



CODE NAME 104

SECTOR 104, DWARKA EXPRESSWAY



OUR LEGACY

Etched in Excellence

SHAPING DESTINATIONS, TOGETHER.



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-57, GURUGRAM

THE HERMITAGE
Sector-103, Gurugram

THE VILLAS
AT THE HERMITAGE

Satya
merano greens

nora 1 ROOM
COZY HOMES
AT THE HERMITAGE

Maple Heights
Gurugram

Maple Crescent
Gurugram

RESIDENTIAL

PATIALA

Maple Horizon
Patiala

Maple Vasant Kunj
Villa

RESIDENTIAL

GOA

Aldona
Goa

Assagao
Goa

Molra
Goa

Porvorim
Goa

RESIDENTIAL

INDORE

malwa county
Indore

malwa
enclave

Malwa
Heights

Malwa Jewels

RESIDENTIAL

BENGALURU

Brigade Valencia
Bangalore

Cielo 1400
Apartments
Bangalore



OUR GROWING FOOTPRINTS

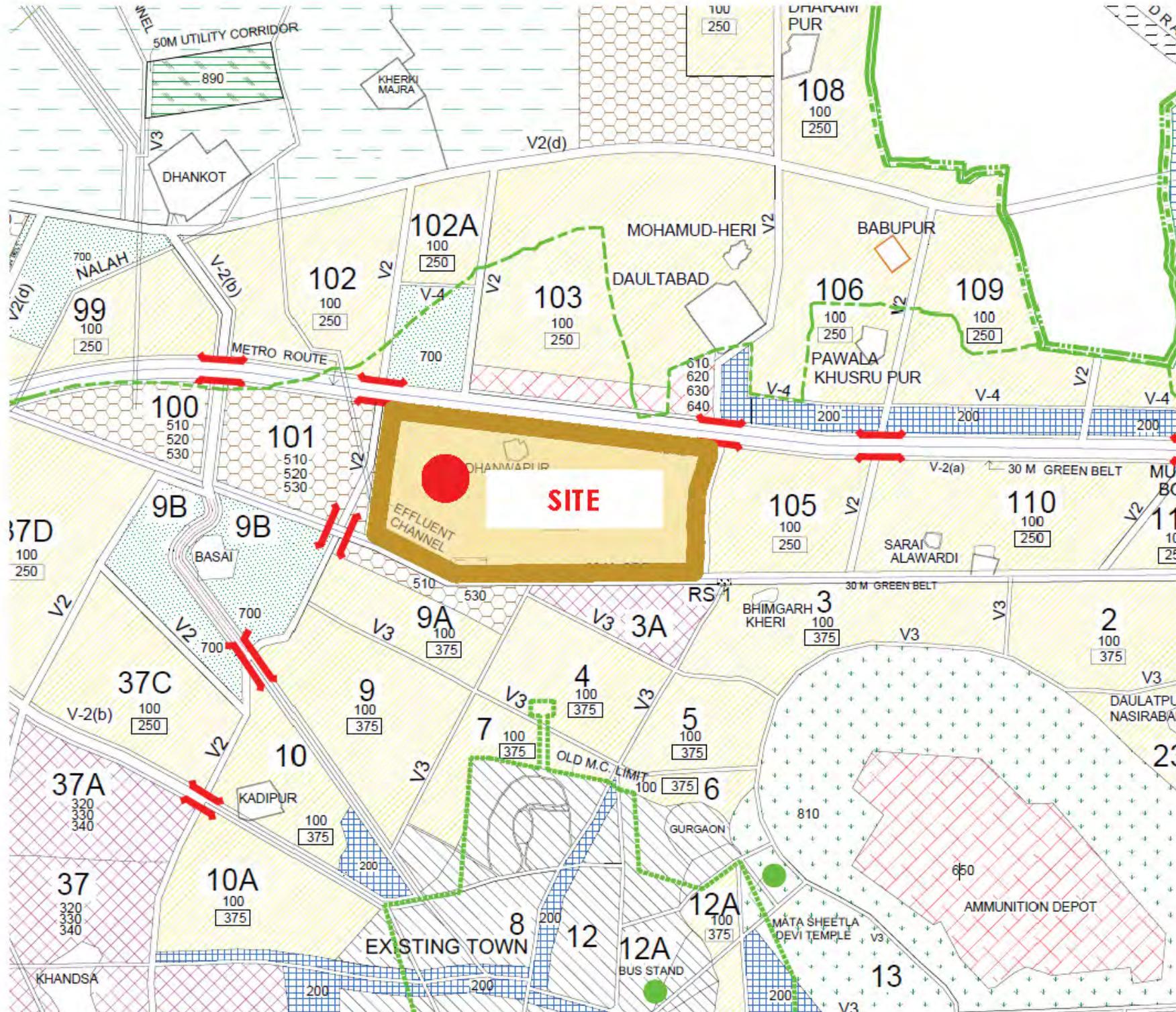
COMING SOON

Life On The Rise

SECTOR 104, DWARKA EXPRESSWAY



SITE ANALYSIS



Site Details:

