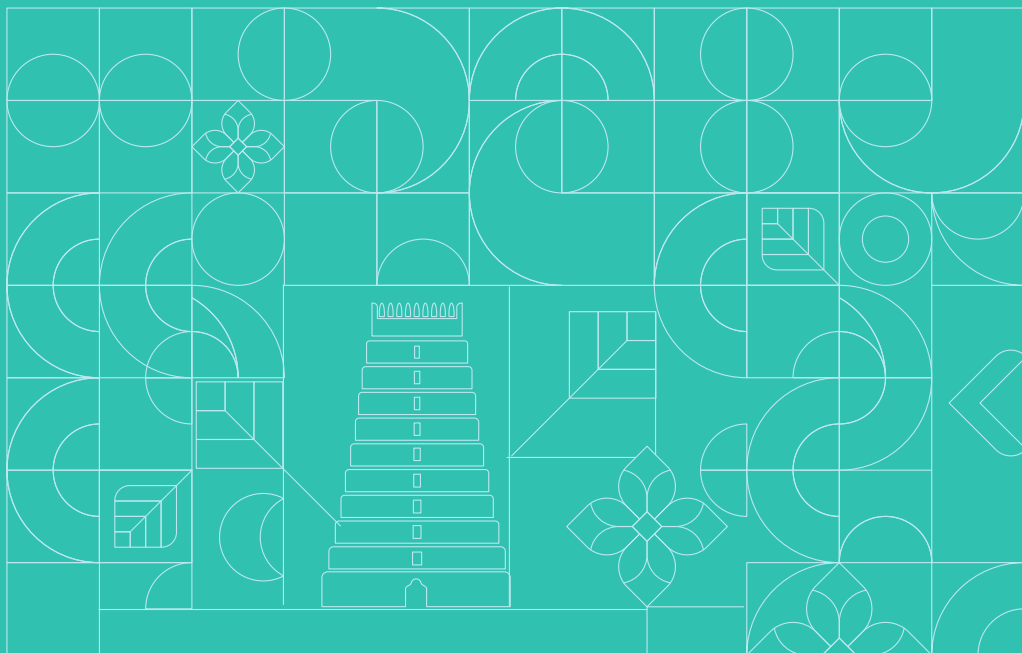
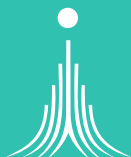
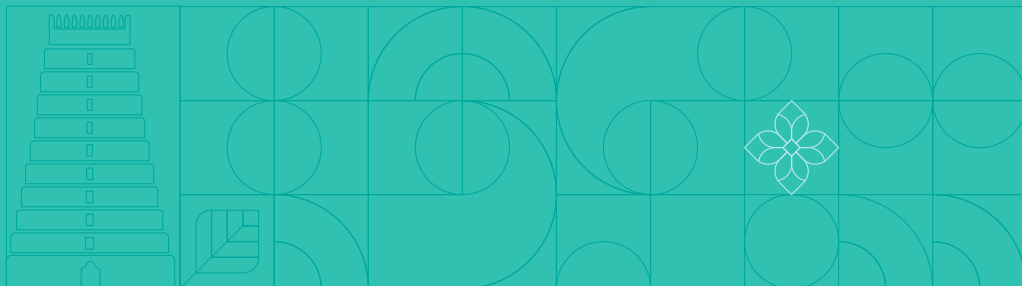


SACRED GROVE

BY THE LAKE

Marketed and Developed by **SOBHA**



iUSTUS
LIVE BETTER

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Sanctity breathes through every inch
of this expanse.

Canopies stand like silent guardians,
softening light into shade.

Water mirrors the sky,
carrying a stillness beyond sight.

A glorious presence anchors the land
and all who enter it.

Here, life feels whole, centred,
and profoundly sacred.

A QUIET
RHYTHM OF
**WELLNESS AND
VITALITY.**



The top section of the image features a solid teal background. Overlaid on this background are various faint, white geometric patterns. These include a grid of squares, some of which contain circles or smaller squares. There are also stylized floral or star-like shapes composed of overlapping circles. The patterns are distributed across the entire teal area, creating a textured, architectural feel.

