Self-sustaining communities, crafted for lifetimes of happiness.

Founded over 2 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 1.5 crore 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.

KOLTE PATIL DEVELOPERS LTD

The Estate, #121 10th Floor, Dickenson Road, Bangalore 560042.

Toll free no : 1800 266 6654 | www.koltepatil.com

RERA No : PRM/KA/RERA/1251/446/PR/171014/000856

Architects & Consulting Engineers: TEAM-2 ARCHITECTS & CONSULTING ENGINEERS

Structural Consultants: POTENTIAL SEMAC

Electrical Consultants: Pie Consultancy Services

PHE Consultants: SAMPATH KUMAR ASSOCIATES PVT.LTD

Landscape Architects: TERRA FIRMA LANDSCAPE ARCHITECTURE

Project financed by: ADITYA BIRLA FINANCE

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Please contact our Sales Team at +91 80 4662 4444 (India) / marketing.blr@koltepatil.com for the updated sales and marketing information and collaterals

Creation, not Construction.

RAAGA. THE RETURN.

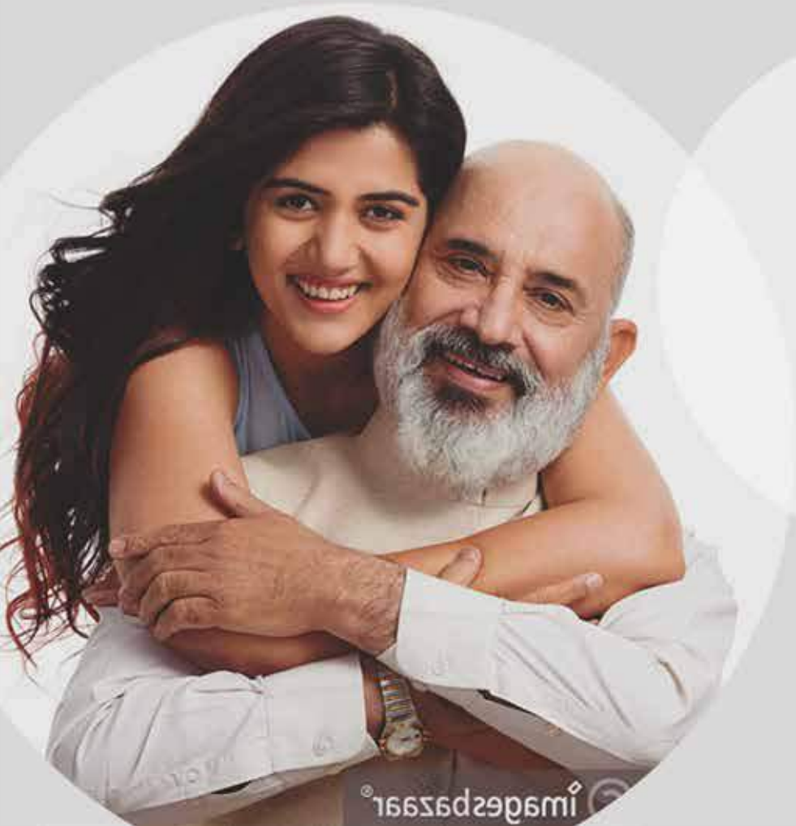
THE SYMPHONY OF A READYMADE LIFE.

RAAGA

The rhythm of life

"Happiness is not a matter of intensity but of balance, order, rhythm and harmony."

- Thomas Merton



When everything
strikes the
right chord.
When the mood is
perfectly set for a
life of harmony.

RAAGA, PHASE 2. 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 is delightfully crafted to make life more musical.

Blissfully Located.

Centrally located between Hennur main road and Thanisandra main road, North Bangalore, Raaga is strategically placed a short 15 minute drive away from Manyata Tech Park. Connectivity to the rest of the city isn't an issue either, with a hassle-free 10 minute drive to get onto the arterial Outer Ring Road.

Location Map

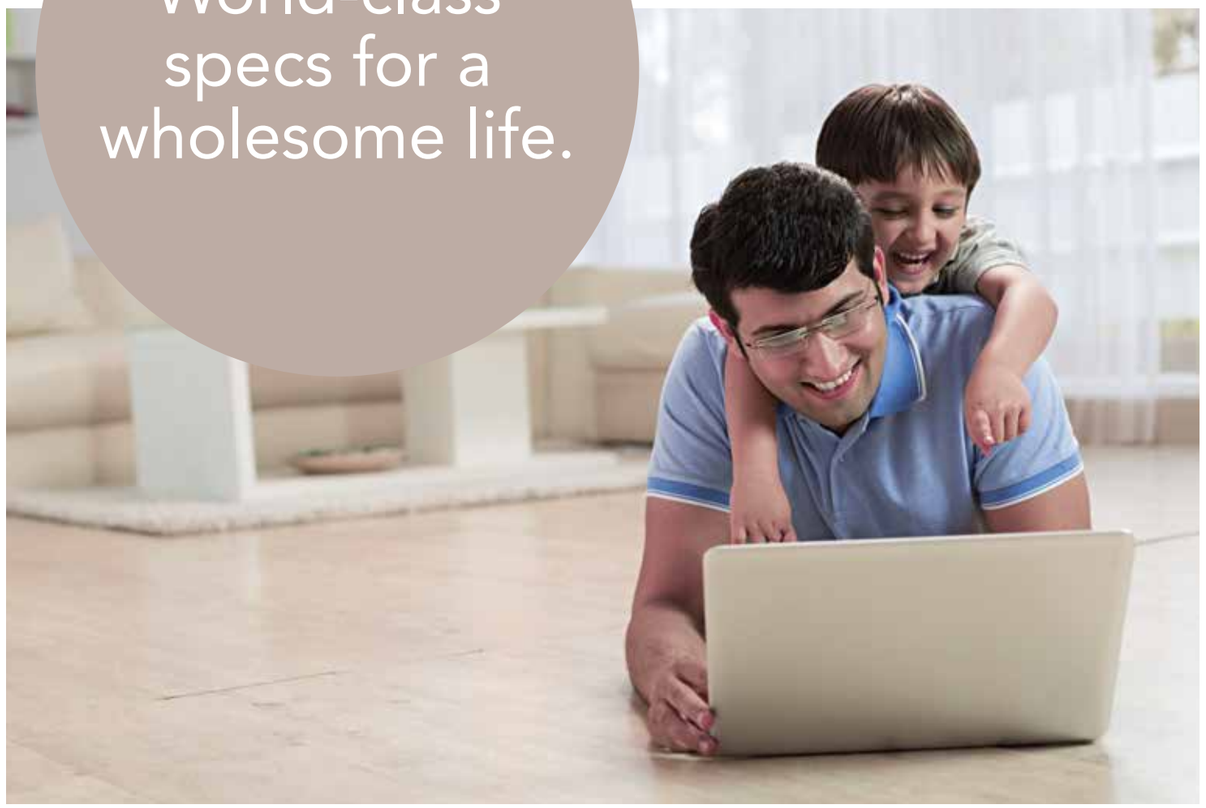
Disclaimer: The distances shown are for indicative purpose, actual distance may vary.

Thoughtful amenities.

Life at Raaga enjoys world-class amenities, fine-tuned for every mood and every need, and whether it's outdoor or indoor. From health clubs to swimming pools, children's play areas to intricate landscaping, life at Raaga aims to bring out the best from the community that blissfully prospers in it.

• 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, Carom, 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 • Climber cover for parking slots in central courtyard • 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.

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 border, 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 BESCOM 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

Site Plan

Disclaimer : Furnitures & Fixtures Shown in the plan are only for illustration of space usage and does not constitute part of actual offering

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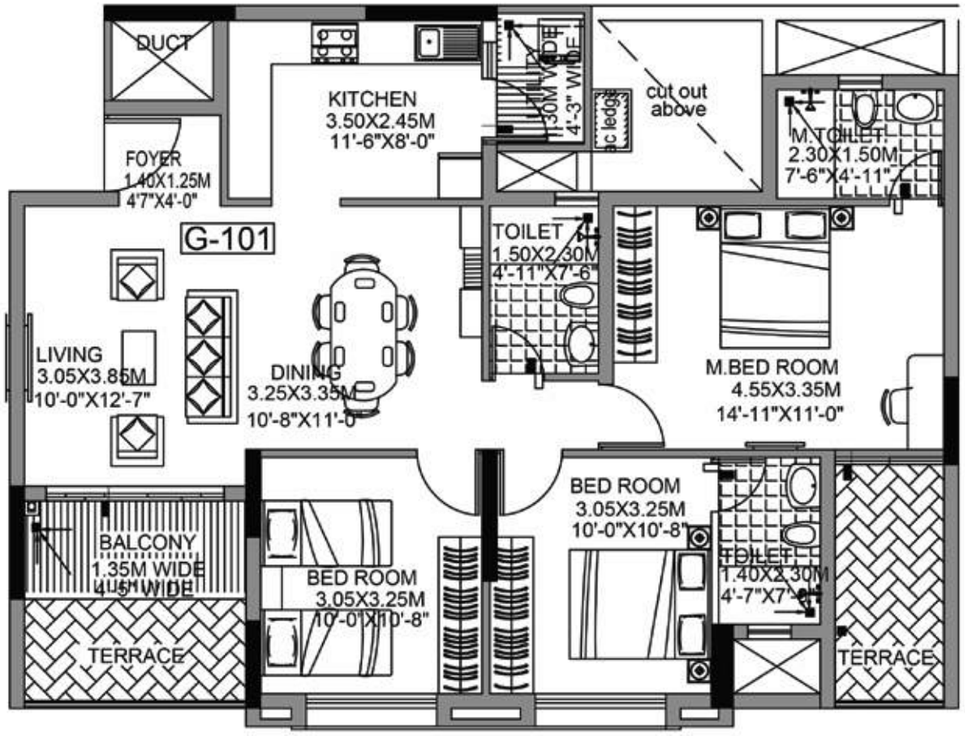
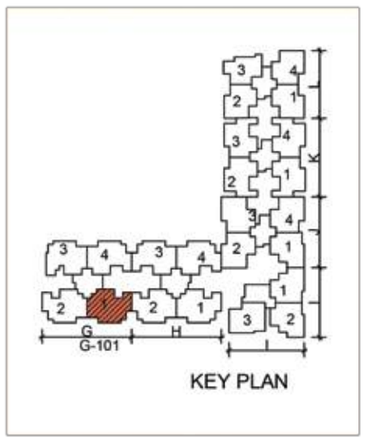
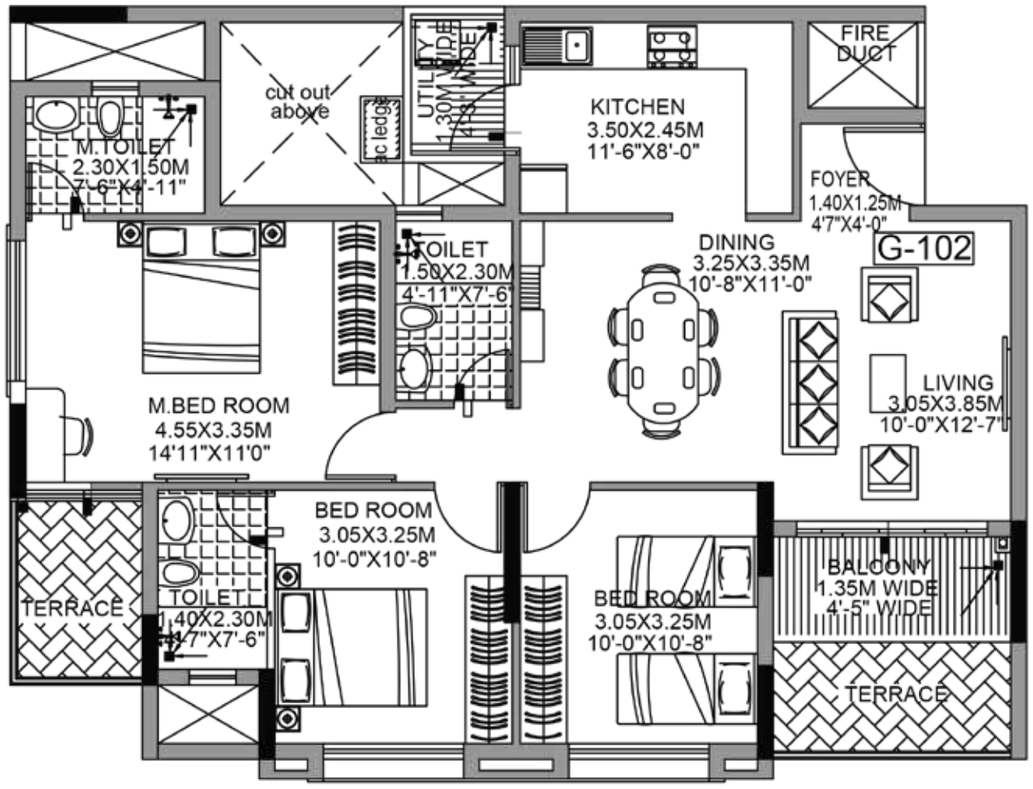