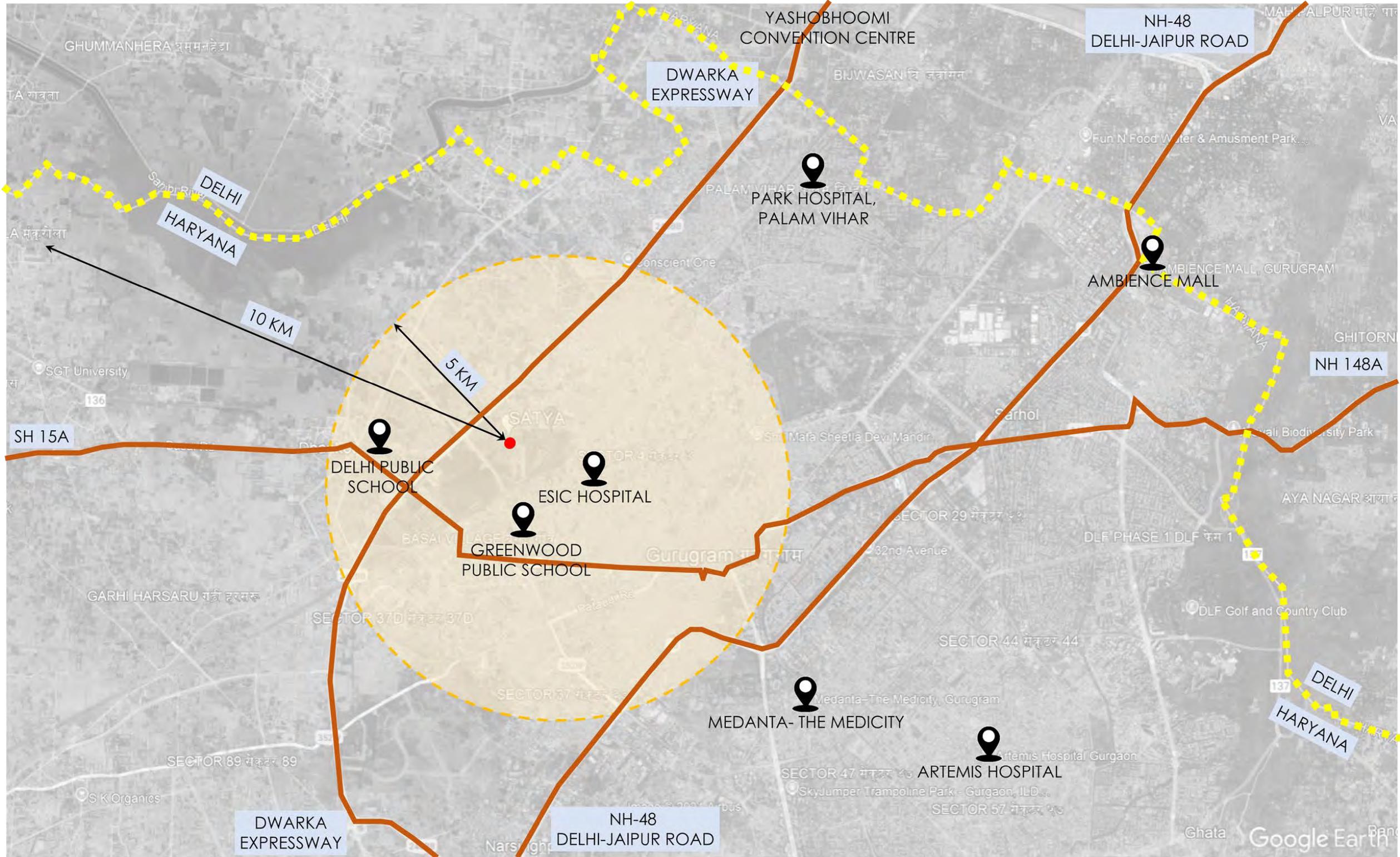
Site Location: Sector 104, Gurugram

Site Co-ordinates:
 28°28'31.48"N, 76°59'20.61"E

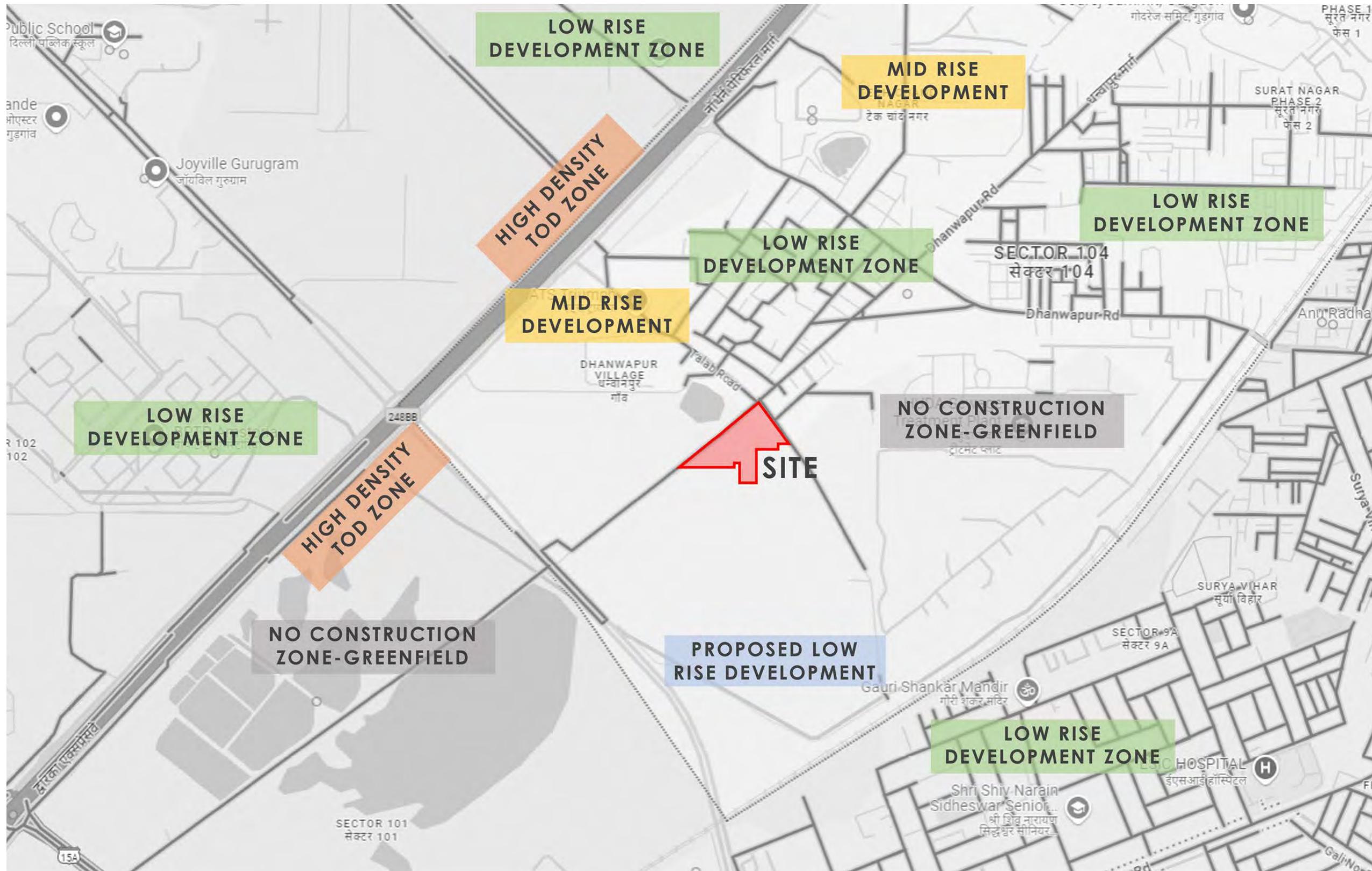
Geological Zone:
 Seismic Zone IV

Climatic Zone: Monsoon-influenced Humid Subtropical Climate & A Hot Semi-arid Climate

-  **Indira Gandhi International Airport:** 22 kms
-  **Gurgaon Railway Station:** 3.5 kms
-  **Huda City Centre Metro Station:** 15.7 kms



