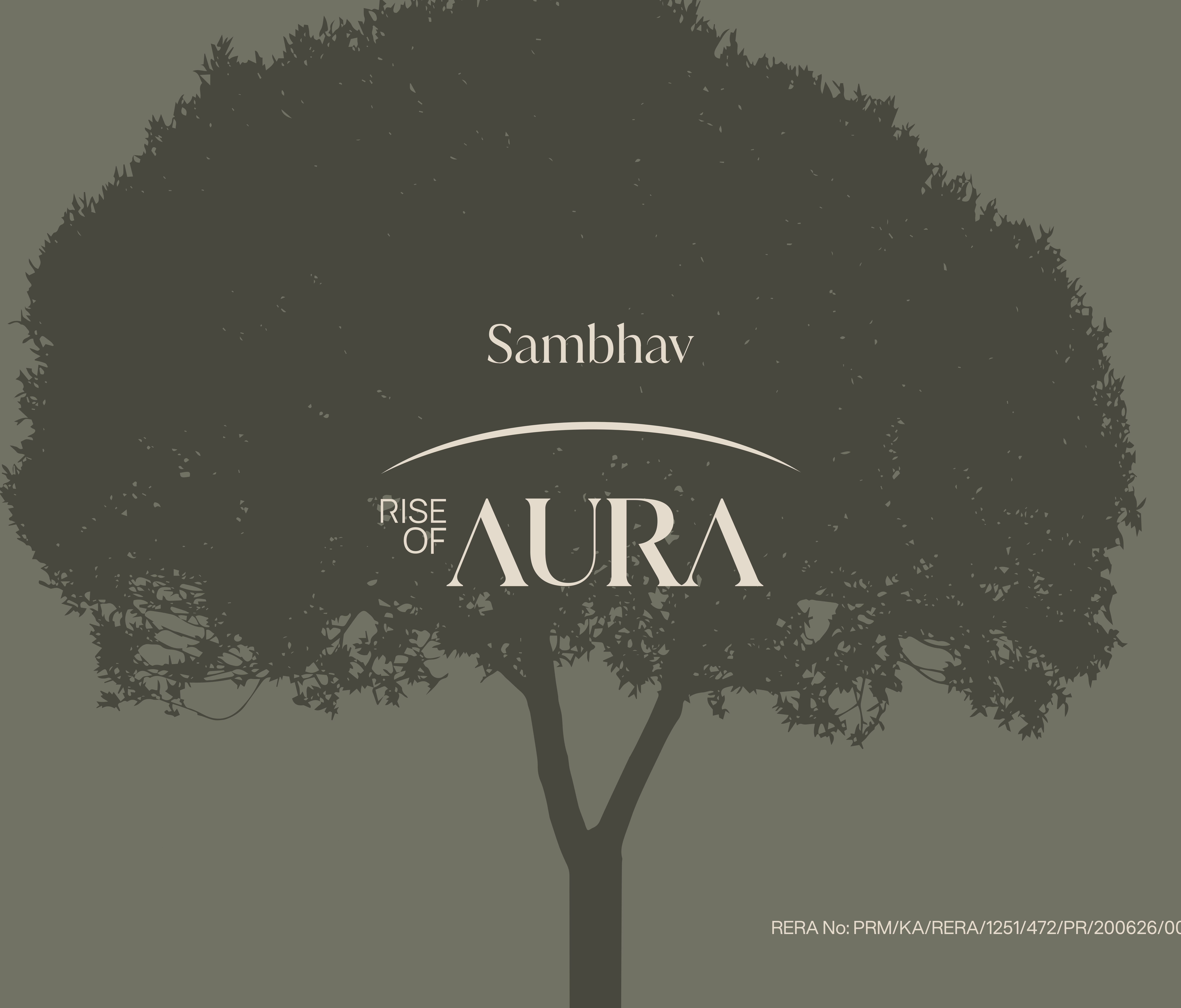




Sambhav

RISE
OF AURA

RERA No: PRM/KA/RERA/1251/472/PR/200626/008731

Embracing Nature in the
Heart of North Bengaluru







RISE OF AURA

Rise of Aura is a meticulously planned residential project that redefines urban living in Bengaluru. Developed with a core philosophy of integrating a natural, pollution-free environment with modern luxury, these twin-tower residences embrace a unique 'garden' theme that goes far beyond conventional landscaping.

Each of the two G+10 storey towers is set amidst lush greenery, with a variety of themed gardens, curated plant species, and immersive outdoor spaces that celebrate the profound connection between humans and nature.

With just 114 spacious residences, the community offers an intimate, low-density lifestyle where every apartment is designed to invite in light, fresh air, and soothing views of trees, gardens, and open skies.

It's a project that goes beyond providing homes; it offers a sanctuary where residents can experience an elevated quality of life, benefiting from the tranquility and health benefits of a green environment.

THE FLORA

Terminalia Mantaly

Commonly known as the Madagascar Almond or Umbrella Tree, is a medium-sized tree native to Madagascar that grows to a height of 10–20 meters, with some sources noting a potential maximum of up to 40 meters.

Ophiopogon

Is a genus of evergreen perennial plants native to warm temperate to tropical East, Southeast, and South Asia.

Heliconia Psittacorum

Heliconia psittacorum, commonly known as Parrot's Beak or Parakeet Flower, is a stunning and tropical flowering plant belonging to the Heliconiaceae family.

Costus Woodsonii

Costus woodsonii, the red button ginger or scarlet spiral flag, is a species of flowering plant in the family Costaceae, native to Nicaragua, Costa Rica, Panama, and Colombia.



THE FOUR PILLARS OF AURA



Tree & Garden

Lush trees, layered gardens and sky terraces create a living green canvas, wrapping every day in shade, colour and calm.



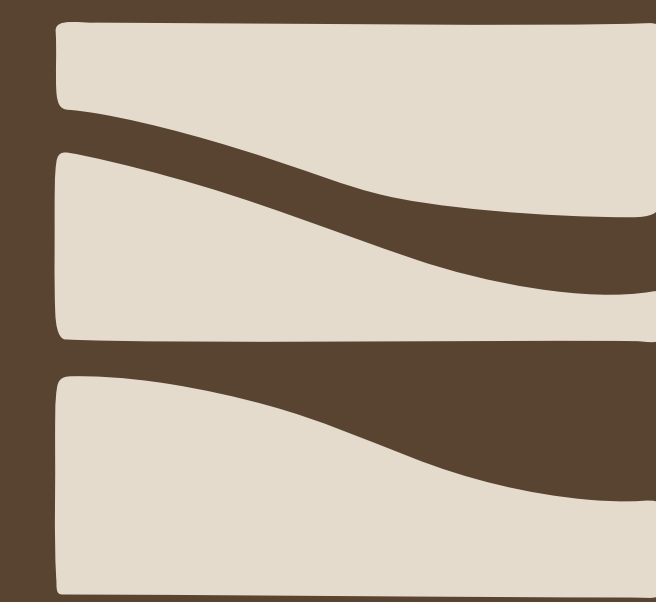
Leisure & Lifestyle

Dual clubhouses, active courts and social plazas turn free time into shared memories, from morning workouts to star-lit gatherings.



Relax & Rejuvenate

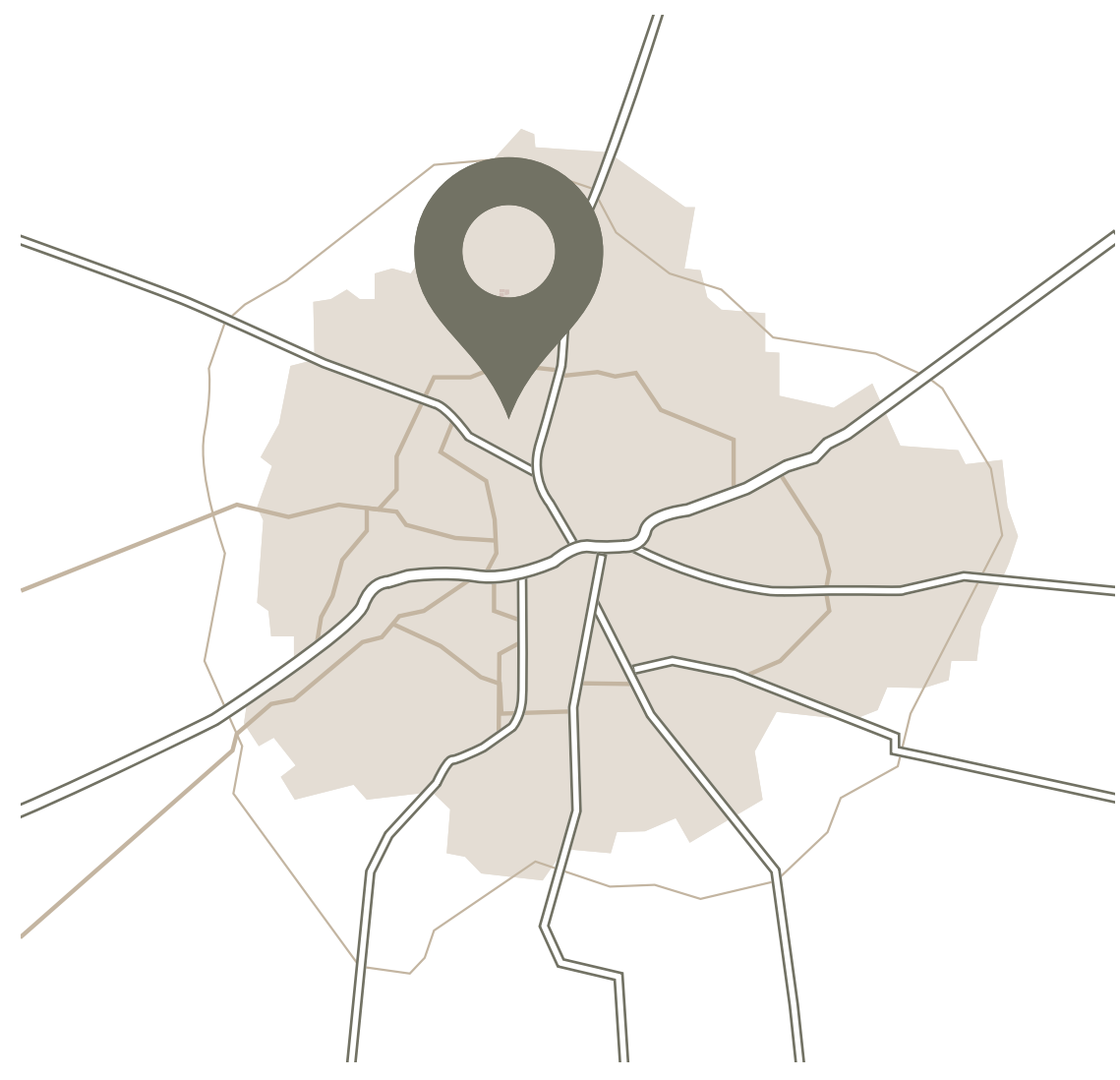
Meditation corners, quiet decks and gentle walking trails invite you to slow down, reconnect within and return home to yourself.



Water & Whisper

Shimmering ponds, the central swimming pool and clear, pollution-free air come together in a soft whisper of peace.

WHAT SETS US APART



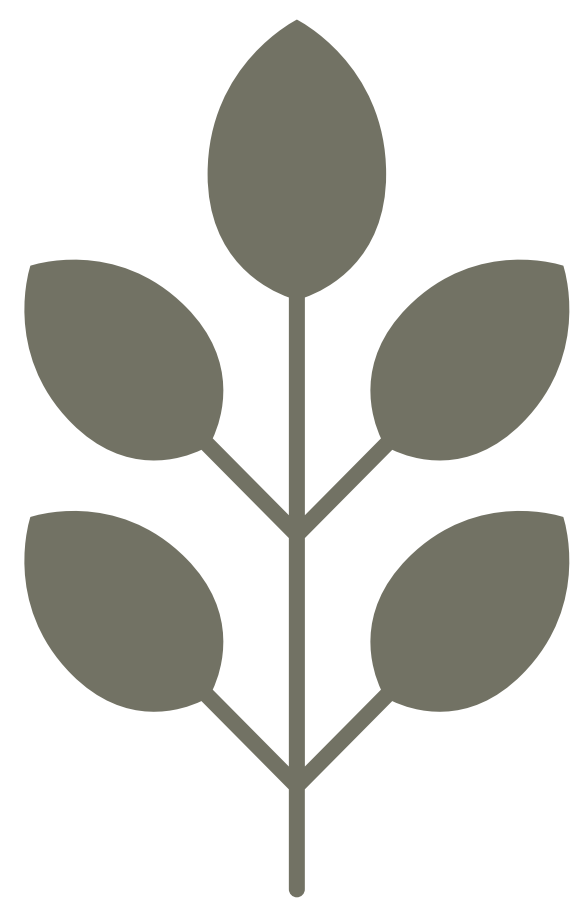
Connected Yet Calm

Rise of Aura is strategically positioned in a serene pocket in the heart of North Bengaluru that is steadily gaining prominence. Enjoy the peace of a predominantly low-rise neighbourhood close to the Centre of Sports Excellence at Yelahanka, while staying well-connected to key growth corridors, employment hubs, and infrastructure nodes..



Vaastu-Aligned Planning

The masterplan and architectural language are thoughtfully aligned with Vaastu principles, ensuring every space resonates with profound harmony, elevates positive energy, and cultivates an atmosphere of unparalleled serenity and holistic well-being for the discerning resident.



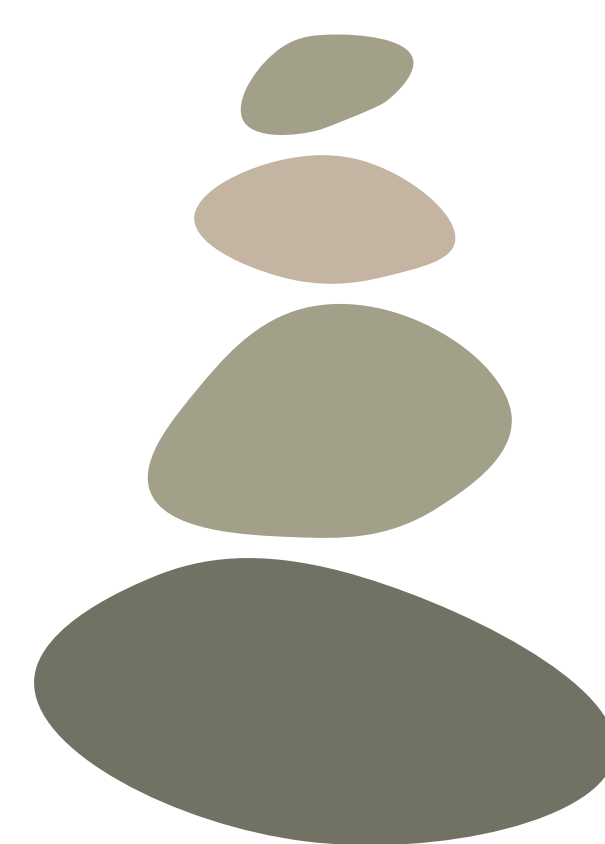
Green At Every Level

Lush ground-level landscapes, layered planting strategies, and immersive terrace gardens bring nature closer to daily life. Rise of Aura weaves greenery throughout the community - from entry avenues to sky gardens to every corner of the site.