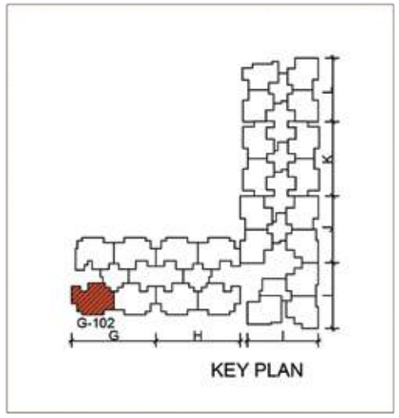


FLAT No. G-101
3 - BHK
CARPET AREA - 904.16 SFT

Disclaimer : furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering

RAAGA
The rhythm of life





FLAT No. G-102
3 - BHK
CARPET AREA - 904.16 SFT

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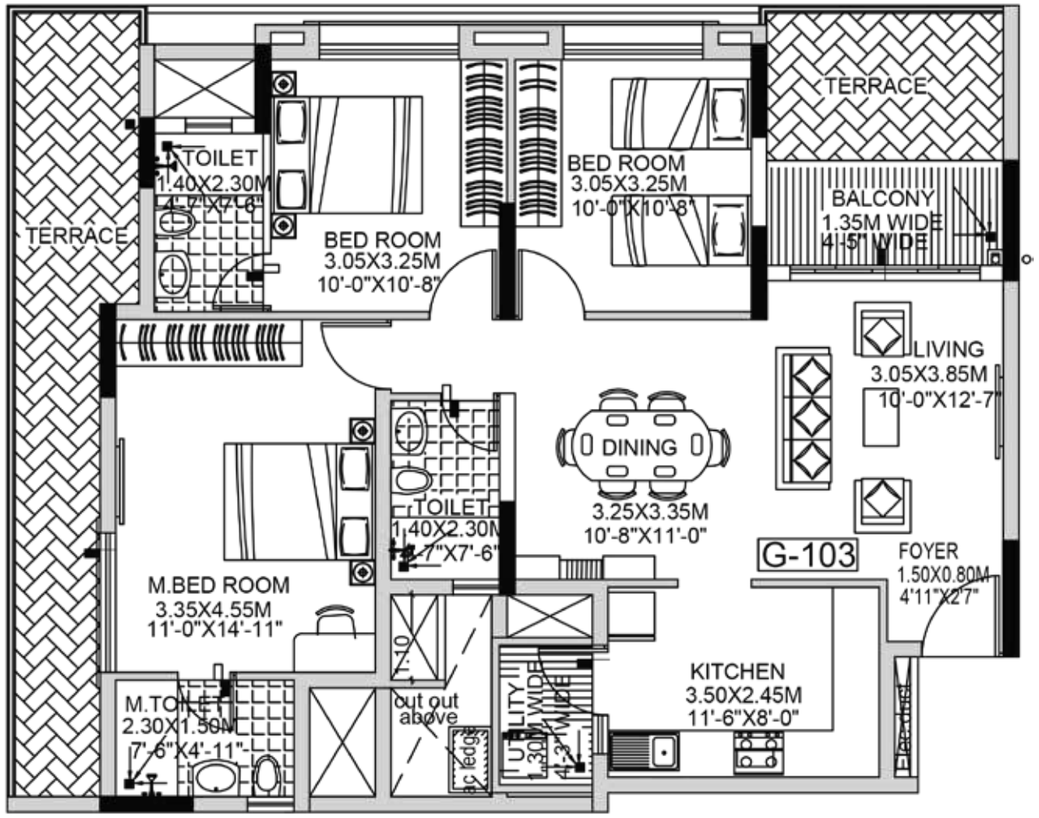
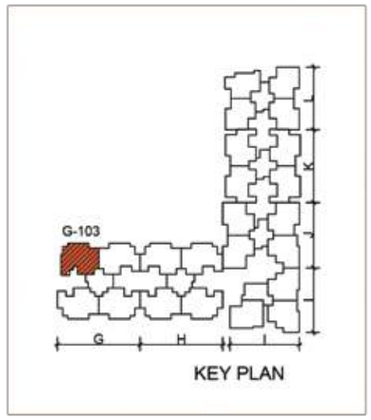
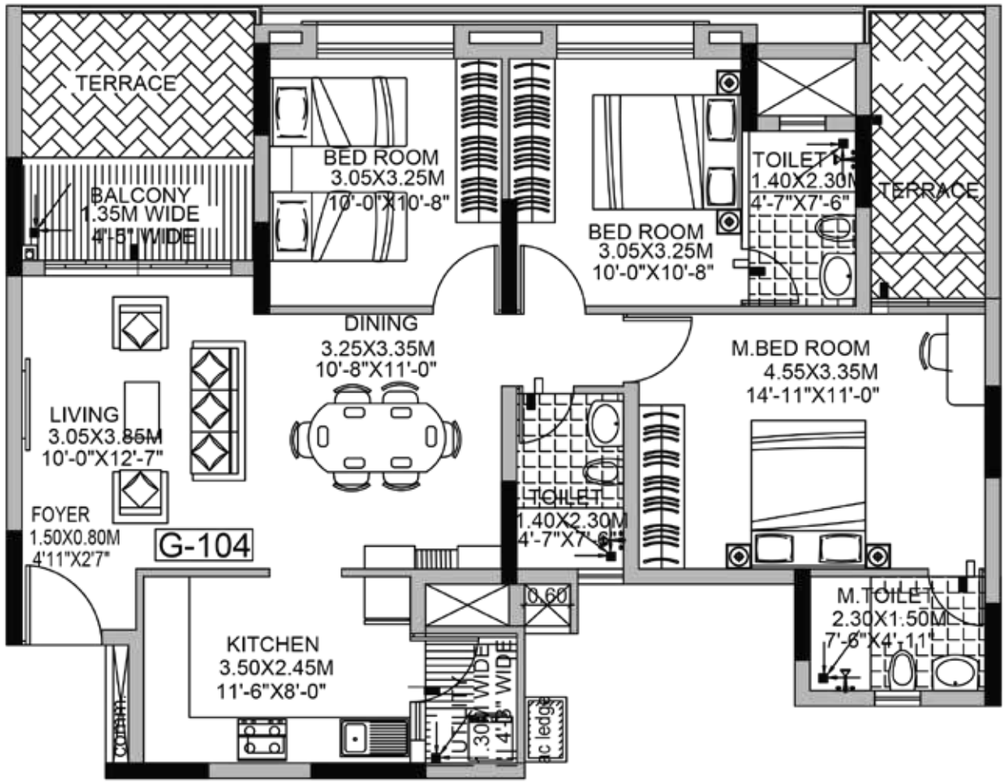


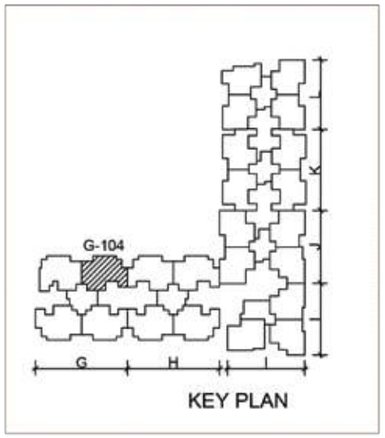


FLAT No. G-103
3 - BHK
CARPET AREA - 898.46 SFT

Disclaimer : furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering

RAAGA
The rhythm of life





FLAT No. G-104
3 - BHK
CARPET AREA - 897.81 SFT

Disclaimer : furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering

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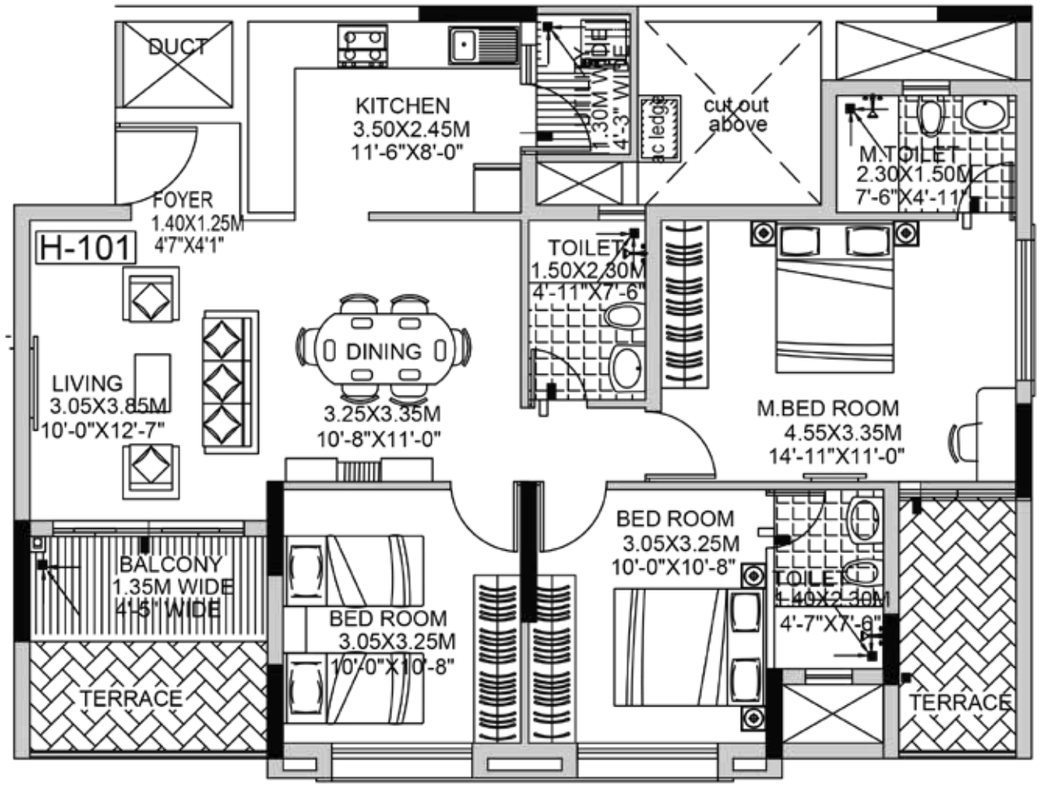

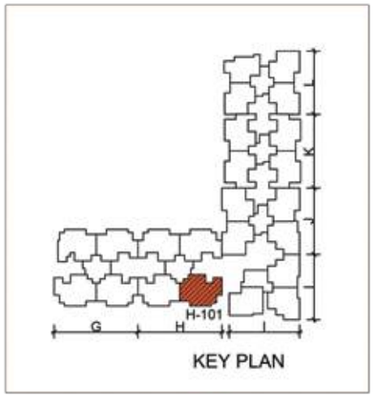

FLAT No. H-101
3 - BHK
CARPET AREA - 904.16

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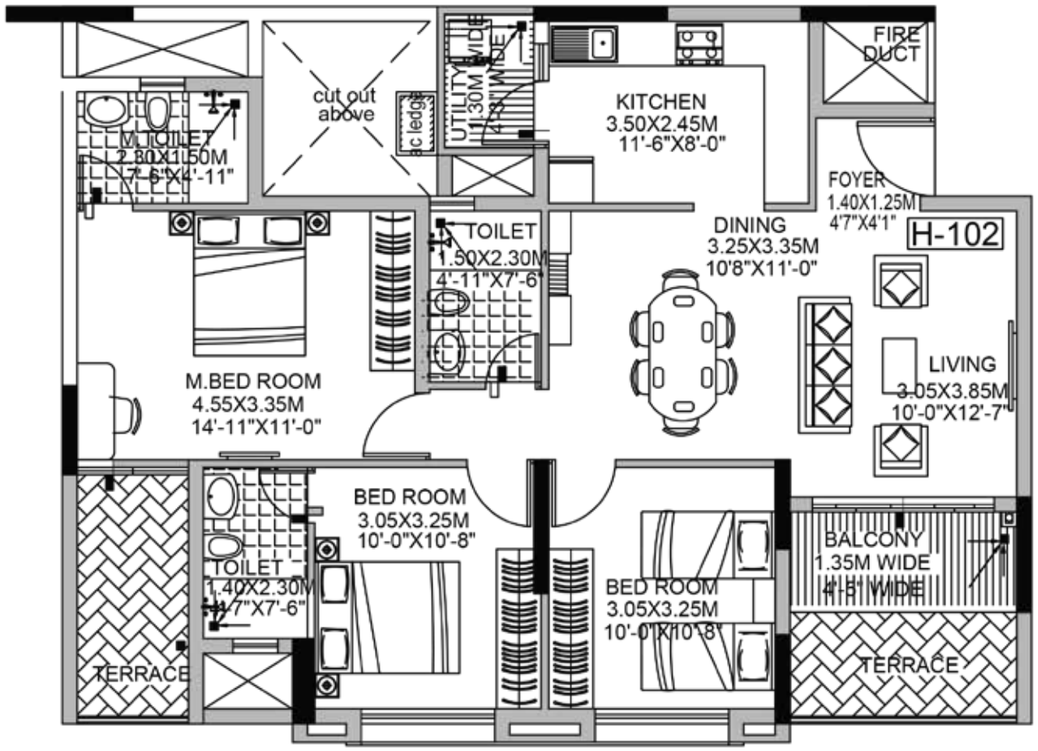
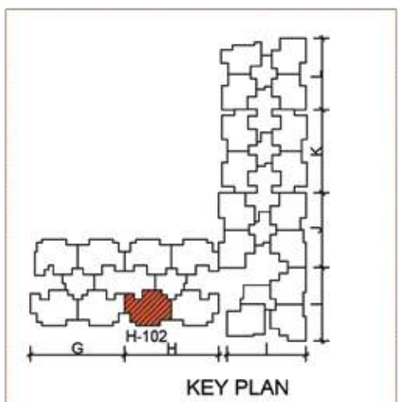
The rhythm of life