**SITE
APPROACH
&
PROXIMITY**



NEARBY DEVELOPMENTS

ARTISTIC RENDERINGS

ARTISTIC RENDERINGS



ARTISTIC RENDERINGS











TOWER CROWN



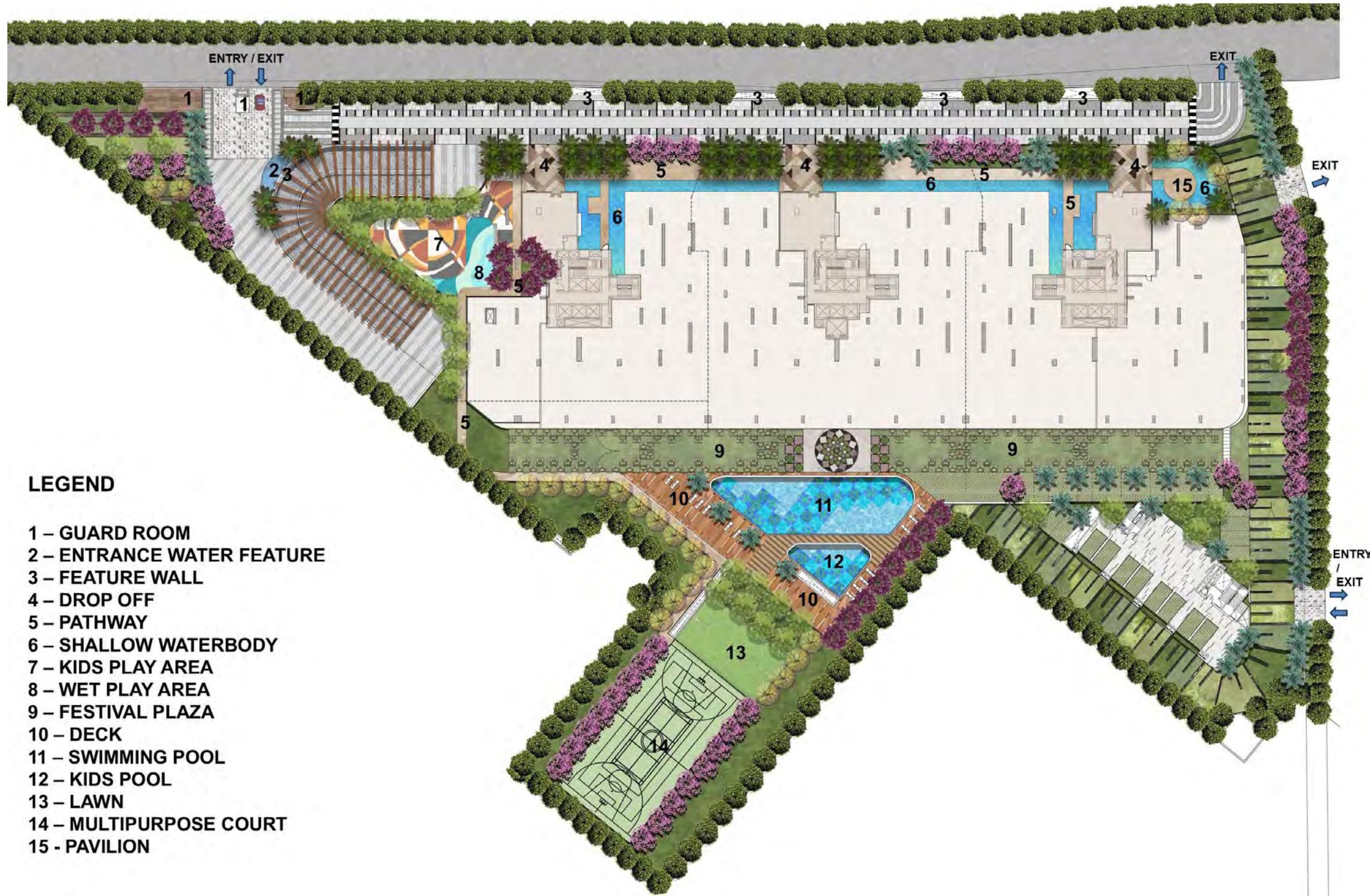


