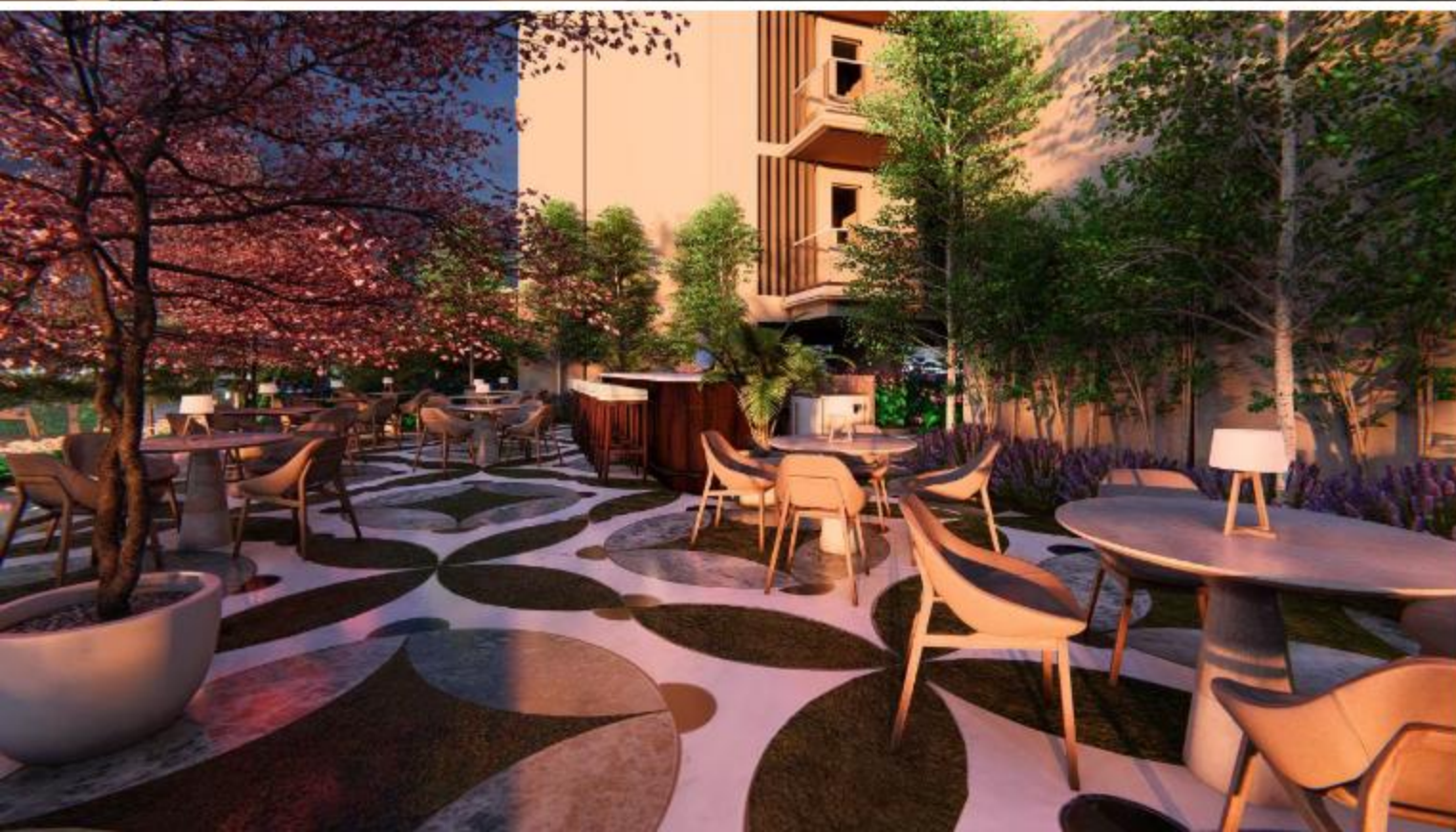
PODIUM LEVEL PLAN

























# TOWER & UNIT PLANS

# TOWER 1 & 3:

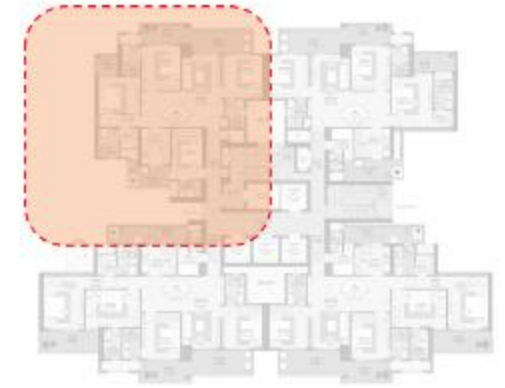
4 UNITS TO A CORE  
(TYPICAL LEVEL PLAN)