FLAT No. H-102
3 - BHK
CARPET AREA - 904.16 SFT

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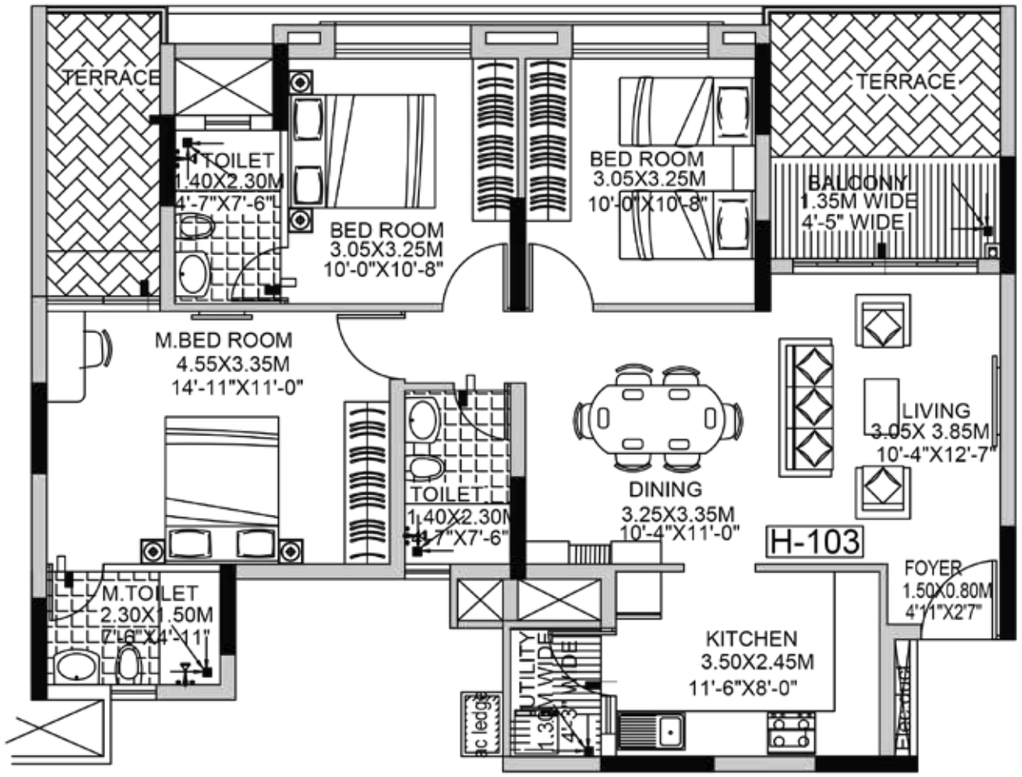

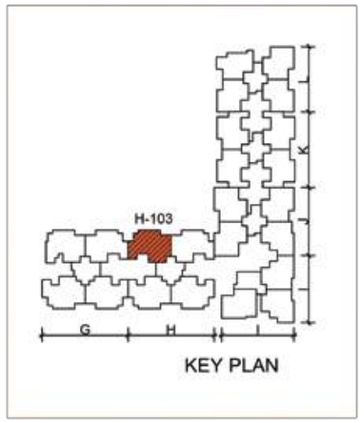

FLAT No. H-103
3 - BHK
CARPET AREA - 897.81

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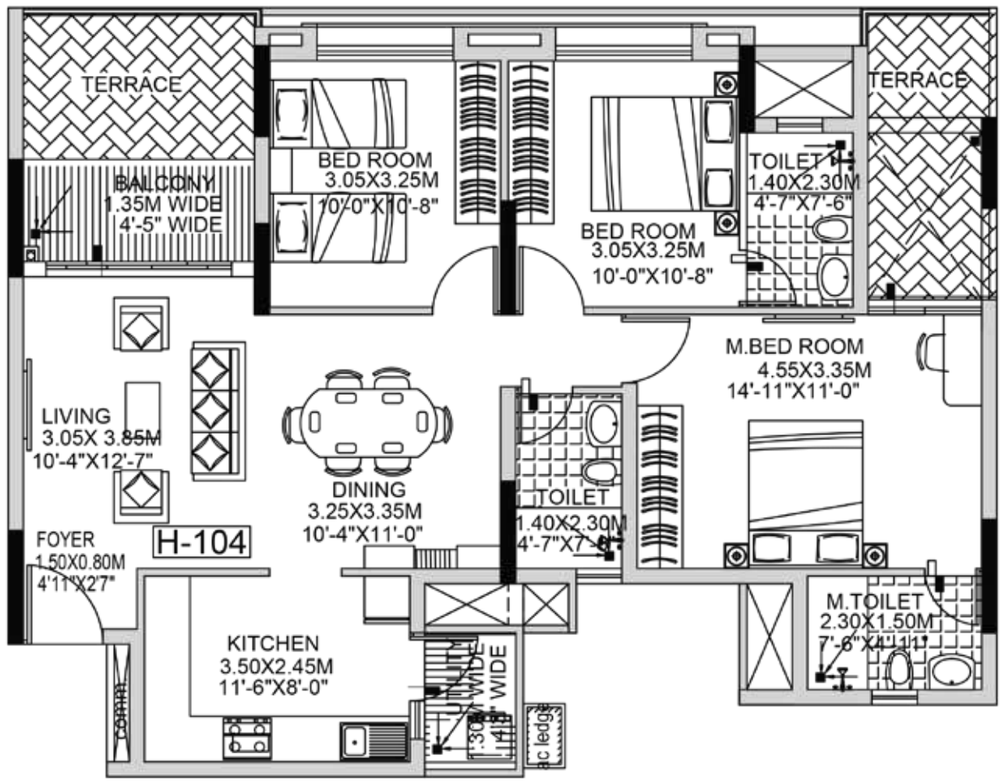

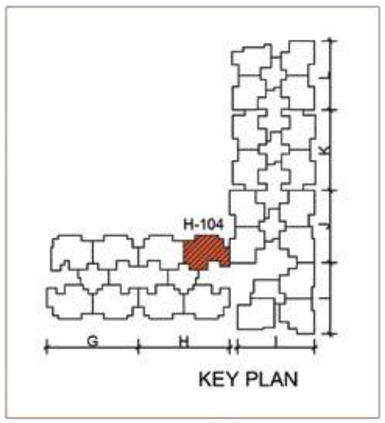

FLAT No. H-104
3 - BHK
CARPET AREA - 897.81 SFT

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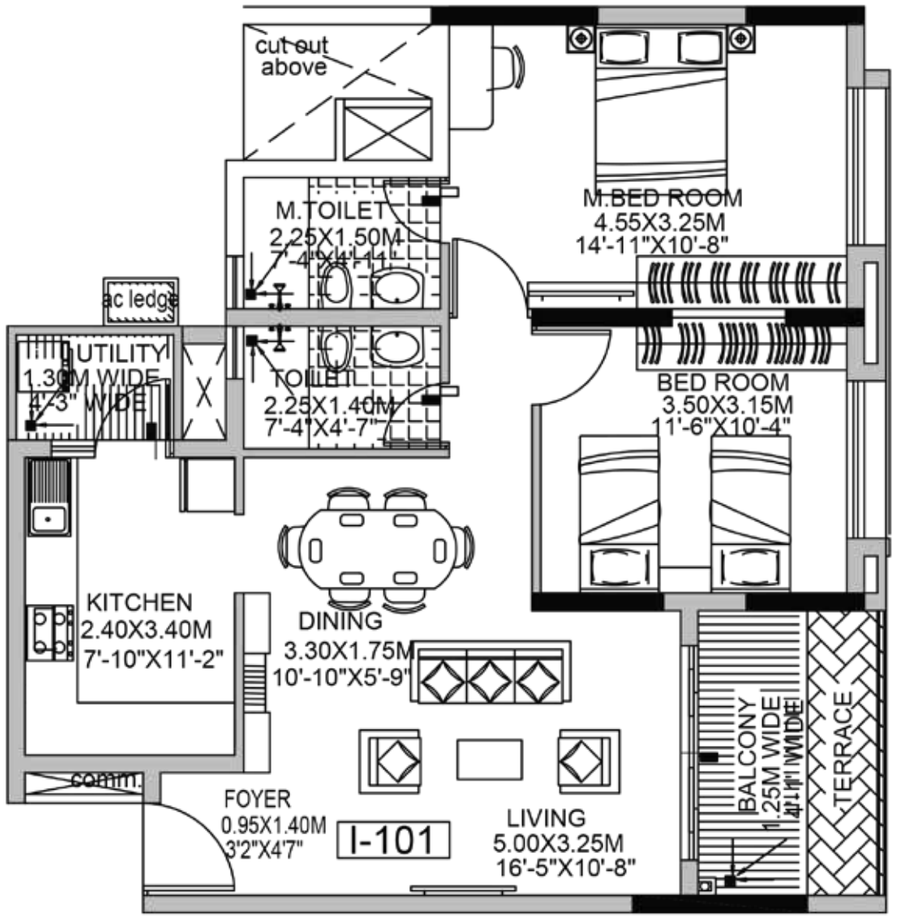

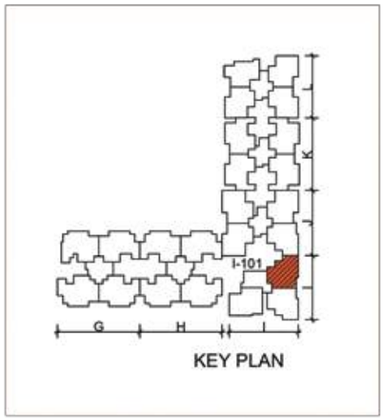

FLAT No. I-101
2 - BHK
CARPET AREA - 741.26

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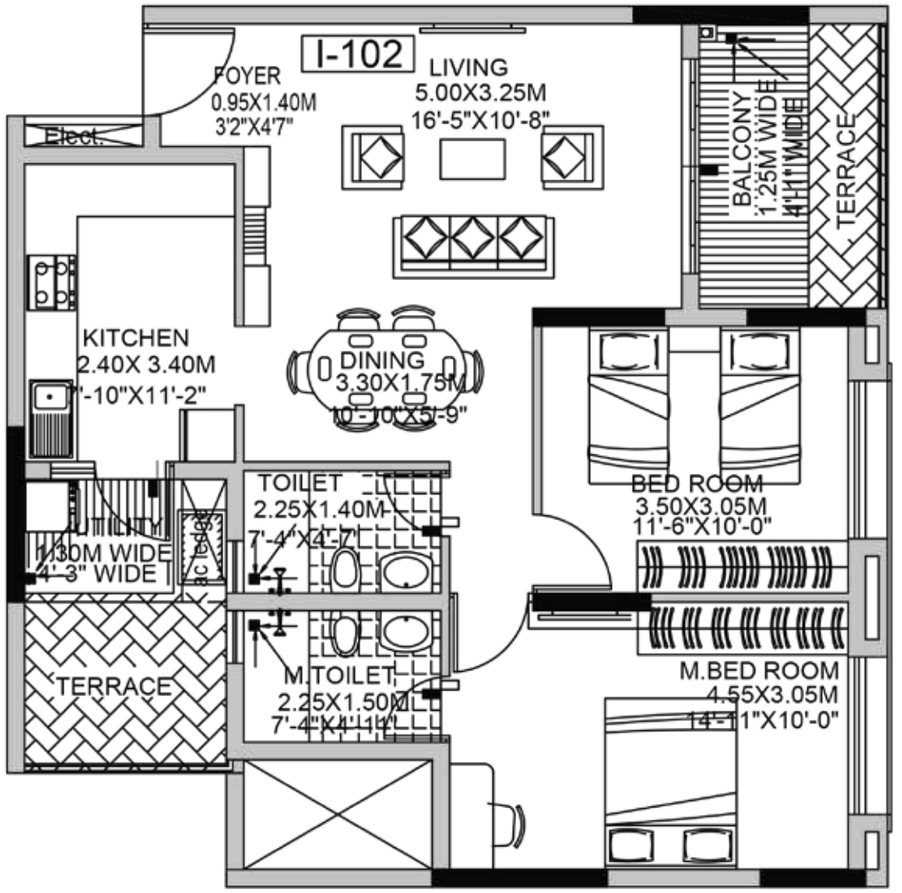

