

THINK REAL
PROJECTS



AROHHA

Gattahalli, Off Sarjapur Road, Bengaluru, Karnataka 560099

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Dimensions, areas, specifications, and other details are approximate and may vary based on site conditions and statutory approvals. Furniture, décor, and other interior elements shown are for illustration only and do not form part of the standard offering.

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Crafted for 20. Meant for a Rare Few

*Where architecture breathes with nature,
& every home feels expansive, private, & alive*

All images shown are artistic representations and not actual project renders.



Project Overview

Think Real AROHA is a boutique 1-acre gated community, home to just *20 luxury villas*. Each set on its own private plot with complete land ownership.

4 BHK biophilic villas across Ground + 3 levels with private terrace pools, crafted to maximise space, welcome natural light and ventilation, and create effortless indoor outdoor living through thoughtful and efficient design

Every villa is shaped by a biophilic design approach, where natural light, ventilation, and openness define the living experience. Double-height living spaces enhance volume and daylight, while thoughtful planning ensures seamless cross ventilation and a constant connection to the outdoors





Core philosophy

At **Think Real Projects**, every home is shaped by three enduring ideas: Timeless Architecture, Biophilic Design, and Efficient Living.

Timeless Architecture creates structures that outlast trends. Balanced, proportionate, and built with enduring materials.

Biophilic Design brings nature into everyday life through earthy textures, greenery, and open spaces that nurture wellbeing.

Efficient Living means intelligent planning, maximizing light, air, and functionality to make every home feel open, calm, and effortlessly livable.



Key Highlights / USPs

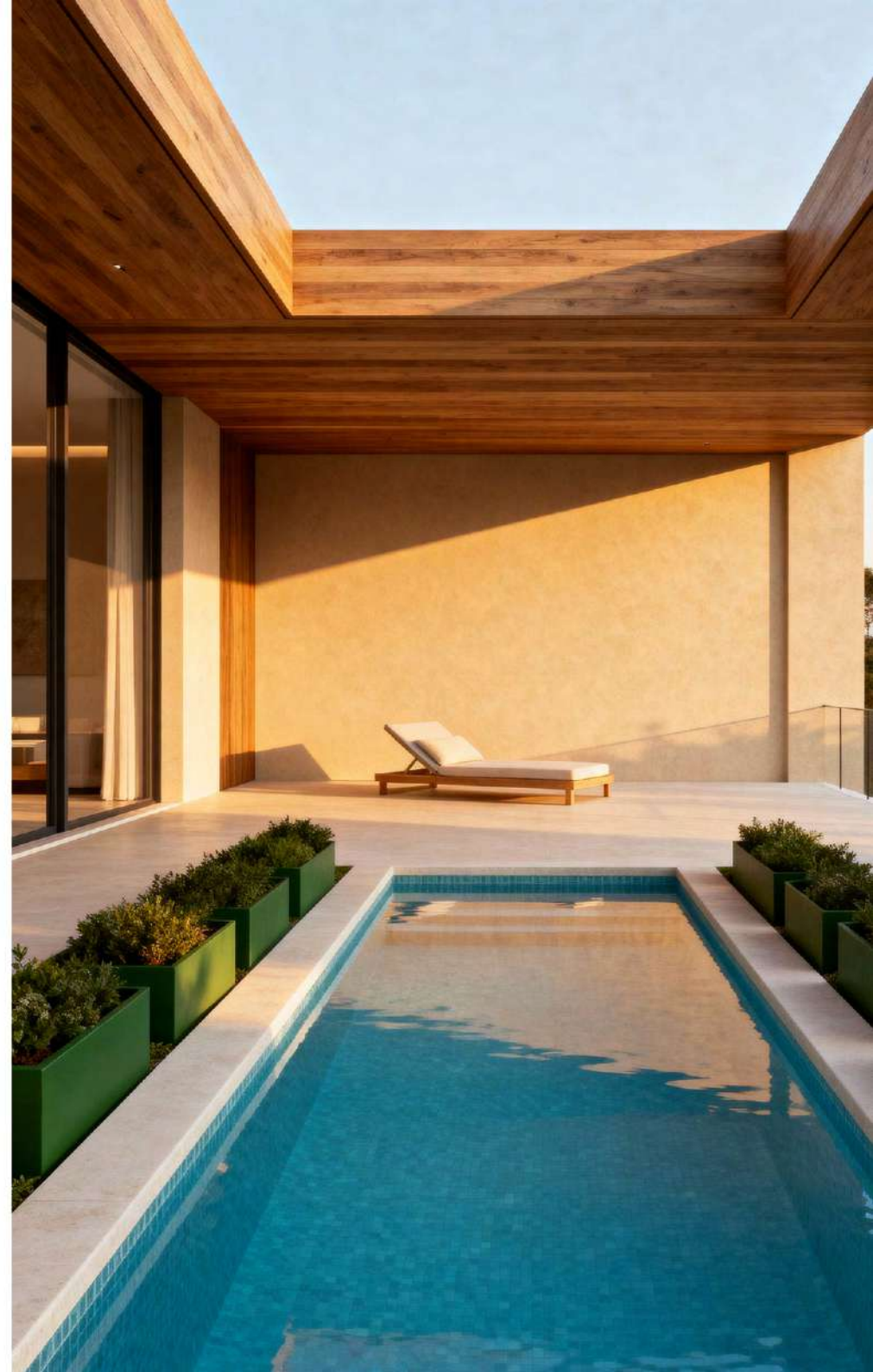
A True Community: An address that brings together like-minded individuals who seek a higher standard of living and appreciate the finer aspects of life

