

Statesman

BUSINESS.INSPIRED

We shape our buildings;

thereafter they shape us.

Winston Churchill

-a true Statesman

Statesman, truly a world-class development, bringing together the grandeur and majesty of the old-world with a contemporary new-world feel. Lavishly conceived, with luxury reflected in every facet of its iconic design, so as to create in its true sense, a timeless architectural masterpiece.

Statesman's grand and imposing stature with its awe-inspiring colonnades, sweeping victorian contours and colonial charm, leave you delightfully intrigued. Engineered to reflect your ambition and success in true measure, Statesman presents you with just such edifices : truly world-class work-spaces that set new benchmarks for commercial developments in India;

Signaling the coming stature of your business and inspiring you in every way. Without doubt this is a grand workplace for companies with a grand vision.

Statesman is truly BUSINESS . INSPIRED



The most effective way to announce your company's success. Let your office do it for you.

Architectural statements and breakthrough design, luxurious landscapes, world class styling and panoramic views. Standing tall, Statesman is an object of admiration, day or night, far or near, one cannot ignore its mesmerizing presence. Today's global professionals expect much more from their work-spaces than four walls, a desk and a chair.

With its signature boutique offices, its imprint luxury and global lifestyle at work, Statesman will set the new benchmark for corporate offices in the Silicon Valley of India. Statesman provides for uniquely flexible, customized office spaces, which can expand to accommodate the needs of your growing business. It also stands for amenities, styling and a level of luxury never seen before. You need an office that showcases your company's image and reflects your global lifestyle; your address at Statesman will say it all.

a great investment | a rewarding asset | an opportunity of a lifetime

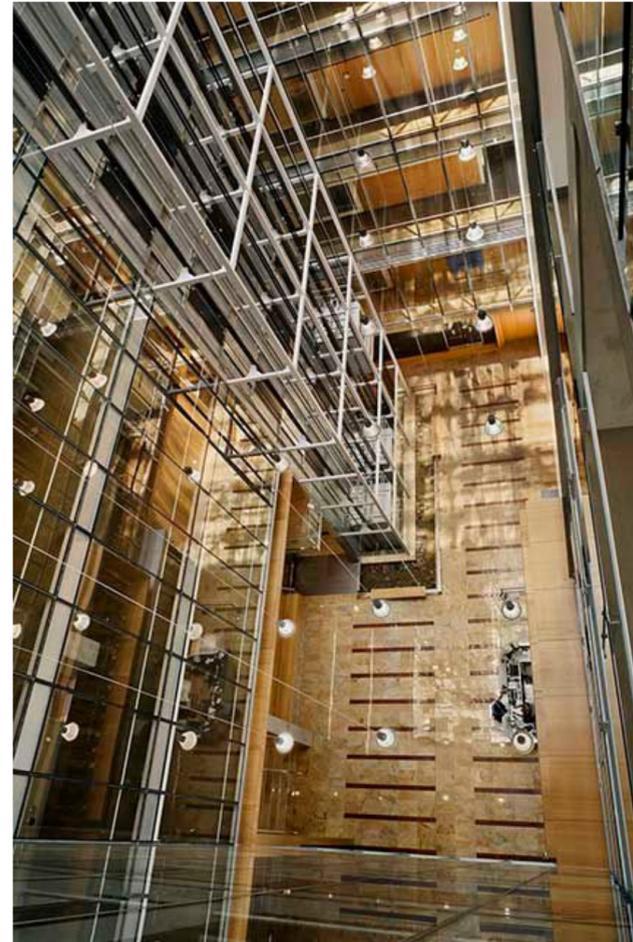


A new corporate landmark takes shape.

Statesman developed by Sakti Builders is a premier commercial development strategically located in the heart of the IT corridor. A stand alone 12 storey signature tower with car parking for 400 cars, distributed over two generous basements and a surface level carpark.

On the inside Statesman is an ultra-modern, centrally air-conditioned Gold rated LEED green building, sprawling over two acres of land. Six high-speed elevators provide easy and convenient access to both the basements, ground floor and upper floors. Automated silent DG sets provide 100% power back-up to the offices. Its well landscaped gardens, tranquil water bodies and breakout spaces provide a calm and soothing atmosphere.

