



RERA registration no. PRM/KA/RERA/1251/446/PR/171014/000856

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www.koltepatil.com

SELF-SUSTAINING COMMUNITIES, CRAFTED FOR LIFETIMES OF HAPPINESS.

Founded nearly 3 decades ago and guided by a simple yet profound philosophy: 'Creation, not Construction' Kolte-Patil Developers Ltd. is one of the foremost real estate companies which is headquartered in Pune. Listed on NSE and BSE, Kolte-Patil is Pune's largest developer and has completed over 20 million sq. ft. of landmark developments in Pune and Bengaluru. It is also present in Mumbai with some upscale redevelopment projects. Headed by a team of visionaries and dynamic leaders, Kolte-Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks, and integrated townships. The long-standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof. The core values of the company: honesty, innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules are perfectly aligned with the living and working spaces it builds.

THE SYMPHONY OF A READYMAD LIFE.



KOLTE PATIL DEVELOPERS LTD

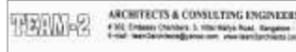
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Raaga II : PRM/KA/RERA/1251/446/PR/171014/000856



Architects & Consulting Engineers



Structural Consultants



Electrical Consultants



PHE Consultants



Landscape Architects



Project Financed By



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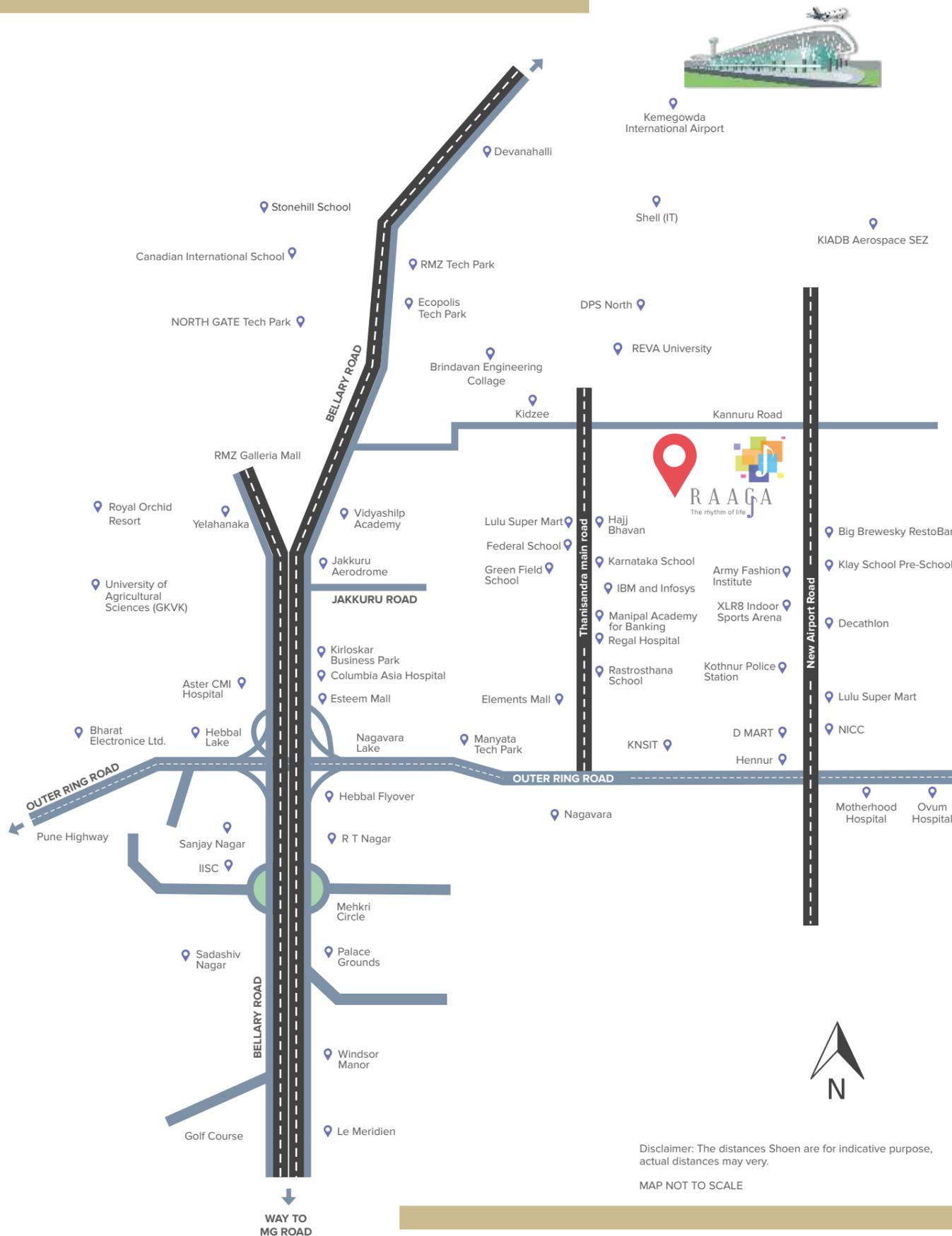