Green Space Commitment

An expansive 15% percent of our project landscape is meticulously dedicated to lush, verdant gardens and serene private parks, masterfully fostering a pristine, sanctuary that elevates your everyday living experience to a level of unparalleled, refined natural elegance.



Wellness-Led Community

A thoughtfully curated mix of indoor and outdoor zones supports active recreation, quiet reflection, social gathering, and family bonding. From multi-sport courts to meditation decks to intimate reading nooks, every space is designed to foster holistic well-being.



Clubhouse At The Core

A dual-level clubhouse and an all-weather swimming pool converge to seamlessly orchestrate a lifestyle of leisure, sports, and refined social engagement, all majestically anchored within the heart of our twin towers.

COME HOME TO YOUR AURA

Rise of Aura stands out in the heart of North Bengaluru's residential landscape with its unwavering focus on well-being and a unique, nature-centric design philosophy

01. The Greenery-Inspired Master Plan

We have integrated a full-fledged 'garden' theme into our project, moving beyond simple landscaping to create a truly immersive green environment. Layered planting, biodiversity-rich species selection, and themed terrace gardens transform the community into a living, breathing ecosystem.

02. Dual Clubhouses & Swimming Pool

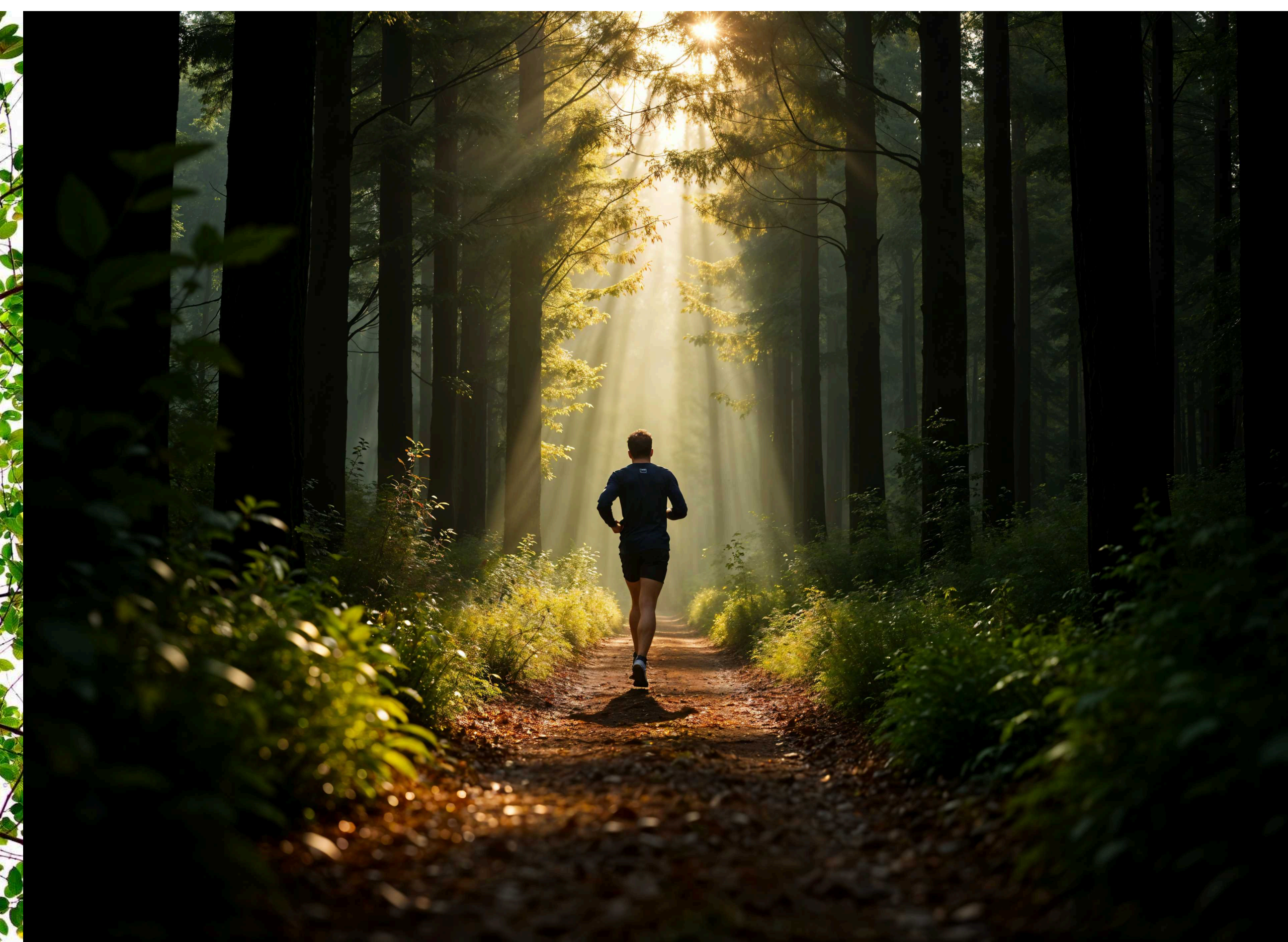
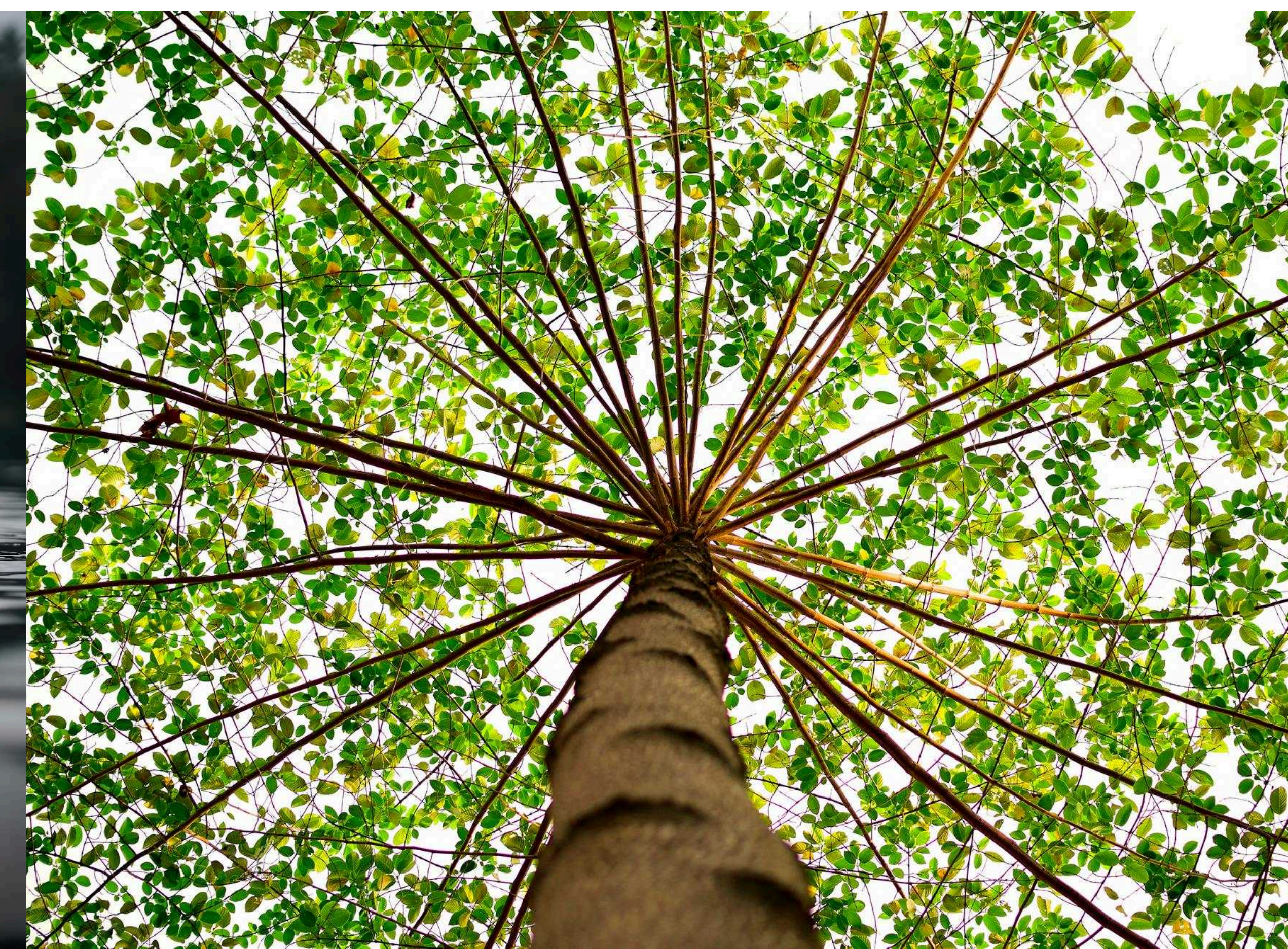
The dual clubhouses and a central swimming pool offer innovative amenities that enhance both community connection and individual wellness. This design creates natural gathering points and ensures that leisure and social life are woven into the fabric of daily living.

03. Low-Density, High-Touch Community

With only 114 residences across two towers, Rise of Aura fosters genuine neighbourly bonds and a sense of belonging that is often lost in larger developments. Every resident enjoys spacious common areas, clear sightlines, and a feeling of openness.

04. Harmonious Blend Of Architecture & Nature

Rise of Aura represents a seamless marriage of sophisticated architecture and natural beauty. The twin towers are oriented to maximize natural light, cross-ventilation, and views of surrounding greenscapes. It's a fresh perspective on urban living that merges a nature-first approach with the conveniences of a modern, well-connected location.



THE AURA
EXPERIENCE
— A COMMUNITY FEEL



THE TWIN TOWERS

The twin towers rise gracefully above a bed of gardens, water bodies, and leisure courts. Day and night, the spaces between and around the buildings come alive with filtered light, birdsong, and subtle landscape lighting that highlights the natural contours of the site.





THE AURA SKY BRIDGE

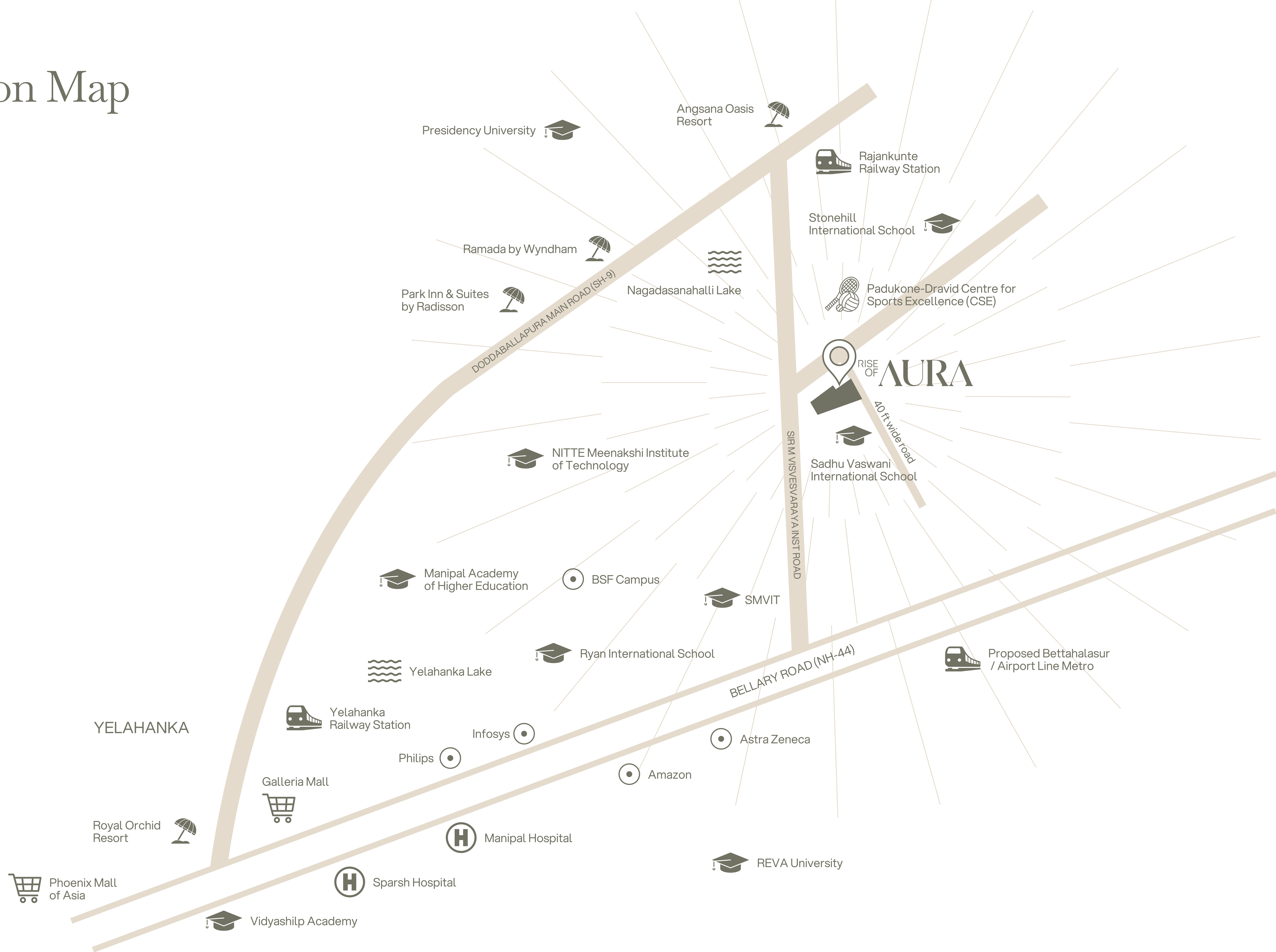
Rising above the lushly landscaped podium, the twin towers of Rise of Aura are joined together at the terrace level, creating a continuous sky-level realm dedicated to well-being and contemplation.