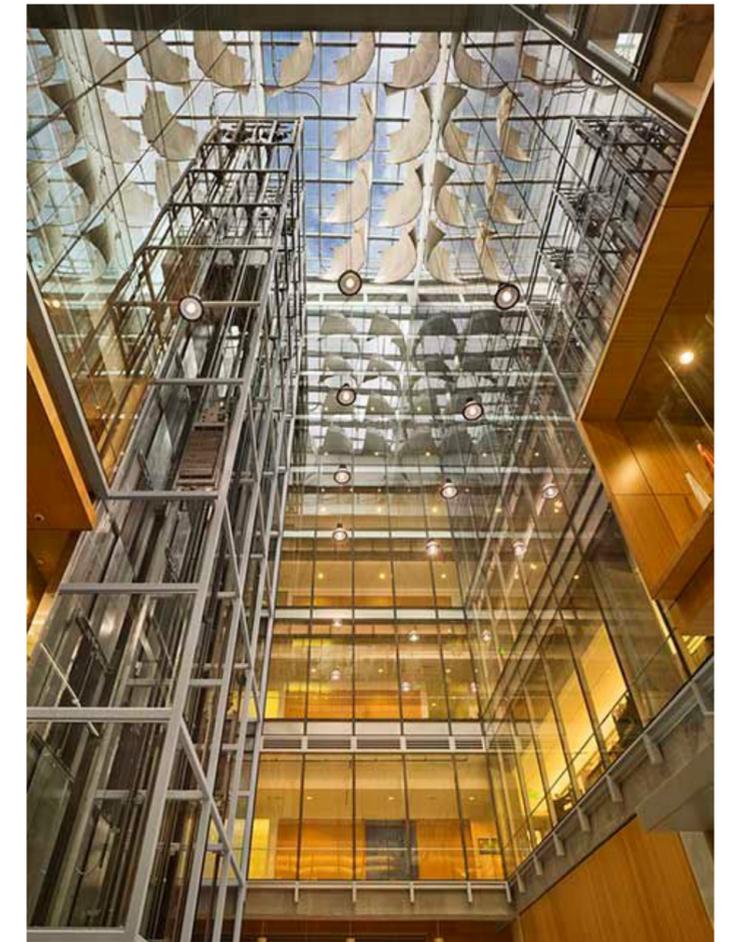
Designed with a 50 Meter Grand Atrium to provide plenty of light, natural ventilation and generous circulation space. Statesman is destined to be a premier trendsetter, it is set to introduce a modern, multi-tiered concept of leisure and work. Along with premium offices the complex would also house a luxury business hotel, 24x7 cafeteria, an exclusive business club & spa, banking facilities, ATM's, conference rooms, lockers & data warehousing facilities, an IATA approved travel desk and concierge services, 3-tier security with CCTV surveillance and access control to ensure safety and add convenience to your business.



Grand Lobby



Mid-Section



Skylight



The Sakti Group

A reputation for innovation, quality & trust.

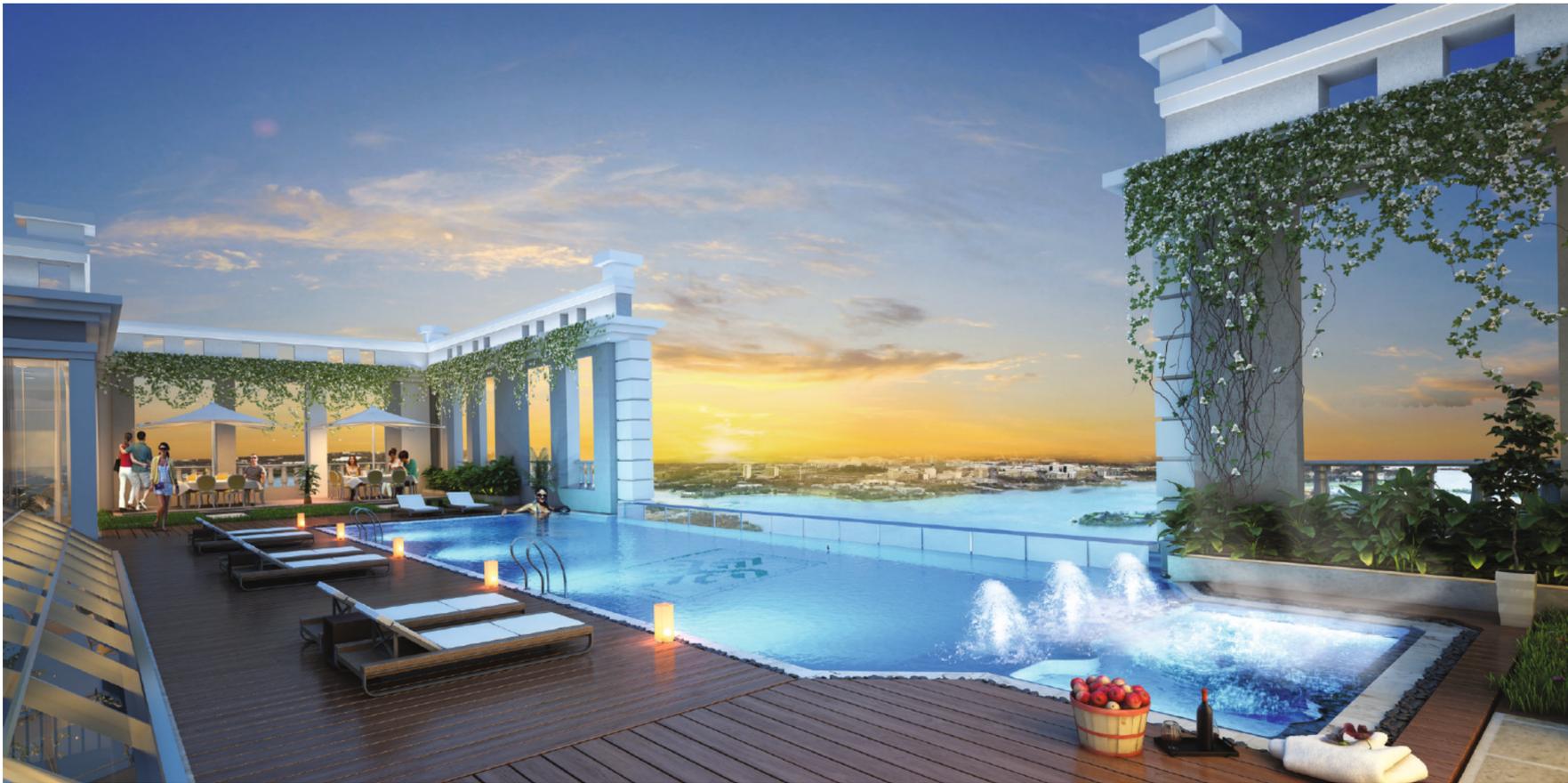
Established in 1983, with a vision to create world-class living and working environments and provide a better quality of life for the people who inhabit them and with a portfolio of completed projects in key cities such as Bangalore, Kolkata and Ahmedabad and over a million square feet of upcoming construction and landmarks in the making, we at the Sakti Group believe in quality living.