Quality & Trust: Backed by the legacy of experienced builders and a 3-level quality audit at every stage.

Biophilic Design: Earthy brick tones, greenery, and natural light woven into every home to bring calm and balance.

Emerging Real Estate Hub: Emerging Real Estate Hub: Strategically located in the rapidly evolving Sarjapur corridor, just 2 km from the upcoming Peripheral Ring Road, offering a seamless balance of connectivity, livability, and strong future appreciation.

100% Land Ownership: Every villa sits on individually owned land, ensuring long term value, clarity, and pride of ownership.





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Amenities

Amphitheatre

Kids play Area

Yoga & Meditation Deck

CCTV Surveillance

Private Plunge Pool

Provision for EV charging

Outdoor Work & Reading Nooks

Solar power fence

Private Party Terrace

Multipurpose Park

Wall Climbing

Provision for solar power back up



*Amenities and features listed are subject to change

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The master plan is thoughtfully laid out with wide 30 ft. internal roads creating a sense of openness, seamless movement, and quiet calm throughout the community. A 6,500 sq.ft. landscaped park is positioned within the community, featuring amenities that truly complement family living. With only 20 homes, the neighbourhood retains a low-density character, where every residence enjoys space, privacy, and room to breathe.



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AROMA

Master Plan Phase 1

TOTAL AREA
1 Acre

PLOT ORIENTATIONS
East & West

SIZES
1150 Sq.Ft.





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AROMA

East Facing

BUILT UP AREA
3,458 Sq.Ft.

CARPET AREA
2,662 Sq.Ft.

BALCONY
108 Sq.Ft.

TERRACE
193 Sq.Ft.