From fitness decks and walking loops to calm seating courts and meditation pockets, residents can move seamlessly between energetic spaces and tranquil corners, experiencing the full spectrum of wellness without ever leaving the soft embrace of nature.



THE LOCATION ADVANTAGE & CONNECTIVITY

Location Map





Map not to scale.

KEY DISTANCE

Schools		
Stonehill International	- 1.2 kms (3 mins)	
Ryan International	- 6 kms (12 mins)	
DPS, Yelahanka	- 12 kms (20 mins)	
Vidyashilp Academy	- 6 kms (12 mins)	
Sadhu Vaswani	- 50 m (1 min)	
Mallya Aditi International	- 10 kms (20 mins)	
Harrow International	- 14 kms (18 mins)	
Hospitals		
NRV Hospital	- 7 kms (15 mins)	
Omega Multispeciality	- 10 kms (20 mins)	
Manipal Hospital	- 9 kms (16 mins)	
Aster CMI Hospital	- 18 kms (25 mins)	
Universities		
Presidency University	- 7 kms (15 mins)	
Vidyashilp University	- 10 kms (20 mins)	
SMVIT	- 9 kms (16 mins)	
Manipal - MAHE	- 18 kms (25 mins)	
REVA University	- 9 kms (16 mins)	
NITTE Meenakshi Institute	- 18 kms (25 mins)	
MNCs / Tech Parks		
Manyata Tech Park	- 20 km (30 mins)	
Kirloskar Business Park	- 15 km (25 mins)	
Amazon Office	- 8 kms (15 mins)	
KIADB Aerospace SEZ	- 20 kms (35 mins)	
Prestige Tech Cloud	- 9 kms (15 mins)	
Philips Innovation Centre	- 10 kms (20 mins)	
Airport		
Kempegowda Airport	- 15 kms (25 mins)	
Railway		
Rajankunte Railway Station	- 4.5 kms (10 mins)	
Metro		
Proposed Station	- 4 kms (8 mins)	
Shopping Malls		
Galleria Mall, Yelahanka	- 10 kms (20 mins)	
Esteem Mall, Hebbal	- 15 kms (25 mins)	
Phoenix Mall of Asia	- 15 kms (25 mins)	
Orion Mall, Malleshwaram	- 22 kms (40 mins)	
Resorts		
Clarks Exotica	- 12 kms (20 mins)	
Chairman’s Jade Resort	- 15 kms (25 mins)	
Angasana Oasis Resort	- 6 kms (12 mins)	
Ramada by Wyndham	- 6 kms (12 mins)	
Park Inn & Suites	- 5 kms (10 mins)	
City Access		
Mekhri Circle	- 16 kms (30 mins)	
Highway		
NH-44 (Bellary Road)	- 3 kms (8 mins)	
Sports Infra		
Centre for Sports Excellence	- 750 m (1 min)	

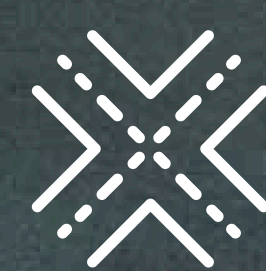
A CALM POCKET IN A GROWING HUB



Future-Ready
Connectivity



Social
Infrastructure
Proximity



Highway
Connectivity

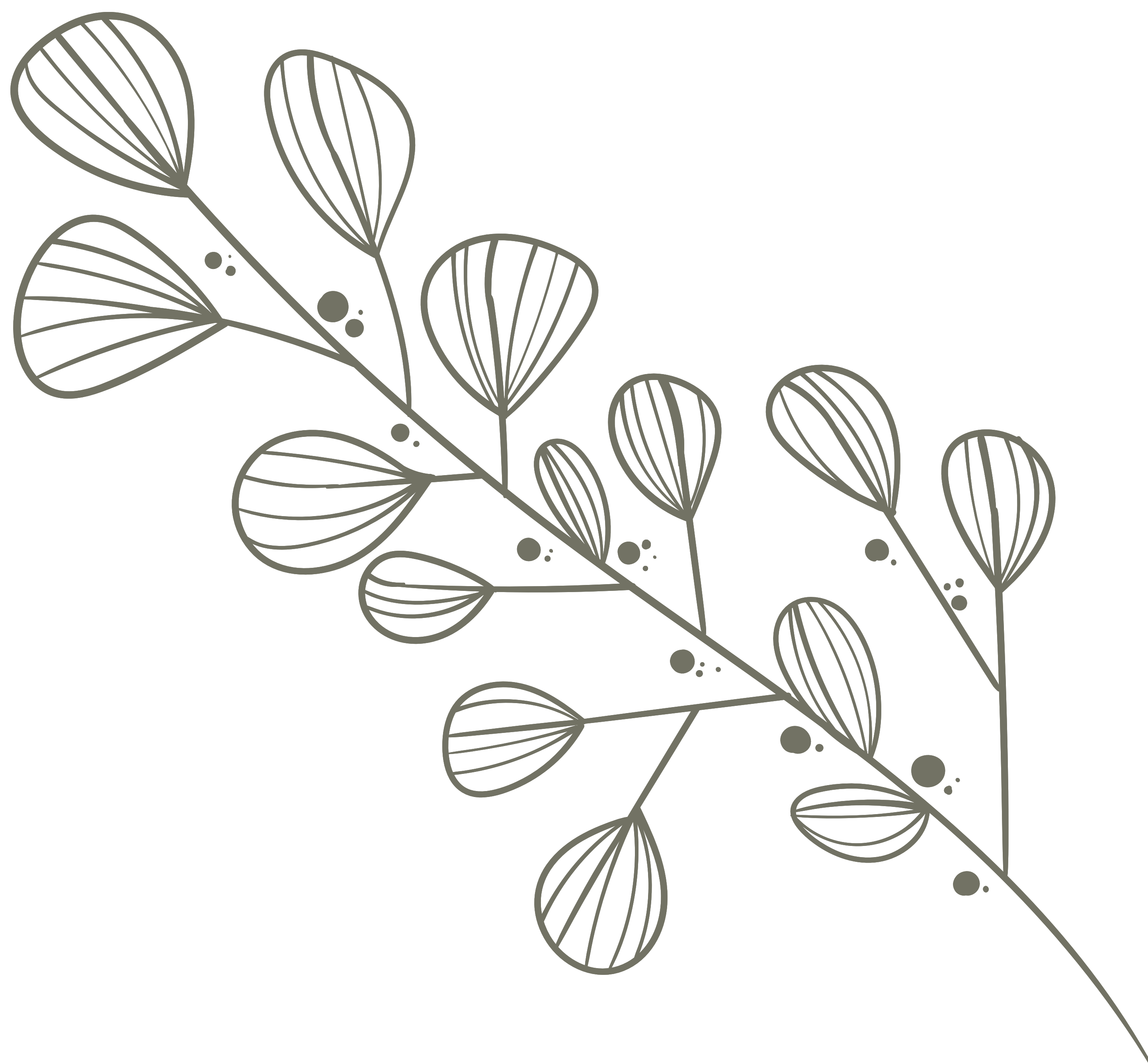


Artistic Impression

MASTER PLAN & KEY STATISTICS

The master plan at Rise of Aura brings together twin residential towers, dual clubhouses, a central swimming pool, sports and recreation courts, and a comprehensive ring of gardens and activity zones. Every element is positioned with intention — to maintain clear sightlines, maximize green views, support safe and intuitive circulation, and create opportunities for both private enjoyment and community connection.





PROJECT STATISTICS

General

Total Land Area	1.95 Acres
Number Of Towers	2
Floors Per Tower	10
Total Residences	114
Unit Configuration	2, 2.5, 3 & 3.5 Bedroom Apartments
Low-Density Living	Only 114 Units Across Two G+10 Towers
Location	Bettahalasur, Jala Hobli, Outer North Bengaluru

Key Differentiator

- Garden-Inspired Theme With Immersive Green Landscaping
- Multiple Curated Terrace Gardens With Distinct Experiences
- Central Swimming Pool
- Dual Clubhouses
- Social And Wellness Hubs

Parking

Dedicated Parking In Double Basements

Architecture

- Vaastu Compliant, No Units On The Ground Floor
- Wellness & Leisure Amenities At Ground Level
- Double-Height Ceiling Throughout The Ground Floor

Key Amenities & Facilities



Leisure & Lifestyle

- 2 Creche
- 3 Kids Play Area (indoor)
- 7 Female Steam and Changing Room
- 8 Male Steam and Changing Room
- 9 Arcade Zone
- 10 Indoor Gym
- 11 Elders Area & Board Games
- 15 Retail Space
- 17 Cards Room
- 18 Indoor Games (TT, Pool / Billiards, Pickleball)

Relax & Rejuvenate

- 1 Multipurpose Hall
- 26 Pedestrian Walkway
- 27 Social Plaza
- 32 Loose Gravel
- 36 Seating Alcove
 - Nocturnal Court (terrace)
 - Pedestrian Walkway (terrace)
 - Hammock Court (terrace)
 - Sunset Court (terrace)

Water & Whisper

- 20 Water Body (Outdoor)
- 23 Swimming Pool
- 24 Poolside Deck
 - Kids Splash Pool
 - Water Fountain (terrace)

- 26 Jogging Track
- 29 Toddler’s Play Area
- 30 Kids Play Area (Outdoor)
- 31 Pet Park
- 33 Floor Games
- 34 Swing Court
- 35 Outdoor Gym
- 37 Rooftop Gym (Terrace)
 - Cycling Loop
 - Basketball Hoops

Tree & Garden

- 28 Multipurpose Lawn
- 39 Ecological Restoration Plantation
- 40 Podium Plantation
 - Edible Garden (terrace)
 - Herbal Garden (terrace)
 - Sacred Garden (terrace)
 - Aroma Garden (terrace)
 - Chromotherapy Garden (terrace)

Others

- 4 12 Lobby Drop-off
- 5 6 Washrooms
- 13 Manager Room
- 14 Fire Room
- 16 Society Room
- 21 25 19 Cobble Drop-off
- 22 Mural Wall
- 38 Transformer Yard



Sambhav
RISE OF AURA

Sambhav
STRATEGIC PARKING
Buloke

RISE OF AURA

THE TOWERS & RESIDENCES

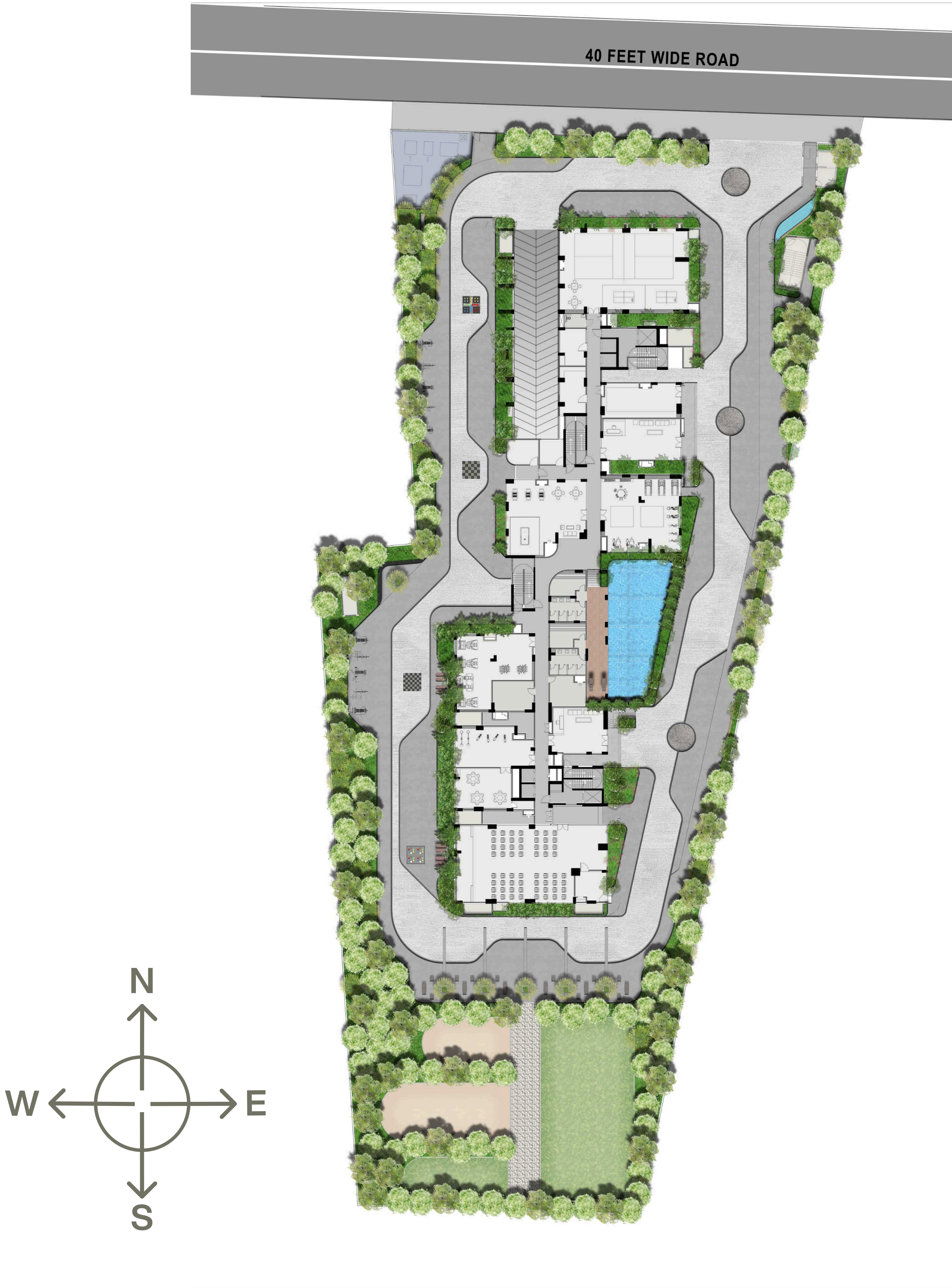
Every apartment at Rise of Aura is a sanctuary — a place where residents can decompress, connect with loved ones, and enjoy the peace that comes from being surrounded by nature and thoughtful design.