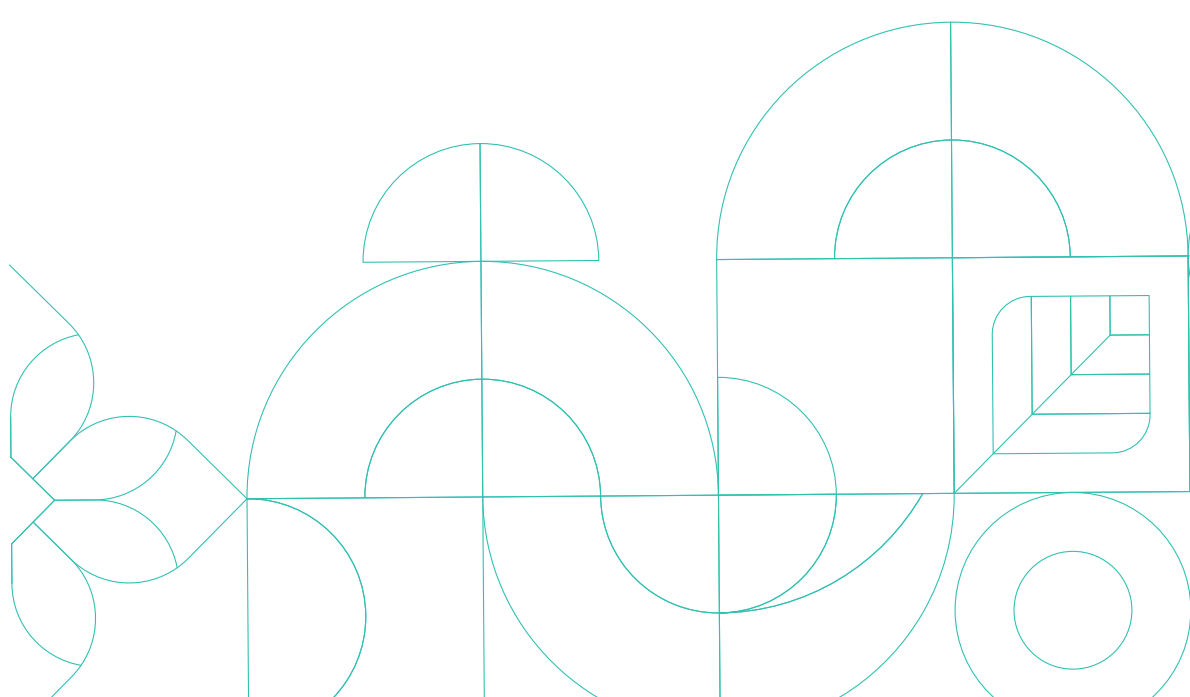
AN EVERGREEN INVESTMENT FOR FUTURE POTENTIAL.

Plotted developments are timeless, tangible assets in an ever-changing financial landscape.

Offering the rare advantage of steady appreciation, they present a more secure option amidst global market uncertainties.

With lower entry costs and minimal maintenance demands, they provide flexible ownership and strong long-term value.

For the discerning investor, plotted developments emerge as a refined and forward-looking choice.

The bottom section of the image has a white background. It features large, faint teal geometric patterns that mirror the style of the top section. These include large circles, squares, and stylized floral motifs. The patterns are positioned in the lower half of the image, creating a balanced, symmetrical composition with the teal header.

THE NEW ECONOMIC FRONTIER, UNVEILED.

East Bengaluru is rapidly emerging as a key driver of the city's next phase of growth. With organised plotted communities in limited supply, it presents a distinct advantage in a market shaped by end-user interest and investor confidence.

Established Global Capability Centres in the form of multinational giants, expanding business hubs, and infrastructure momentum continue to strengthen this corridor's prospects. For those seeking land ownership, future appreciation, and lasting financial potential, the region presents a compelling opportunity.

