

# CODE NAME 104

SECTOR 104, DWARKA EXPRESSWAY

Satya

MAPLE



# 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.



## A MESSAGE FROM OUR DIRECTORS



Mr. Manish Agarwal

Managing Director, Satya Group



Mr. Deepak Agarwal

Director, 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

TELUSCO

BRUNNEN

TELUSCO

BRUNNEN

ROD

Maple Heights

Maple Crest

## RESIDENTIAL

### PATIALA

Maple Heights

Maple Years End

## RESIDENTIAL

### GGA

Alkora

Amazon

Majra

Puravim

## RESIDENTIAL

### INDORE

Maple Heights

Maple Crest

Maple Heights

Maple Crest

## RESIDENTIAL

### BENGALURU

Maple Heights

Maple Crest

OUR GROWING  
FOOTPRINTS

COMING SOON  
*Life On The Rise*

SECTOR 104, DWARKA EXPRESSWAY



# SITE ANALYSIS



**Site Details:**

**Site Location:** Sector 104, Gurgaon

**Site Co-ordinates:**

30°28'31.48"N, 76°59'20.41"E

**Geological Zone:**

Seismic Zone IV

**Climatic Zone:**

Monsoon-influenced Humid Subtropical Climate & A Hot Semi-arid Climate



India Gandhi International Airport: 22 kms

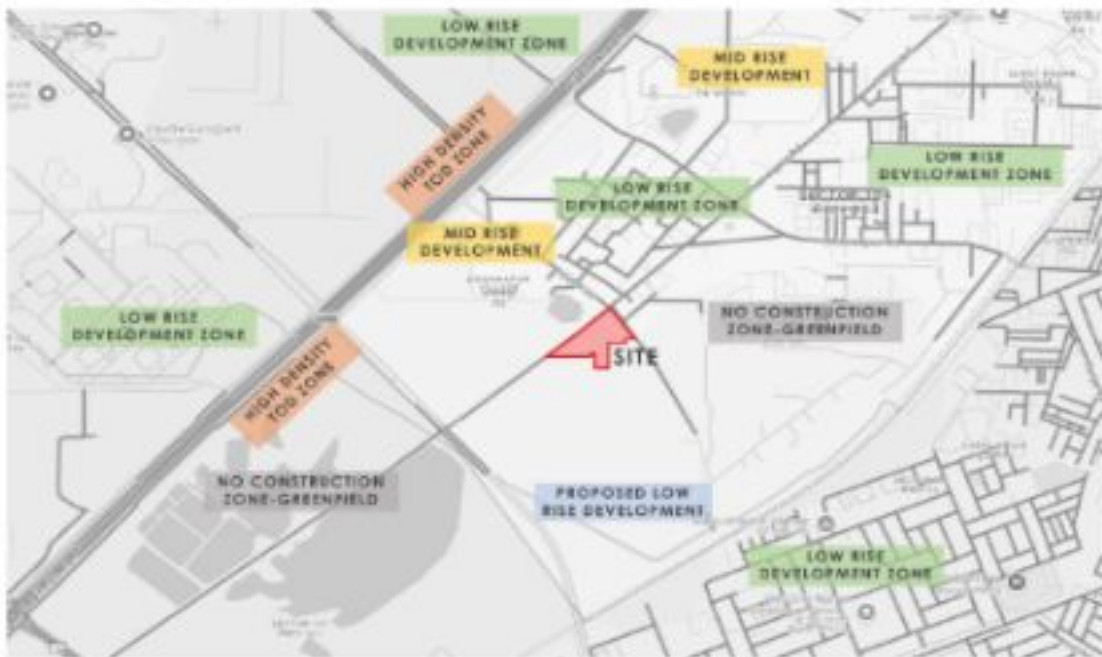


Gurgaon Railway Station: 3.5 kms



Huda City Centre Metro Station: 15.7 kms





# ARTISTIC RENDERINGS



ARTISTIC RENDERINGS











# TOWER CROWN





CLUB PATIO



VISUAL AMALGAMATION OF EWS AND PODIUM

# PROJECT DETAILS



SITE PLAN

# CLUB LIFE

CONCIERGE DESK



RESTAURANT



BALLROOM



COFFEE LOUNGE



BUSINESS CENTRE

BILLIARDS



GOLF SIMULATOR



GAMES & MEDIA ROOM



MINI THEATRE

REFLEXOLOGY PATH



SALON



SPA



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  
1:200

## PODIUM LEVEL PLAN

























# TOWER & UNIT PLANS

## TOWER 1 & 3

4 UNITS TO A CORE  
(TYPICAL LEVEL PLAN)



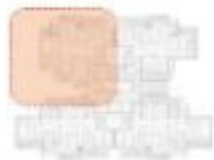
TOWER 1 & 3	No. of Units
4 BHK UNIT (SMALL)	64
3 BHK UNIT	32
3 BHK+SPR UNIT	32
OPEN 4BHK+SPR UNIT	4
OPEN 4BHK UNIT	4
<b>TOTAL FOR TOWER 1</b>	<b>168</b>

## TOWER 1:

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



MAIN ENTRY  
SERVICE ENTRY



KEY PLAN



## TOWER 1:

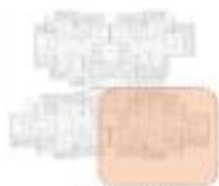
4 BHK + UTILITY  
SMALL TYPE1 - 2656 SQ.FT.)



KEY PLAN

## TOWER 1:

4 BHK + UTILITY  
SMALL TYPE2 2653 SQ.FT



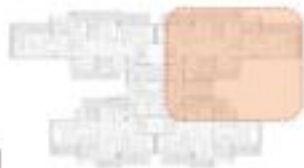
KEY PLAN



## TOWER 2:

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

TYPE	NO. OF UNITS
5BHK+UTILITY	16
4BHK+UTILITY	16
4BHK+UTILITY	2
TOTAL FOR TOWER 2	34



KEY PLAN

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



4BHK+UTILITY  
(4BHK LARGE)

4BHK+UTILITY  
(4BHK LARGE)

(4BHKs SMALL)

4BHK+UTILITY  
(4BHKs SMALL)



**TOWER 2:**

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





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

#### 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.**

---

COST CONSULTANT  
**IMCM Pvt. Ltd.**

PROOF STRUCTURE CONSULTANT  
**NNC Design International**

---

GEOTECHNICAL CONSULTANT  
**Geocon International Pvt. Ltd.**

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

---

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



THANK YOU

For Being a Part of a Life on the Rise