ARCHITECTURAL CONCEPT

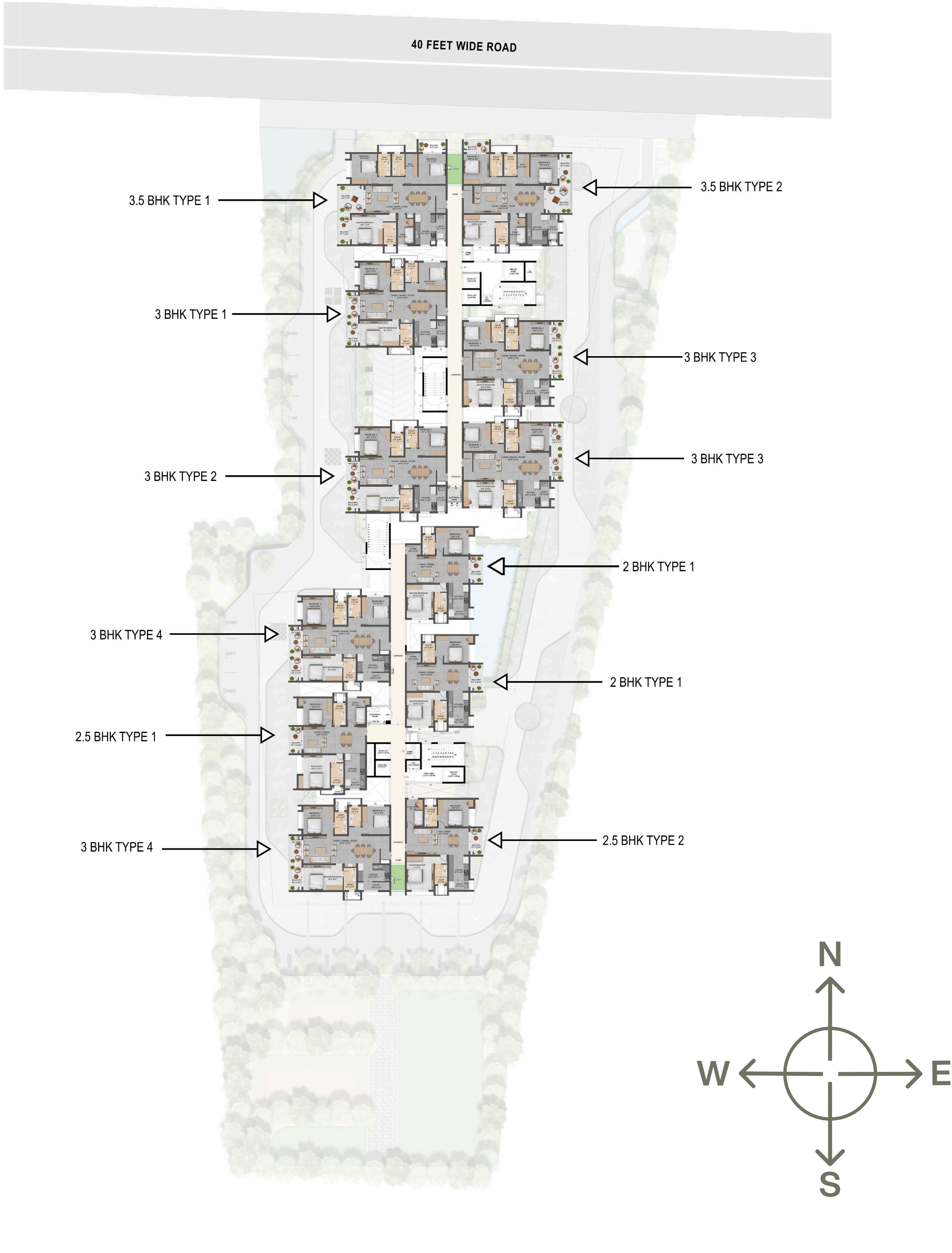
Rise of Aura comprises two elegant G+10 towers, thoughtfully oriented to maximize natural light, cross-ventilation, and views of the surrounding greenescapes. Each tower is positioned to create clear sight-lines across the community and to neighbouring greenery, ensuring that every resident enjoys a connection to the natural environment. All apartments are designed with balconies and planned in accordance with Vaastu principles, bringing in fresh air, open views and a sense of harmony into everyday living.



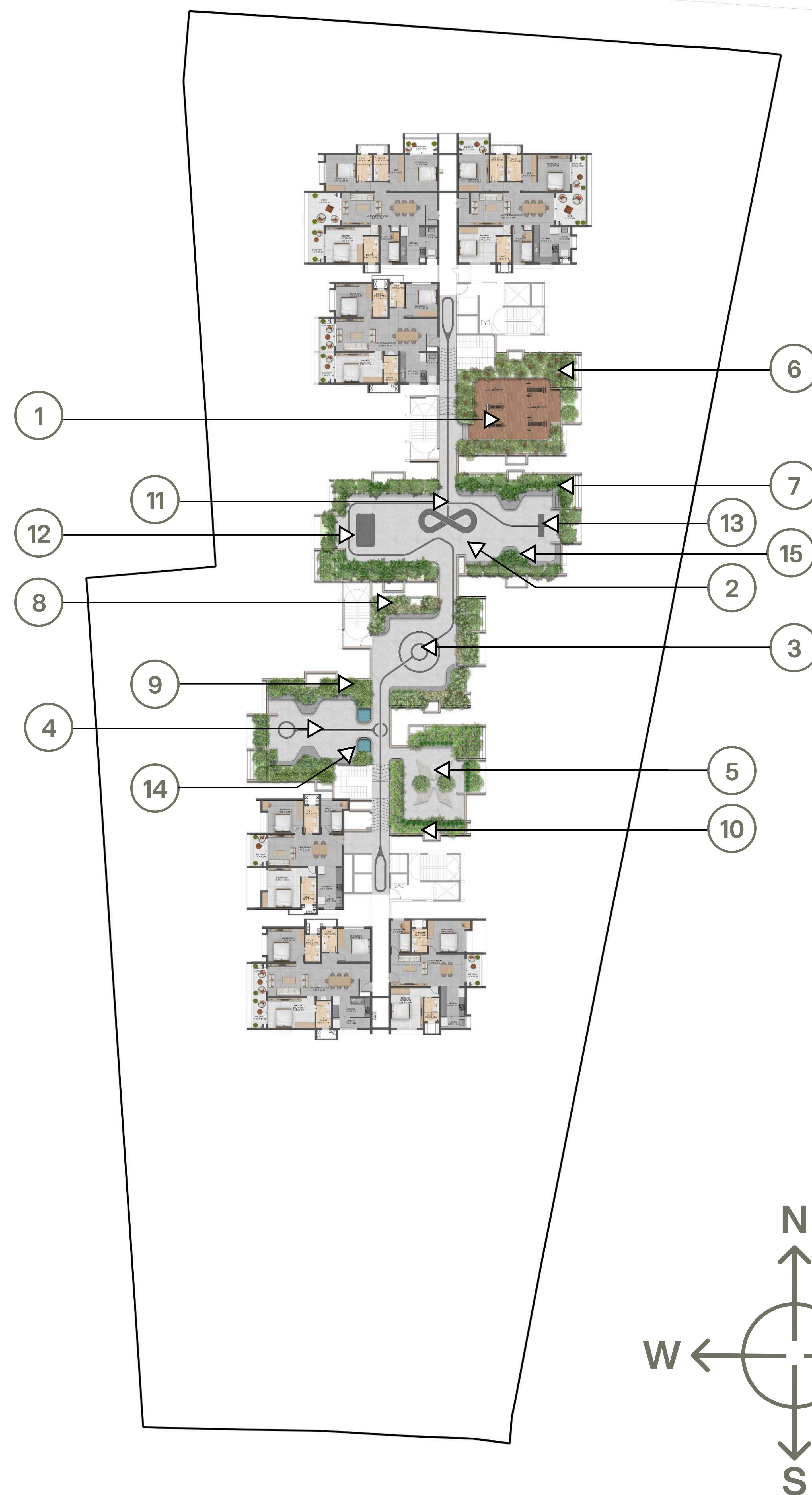
GROUND FLOOR MASTERPLAN



RESIDENTIAL FLOOR MASTERPLAN (Between 1st to 10th Floors)



TERRACE MASTERPLAN



- 1. OUTDOOR GYM
- 2. MULTIPURPOSE COURT
- 3. NOCTURNAL COURT
- 4. SUNSET COURT
- 5. HAMMOCK COURT
- 6. EDIBLE GARDEN
- 7. HERBAL GARDEN
- 8. AROMA GARDEN
- 9. SACRED GARDEN
- 10. CHROMOTHERAPY GARDEN
- 11. INFINITY WALKWAY
- 12. GRANITE PODIUM
- 13. PARTY COUNTER
- 14. WATER FOUNTAIN
- 15. SEATER





APARTMENT COMMON FEATURES

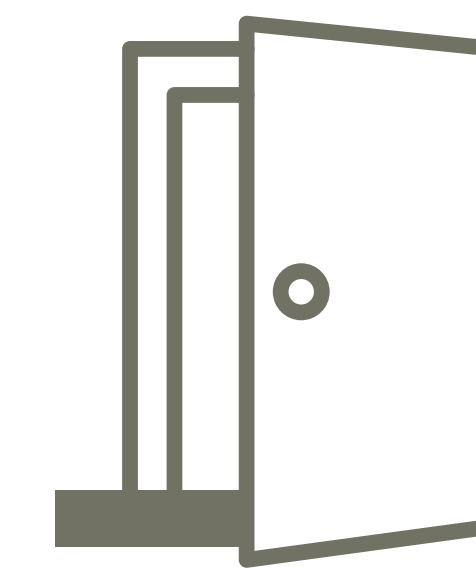
Thoughtfully designed for comfort and harmony, the common features bring together light, space, and serenity. Every apartment opens to a private balcony, allowing nature and fresh air to become part of daily living. Vaastu-compliant, East and West facing layouts ensure a natural flow of energy, while carefully planned orientations prevent flats from facing each other, preserving privacy and openness. With no shared walls between residences, each home remains quiet, independent, and deeply personal — creating a living experience that feels both expansive and peaceful.



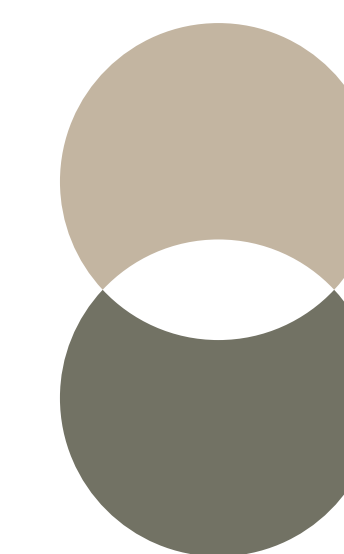
All Units With
Balconies



Vaastu Compliant
Layout



No Flat Entry Facing
Each Other



No Common Walls
Between Units



APARTMENT OFFERINGS

A meticulously curated range of residences caters to diverse lifestyles. From well-planned 2 bedroom homes to expansive 3.5 bedroom residences, each layout maximises space, natural light, and comfort. Seamless living areas and balanced proportions ensure every home feels open, intuitive, and easy to live in.