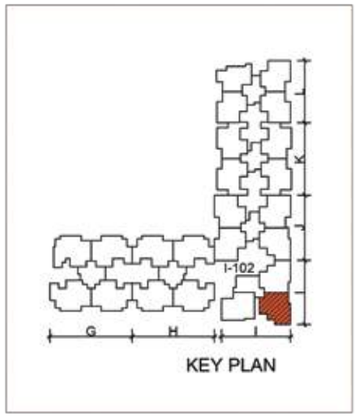

FLAT No.I-102
2 - BHK
CARPET AREA - 726.52 SFT

Disclaimer : furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering

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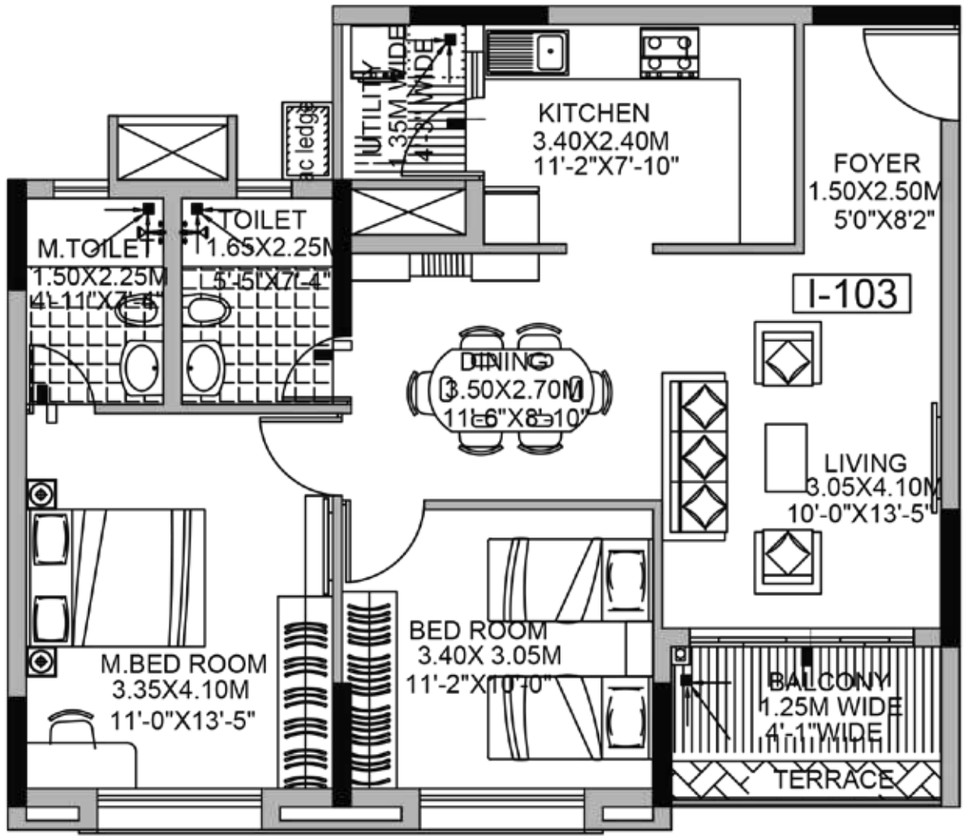

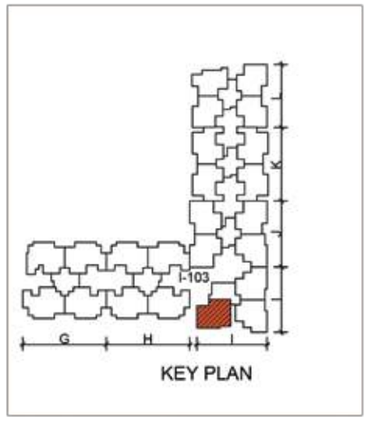

FLAT No. I-103
2 - BHK
CARPET AREA - 735.77

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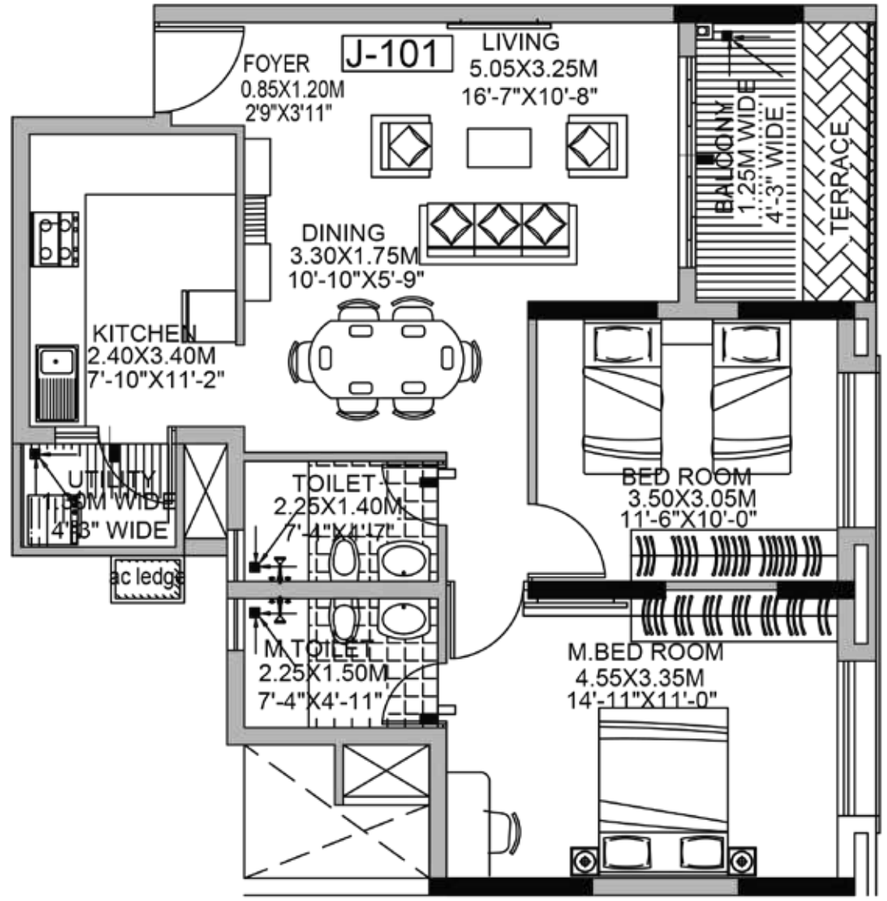

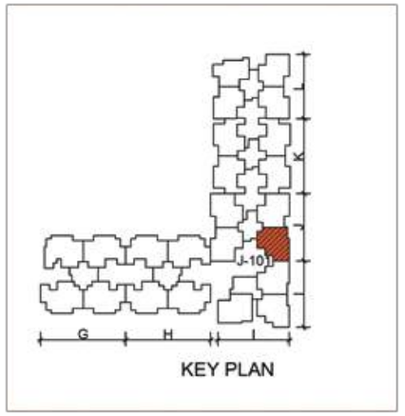

FLAT No. J-101
2 - BHK
CARPET AREA - 738.67 SFT

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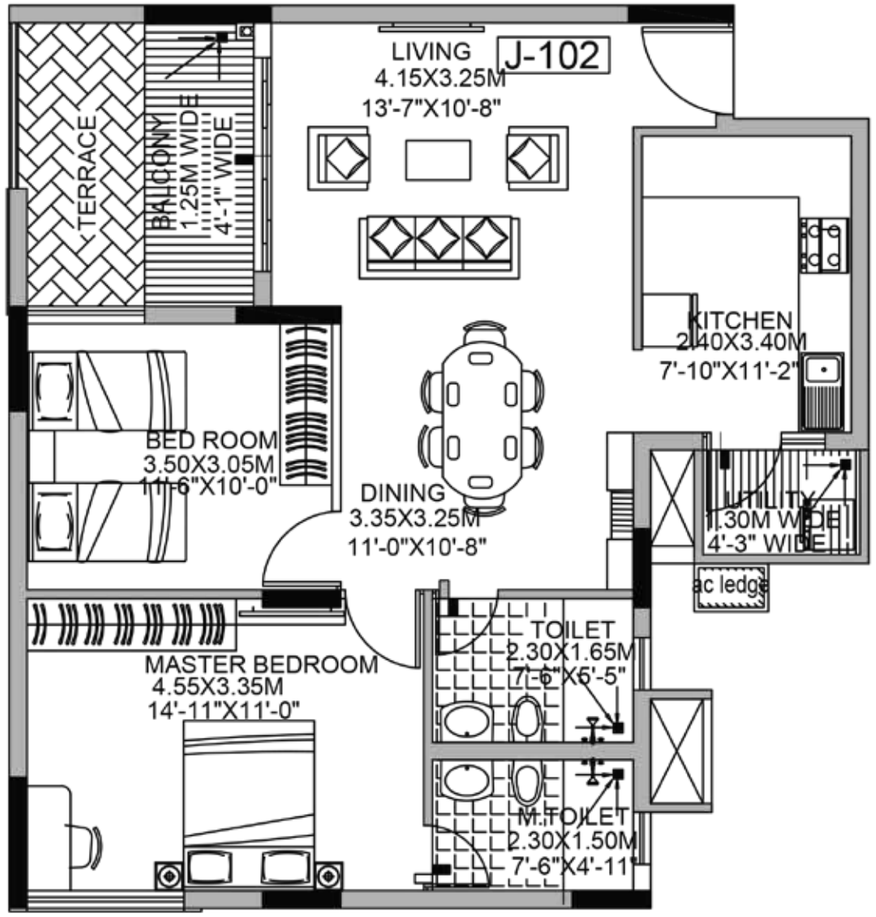

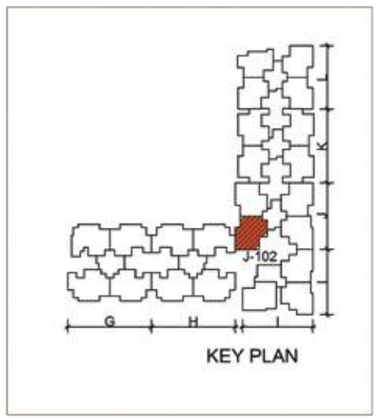

FLAT No. J-102
2 - BHK
CARPET AREA - 754.38

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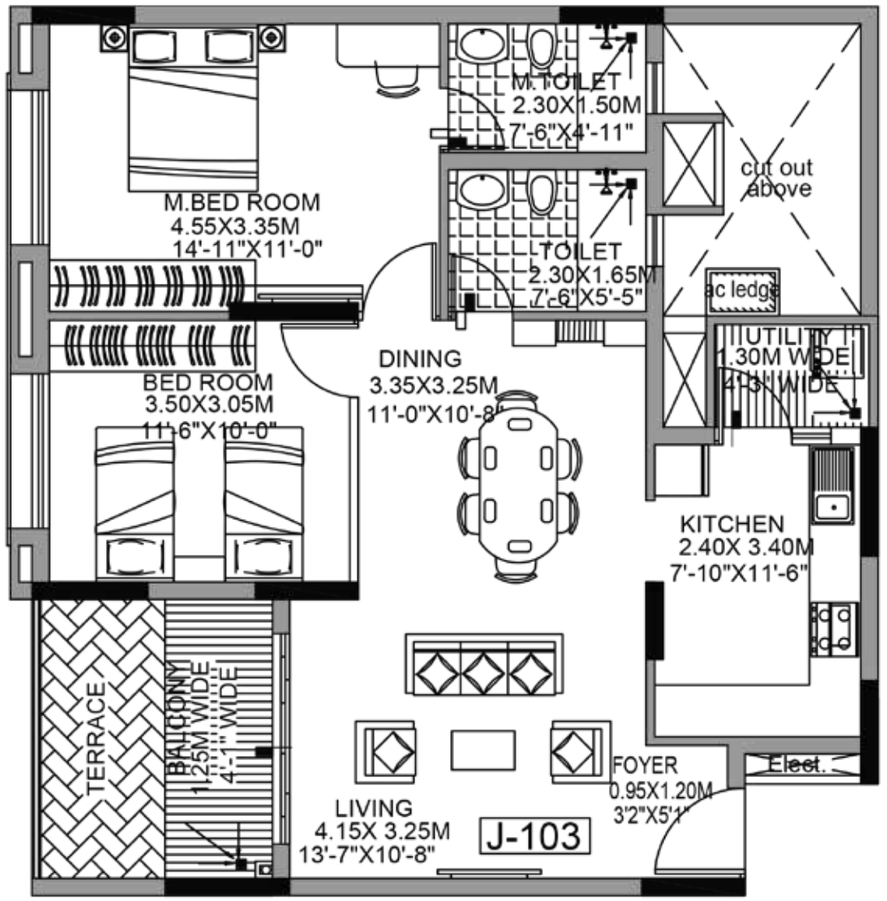