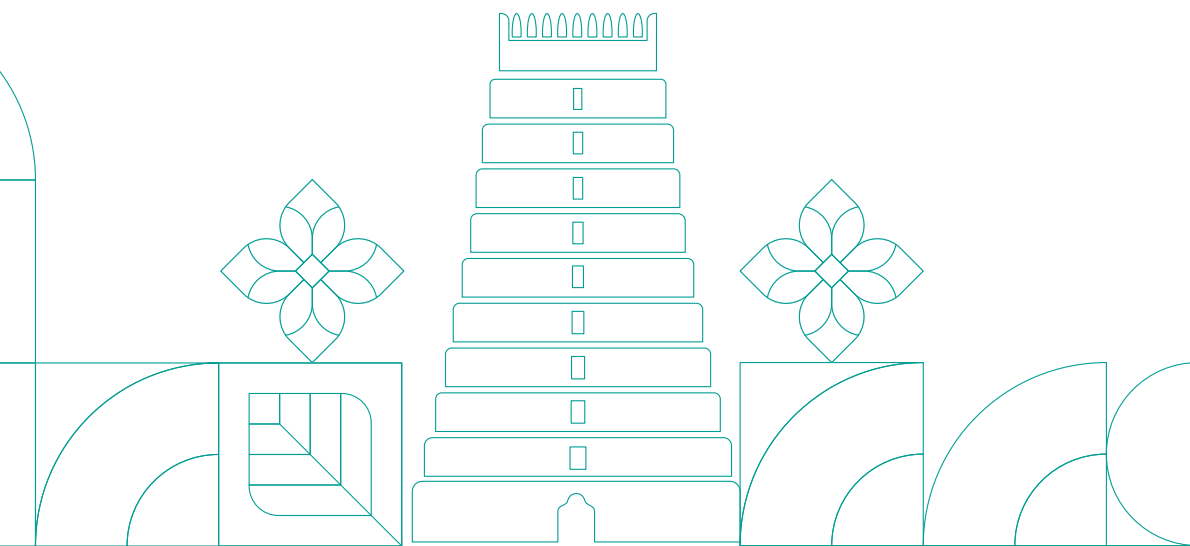


ROOTED IN DIVINITY, POISED FOR GROWTH.

Chikka Tirupathi places you between Whitefield, Sarjapur, and Hoskote, keeping you close to East Bengaluru's active growth zones. With land prices nearly 40% lower than saturated markets such as Sarjapur Road, and a projected 8-10% CAGR through 2030*, it gives a promising early-entry advantage.

IT spillover, industrial growth, and logistics activity are steadily bringing attention to this region. Alongside this progress, the locale is renowned as the home ground of the revered Chikka Tirupathi Temple, just 2 km away.

*Source: Cushman & Wakefield – Marketbeat Bengaluru Report (Industrial H1 2024)



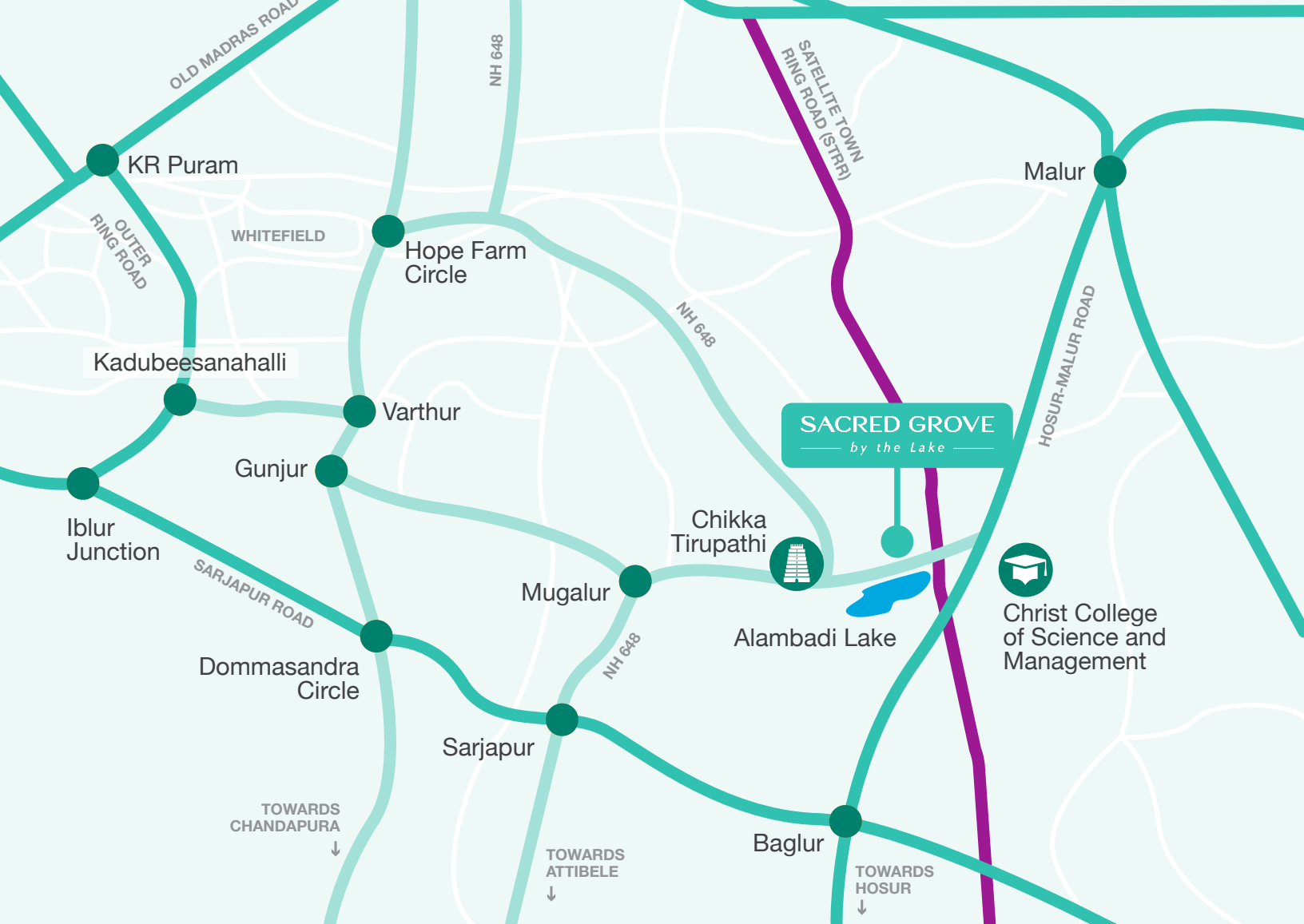
THE FUTURE-READY AXIS OF DEVELOPMENTS.

