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This brochure is purely conceptual and does not constitute a legal document.



because life's a celebration



RAAGA
 The rhythm of life

What gets us to celebrate each other's uniqueness?

How do we ensure our children enjoy their childhood and our elderly enjoy the twilight of their lives?

These are questions that have been asked from time immemorial.

Living in the world we know today brings these questions into sharper focus.

At a time where even neighbours are turning into strangers, at Kolte Patil, we're bringing a concept in living that has always been a part of life in India.

A life that has always been celebrated as a community.

By being a part of each other's lives, being there for each other.

Where every moment is celebrated together. As an UTSAV. As a celebration of life.

These are the values that have shown that happiness when achieved together is happiness multiplied.

Welcome to a Celebration of Life!

It is with these insights into life that we bring you a concept in homes that recreates the Utsav of living.

UTSAV is a celebration of living in a community environment.

Where individuality is celebrated as much as togetherness.

Where nature is an integral part of the living environment.

It's a celebration of living in a home built with quality and superior design.

Of living in the right place and at the right price.

UTSAV is also an acknowledgement of the importance of Vaastu and the 5 elements of air, earth, fire, water and sky.

When you live like this, you strike the right balance between yourself and the universe. You find your own rhythm.

The first of such projects under the concept of UTSAV is RAAGA.

RAAGA - The rhythm of life

Like musical notes arranged in a symphony, you will find yourself and your surroundings in perfect harmony in Raaga.

Raaga creates an environment with space for every aspect of you. Spaces where you can be active, spaces where you can be meditative in the midst of nature, spaces cozy enough to feel sheltered and grand enough to feel elated.

These thoughtfully designed, competitively priced quality homes are located on Kannur Road, off Hennur Main Road. These 2 and 3 BHK apartments are the perfect embodiment of balance. Creating a setting for the perfect rhythm of life.



A setting to entertain and a cocoon to retreat into with your loved ones.



Rendered image of living area



A space to recharge and one to expend energy.



Rendered image of bedroom



An escape into nature and a surrender to affection.



A place to work up a sweat and a place to cool down.



Find something to nurture every aspect of yourself.
Then you'll find your inner rhythm.



Location Map

Distances to key areas

Location	Distance (Kms)
M. G. Road	15
Outer Ring Road	7
Yelahanka (Kogilu Junction)	5
International Airport	20
Hegdenagar	3
Thanisandra	5



Lifestyle Amenities



- Full fledged Clubhouse with Reading Room
- Fully equipped Health Club with Gym, Steam and Sauna
- Swimming pool with large deck, having feature wall with water sports
- Indoor play areas like Chess, Billiards, Cards, Carrom, Table Tennis & more
- Outdoor play areas like practice Basketball Court & Badminton Court

- Children's play area
- Multi-purpose hall
- Exquisite landscaping
- Ample seating decks spread over the campus
- Backup power for common area lighting and lifts
- 0.5 KW power backup for flats
- 2 Fully automatic lifts of 8 & 13 passenger capacity per lobby

Lifestyle Amenities



- Advance Fire Fighting Systems
- Intercom facility within the complex
- Main entry arch with decorative main gate
- Entry water feature with a refreshing water cascade
- Well appointed security round the clock
- Covered car park facility at basement and ground floor

- Climber cover for parking slots in central courtyard
- Round-the-clock water supply with underground and overhead storage tanks through automatic level controller
- Well laid out smooth roads with premium quality pavers
- Retail space to house a Supermarket for day to day convenient shopping
- Provision for ATM


Specifications

- Structure: RCC framework & concrete blocks
- Common area flooring: Premium quality vitrified tiles flooring & granite lift cladding
- Door: Main door with teak wood frame with veneer finish shutters, other door frames in hardwood frame with painted flush shutter doors
- Hardware: Stainless steel fixtures for main door and anodized/powder coated fixtures for internal doors
- Windows: Aluminium window frames and shutters with mosquito mesh & MS safety grill
- Flooring: (Living/Dining & other rooms) premium quality vitrified tiles flooring with skirting



- Kitchen: Vitrified flooring and 2'0" ht glazed tile dadoing above granite counter with stainless steel sink with drain board
- Toilets: Ceramic tile flooring and glazed tiles dado upto 7" ht with border, sanitary & CP fittings of reputed make
- Finishes: Oil bound distemper with roller finish on internal walls & external facade in apex or equivalent over coat
- Power connected: 3KW BESCOM power for all flats
- Generator backup/acoustic system: 100% back up for all common areas and 0.5KW for all apartments through automatic stand-by sound proof generators
- Water supply through overhead and underground tanks of required capacity with pump and water level control





Kolte Patil Developers Ltd. is today a name to reckon with
in the highly competitive world of construction.
High attention-to-detail marks every project of Kolte Patil, making it
the most sought after realty venture in Bengaluru.

With the firm belief that value-for-money is ultimate customer
satisfaction, smartly designed functional spaces dominate every
project, cutting down on frills, so you get what you expect.
And what you were promised.

With close to 20 years experience and over 5 million square feet
of landmark development across Pune and Bangalore, Kolte Patil is
led by professionals dedicated to offering high quality and high
value-for-money housing solutions in carefully chosen locations
that are future hubs of activity.

VISION

We at KPDL endeavour to enhance lives by creating great places
to live and work. We set the standards of excellence by providing
eco-friendly integrated solutions that align with our core values:
honesty, innovation, team work, excellence, customer satisfaction,
affordability and a commitment to time schedules. This is our
enduring legacy in the communities we serve.

MISSION

To deliver immaculate products and services employing
cutting edge infrastructure with meticulous planning
and execution.

To provide all our clients and investors unparalleled
value addition and ROI.

To attract and nurture the best talent by virtue of
'Best in the Business' practices.

We believe in 'Creation not Construction' by emphasising on
aesthetics and adhering to international quality standards creating
spaces that are complete - aesthetically and functionally.