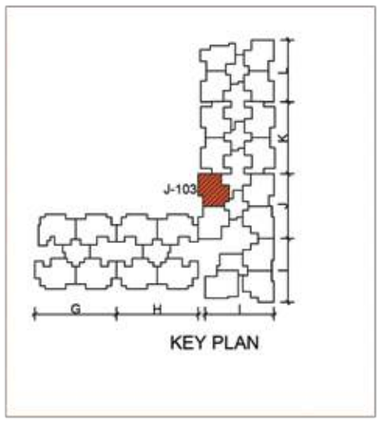

FLAT No. J-103
2 - BHK
CARPET AREA - 757.93 SFT

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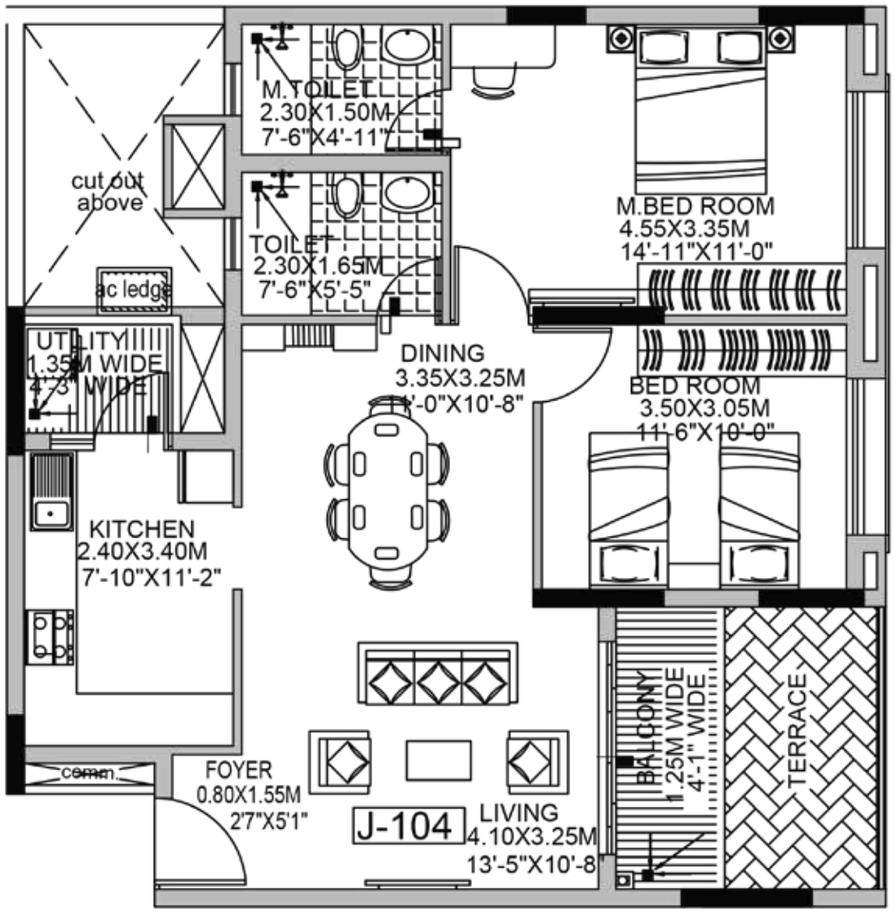

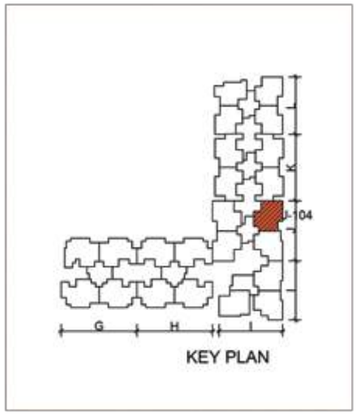

FLAT No. J-104
2 - BHK
CARPET AREA - 753.42

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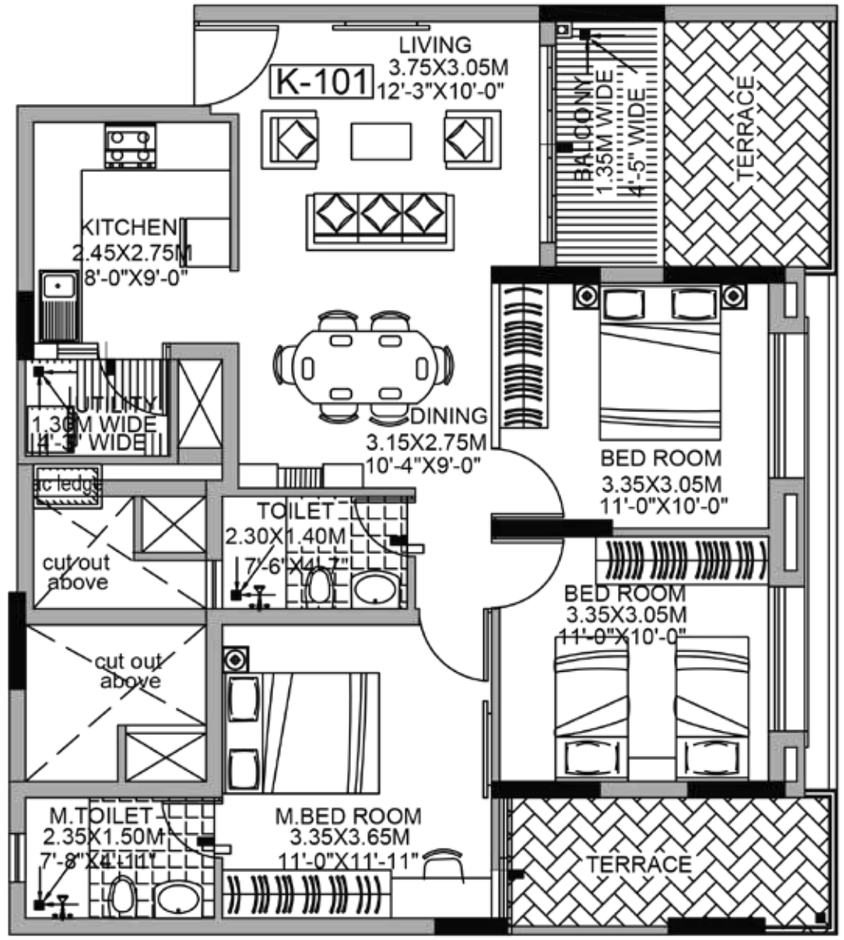
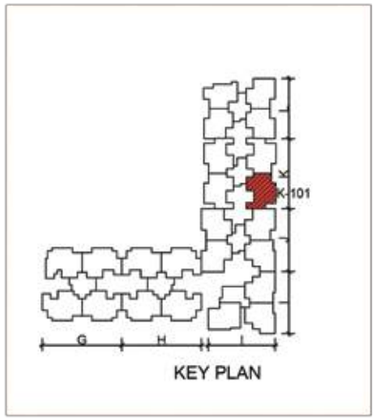
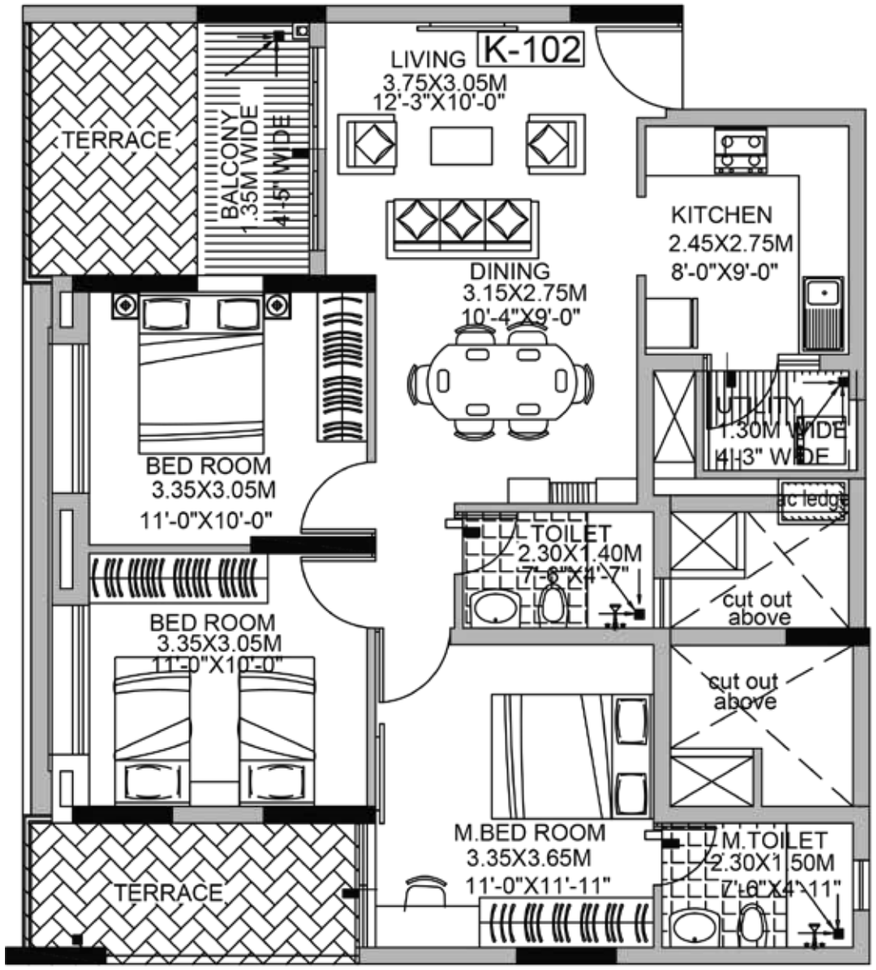
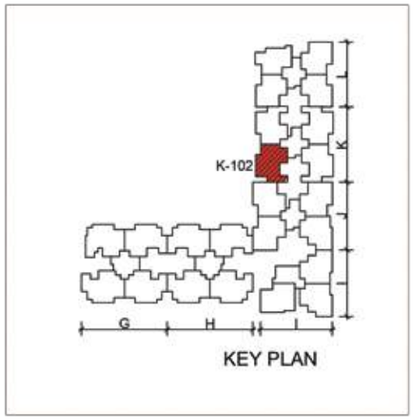




FLAT No. K-101
3 - BHK
CARPET AREA - 773.54 SFT

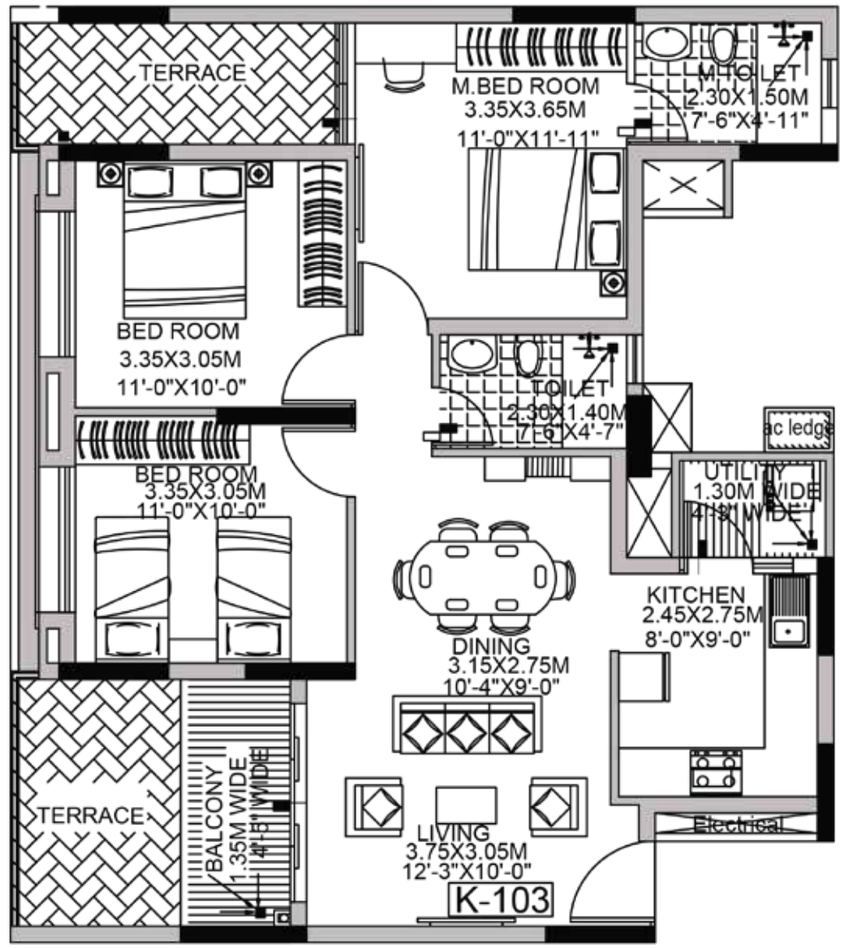
Disclaimer : furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering

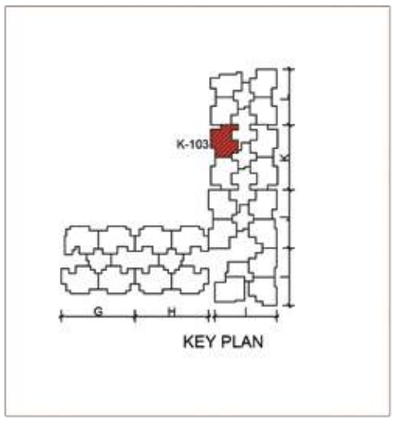




FLAT No. K-102
3 - BHK
CARPET AREA - 772.57 SFT

Disclaimer : furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering





FLAT No. K-103
3 - BHK
CARPET AREA - 774.07 SFT

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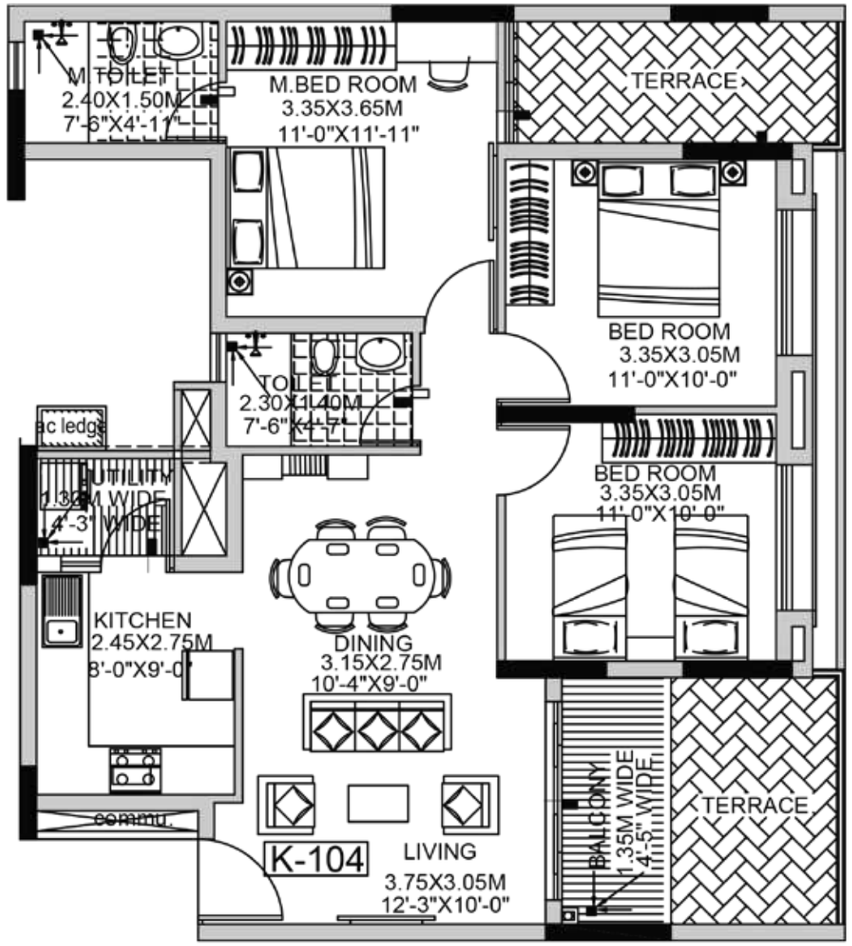
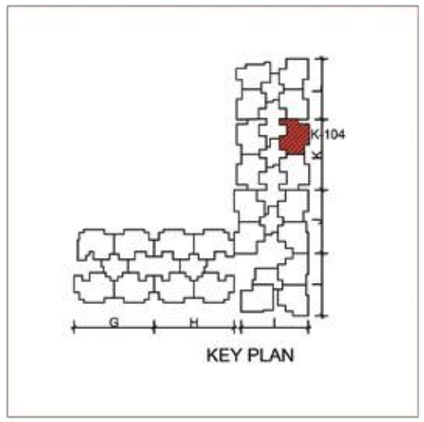
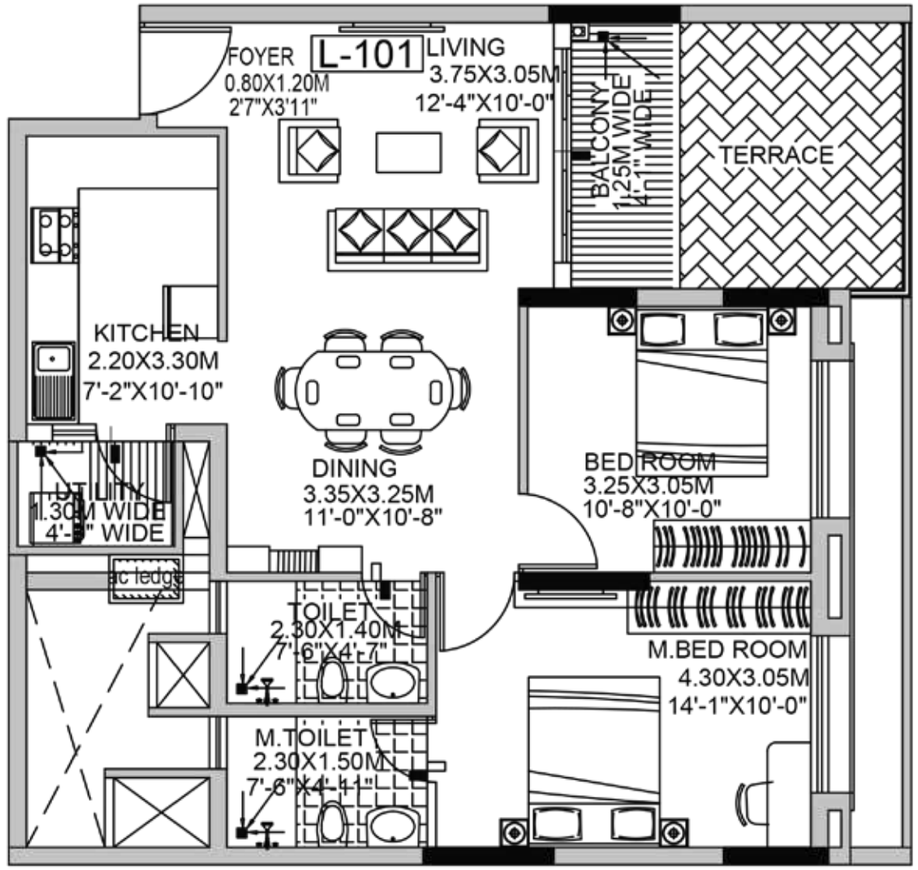
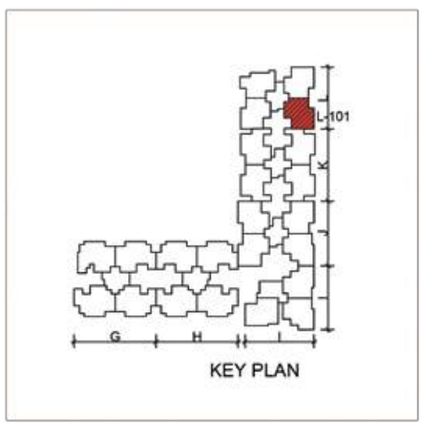
RAAGA
The rhythm of life





FLAT No. K-104
3 - BHK
CARPET AREA - 775.69 SFT





FLAT No. L-101
2 - BHK
CARPET AREA - 680.46 SFT

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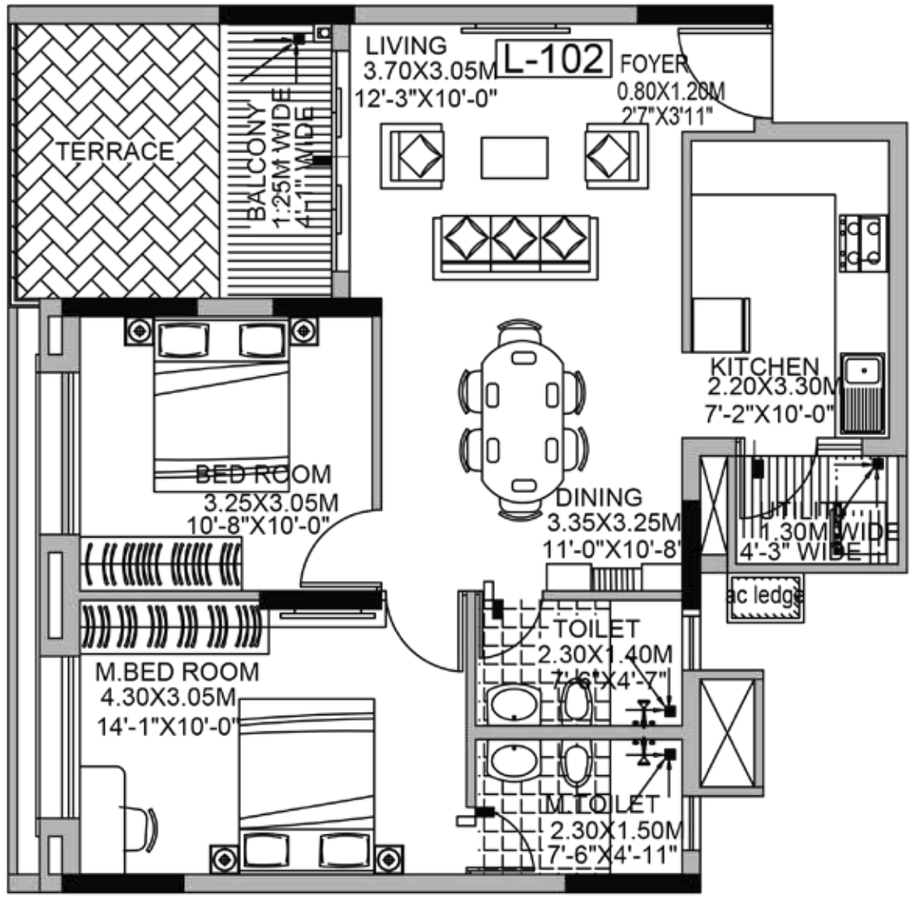

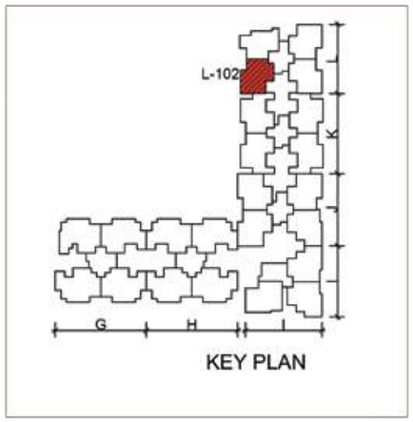

FLAT No. L-102
2 - BHK
CARPET AREA - 678.74 SFT

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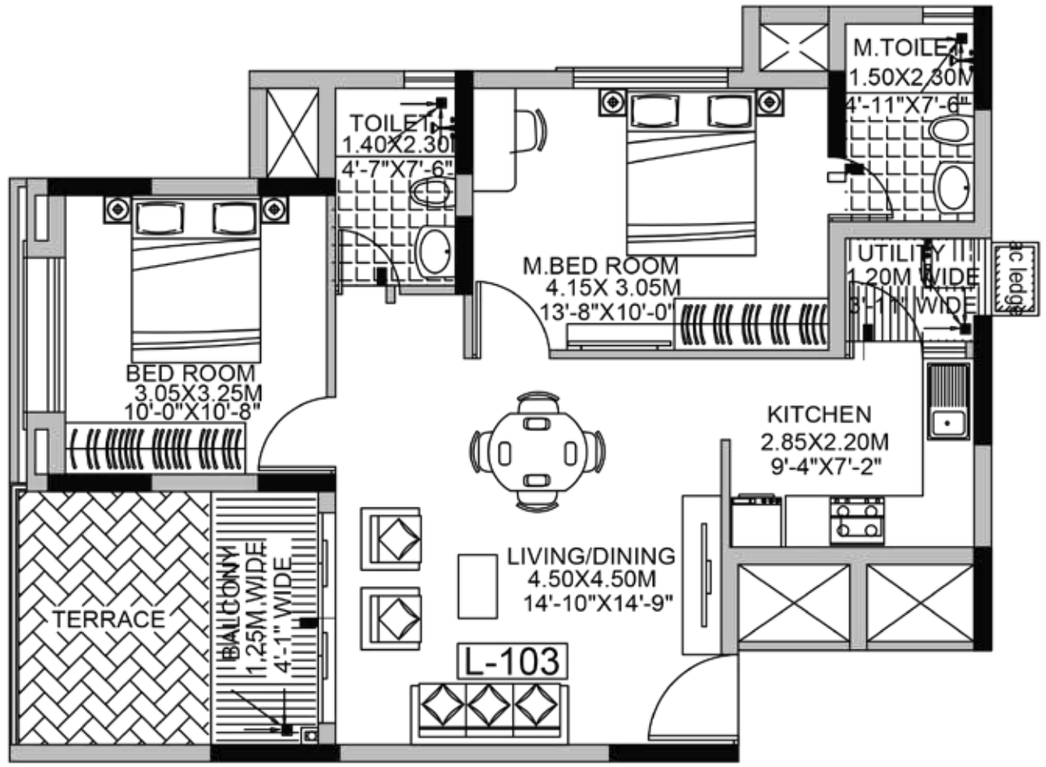
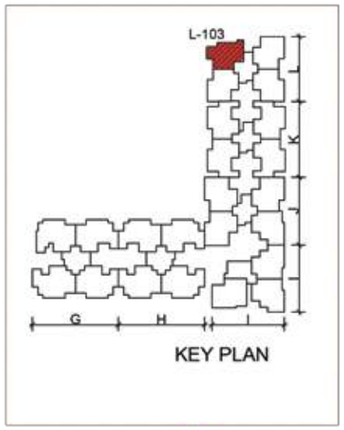
RAAGA
The rhythm of life