Perfectionists by nature, our buildings are testaments to meeting your needs, fulfilling your requirements and offering you the best. We aim to do this with all our projects and that too, always with a sense of flair, style and unforgettable luxury. The high standards for which we are known are constantly upgraded by our highly passionate team, making every environment we create, a source of pride and joy for generations to come.



The distillation
of all things
fabulous.

Our exclusive business hotel & health club offers top-notch recreation facilities to work out and unwind before or after a hard days work. Spread over three levels, it comes with features like a heated roof-top infinity pool & jacuzzi, fine dining restaurant / café, state of the art gymnasium and spa all at one place, without even stepping outside the complex. Ensuring the perfect work-life balance.



spa & health club

boutique business hotel

infinity swimming pool

restaurant & bar

conference & business lounge



The Green-Factor

With world-class standards guiding everything that makes Statesman what it is, can environmental standards be any less?

Statesman is designed to be **GOLD LEED** certified by the Indian Green Building Council for energy and environmental friendly design. While rainwater harvesting and 100% water recycling will reduce the occupants overall water consumption by almost half, air conditioning based on usage patterns, central water heating using solar energy, and motion sensor driven lighting will lower energy consumption. Moreover with a state of the art sewage treatment plant and the latest waste management practices, minimal need for artificial lighting and cooling, and over a 100 new trees within the development, Statesman will achieve its goal of a lower carbon footprint with ease.

Conforming to stringent parameters for environmentally sensitive design, water and energy conservation, ventilation, and fire protection. But the greatest satisfaction comes in knowing that were doing our part in creating a greener world.

ecological design

responsible management

sustainable development



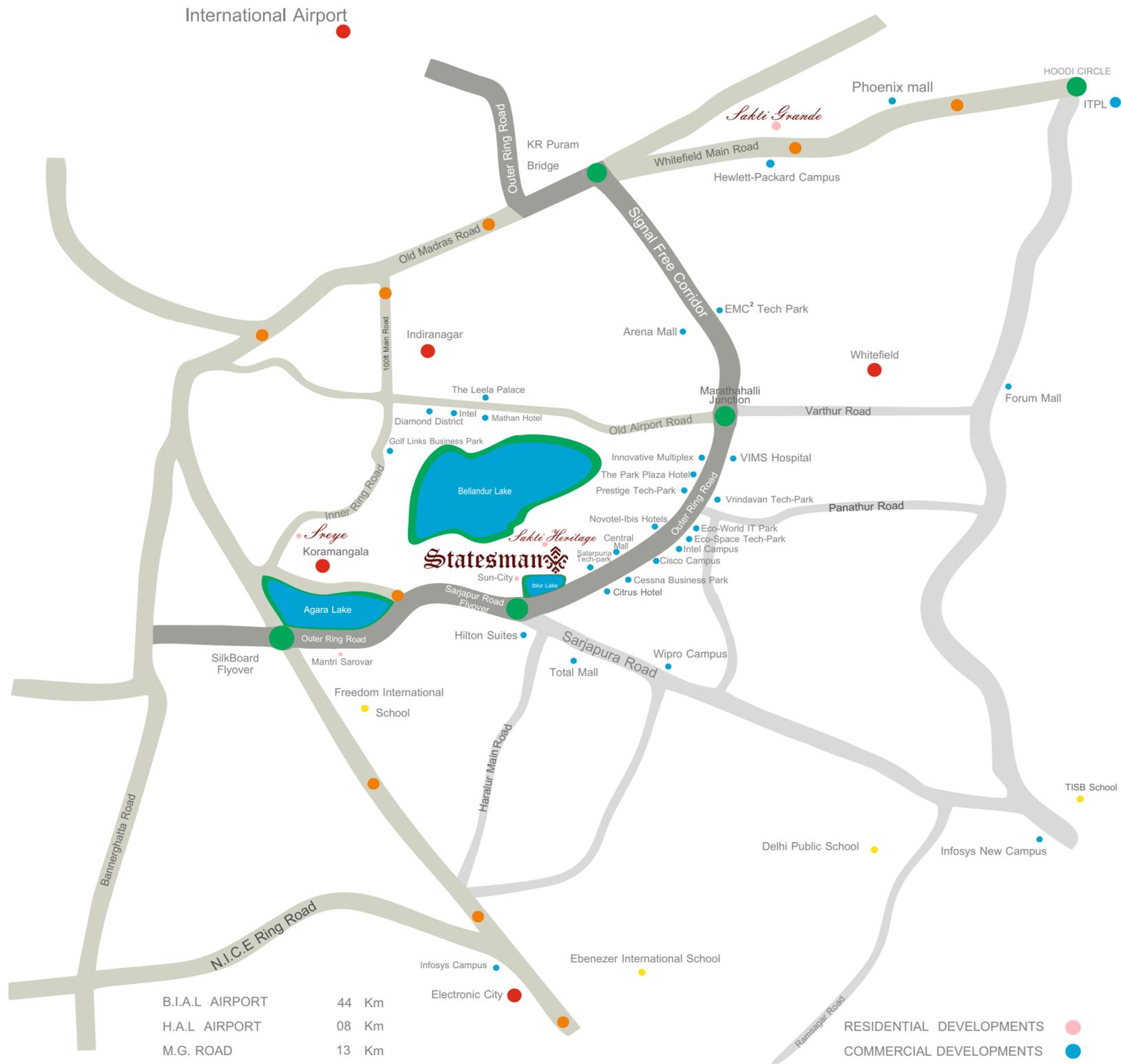
A walk in the garden?