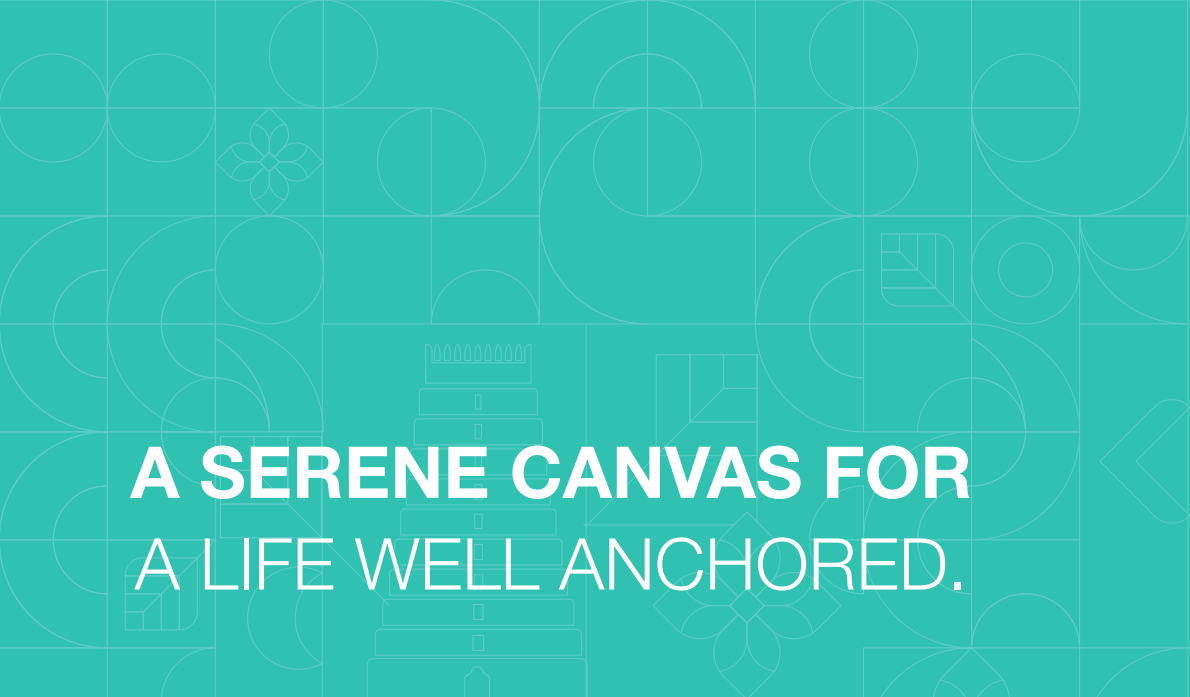
Sacred Grove by the Lake benefits from a well-connected and rapidly evolving locale that links seamlessly to surrounding regions and beyond. This strategic ease invites global capital and fosters thriving ecosystems.