CLUB PATIO



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

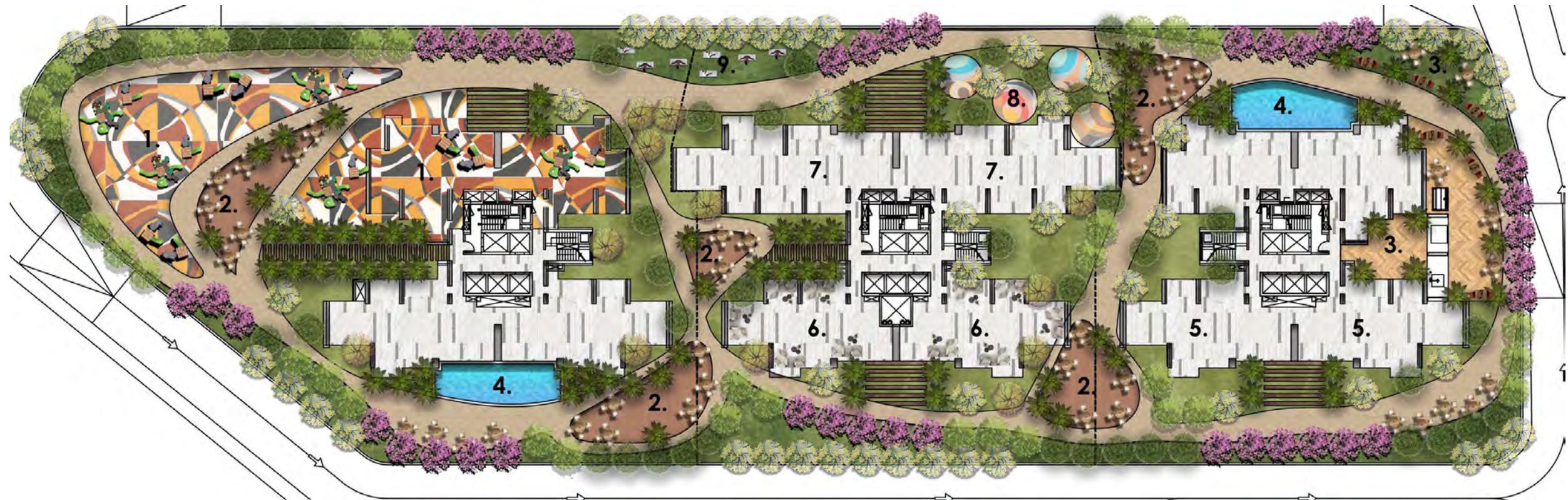
SITE PLAN

GROUND FLOOR PLAN



CLUB PLAN

PODIUM