FLAT No. L-103
2 - BHK
CARPET AREA - 642.69 SFT

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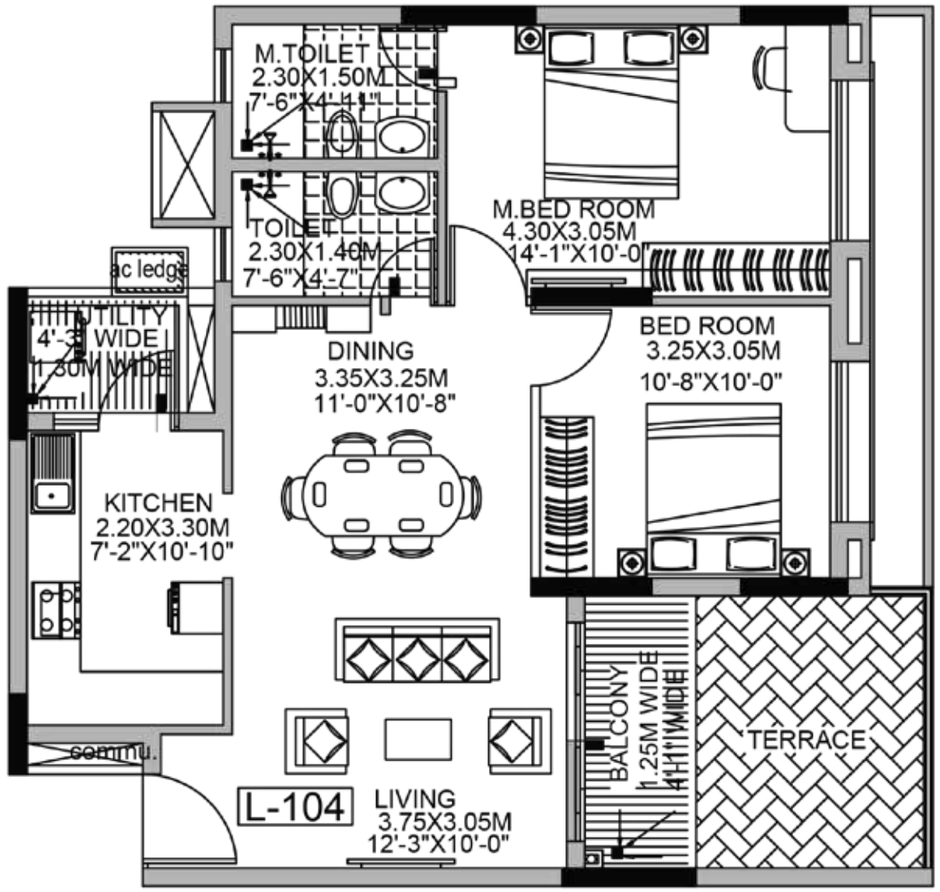
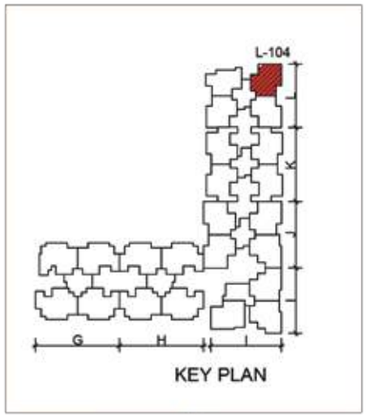
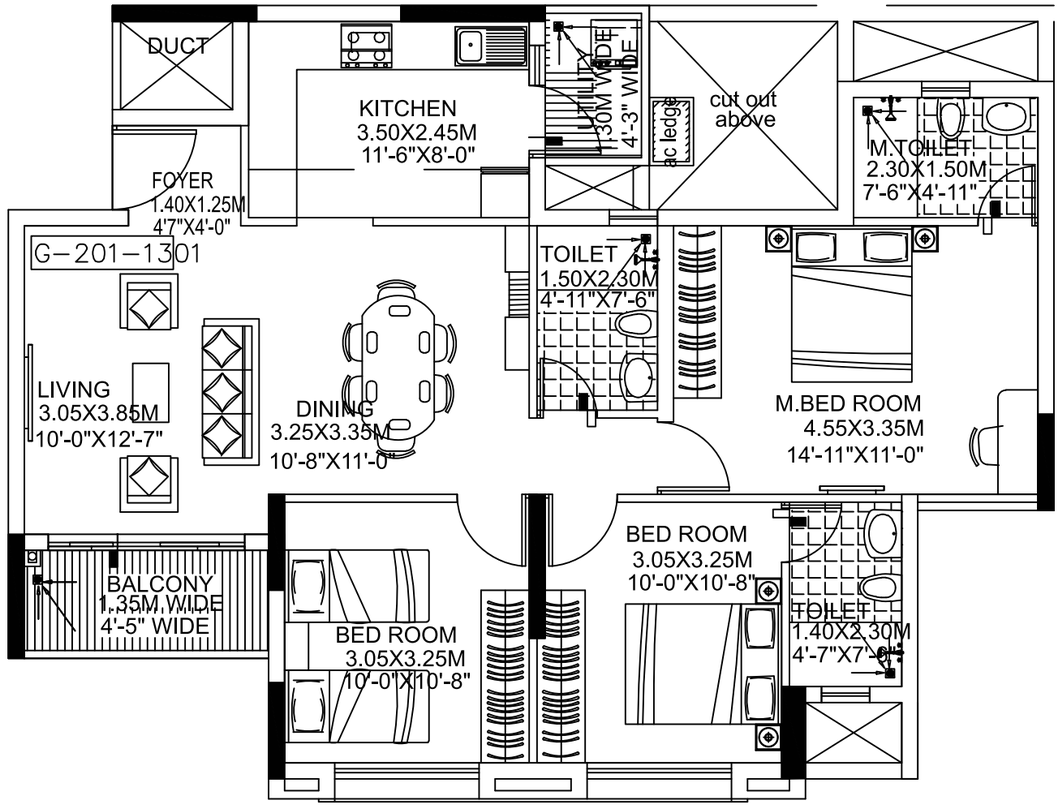
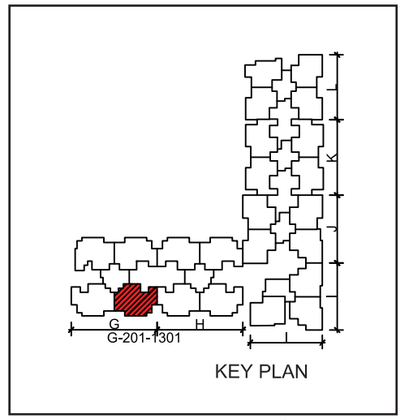




FLAT No. L-104
2 - BHK
CARPET AREA - 683.04 SFT

RAAGA
The rhythm of life





G - 201 to 1301
3 BED FLAT
CARPET AREA - 900.93 SFT

N

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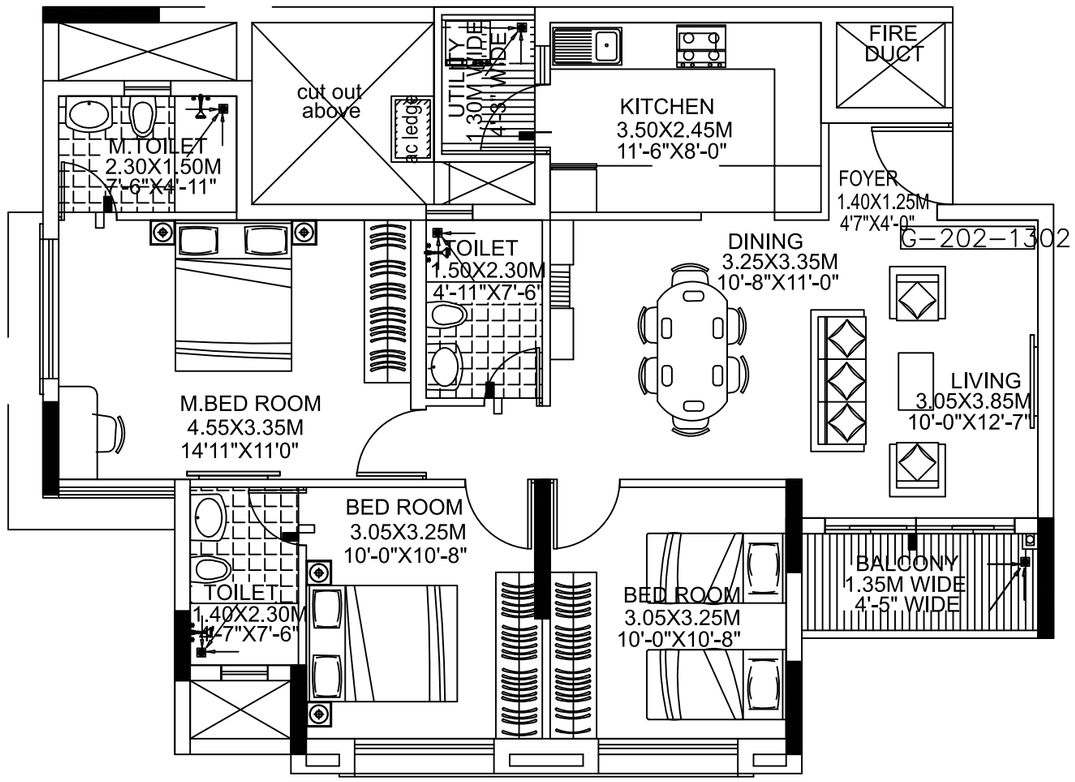

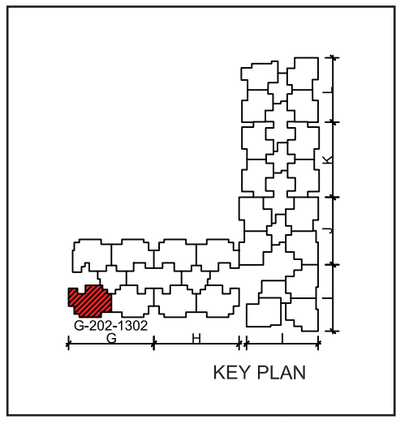

G - 202 to 1302
3 BED FLAT
CARPET AREA - 900.93 SFT

N

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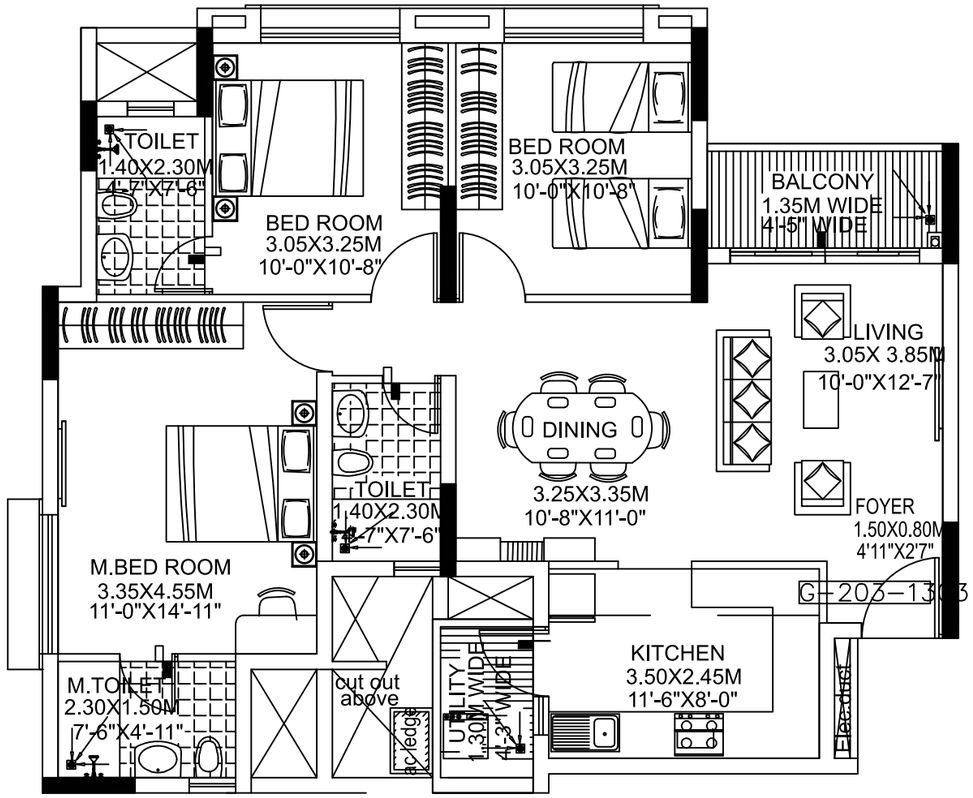
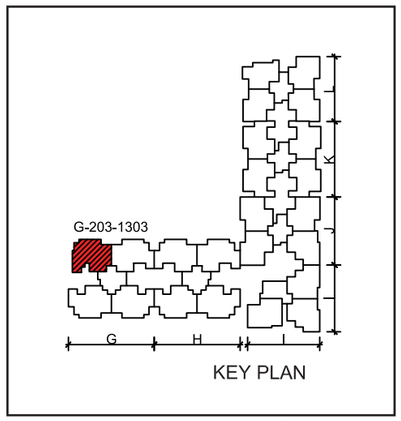
RAAGA
The rhythm of life