| TOWER 1 (G+47)           | No. of Units |
|--------------------------|--------------|
| 4 BHKS UNIT (SMALL)      | 84           |
| 3 BHKS UNIT              | 34           |
| 3 BHK +SPR UNIT          | 34           |
| DUPLEX (4BHK+SPR UNIT)   | 4            |
| DUPLEX (4BHKS UNIT)      | 4            |
| <b>TOTAL FOR TOWER 1</b> | <b>160</b>   |

# TOWER 1:

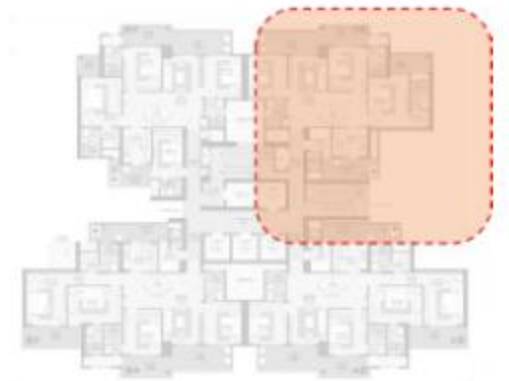
3 BHK + SERVICE PERSONAL ROOM (2240 SQ.FT.)



KEY PLAN

# TOWER 1:

3 BHK + UTILITY (2180 SQ.FT.)

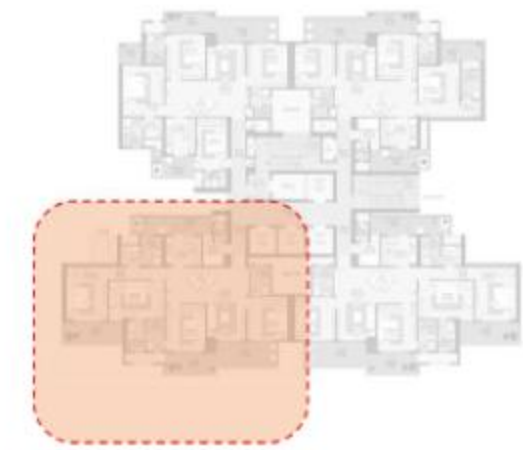


KEY PLAN

MAIN ENTRY  
SERVICE ENTRY

# TOWER 1:

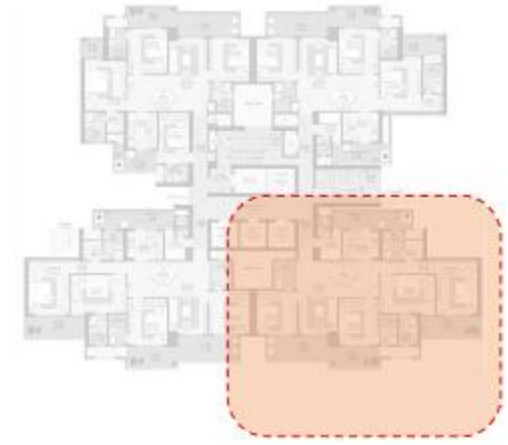
4 BHK + UTILITY  
SMALL TYPE1 - 2656 SQ.FT.)