SCALE
1:250

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

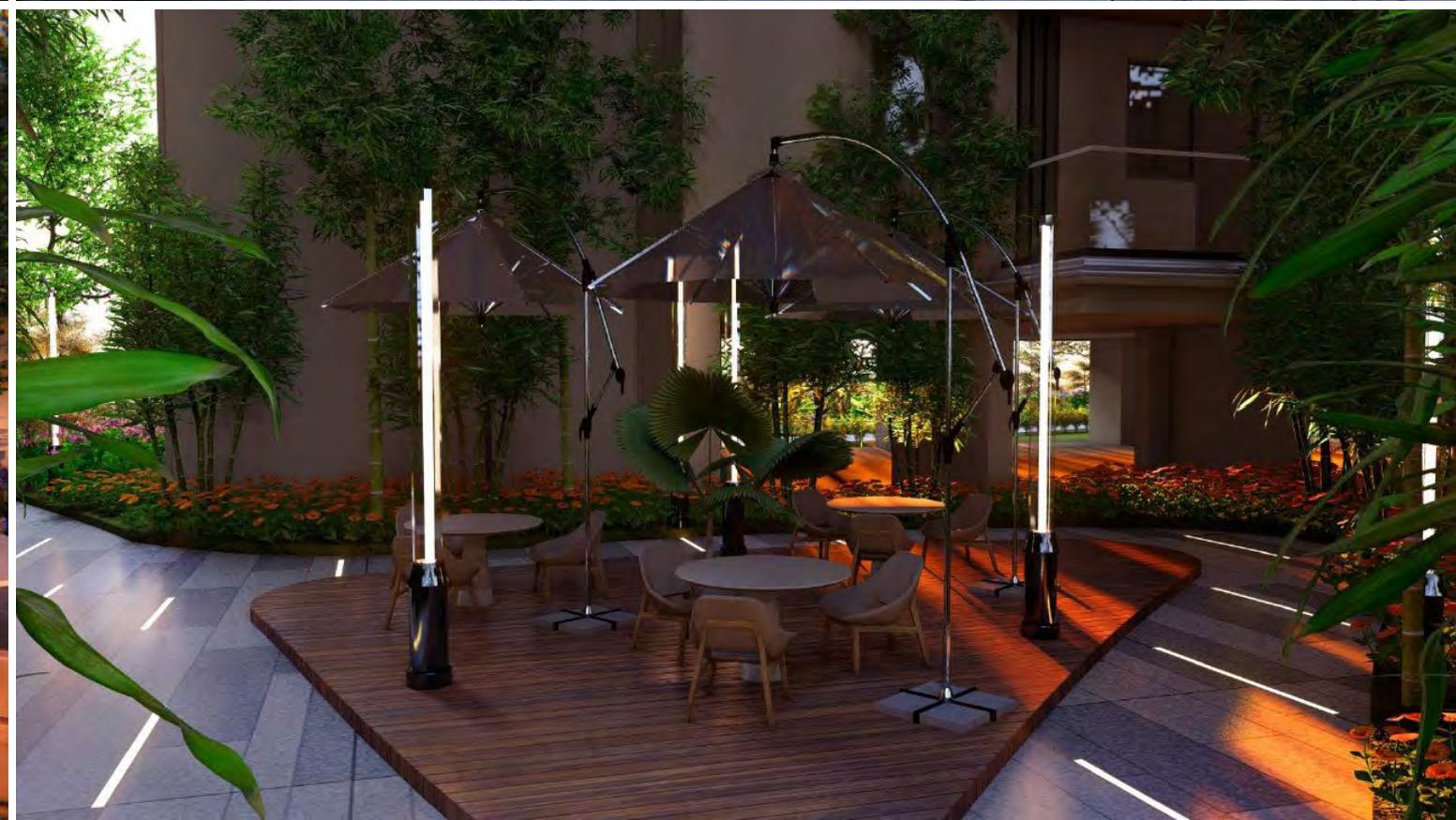
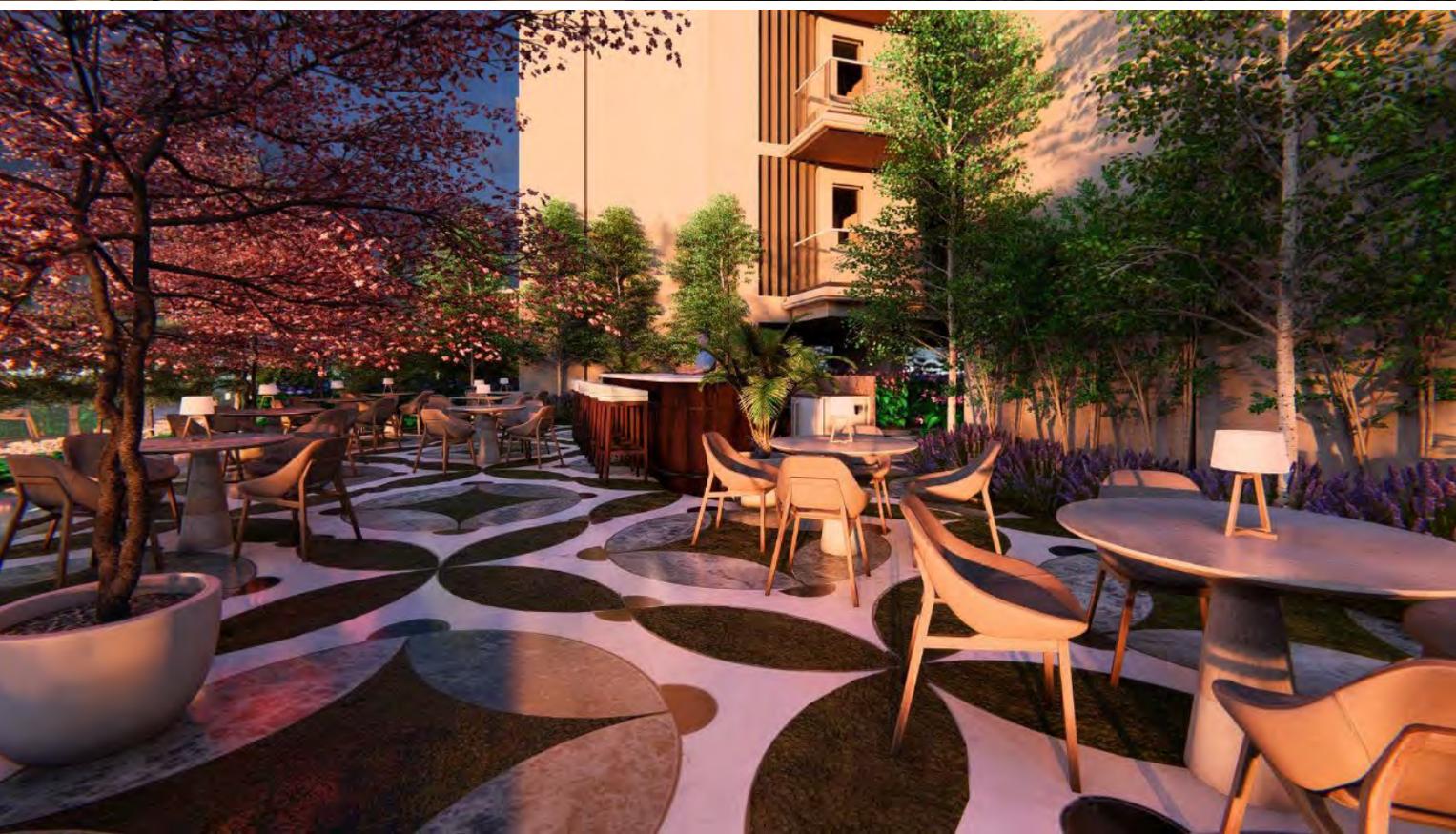
PODIUM LEVEL PLAN