WHEN EVERYTHING
STRIKES THE
RIGHT CHORD.
WHEN THE MOOD IS
PERFECTLY SET FOR
A LIFE OF HARMONY.

RAAGA, THE ABODE OF ULTRA-MODERN LIVING AT BENGALURU.

Raaga celebrates the beautiful music that is life. It is a self-contained gated community, offering a symphony of peaceful contemporary residences, coupled with exemplary community spaces. Whether it's your daily work commute, your children's school bus routes, or your shopping, entertainment and healthcare, Raaga has been delightfully crafted to make life more musical.

LOCATION MAP



A WORLD WHERE LIFE IS BUILT AROUND YOU

Raaga is very thoughtfully placed on Kannuru road connecting to the Kempegowda International Airport (KIAL) & it equally enjoys good connectivity from the Outer ring road .Presence of several IT parks such as Manyata, Ecopolis and ITSEZ near Raaga makes it one of the most suitable living spaces to maintain the work life balance. North Bangalore is indeed one of the best places to live and invest in. This area attracts people from all fraternities including businessmen, IT professionals, medical practitioners, sports lovers and students. The upcoming Line-5 (Central Silk Board-KIA Terminal) of Namma Metro, with a completion deadline of mid-2025, having metro stations in Hebbal, Yelahanka and Kogilu Cross shall significantly improve the connectivity of North Bangalore with other parts of the city and also provide an impetus to capital and rental prices in the region.

With its Strategic placement on Kannuru Road, Raaga is centrally placed between the Hennur and Thanisandra Road - enjoying the best of both worlds !

THE WORLD AT RAAGA'S DOORSTEPS.



Cinema



Metro



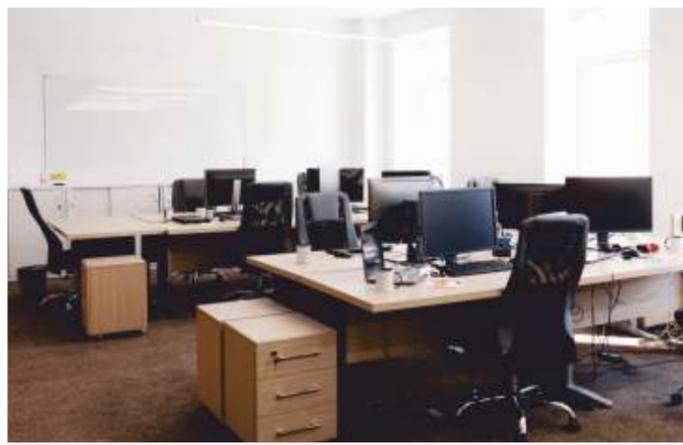
Airport



Shopping



Healthcare



Office Spaces

EDUCATIONAL INSTITUTIONS / ACTIVITY

Maple Bear Canadian Pre-school	8.2 km	T.I.M.E Kids	2.8 km
Kidzee	1.2 km	Little Millenium, Hebbal	5.6 km
Nees Montessori Pre- Primary	4.0 km	OI Play School	2.9 km
Bachpan Play School, Manyata	5.2 km	Delhi Public School North	2.2 km
Jain Heritage School	6.2 km	VIBGYOR High School	4.1 km
Vidyashilp Academy	5.6 km	Rashtrathana Vidya Kendra	3.0 km
Bangalore International School	4.8 km	Legacy School Bangalore	3.0 km

FIRE STATIONS, HOSPITALS AND EMERGENCY SERVICES

Sampigehalli Police Station	2.5 km	Cloud - 9 Hospital	8.0 km
Karnataka State Fire & Emergency Services	6.0 km	Aster CMI Hospital	12.1 km
Columbia Asia Hospital	8.6 km	Motherhood Hospital, Hebbal	8.6 km
Cloud - 9 Clinic	7.0 km	Regal Hospital	3.0 km