Vastu compliant



Ground Floor



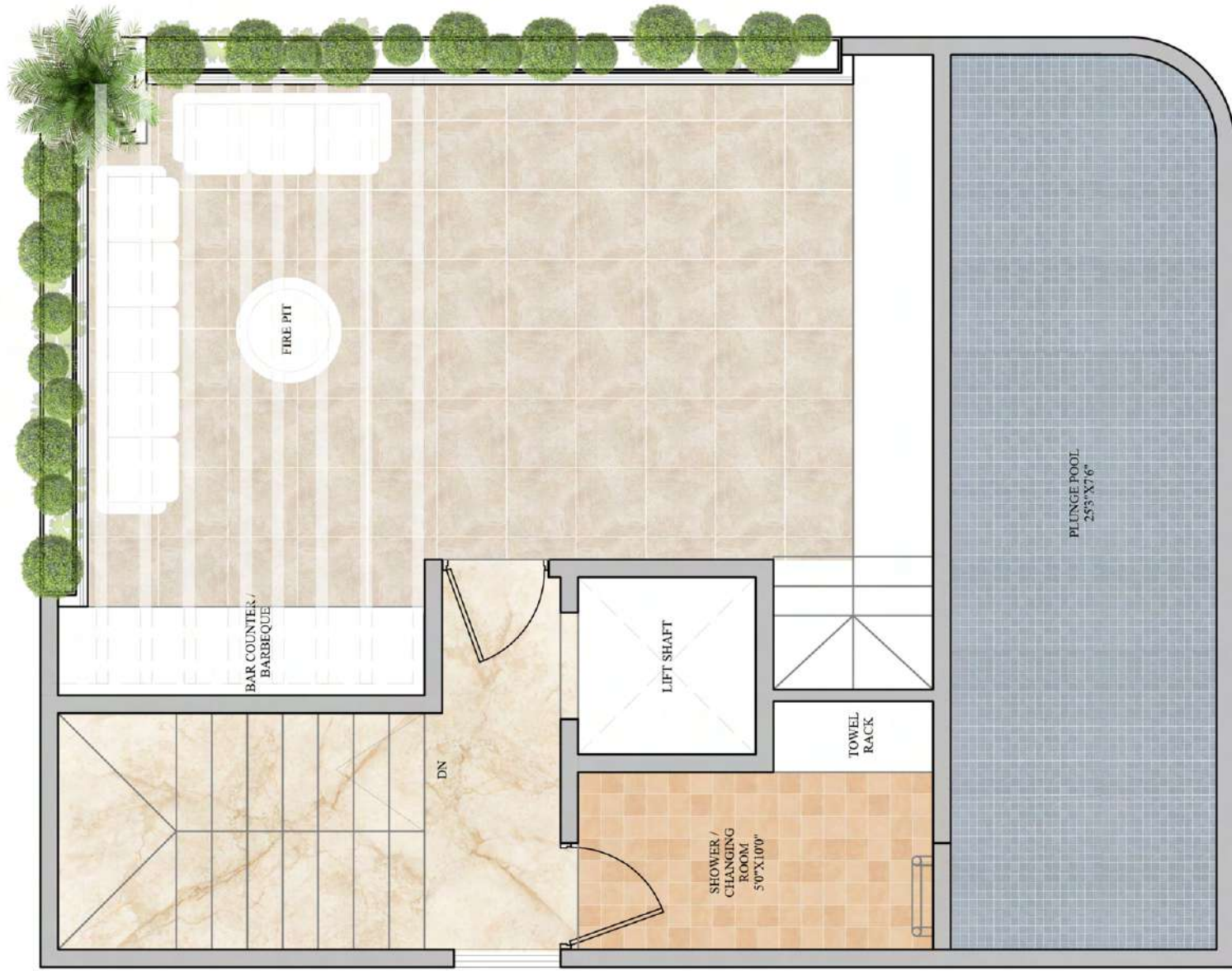
First Floor



Second Floor



Third Floor



Terrace Floor



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AROHA

West Facing

BUILT UP AREA
3,411 Sq.Ft.

CARPET AREA
2,614 Sq.Ft.

BALCONY
104 Sq.Ft.

TERRACE
193 Sq.Ft.