2 Bedroom Residences



2.5 Bedroom Residences

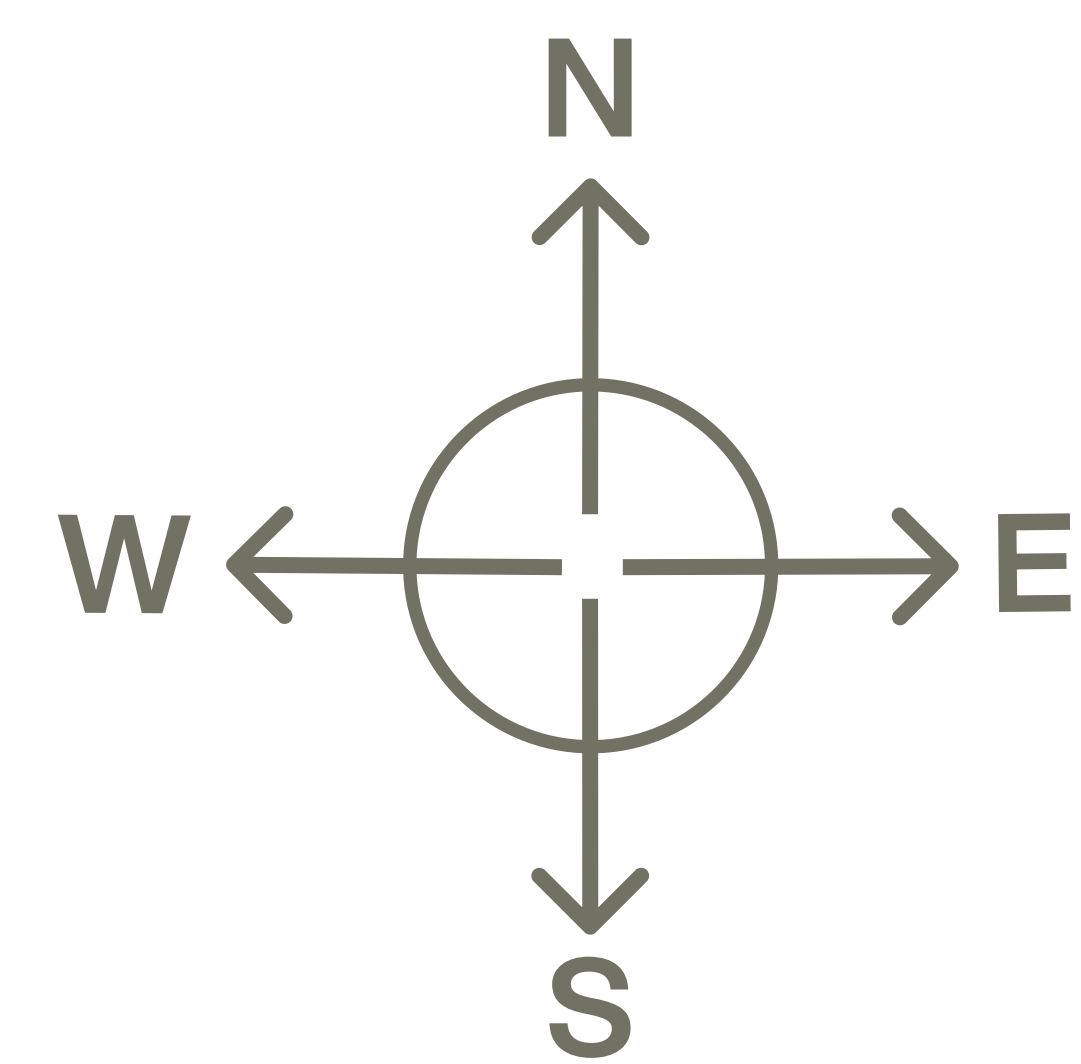


3 Bedroom Residences



3.5 Bedroom Residences





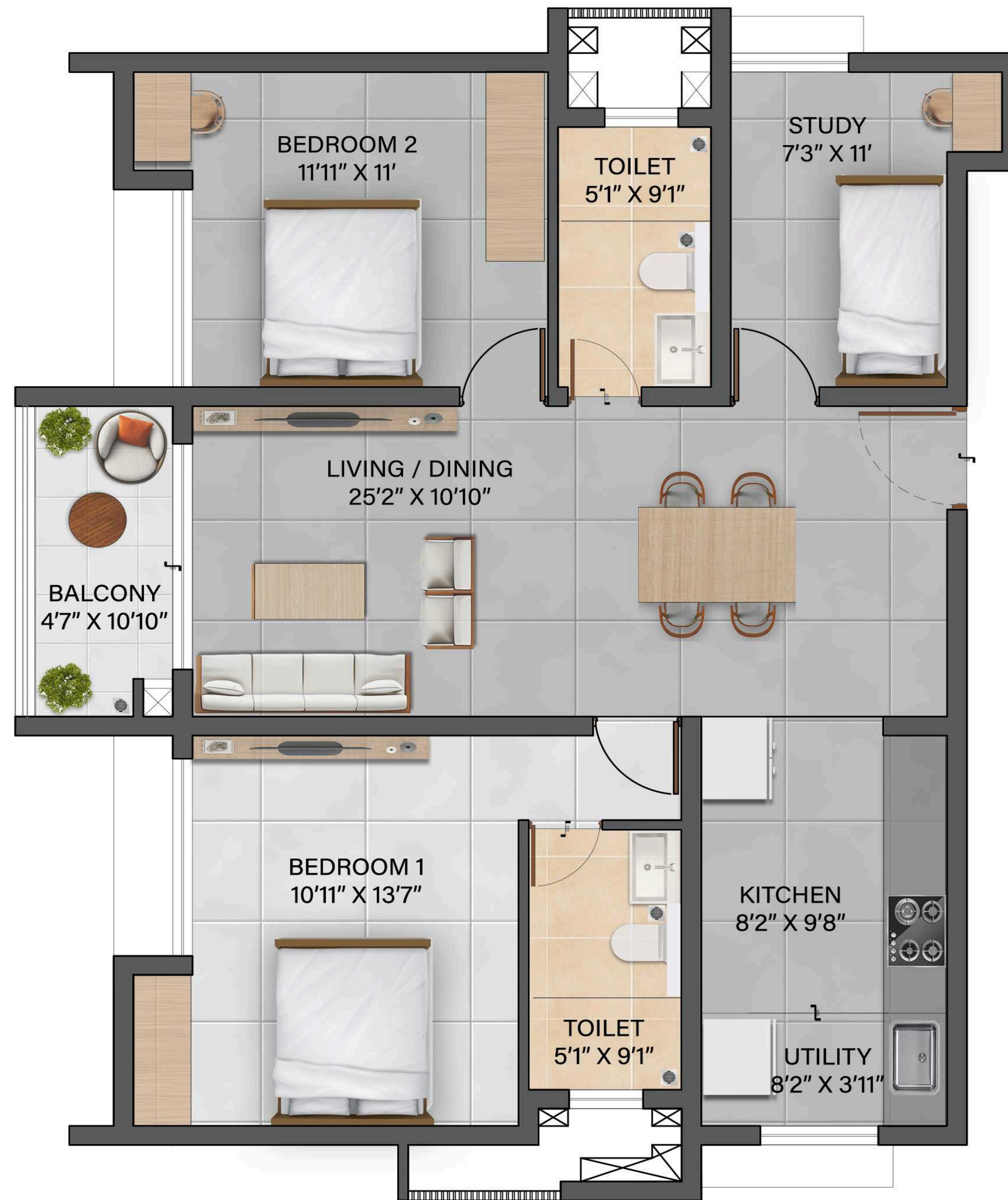
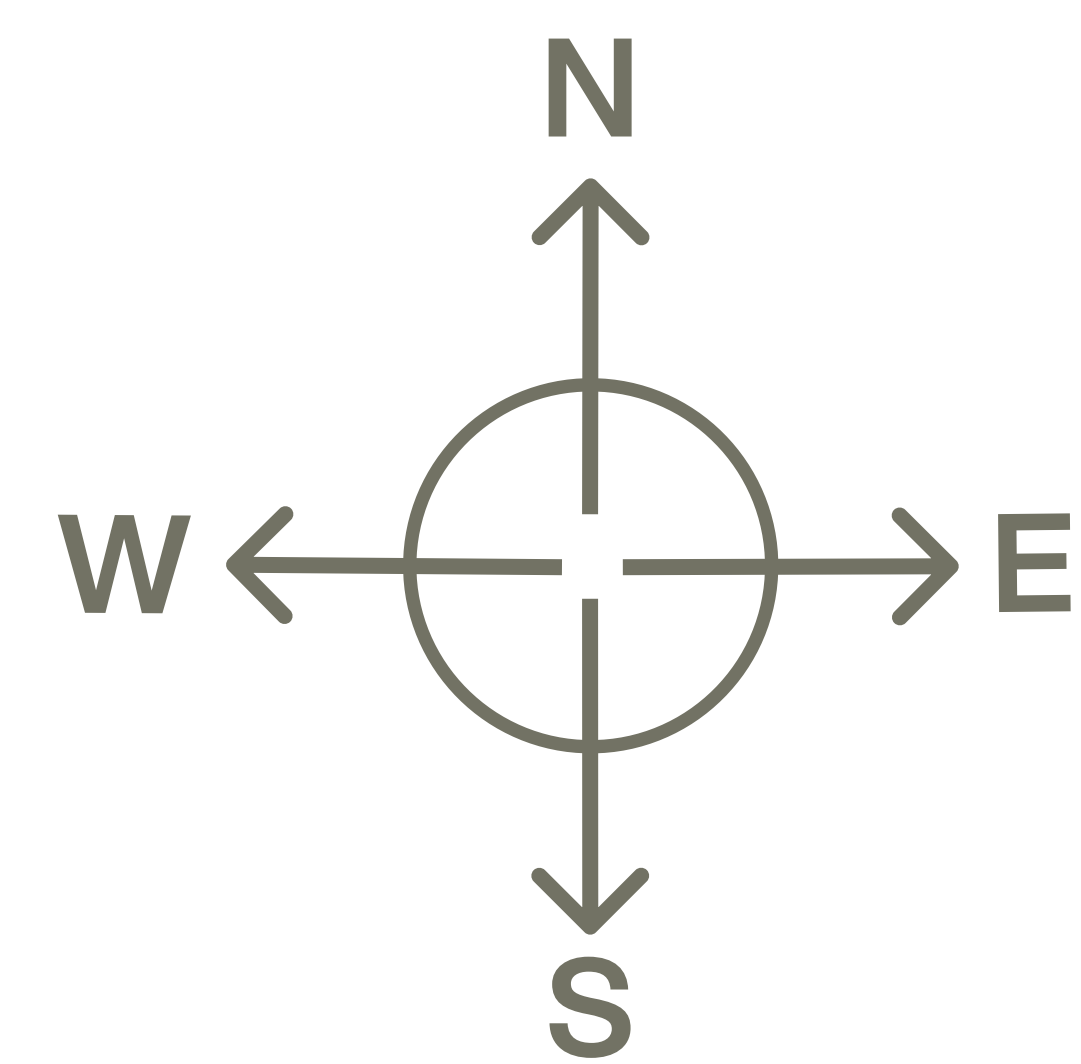
2 Bhk

WEST FACING UNIT [SOUTH TOWER]

SBUA - 1,334.46 | CA - 855.73 | BA - 48.01

2 BEDROOMS
LIVING AND DINING
KITCHEN
1 BALCONY
2 TOILETS
UTILITY SPACE
FOYER

*all areas are in sq. ft.



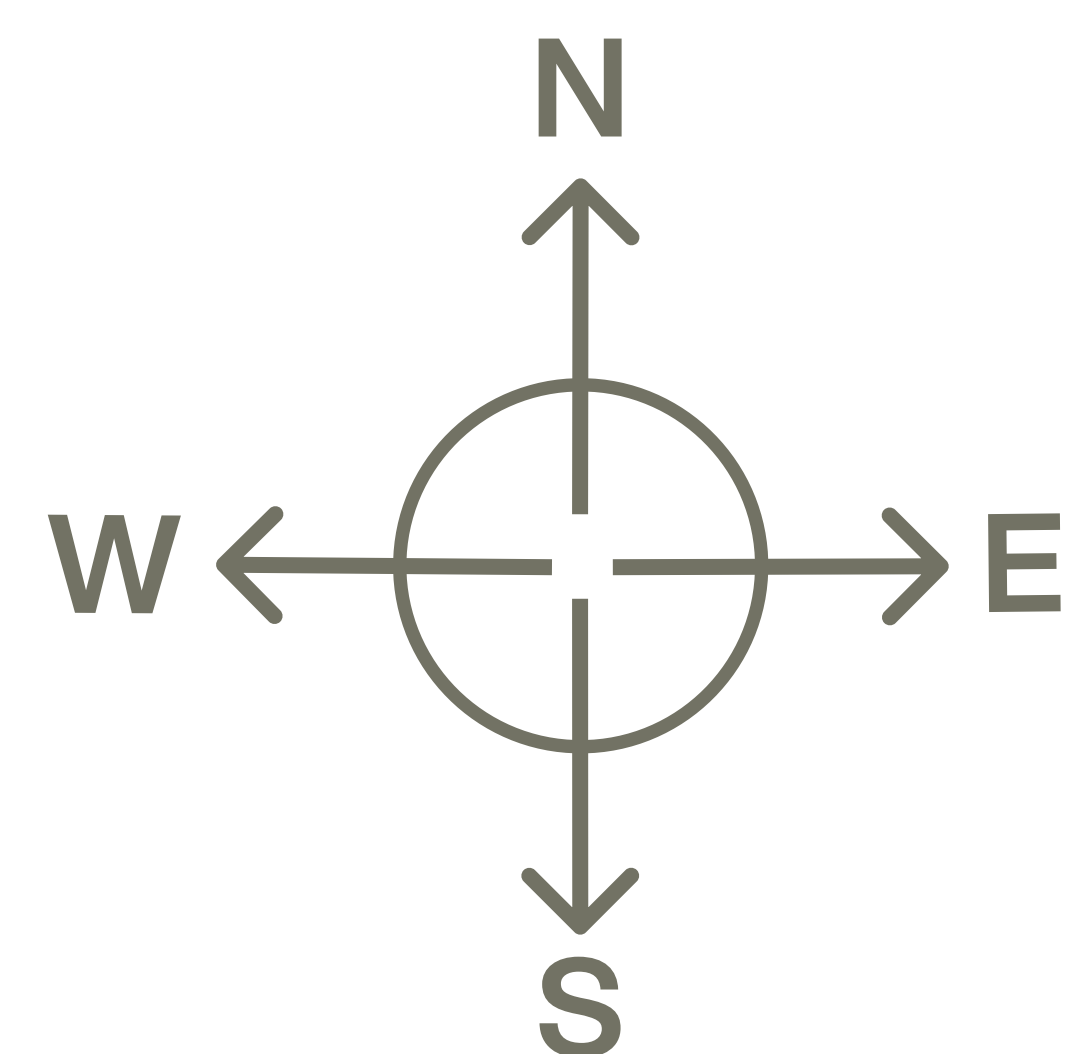
2.5^{Bhk} Type 1

EAST FACING UNIT [SOUTH TOWER]

SBUA - 1,439.04 | CA - 927.63 | BA - 48.01 | EF - 71.36

2 BEDROOMS
LIVING AND DINING
KITCHEN
1 BALCONY
2 TOILETS
UTILITY SPACE
STUDY ROOM
EXTERNAL FOYER

*all areas are in sq. ft.