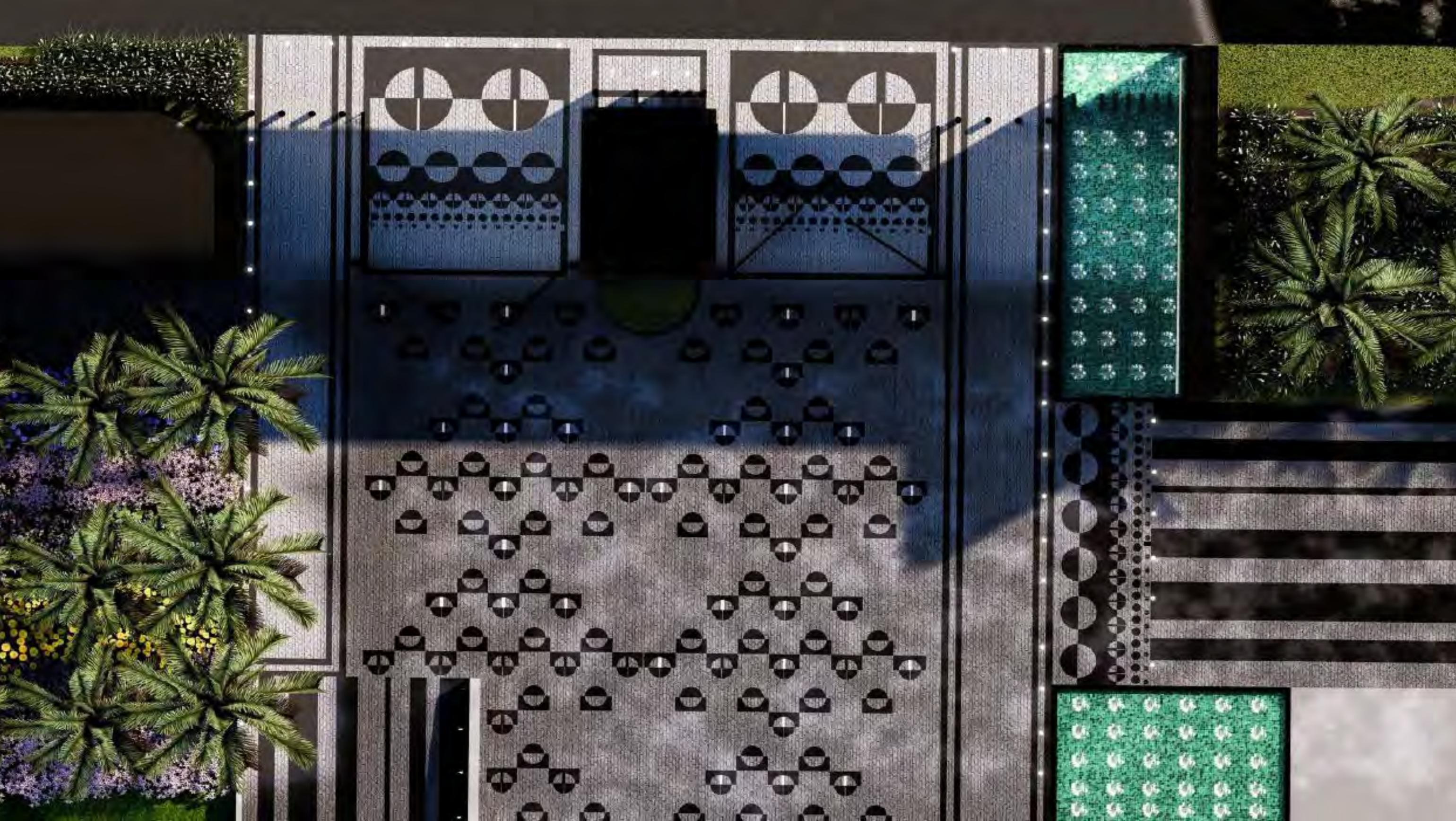






























TOWER & UNIT PLANS

TOWER 1 & 3:

4 UNITS TO A CORE
(TYPICAL LEVEL PLAN)



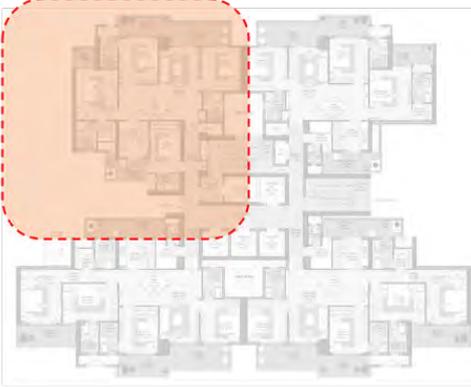
TOWER 1 (G+47)	No. of Units
4 BHKS UNIT (SMALL)	84
3 BHKS UNIT	34
3 BHK +SPR UNIT	34
DUPLEX (4BHK+SPR UNIT)	4
DUPLEX (4BHKS UNIT)	4
TOTAL FOR TOWER 1	160

TOWER 1:

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



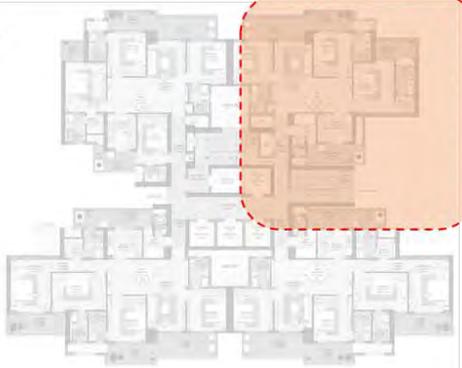
MAIN ENTRY
SERVICE ENTRY



KEY PLAN

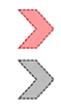
TOWER 1:

3 BHK + UTILITY (2180 SQ.FT.)



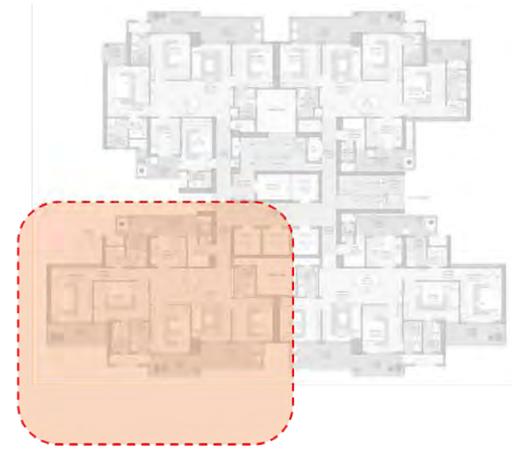
KEY PLAN

MAIN ENTRY
SERVICE ENTRY



TOWER 1:

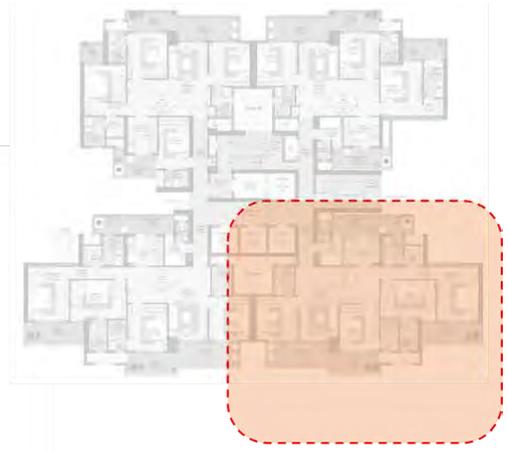
4 BHK + UTILITY
SMALL TYPE1 - 2656 SQ.FT.)



KEY PLAN

TOWER 1:

4 BHK + UTILITY
SMALL TYPE2 2653 SQ.FT



KEY PLAN

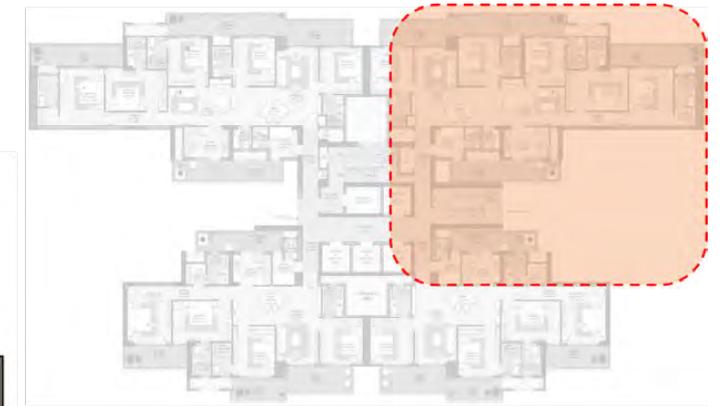




TOWER 2:

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
TOTAL FOR TOWER 2	168



KEY PLAN



TOWER 2:

5 BHK+UTILITY (3463 SQ.FT.)



4BHK+UTILITY
(4BHK LARGE)

4BHK+UTILITY
(4BHK LARGE)

(4BHK SMALL)

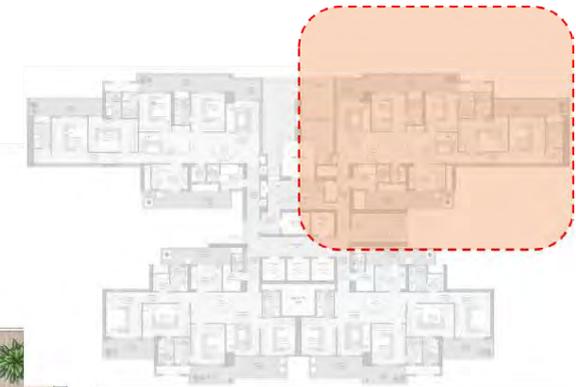
4BHK+UTILITY
(4BHK SMALL)

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 whichever is later	10
On Completion of 10 Floor Roof Slab OR 24 Months from the date of Booking whichever is later	20
On Completion of 42nd Floor Roof Slab OR 42 Months from the date of Booking 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



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EDS Pvt. Ltd.

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

SOIL INVESTIGATION
CONSULTANT
Nagadi Consultants Pvt. Ltd.



THANK YOU

For Being a Part of a Life on the Rise