Vastu compliant



30Ft. Road

Ground Floor



First Floor



Second Floor



Third Floor



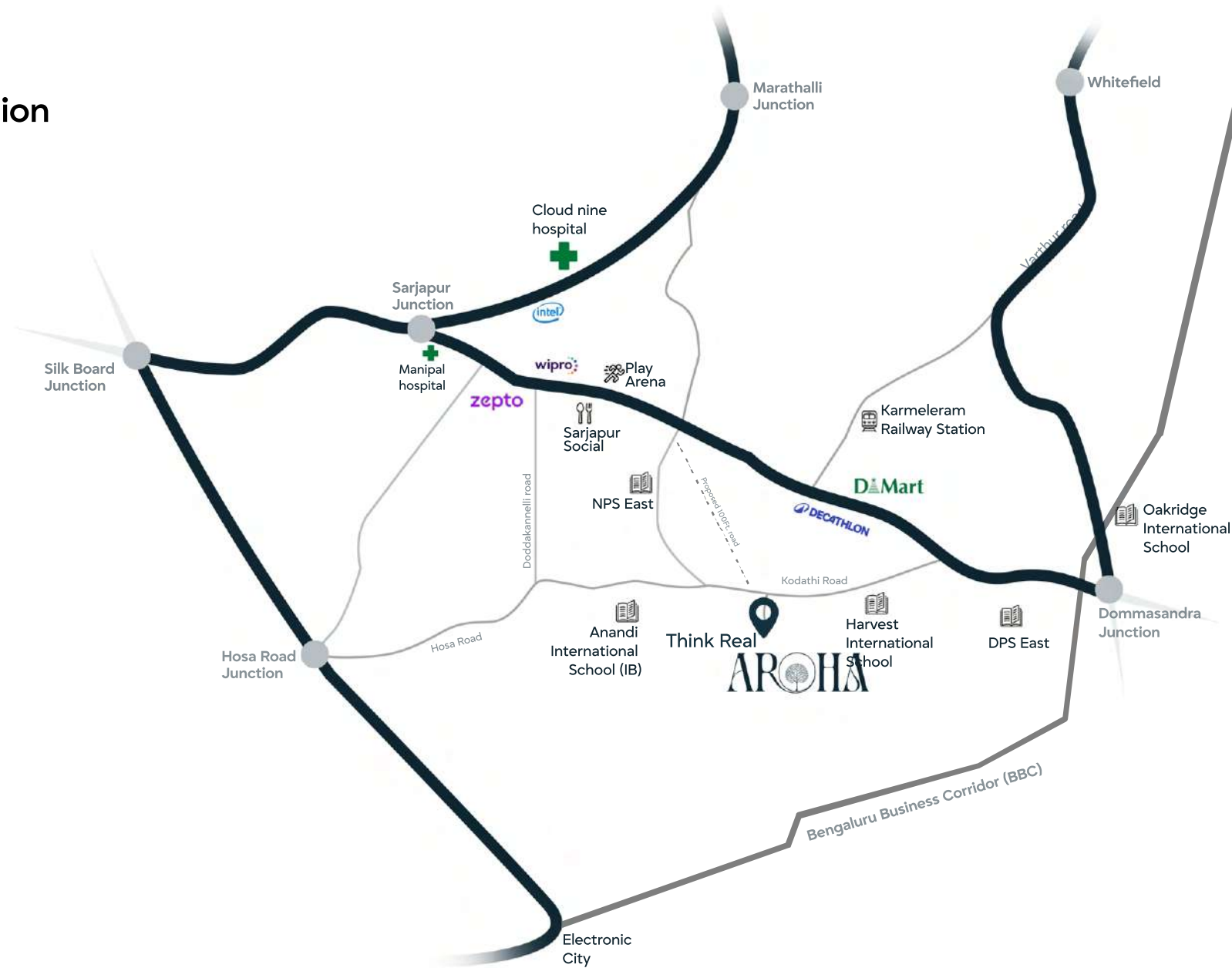
Terrace Floor

Connected. Yet Comfortably Set Apart

Set in Gattahalli, off Sarjapur Road, AROHA places you within one of East Bangalore's fastest-evolving corridors. With easy access to leading tech parks, international schools, and lifestyle destinations, daily life remains effortless.

Yet, set away from the congestion of the main roads, AROHA offers a quieter, more private residential environment. Where you return not just home, but to a sense of calm.

Location



5.6 Km - Wipro kodathi
 6.3 Km - Wipro Technologies
 9.1 Km - Zepto HQ
 2 Km - Bengaluru Business Corridor (BBC)

5.5 Km - Sarjapur Social
 5.6 Km - Decathlon
 5.6 Km - DMart
 7.1 Km - Play Arena

7.1 Km - Cloud nine hospital
 7.4 Km- Motherhood Hospital
 8.3 Km - Manipal hospital

0.8 Km - Anandi International School (IB)
 3.6 Km - Harvest International School
 3.3 Km - National Public School East

6 Km - Karmeleram Railway Station
 6.4 Km - Delhi Public School East
 11.3 Km - Oakridge International School

Specifications

Structure

RCC framed structure with columns and beams designed for earthquake resistance as per latest IS Code 1893.