A discussion over coffee?

Just step outside your office.

The best ideas often come over a break, is universally known. At Statesman, there's plenty of opportunity for inspiration to strike. Beautifully landscaped gardens and outdoor cafés invite you to refresh, revive and recharge.





| | |
|-----------------|-------|
| B.I.A.L AIRPORT | 44 Km |
| H.A.L AIRPORT | 08 Km |
| M.G. ROAD | 13 Km |
| VIDHANA SOUDHA | 17 Km |
| ELECTRONIC CITY | 09 Km |
| INDIRANAGAR | 09 Km |
| KORAMANGALA | 04 Km |

| | |
|--------------------------|---|
| RESIDENTIAL DEVELOPMENTS | ● |
| COMMERCIAL DEVELOPMENTS | ● |
| MAJOR JUNCTIONS | ● |
| PRIME-AREAS | ● |
| SCHOOLS | ● |
| EXISTING/PROPOSED METRO | ● |

*Located just where a company should be,
in the heart of the IT corridor.*

Statesman is designed to offer an international lifestyle experience at work; naturally, its location has been picked with care. Perfectly positioned at the apex of the Sarjapur - Outer Ring Road, the heart of the IT corridor connecting the peripheral business districts of Bangalore, Electronic City & Whitefield to the central business district. Outer Ring Road has become an important business hub for multinational firms & businesses.

Strategically located on the signal free ORR corridor, providing uninterrupted and enhanced connectivity to the International Airport. Entertainment hubs, star hotels and prime residential localities are all just a stones throw away.

In close proximity of proposed in high speed Metro-Monorail stations at Sarjapura Road & Agara which would provide excellent connectivity to the Central Business District. (CBD)

Situated at a key location overlooking the Iblur Lake & Flyover towards the South and Bellandur Lake towards the North, thereby giving you all the advantages & visibility of a central business location, yet absolute peace of mind to focus on your business.

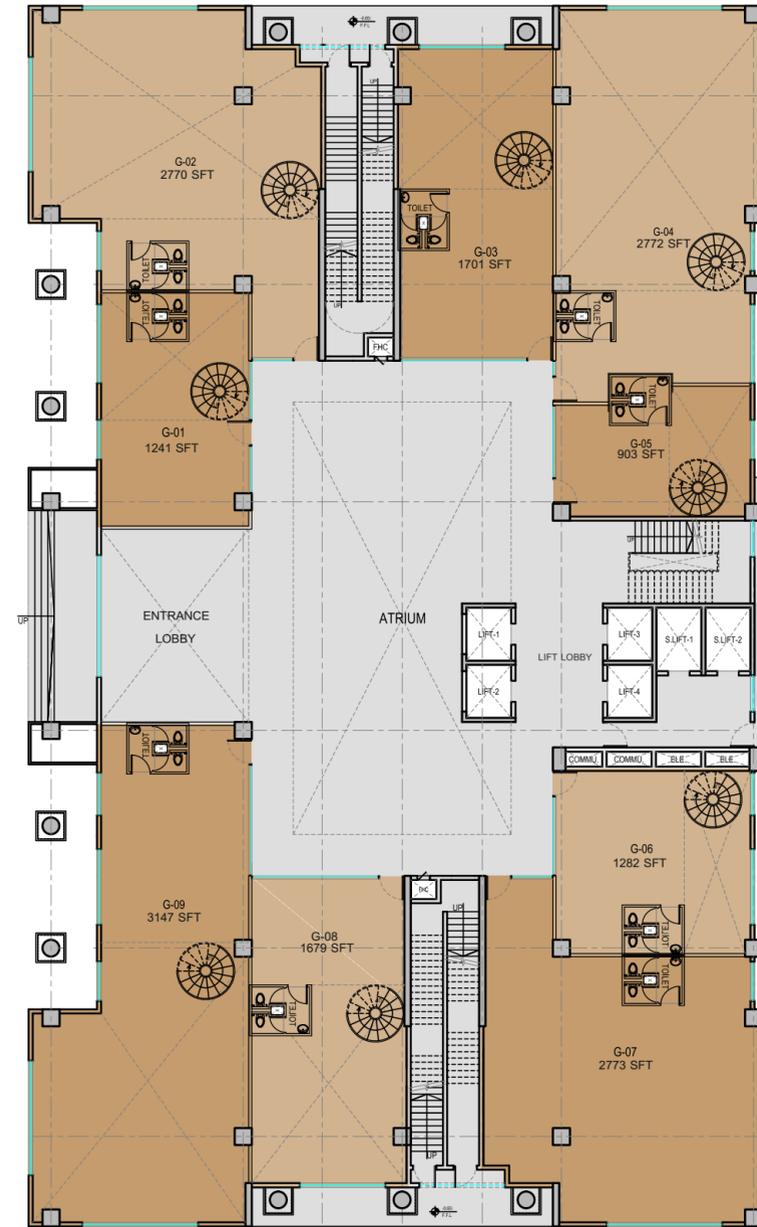
With a strategic location, world class amenities and its unique flexible design, your office at Statesman would easily rank amongst the most desirable work-spaces in Bangalore.