OFFICES & TECH PARKS

IBM & Infosys	4.2 km	NXP Semiconductors	10 km
Manyata Tech Park	8.6 km	L&T Tech Park	8.2 km
Ecopolis IT/ITES	11 km	Karle Town Centre	11 km

CONNECTIVITY

Outer Ring Road	7.6 km	Proposed Peripheral Ring Road	
Old Madras Road	12.6 km	BMTC Bus Stand	0.5 km
Upcoming Metro Station - Kogilu	5.8 km	Kempegowda International Airport Bengaluru	15.7 km

MALLS AND SUPERMARKETS

Elements Mall	7.6 km	RMZ Galleria Mall	5.6 km
Gopalan Signature Mall, Old Madras Rd.	16 km	Esteem Mall	9.6 km

RAILWAY STATIONS

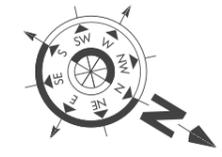
Yelahanka Railway Station	6.5 km	KR Puram Railway Station	17.9 km
City Central Railway Station	21.8 km	Banaswadi Railway Station	12.3 km





RAAGA
The rhythm of life

SITE PLAN





Generic Image

AMENITIES AT RAAGA

- Full-fledged clubhouse with reading room
- Fully equipped health club with gym, steam and sauna
- Swimming pool with large deck, having feature wall with water spouts
- Indoor play areas with equipment like Chess, Billiards, Cards, Carrom, Table Tennis & more
- Outdoor play areas like practice basket ball court & badminton court
- Children's play area
- Multi-purpose Hall
- Exquisite landscaping
- Ample Seating decks spread over the campus
- Backup power for common area lighting & lifts
- Main entry arch with decorative main gate
- Entry water feature with refreshing water cascade
- Well appointed security round the clock
- Covered car park facility at basement and ground floor
- Round-the-clock water supply with underground and overhead storage tanks through automatic level controller
- Well laid out smooth roads with premium quality pavers
- Retail space to house a supermarket for day to day convenient shopping
- 0.5 KW power backup for flats
- Fully automatic 2 lifts of 8 & 13 passenger capacity per lobby
- Advance fire fighting systems
- Intercom facility within the complex

CONTEMPORARY ELEVATION



STATE OF THE ART GYMNASIUM



SWIMMING POOL



Actual Image

INHOUSE DEPARTMENTAL STORE



Actual Image

BASKET BALL & BADMINTON COURT



WELL CONNECTED BY A 4 LANE KANNURU ROAD



KANNURU ROAD



TOWARDS HENNUR & INTERNATIONAL AIRPORT

TOWARDS THANISANDRA / KOGILU



Actual View



Generic Image

WORLD-CLASS SPECS FOR A WHOLESOME LIFE.

- Structure: RCC framework & concrete blocks
- Common area flooring: Premium quality vitrified tiles flooring & granite lift cladding
- Door: Main door with teak wood frame with veneer finish shutters, other door frames in hardwood frame with painted flush shutter doors
- Hardware: Stainless steel fixtures for main door and anodized/powder coated fixtures for internal doors
- Windows: Aluminium window frames and shutters with mosquito mesh & MS safety grill
- Flooring: (Living/Dining & other rooms) premium quality vitrified tiles flooring with skirting
- Kitchen: Vitrified flooring and 2' ht glazed tile dadoing above granite counter with stainless steel sink with drain board
- Toilets: Ceramic tile flooring and glazed tiles dado upto 7' ht with highlighter, sanitary & CP fittings of reputed make
- Finishes: Oil bound distemper with roller finish on internal walls & external facade in apex or equivalent over coat
- Power connected: 3KW BESCO power for all flats
- Generator backup/acoustic system: 100% back up for all common areas and 0.5KW for all apartments through automatic stand-by sound proof generators
- Water supply through overhead and underground tanks of required capacity with pump and water level control



THINK CREATION THINK KOLTE-PATIL

OVER 20 MILLION SQ.FT. OF LANDMARK
DEVELOPMENTS ALREADY DELIVERED

Largest developer in Pune
Now emerging across India

Over 3 decades projects across
Pune, Mumbai & Bengaluru

Creations include integrated
townships, luxury residential,
commercial, retail and IT spaces

Insightful designs executed
with latest construction
technology

NSE and BSE Listed

PUNE | MUMBAI | BENGALURU

Crisil A+/Stable Rating | Pune's No 1 Reputed Real Estate Brand-bluebytes And Tra Research |
CNN NEWS18 - Developer of the Year Residential 2020 | ET Now - Most Trusted Brand 2020

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KOLTE-PATIL DEVELOPERS LTD.

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Unit Plan