Masonry Walls

External Walls: Solid concrete blocks 200 mm thick.
Internal Walls: Solid concrete blocks 100 mm thick.

Main Door

The main door will feature a teakwood frame of 140 x 50 mm and a 30 mm finger joint teakwood shutter, finished with wood polish. It will be fitted with all required hardware fittings along with a digital lock system.

Bedroom & Bathroom Doors

Bedroom and bathroom doors shall be made with a hardwood frame of 110 x 50 mm and a 32 mm moulded flush door shutter, finished with wood polish and fitted with all necessary hardware fittings and locks.

Windows & Balcony Doors

Wooden finish UPVC windows, 2.5 track, 5 mm clear glass with mosquito mesh.
Sliding Doors: Wooden finish UPVC doors, 3 track, 6 mm clear glass with mosquito mesh.
Ventilators: UPVC ventilators with glass louvers, mesh shutter and exhaust fan provision.

Flooring & Surface Finishes

Living, Dining, Kitchen, Staircase & Common Areas: Elegantly finished with ivory-based Italian marble flooring, complemented by matching skirting to create a seamless, refined, and luxurious aesthetic. All bedrooms feature laminated wooden flooring.

Parking, Terrace & Utility Areas: Laid with 400 x 400 mm vitrified tiles, designed for durability, functionality, and ease of maintenance.

Washrooms: Thoughtfully designed with 1200 x 600 mm nano vitrified tiles for wall dado, paired with high-quality flooring to ensure a clean, sophisticated, and contemporary finish.

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Specifications

Plumbing

All plumbing piping works shall be done using CPVC pipes for domestic water supply and PVC pipes for sanitary, waste water lines, and rainwater lines. The pipe shall be of Astral / Supreme or equivalent.

Sanitary & CP Fittings

American Standard / Jaquar make CP fittings including faucets, mixers, and showers.

Hindware / Marvel or equivalent make wall-hung EWC with concealed flush tanks.

Wall-mounted wash basin provided

Water Tank

Double-layered HDPE water tank of 1000 litres capacity, make Kaveri or equivalent.

Electrification

The project features a complete HT and LT underground cabling system with a distribution transformer and power infrastructure designed as per electricity board norms. Each villa is provided with an individual electrical meter. The internal electrical setup includes ELCBs and MCBs for safety, with cables and wiring of Havells or equivalent make, and switches and distribution boards from Anchor, GM, Havells or equivalent brands. Street lighting is designed with energy-efficient LED fixtures as per approved layouts, ensuring both safety and aesthetic appeal across the community.

Painting & Finishes

Interior walls are finished with Royal Luxury Emulsion from Asian Paints or Dulux, while ceilings feature premium emulsion finishes for a smooth and elegant look. The exterior is enhanced with brick-finish cladding on the elevation. Decorative elements include MS pipe strips with a powder-coated wooden finish and stone cladding at the ground floor, adding depth and

Power Backup

DG generator with sufficient capacity for 20 villas and common facilities.

UPS

Provision for UPS.

Compound & Security

The community is secured with a well-designed main entrance gate and a dedicated security cabin with washroom. Access is controlled through an RFID-enabled boom barrier for vehicles, ensuring seamless yet secure entry. The perimeter is safeguarded with solar-powered security fencing, while CCTV surveillance covers the entrance, internal roads, and all common areas for enhanced safety and peace of mind.

Driveway Landscaping

External Development

The project features a cobblestone driveway engineered to withstand heavy vehicle movement, ensuring durability along with a refined aesthetic. The landscape is thoughtfully designed with avenue plantations, manicured lawns, and drip irrigation systems, complemented by ambient garden lighting to create a serene and visually appealing environment