- ✦ *NH 648: Now being upgraded into a multi-lane corridor, only 5 minutes away, this will facilitate faster connectivity within the region.*
- ✦ *Satellite Town Ring Road (STRR): This expressway is located just 400m from the project, set to improve intercity connectivity.*
- ✦ *Bangalore–Chennai Industrial Corridor: Reachable within 30 minutes, this will drive large-scale industrial expansion and accelerate economic activity across the region.*

EVERY CONVENIENCE, THOUGHTFULLY CLOSE.

With proximity to work, wellness, educational, and leisure centres, everyday ease and convenience remain assured. It offers a well-rounded lifestyle experience, backed by strong accessibility across key corridors.





A SERENE CANVAS FOR A LIFE WELL ANCHORED.

Sacred Grove by the Lake brings you thoughtfully designed plots near a tranquil sacred ground, with dedicated spaces for commercial use. A glistening lake welcomes you at the entrance, while a 10,000-tree Miyawaki forest and multiple parks create a calm, green setting across the development.

Complementing this natural fabric, the IUSTUS Sports Academy brings fitness, discipline, and active recreation close to your everyday life. A planned temple completes the experience, uniting nature, wellness, enterprise, and faith in one balanced address.

MASTERFULLY PLOTTED.

Project Details

Land Area	: 26.14 Acres
Total Number of Plots	: 388
Open Spaces	: Over 45%

Vastu-compliant Plots

Meticulously aligned East and West-oriented layouts, planned to foster harmony.

Grand Entrance Experience

A striking lakeside arrival that creates a memorable first impression.

Project Dimensions

Plot Size	Area (sq. ft.)	Number of Plots
Type 1: 30' x 40'	1,200	60
Type 2: 30' x 50'	1,500	150
Type 3: 30' x 55'	1,650	52
Type 4	1,248 - 2,540	96

SURROUNDED BY PURPOSEFUL COMFORTS.

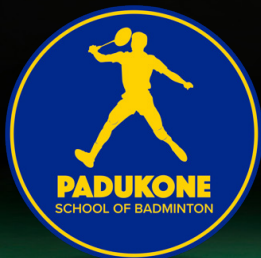
A rich spectrum of amenities, from dynamic sports courts to serene nature parks, supports a holistic way of living. Complimentary maintenance is provided until 2033 for added ease.

IUSTUS Sports Academy

Spanning over 1,00,000 sq. ft., this membership-based sports destination is developed in association with Padukone School of Badminton.

It serves as a high-performance hub with professional-grade facilities and a structured coaching system.

In association with



Elevated Clubhouse Experience

A refined clubhouse unfolds as a space of curated amenities and indulgences that cater to every evolving pursuit and interest.

- ◆ Gym
- ◆ Swimming Pool
- ◆ Multi-purpose Hall
- ◆ Cafeteria / Social Lounge
- ◆ Indoor Sports Arena



Outdoors Sports

- ◆ Multi-sport Court
- ◆ Tennis Court
- ◆ Pickleball Court
- ◆ Basketball Court



Forested Green Retreat

Within a 10,000-tree Miyawaki forest, gently woven walking trails lead through dense greenery, creating a peaceful setting for calm walks in nature.



Sacred Spiritual Space

A temple designed for reflection and calm, creating space for both personal pause and meaningful community bonding.





Ready-for-use Essential Utilities

Seamless access to water and electricity is ensured through underground networks, complemented by efficient sewage systems for proper sanitation.



Efficient Stormwater Drainage System

Designed to prevent overflow and pooling of stormwater, it enables the plots to be flood resistant.



SPECIFICATIONS

- ✦ Underground drainage network for efficient rainwater management.
- ✦ Underground electrical cabling provided for street illumination.
- ✦ Electrical sleeve/conduit provision for individual plots, allowing protection from external elements.
- ✦ Underground sewerage system implemented for hassle-free disposal.
- ✦ Water pipelines installed below ground, delivering supply to every plot.
- ✦ Footpaths constructed for safe pedestrian movement.
- ✦ Streetlight poles installed across the project.
- ✦ Secure boundary defined through compound walls or fencing, subject to regulations on public access to internal roads.
- ✦ Landscaped park areas complemented by pruned foliage and shrub plantations along the boulevards.