KEY PLAN

# TOWER 1:

4 BHK + UTILITY  
SMALL TYPE2 2653 SQ.FT



KEY PLAN

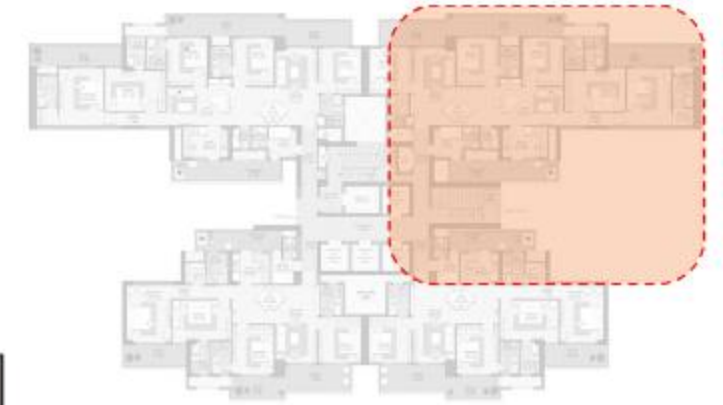
MAIN ENTRY   
SERVICE ENTRY 



## TOWER 2:

4 UNITS TO CORE  
(5BHK+UTILITY & 4BHK+UTILITY)

| TOWER 2 (G+47)           | No. of Units |
|--------------------------|--------------|
| 4 BHK APARTMENT (SMALL)  | 84           |
| 5 BHK APARTMENT          | 76           |
| 4 BHK LARGE(REFUGE)      | 8            |
| <b>TOTAL FOR TOWER 2</b> | <b>168</b>   |



**KEY PLAN**

**TOWER 2:**  
**5 BHK+UTILITY (3463 SQ.FT.)**



## TOWER 2:

4 UNITS TO CORE  
 (5BHK+UTILITY & 4BHK+UTILITY)  
 (17th , 26th , 34th ,43rd)



KEY PLAN



KEY PLAN

MAIN ENTRY   
 SERVICE ENTRY 

**TOWER 2:**  
 4 BHK+UTILITY+ REFUGE TERRACE (3130 SQ.FT.)

# PAYMENT PLANS

**PARTICULARS****Amount (In Rs. or %)**

|   |                 |
|---|-----------------|
| On Booking  | 10 Lacs         |
| Within 45 Days of Booking   | To Complete 10% |
| Within 90 Days of Booking   | 10              |
| On Start of Foundation (OR) 5 Months from the date of Booking<br>whichever is later                 | 10              |
| On Completion of 10 Floor Roof Slab (OR) 24 Months from the date of Booking<br>whichever is later   | 20              |
| On Completion of 42nd Floor Roof Slab (OR) 42 Months from the date of Booking<br>whichever is later | 15              |
| On application of Occupancy Certificate   | 15              |
| On receipt of Occupancy Certificate   | 15              |
| On offer of Possession  | 5               |

ESTEEMED CONSULTANTS.  
EXCEPTIONAL EXPERTISE.

## PRINCIPAL ARCHITECT



An India and Dubai based architectural design firm that's setting global standards. And making Ground to Reality promise a beacon of trust. With 50 years of rich experience, the roots are firmly cemented, even in Dubai.

From commercial to residential and office spaces, their designs speak for themselves, embodying their commitment to turning dreams into tangible structures.

## STRUCTURE CONSULTANT



Over four decades, JW Consultants LLP has been driven by innovation and has created its footprint across residential, commercial, industrial, retail, institutional, hospitality, and healthcare sectors, among others.

## MEP CONSULTANT



Pankaj Dharkar & Associates (PDA), a renowned MEP and Green Building Consulting Engineering Firm, established in 2006 by Mr. Pankaj Rajendra Dharkar.

## LANDSCAPE CONSULTANT



Her designs are intrinsic to the site and the regional ecology of the place where the project is located thus making them environmentally sustainable in context.

## PROJECT MANAGEMENT CONSULTANT



Savills' Project Management Consultancy (PMC) division offers end-to-end expertise to steer property developments from concept to completion. With a focus on precision, transparency, and efficiency, the PMC team manages every stage of a project's lifecycle



LEED CONSULTANT  
**EDS Pvt. Ltd.**

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COST CONSULTANT  
**IMCM Pvt. Ltd.**

PROOF STRUCTURE CONSULTANT  
**NNC Design International**

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GEO TECHNICAL CONSULTANT  
**Geocon International Pvt. Ltd.**

WIND TUNNEL CONSULTANT  
**RWDI Consulting Engineers  
(India) Pvt. Ltd.**

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SOIL INVESTIGATION  
CONSULTANT  
**Nagadi Consultants Pvt. Ltd.**



# THANK YOU

For Being a Part of a Life on the Rise