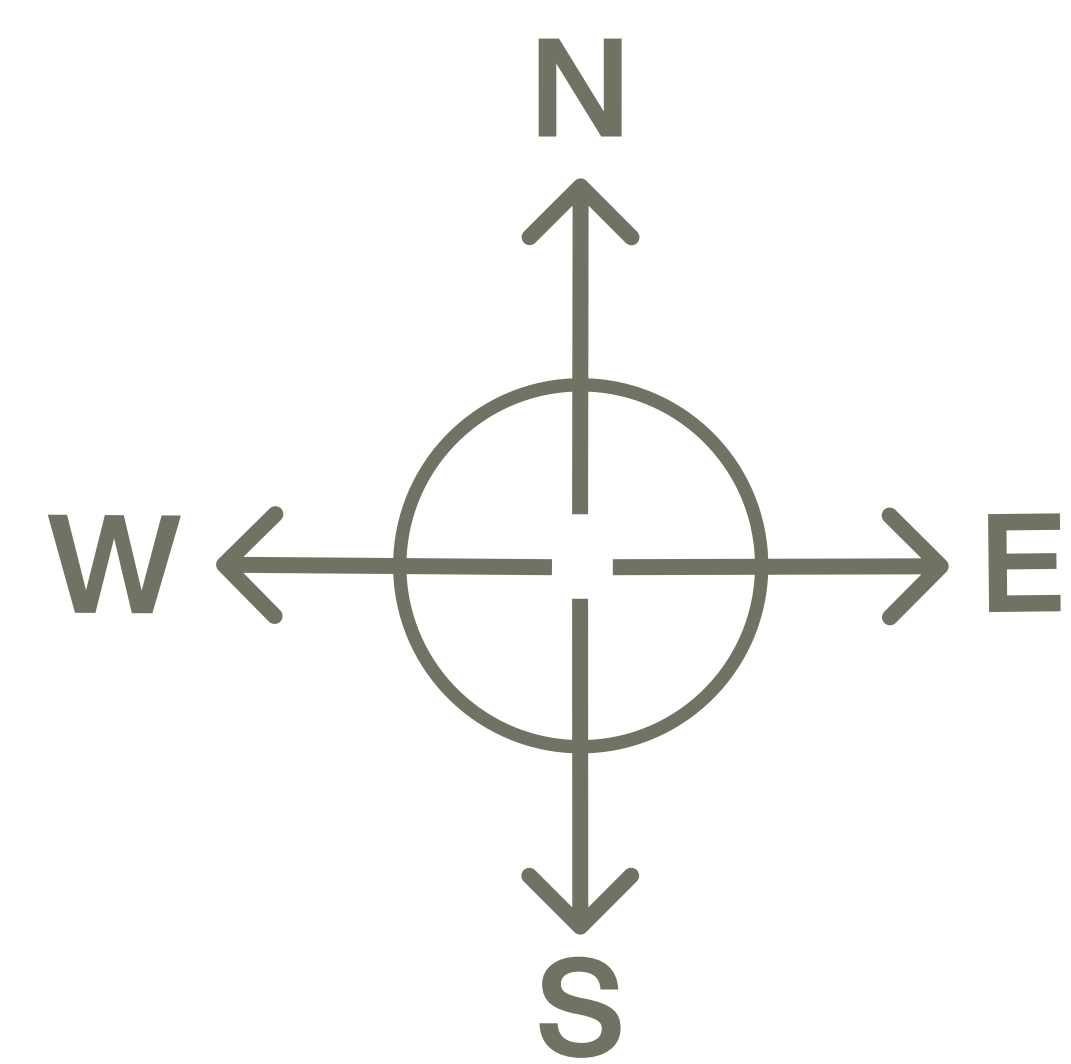
2.5^{Bhk} Type 2

**WEST FACING UNIT
[SOUTH TOWER]**

SBUA - 1,394.96 | CA - 916.55 | BA - 48.01

- 2 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 1 BALCONY
- 2 TOILETS
- UTILITY SPACE
- STUDY ROOM

*all areas are in sq. ft.



3 Bhk Type 1

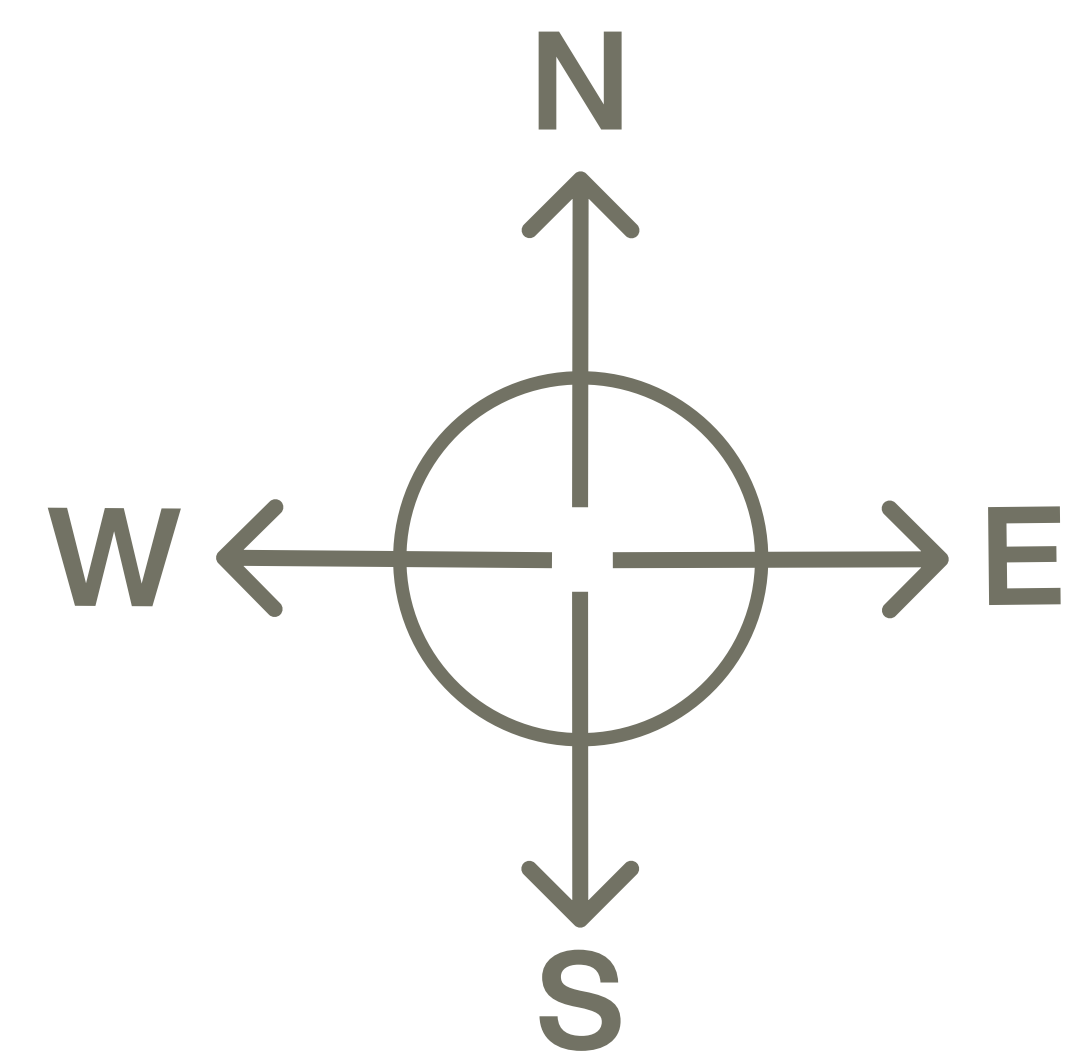
**EAST FACING UNIT
[NORTH TOWER]**

SBUA - 1,835.65 | CA - 1,171.76 | BA - 96.01

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 2 BALCONIES
- 3 TOILETS
- UTILITY SPACE

*all areas are in sq. ft.

*foyer marked as an architectural feature only



3 Bhk Type 2

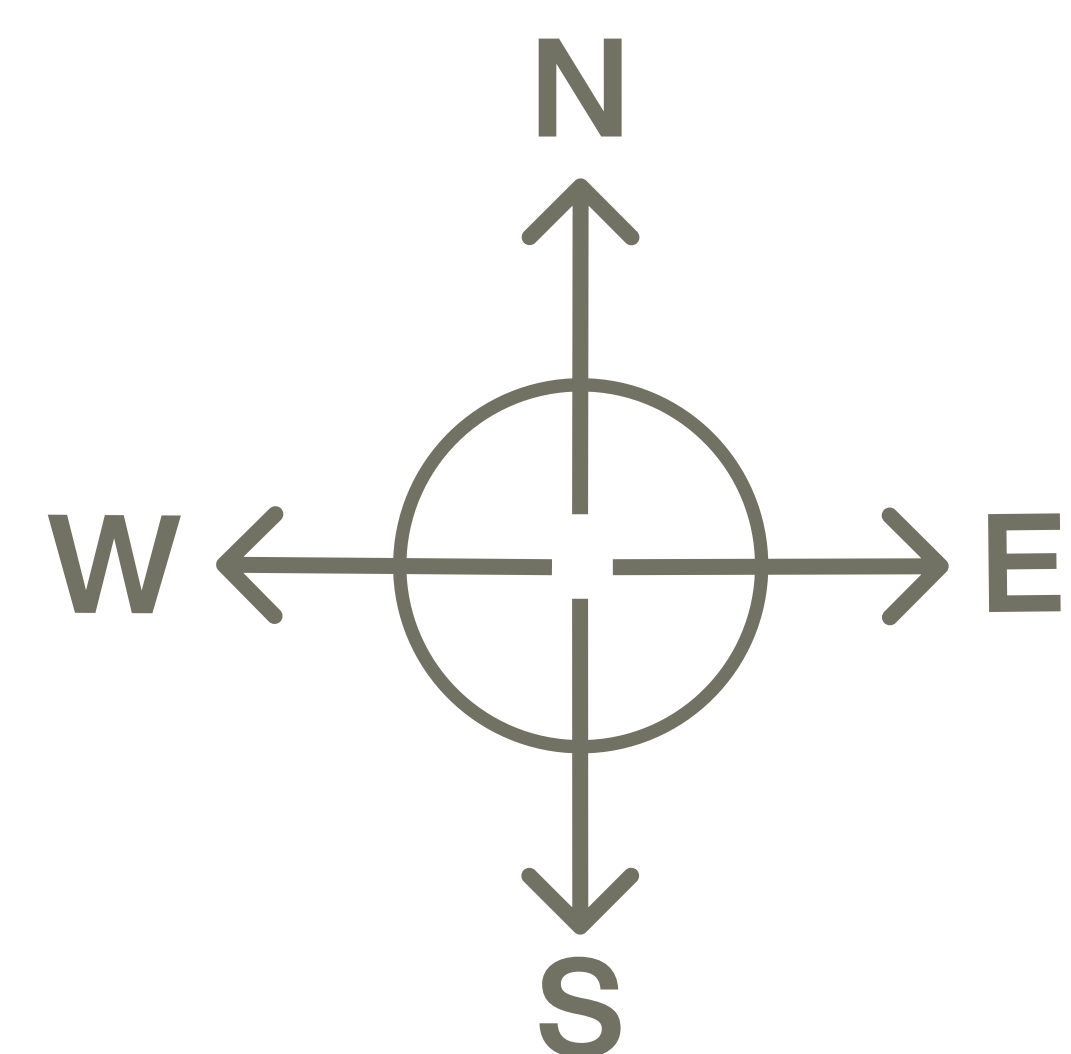
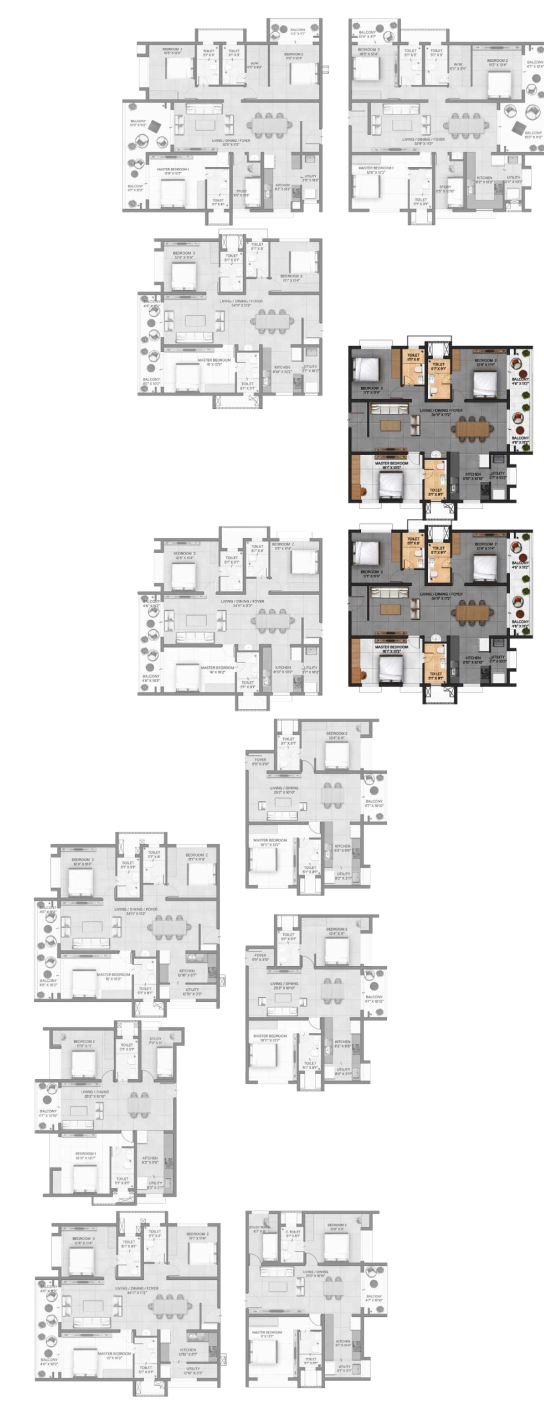
**EAST FACING UNIT
[NORTH TOWER]**

SBUA - 1,840.98 | CA - 1,171.76 | BA - 96.01

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 2 BALCONIES
- 3 TOILETS
- UTILITY SPACE

*all areas are in sq. ft.