Water & Waste Management Systems

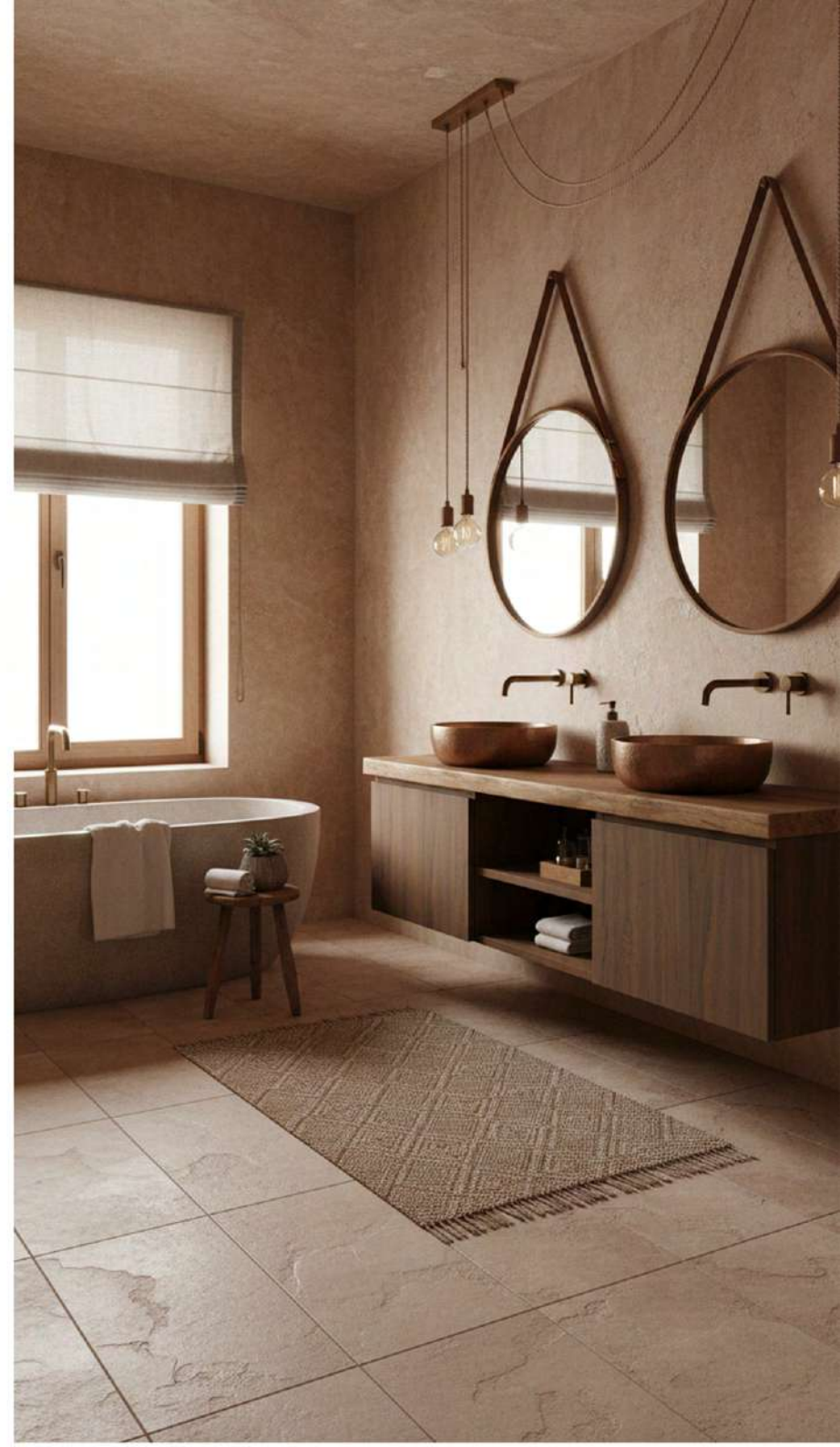
The project is equipped with a comprehensive underground sewerage network connected to a sewage treatment plant (STP). A well-planned system of overhead tanks and underground sumps ensures efficient water storage and distribution. The infrastructure also includes a storm water drainage system with RCC drains and catch pits for effective water management, along with a complete water distribution and pumping system designed to serve all villas seamlessly.



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Payment Plan

Booking Amount		₹5,00,000
On Signing of Agreement	20%
On Completion of Foundation	20%
On Completion of First Floor Slab	.....	10%
On Completion of Second Floor Slab	.....	10%
On Completion of Plastering	.....	10%
On Completion of Tiling	.....	10%
On Completion of First Coat of Paint	.....	5%
On Completion of Sanitary Fittings	5%
On Completion of Electrical Fixtures	5%
On Registration	5%





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