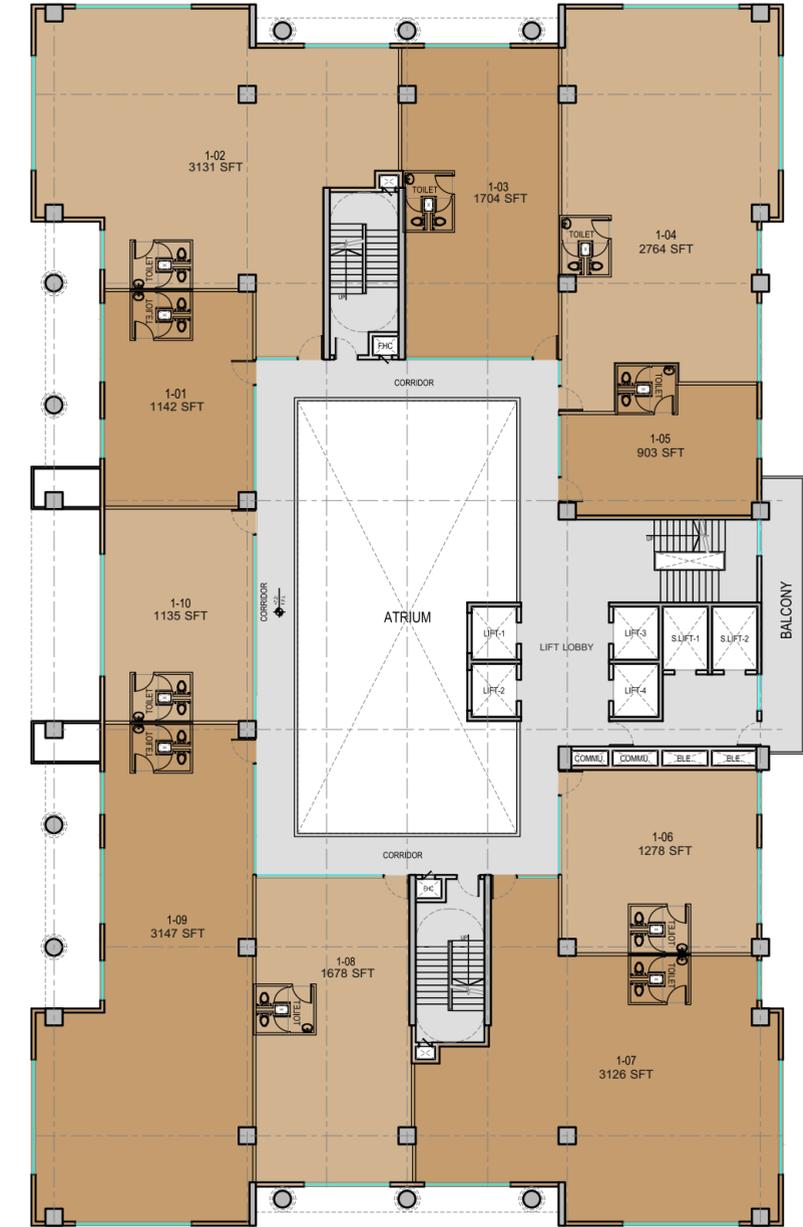
MASTERPLAN



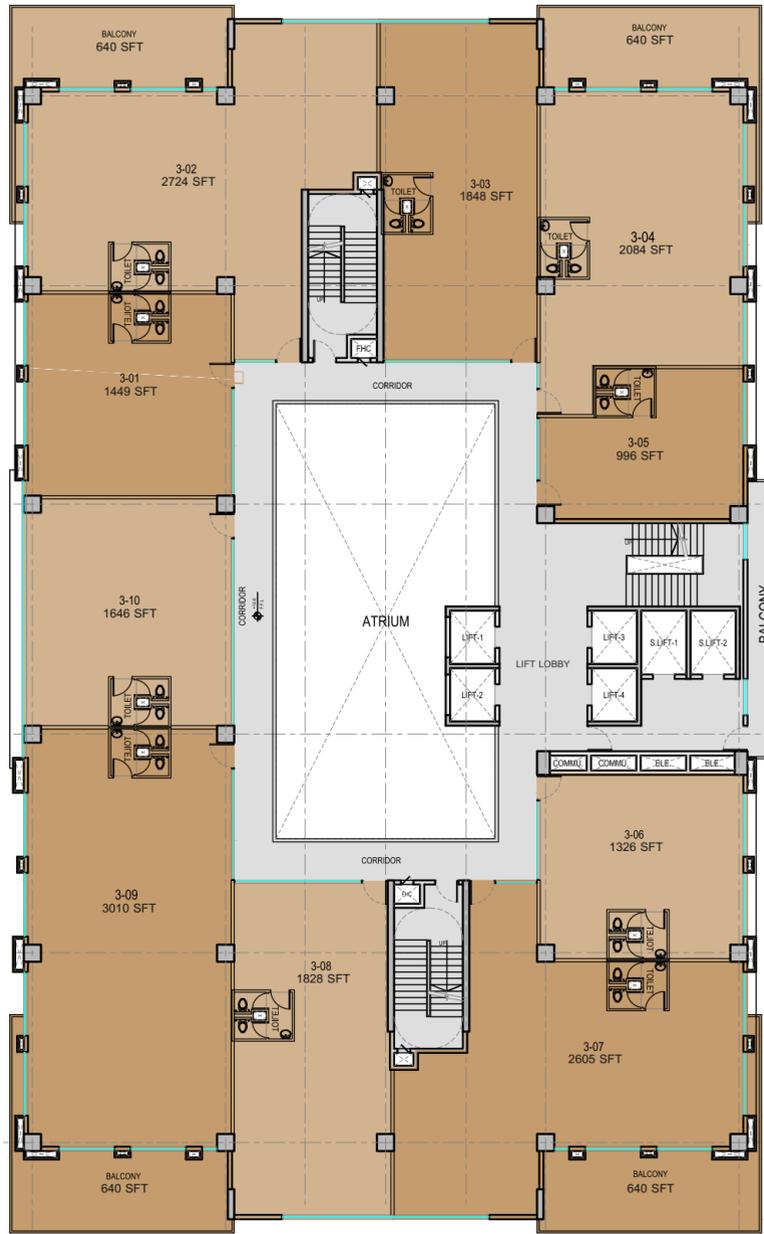
FLOOR PLANS



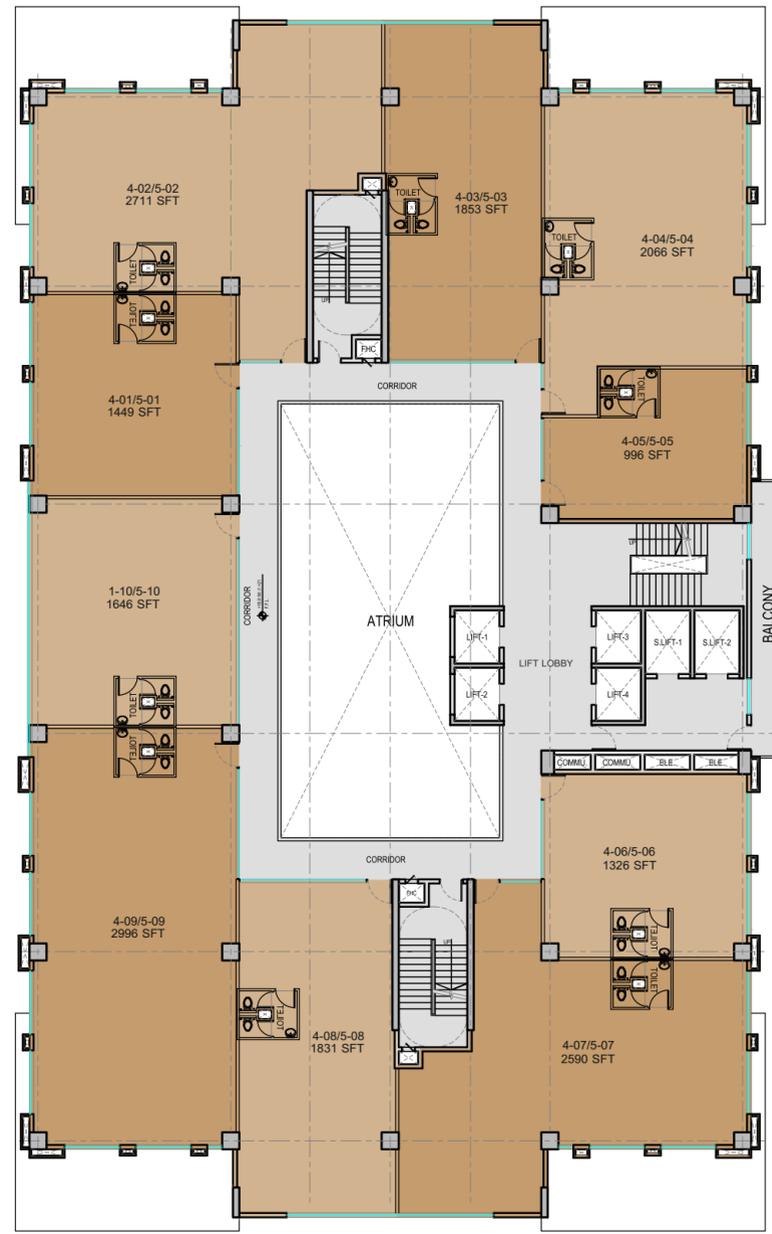
Ground & Mezzanine Floor



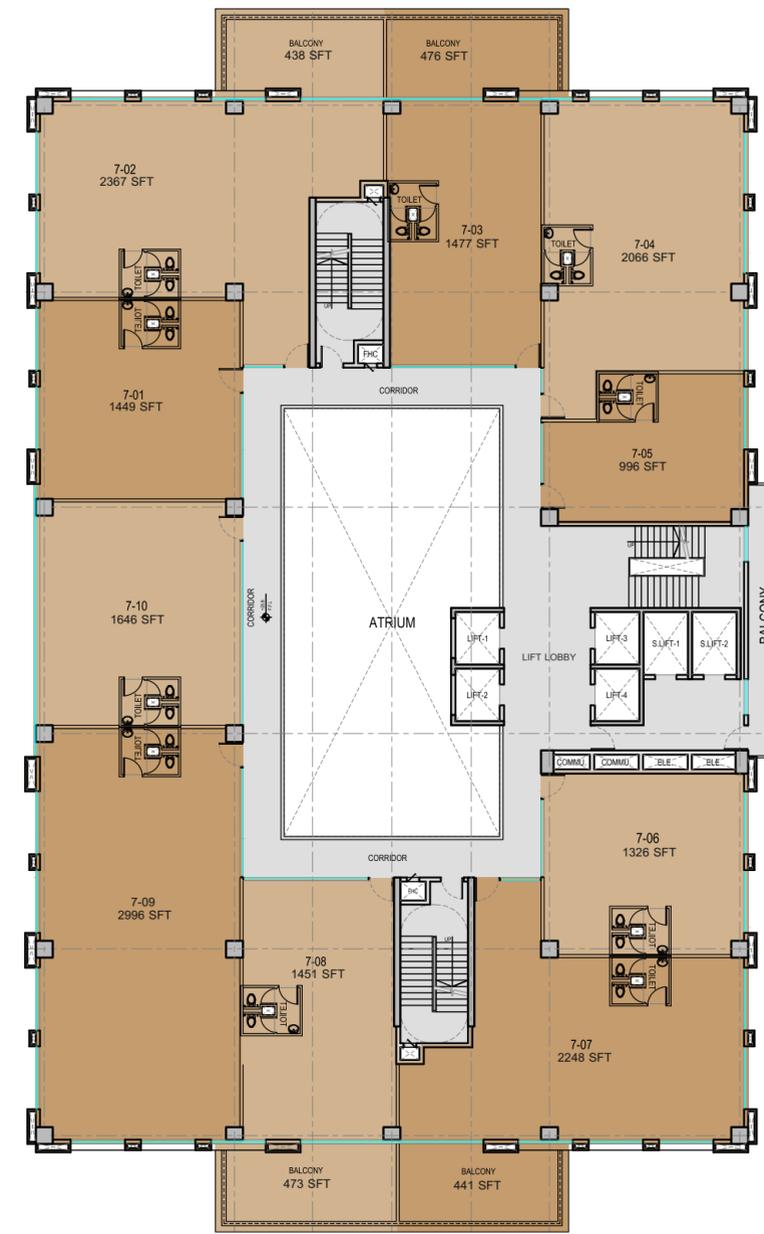
First Floor



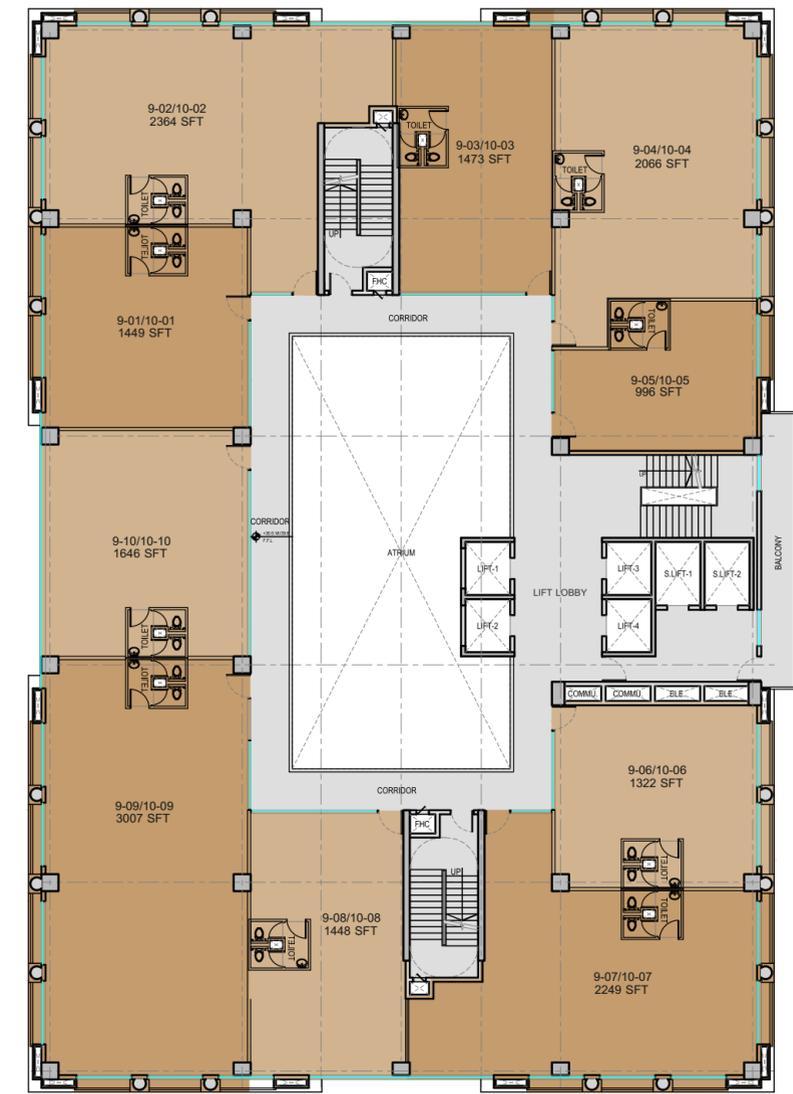
Third Floor



Fourth, Fifth & Sixth Floor



Seventh Floor



Eighth, Ninth & Tenth Floor

SPECIFICATIONS

| STRUCTURE | |
|-------------------------------|---|
| STRUCTURE | RCC frame structure with column and flat slab construction comprising of two Basement Levels, Ground & Mezzanine Floors & Ten Upper Floors with a Grand Central Atrium. Floor Heights Office Floors 3.6 m Ground + M Floor 7.2 m |
| FINISHES | All walls are plastered with lime rendering and thickness of the wall for external areas is 9" and internal areas is 7". |
| CAR PARKING | |
| | Podium Level Upper Basement Level with provision for additional mechanized parking. Lower Basement Level |
| LANDCAPE | |
| ROADWAYS & PODIUM PARKING | Concrete and interlocked precast pavers/stone cobbles/flamed granite |