*foyer marked as an architectural feature only



3^{Bhk} Type 3

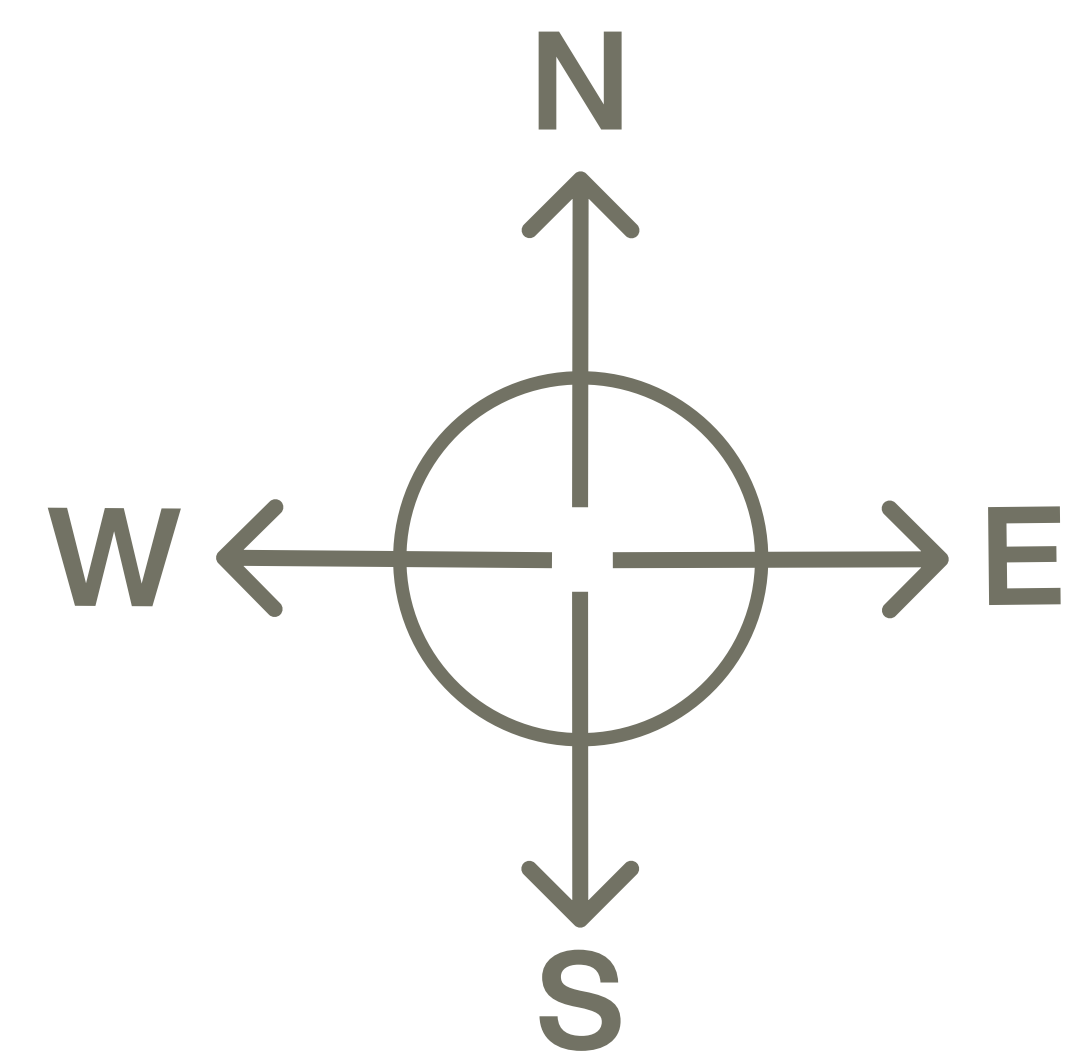
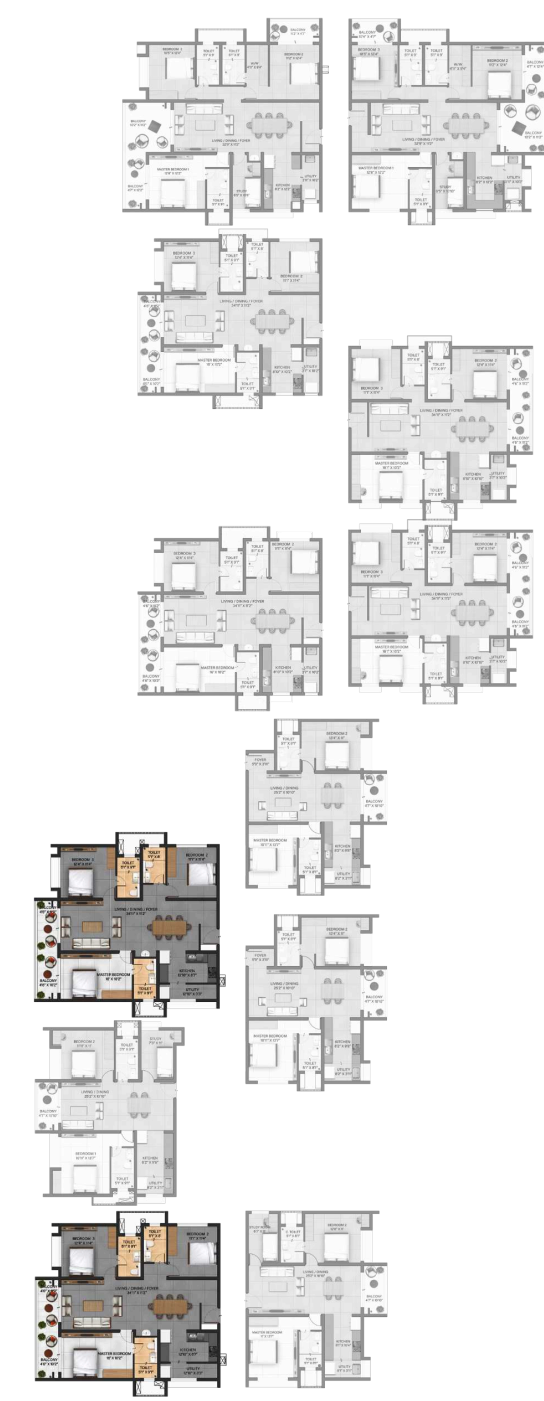
WEST FACING UNIT [NORTH TOWER]

SBUA - 1,840.27 | CA - 1,171.76 | BA - 101.18

3 BEDROOMS
LIVING AND DINING
KITCHEN
2 BALCONIES
3 TOILETS
UTILITY SPACE

*all areas are in sq. ft.

*foyer marked as an architectural feature only



3 Bhk Type 4

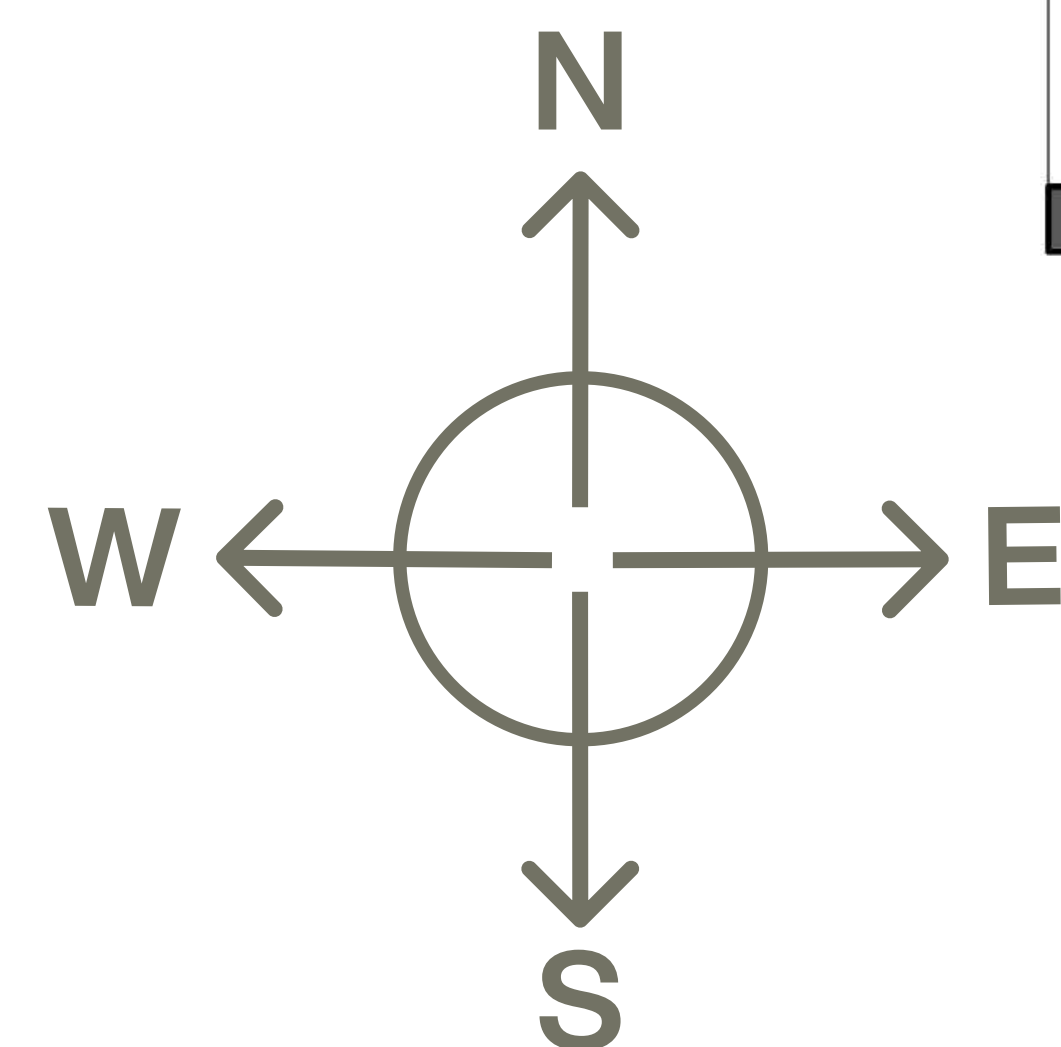
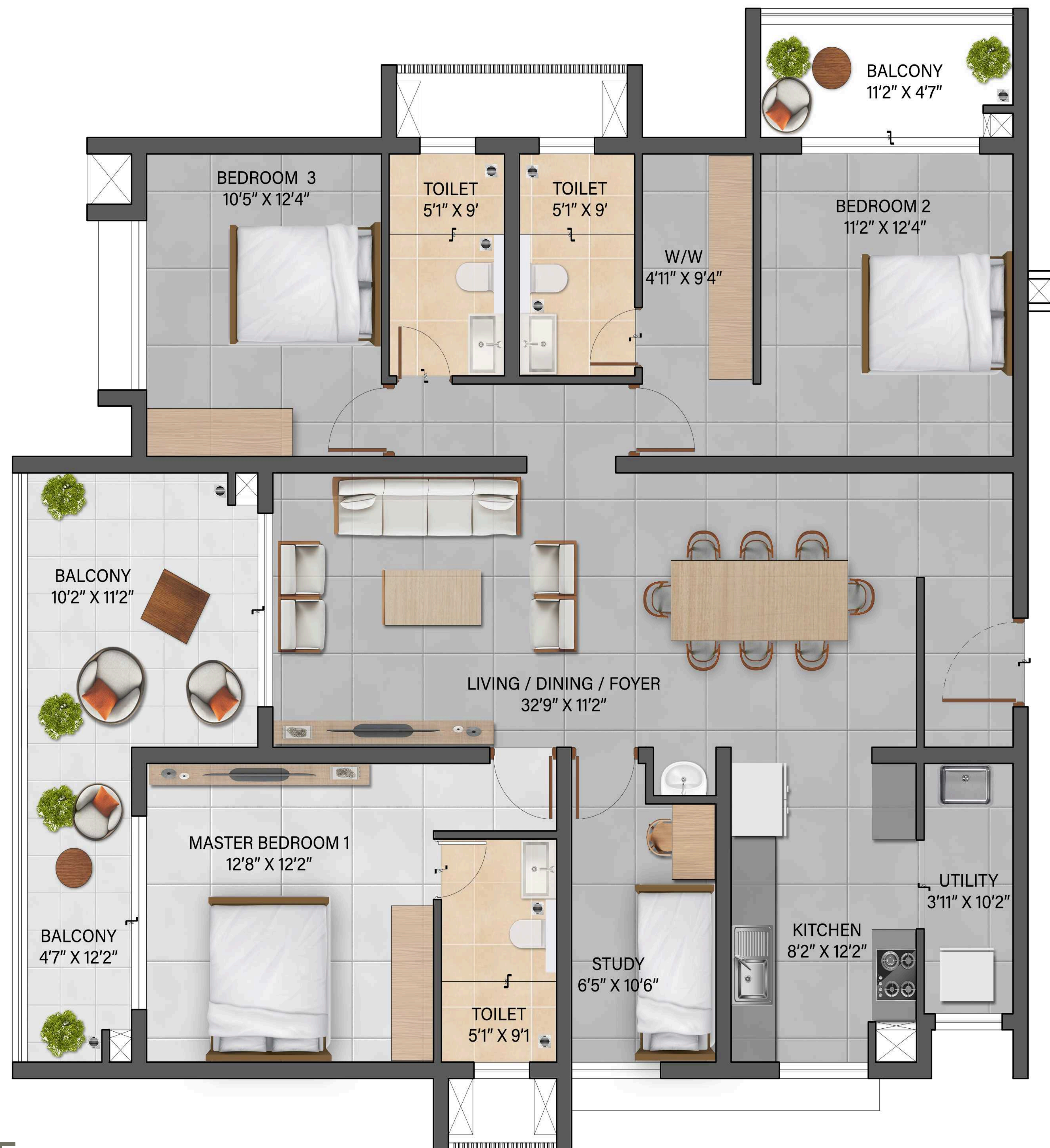
**EAST FACING UNIT
[SOUTH TOWER]**

SBUA - 1,840.02 | CA - 1,171.87 | BA - 96.12

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 2 BALCONIES
- 3 TOILETS
- UTILITY SPACE

*all areas are in sq. ft.

*foyer marked as an architectural feature only



3.5^{Bhk} Type 1

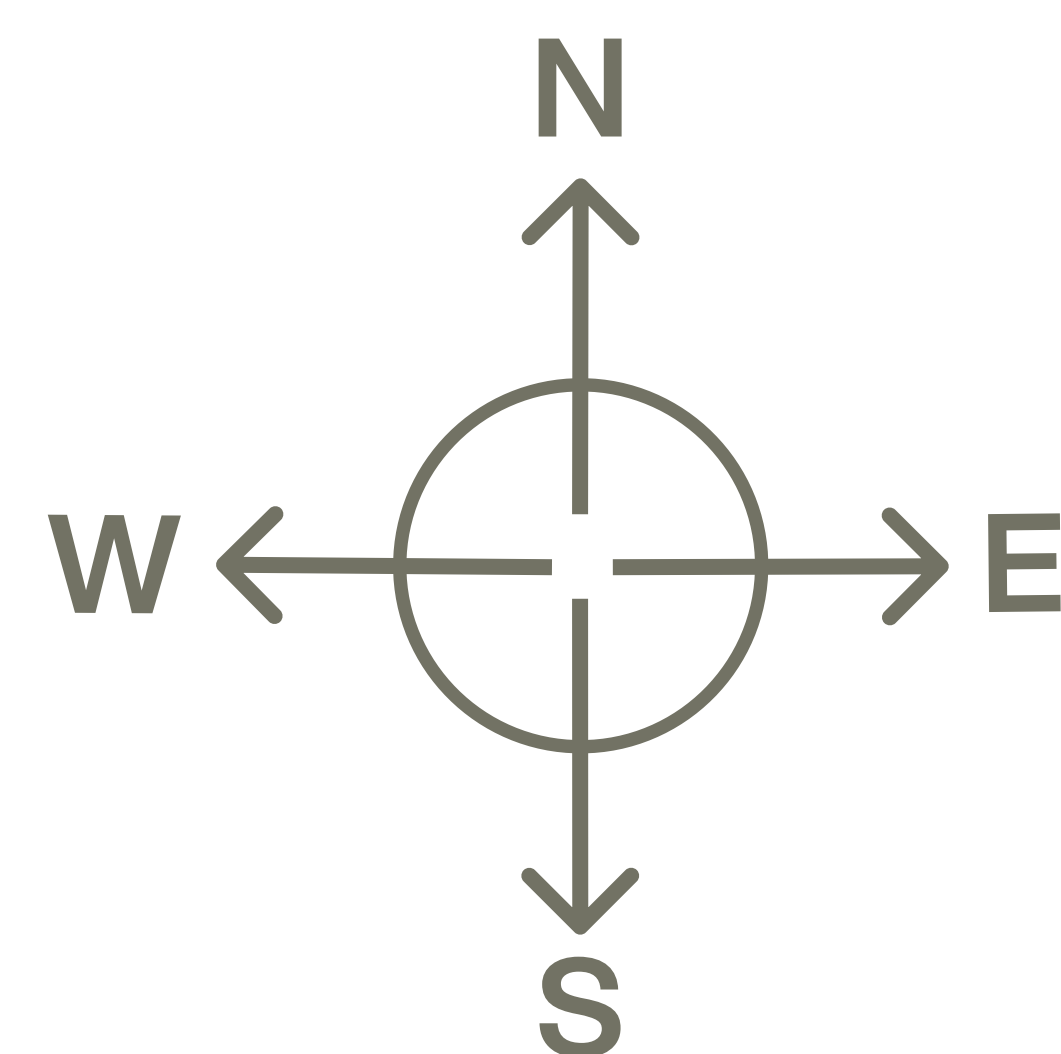
**EAST FACING UNIT
[NORTH TOWER]**

SBUA - 2,251.51 | CA - 1,332.79 | BA - 218.61

- 3 BEDROOMS
- LIVING AND DINING
- KITCHEN
- 3 BALCONIES
- 3 TOILETS
- STUDY ROOM
- UTILITY SPACE

*all areas are in sq. ft.