| PEDESTRIAN & ROADWAY | Pole and Bollard Mounted Fixtures Extensively Landscaped garden with decorative features ,waterbodies and grand fountain. |
| LIGHTING | |
| FACADE & LANDSCAPED AREAS | Feature lighting of facade and elevation. Ambient lighting for landscaped areas |
| COMMON AREAS | Energy efficient LED lighting with motion sensors & emergency lighting. |
| FLOORING | |
| GRAND ENTRANCE LOBBY & ATRIUM | Granite/Italian Marble with inlay design. |
| COMMON AREAS | Premium vitrified tiles/marble for corridors & core areas. Staircase Landings & Treads of Granite with 4' Dado on walls for main staircase. |
| SECURITY | |
| SECURITY COVERAGE | CCTV Coverage and facility monitoring center. Burglar alarm for offices. BMS and Integrated Control Systems monitoring security systems, fire protection systems and lift control system. |

SPECIFICATIONS

| HVAC | |
|--------------------------------------|---|
| | Completely air-conditioned offices by Mitsubishi / Toshiba or equivalent. VRV System with inverter driven compressor for efficient operation at partial loads. Ductless ventilation system with high end controls for smoke extraction system for basement. |
| ELECTRICAL | |
| DISTRIBUTION | Panel, feeders, splitters, distribution boards serving units from load side provided. All wiring till entry to unit premises. |
| METERING | Meter/sub-meter for common loads and unit loads, provided. |
| LIGHTNING PROTECTION & EARTHING PITS | Advanced lightning Protection System based on early streamer technology/Maintenance free earthing pit provided. |
| EMERGENCY LIGHTING | Emergency light fixtures provided on escape routes and at all means of egress. |
| SWITCHES/WIRING/CONDUIT | FRLS Wire/Modular Switches & ISI marked fixtures/PVC Conduit provided for Core Areas only. |
| SANITARY WARE & C.P. FITTINGS | |
| | Granite counter – top washbasin in all toilets Designer anti-skid ceramic tiles for flooring and wall tiles dado 6'. Designer EWC with Health Faucets & Urinals. Premium commercial fittings from Jaquar or equivalent |
| ELEVATORS | |
| | Four High-Speed Personnel elevators of Mitsubishi or equivalent make. Two Service Elevators for facilitation and movement of goods and servicing utilites. |
| POWER BACKUP | |
| DIESEL GENERATORS | 100% Power Back-up through Automated Diesel generators for lighting,air-conditioning , common areas & utilities. |
| FEATURES | PLC based auto sharing and auto load balancing AMF panel system. |
| DOORS & WINDOWS: | |
| | Strengthened glass partitions for office fronts and entrance doors. UPVC Customized Sliding windows. |
| SIGNAGE | |
| | Provision for External & Internal Signages. |

The Team

When the Industry's finest and best, pool in their collective expertise,
the result is Sakti Statesman, a commercial development in a class of its own.

ARCHITECTURE & DESIGN

Synergy Property Development Services Private Limited



LEGAL

Anup S Shah Law Firm



STRUCTURAL DESIGN CONSULTANTS

Ducon Consultants Private Limited



ENVIRONMENTAL CONSULTANTS

En3 Environmental Solutions Private Limited



HVAC CONSULTANTS

Airtron Private Limited



PHE CONSULTANTS

SYS-N Consultants Private Limited



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