*foyer marked as an architectural feature only



3.5^{Bhk} Type 2

**WEST FACING UNIT
[NORTH TOWER]**

SBUA - 2,249.20 | CA - 1,335.37 | BA - 219.39

3 BEDROOMS
LIVING AND DINING
KITCHEN
3 BALCONIES
3 TOILETS
STUDY ROOM
UTILITY SPACE

*all areas are in sq. ft.

*foyer marked as an architectural feature only

CLUB AURA

DUAL CLUBHOUSES

Club Aura is the refined social heart of Rise of Aura — a quiet luxury retreat where wellness, leisure and connection come together effortlessly. Framed by the swimming pool, it offers elegant spaces to move, unwind and simply enjoy the day at your own pace.



PLAY MORE

SPORTS & RECREATION

Rise of Aura offers generous space, thoughtful amenities and an easy sense of openness that invites residents to move, play and reconnect with everyday joy. From active recreation to family-friendly experiences, the project creates a lifestyle where energy, leisure and togetherness unfold naturally.



LIVE MORE

WELLNESS & REJUVENATION

With abundant green cover, serene terrace spaces and calming alcoves at the ground level, Rise of Aura is designed for moments of pause and renewal. It is a setting where nature, quiet luxury and thoughtful planning come together to help residents relax, recharge and feel completely at ease.



THOUGHTFUL, FUTURE-READY PLANNING

Every detail at Rise of Aura — from internal roads to utilities, lighting to security — has been planned to support daily comfort, ease of maintenance, safety, and long-term resilience.



INFRASTRUCTURE & SPECIFICATIONS

Roads, Pathways & Circulation



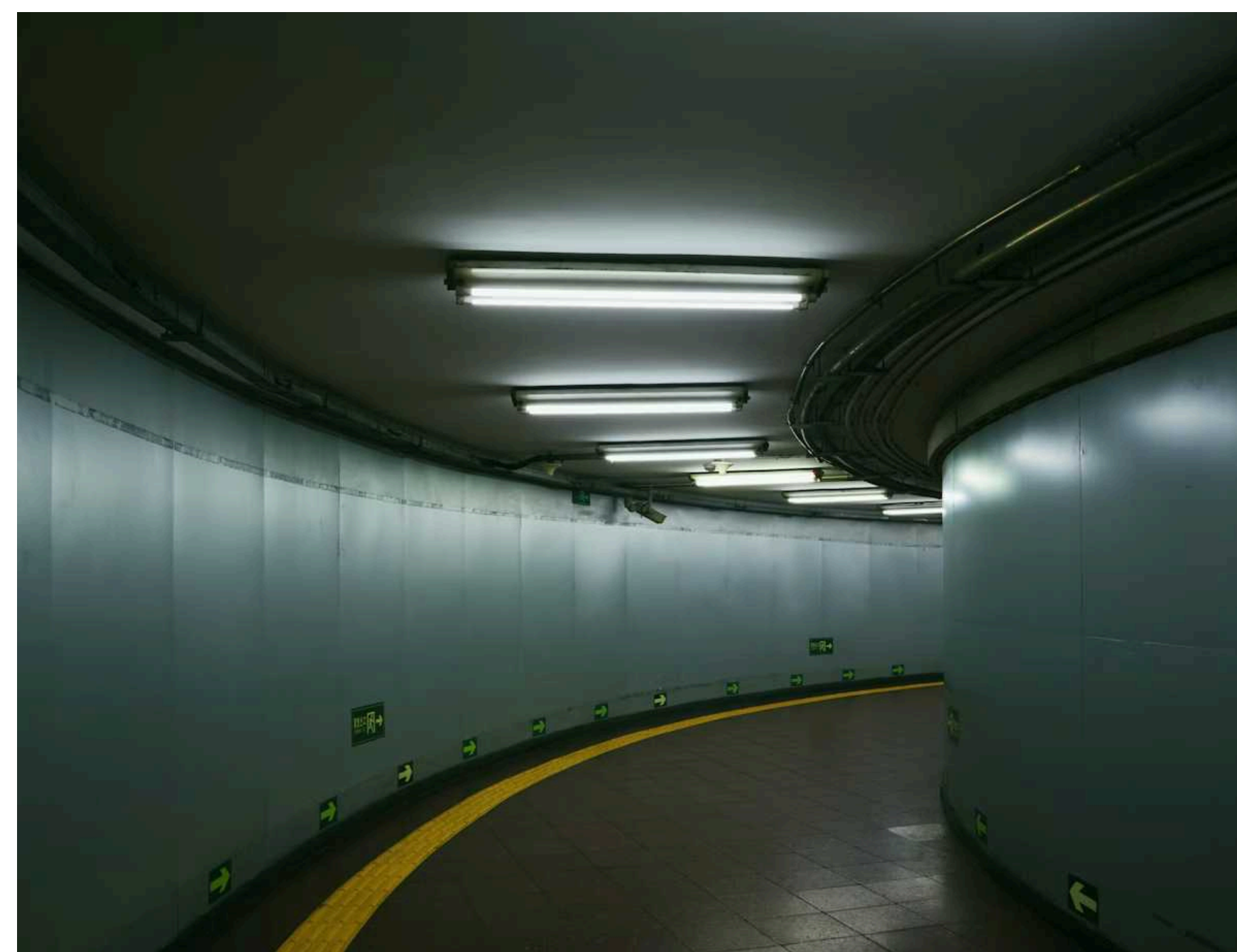
Seamless Walkways

Dedicated pedestrian pathways with paver finish ensure safe, comfortable walking. Pathways are lit with energy-efficient lighting at night, supporting safe evening use.



Maximised Open Space For Play

With parking space minimised on the surface, more of the ground plane is freed for landscaped courts, play zones and community spaces where residents can walk, cycle and children can enjoy in a green, low-traffic environment.



Internal Driveways

It is designed to be smooth and vehicle-friendly while keeping cars largely to the periphery, so the heart of the community feels open, green and safe.



Jogging & Cycling Track

A dedicated jogging and cycling track loops through the landscaped areas, allowing residents to build healthy daily routines while staying immersed in nature.

Parking

Two-Level Basement Parking

Two basement levels are planned to provide ample, future-ready parking capacity for growing families, visiting guests, and evolving mobility needs. By taking the bulk of parking underground, the development preserves a cleaner, greener ground plane focused on people, trees, and activity rather than vehicles.



MATERIAL SPECIFICATIONS

Civil

1. STRUCTURE:

- 1.1: RCC framed structure with conventional shuttering.
- 1.2: Internal walls with blockwork and plaster.

Architecture

2. DOORS:

 Engineered Wooden Doors

- 2.1: Entrance Door: Solid engineered wooden door.
- 2.2: Internal Doors: Engineered wooden doors with laminate finish on both sides.
- 2.3: Toilet Doors: Engineered wooden doors with single side laminate.

3. WINDOWS, SLIDING DOORS & VENTILATORS

- 3.1: Windows: UPVC sliding windows with glass shutters and mosquito mesh.
- 3.2: Balcony Doors: UPVC sliding doors with toughened glass and mosquito mesh.
- 3.3: Ventilators: UPVC louvered ventilators with provision for exhaust fan.

4. FLOORING AND WALL CLADDING:

- 4.1: Unit Flooring
 - Living & Dining: Vitrified tiles
 - Kitchen & Utility: Vitrified tiles
 - Master Bedroom (2 & 2.5 BHK): Vitrified tiles
 - Master Bedroom (3 & 3.5 BHK): Wooden finished Vitrified Tiles
 - Other Bedrooms: Vitrified tiles
 - Balconies: Anti-skid vitrified tiles
 - Toilets: Anti-skid vitrified tiles
- 4.2: Common Area Flooring
 - Ground Floor Entrance & Lift Lobbies: Granite and vitrified tiles (as per design)
 - Basement Lift Lobby: Vitrified tiles
 - Upper Floor Lift Lobbies: Vitrified tiles
 - Staircase: Sadarahalli stone
- 4.3: Tile Dado
 - Toilets: Vitrified tile dado

5. RAILINGS

- 5.1: Balcony: MS handrail with enamel paint finish.
- 5.2: Staircase: MS handrail with enamel paint finish.

6. INTERNAL WALL FINISH

- 6.1: Internal Walls: Emulsion paint.
- 6.2: Ceiling: Internal ceiling paint.

7. EXTERNAL WALL FINISH

- 7.1: Exterior walls: Exterior grade paint.

Plumbing, Electrical & Services

8. CP AND SANITARY FITTINGS AND FIXTURES

- 8.1: Sanitary fittings: Jaquar / Parryware or equivalent.
- 8.2: Health faucets: Jaquar / Parryware or equivalent.
- 8.3: Wall-mounted EWC with flush valves.
- 8.4: Granite counter with countertop wash basin in Master Bedroom Toilet.
- 8.5: Counter wash basin with faucet in other toilets.
- 8.6: CP fitted shower in all toilets.
- 8.7: Exhaust fans in all toilets.

9. ELECTRICAL

- 9.1: Living: Modular switches TV point, telephone point, AC point.
- 9.2: Master Bedroom: Modular switches, TV point, AC point.
- 9.3: Other Rooms: Modular switches and AC point.
- 9.4: Kitchen: Provision for refrigerator, water purifier, and OTG.

10. POWER SUPPLY AND BACKUP

- 10.1: EB Power:
 - 2 BHK – 4 KW
 - 2 BHK + Study – 5 KW
 - 3 BHK – 5 KW
 - 3 BHK + Study – 6 KW
- 10.2: DG Power Backup:
 - 1.5 KW backup for units
 - 100% backup for common areas, lifts, STP , and essential services

11. SERVICES

- 11.1: Sewage Treatment Plant (STP)
- 11.2: Water Treatment Plant (WTP)
- 11.3: Organic Waste Converter (OWC)

12. ELEVATORS

- 12.1: 2 Passenger lifts per tower.
- 12.2: 1 Service lift per tower.

13. SAFETY AND SECURITY

- 13.1: CCTV surveillance in lobby, security room, periphery, and key locations.

Green Features

14. WATER CONSERVATION

- 14.1: STP and water recycling systems as per design.

15. ENERGY CONSERVATION

- 15.1: Efficient electrical systems and infrastructure planning.

16. SOLID WASTE MANAGEMENT

- 16.1: Organic Waste Converter (OWC)
- 16.2: Waste management systems as per design requirements



ABOUT
SAMBHAV
— CONTACT





Sambhav Realty was established in 2022 with a clear vision: to become one of India's most trusted real estate brands. Sambhav's real estate projects represent mindful luxury, living through thoughtfully designed apartments and plots, where nature, calm, and conscious planning create timeless spaces for balanced, elevated modern lifestyles.



Buloke is a collaborative real estate investment platform built for modern investors enabling access to verified, high-value properties in Bengaluru through a structured, low-entry model that prioritises transparency, strategic growth, and seamless exit opportunities.

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DISCLAIMER

This brochure/communication is for general information purposes only and does not constitute an offer, invitation to offer, or contract of any nature.

All information, images, illustrations, perspectives, furniture layouts and specifications are indicative, conceptual and meant to convey the broad vision for Rise of Aura by Sambhav Realty; they are not to scale and may include artistic impressions and computer-generated imagery.

Views, landscape features, common areas, recreational facilities, amenities, finishing materials and other details are subject to availability of approvals, technical parameters, site conditions and design development in compliance with applicable laws and regulations.

Areas, dimensions and distances are approximate and subject to variation as per site conditions, construction tolerances and statutory approvals.

Prospective purchasers are requested to independently verify all information, including but not limited to sanctioned plans, unit areas, specifications, phases, amenities, services, project timelines and other relevant details, by inspecting the sanctioned drawings, approvals and other documents available on the Karnataka RERA website and at the developer's office before making any decision.

The project is registered with the Karnataka Real Estate Regulatory Authority as 'Rise of Aura' under Registration No. PRM/KA/RERA/1251/472/PR/200626/008731, and all transactions shall be strictly governed by the terms and conditions of the agreement for sale and other documents as may be executed between the parties, in accordance with the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder.

For more information, please refer to the project details available at <https://rera.karnataka.gov.in> or contact Sambhav Realty at the registered office.

Renders:

The images shared are artistic impressions only. They are not a part of the offerings.

Apartment Coverage:

Super Built-up area / Carpet area subject to change within RERA limits on final completion.

Developer Intent:

The developer intends to utilise the government offerings of Premium FSI / TDR to develop more and plans to develop a total of G+12UF+TF when made available, the structure and services are planned in proportion to accommodate the Premium FSI / TDR Units in the future.

BDA APPROVED

RERA No: PRM/KA/RERA/1251/472/PR/200626/008731

 Sambhav



STRATEGIC PARTNER

Bul**ke**