G - 203 to 1303
3 BED FLAT
CARPET AREA - 894.59 SFT

N

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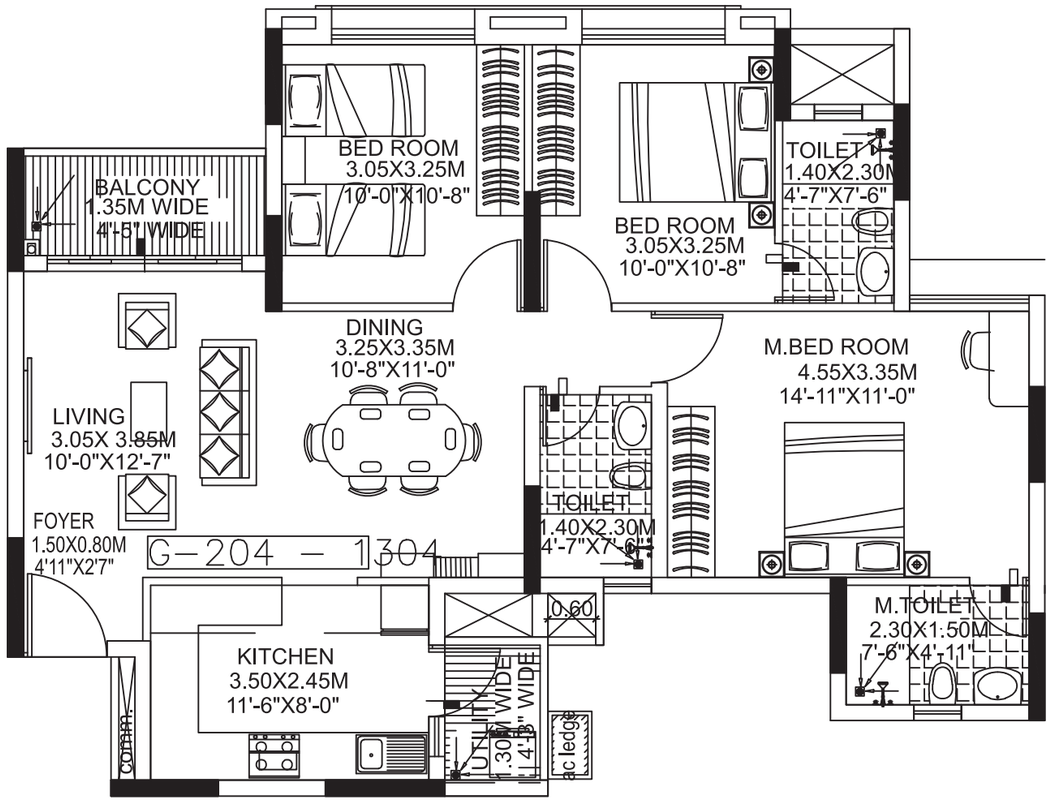

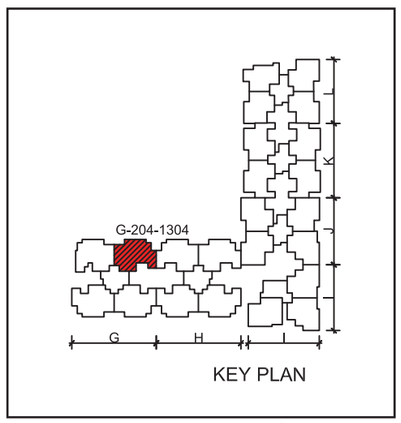

G - 204 to 1304
3 BED FLAT
CARPET AREA - 894.59 SFT

N

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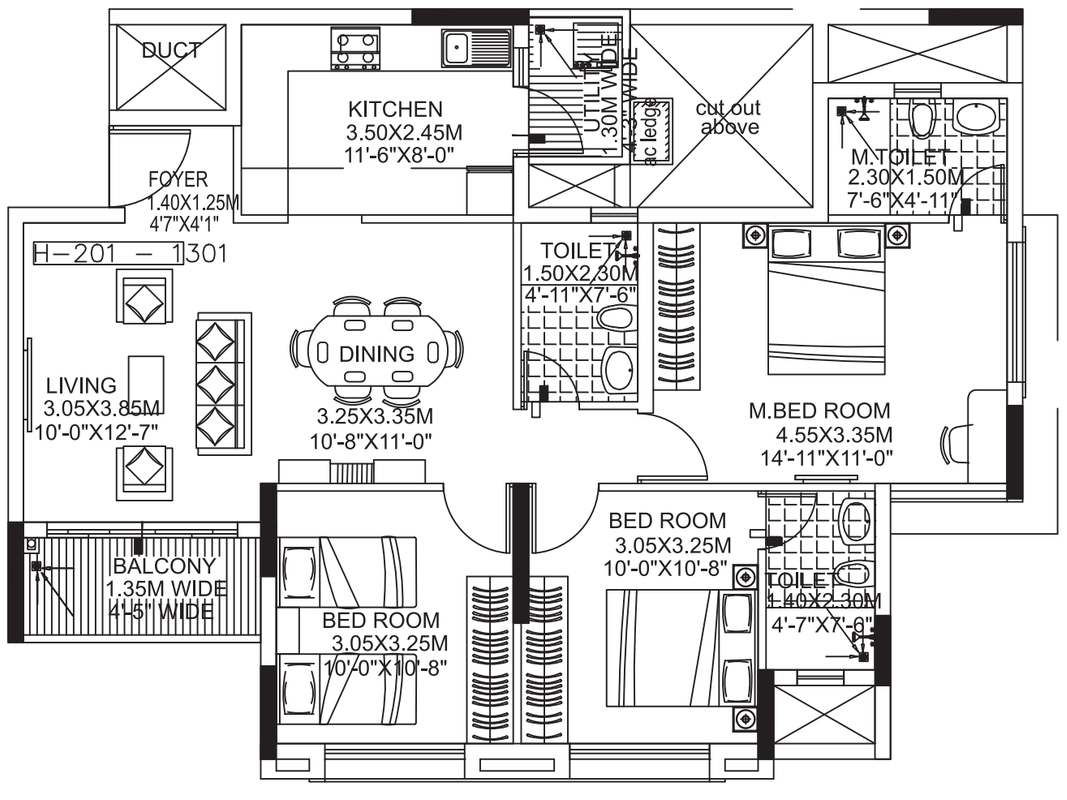
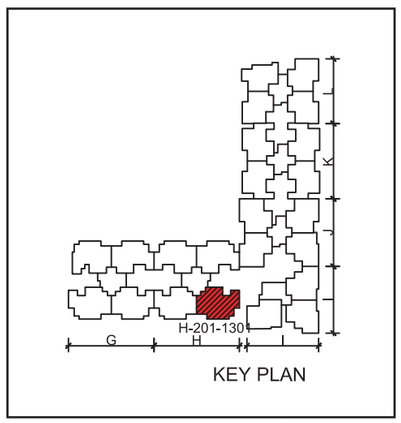
RAAGA
The rhythm of life





H - 201 to 1301
3 BED FLAT
CARPET AREA - 900.93 SFT

N

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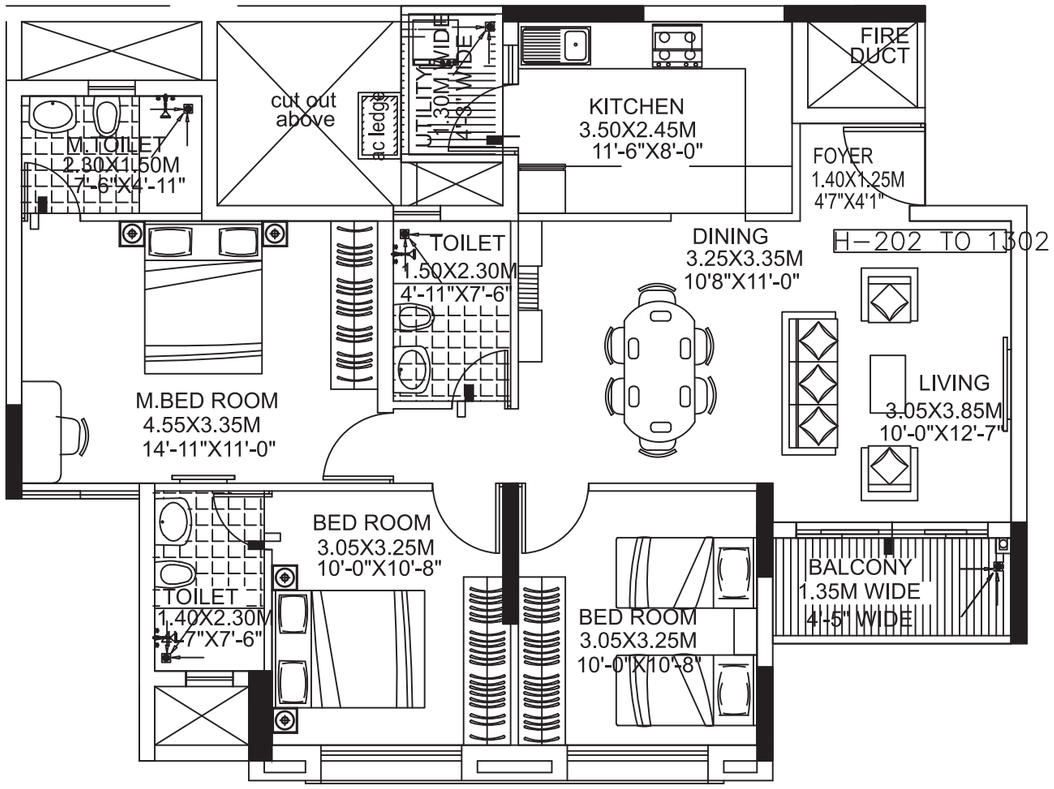

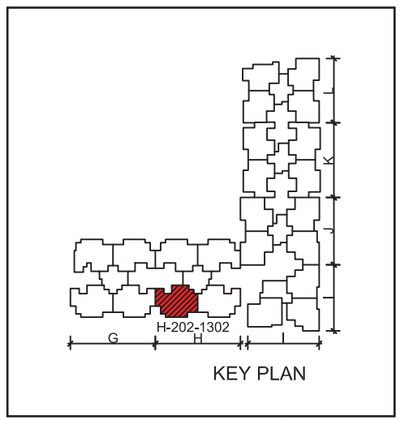

H - 202 to 1302
3 BED FLAT
CARPET AREA - 900.93 SFT

N

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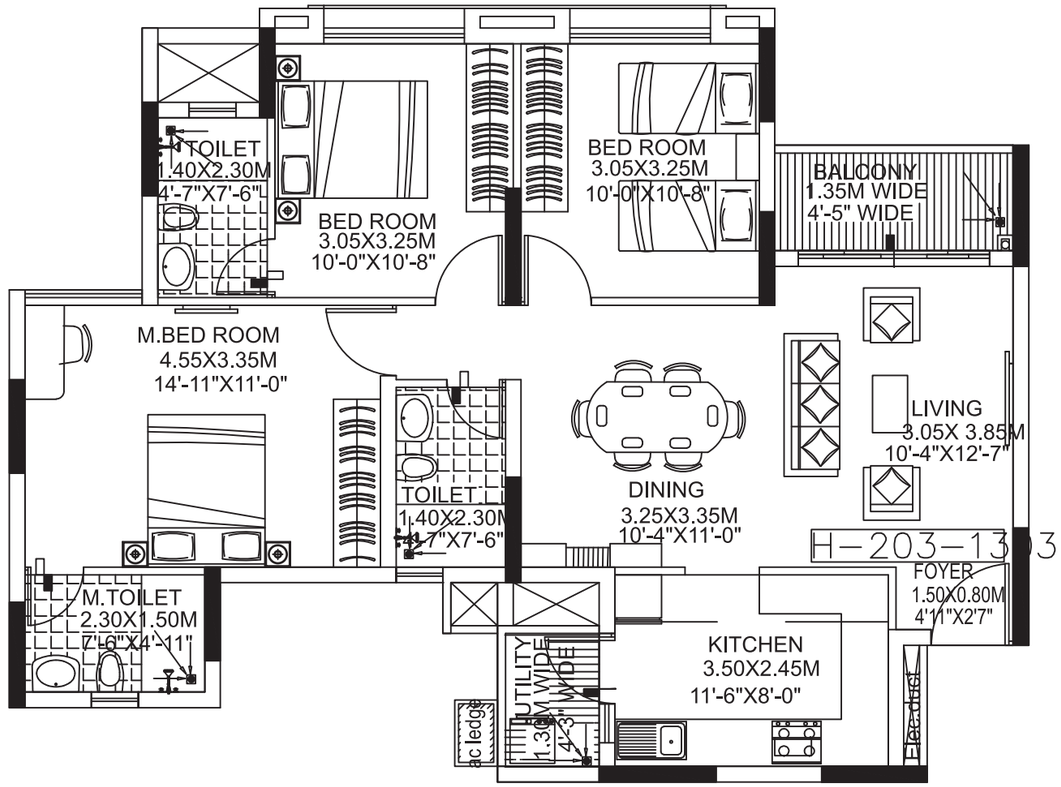
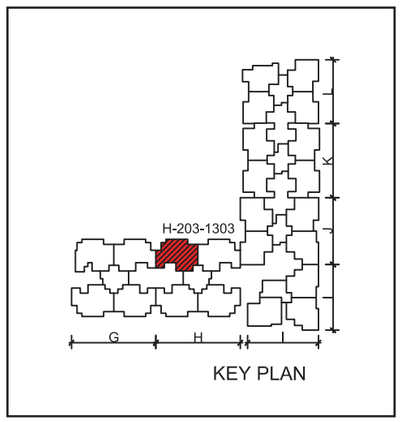
RAAGA
The rhythm of life





H - 203 to 1303
3 BED FLAT
CARPET AREA - 894.59 SFT

N

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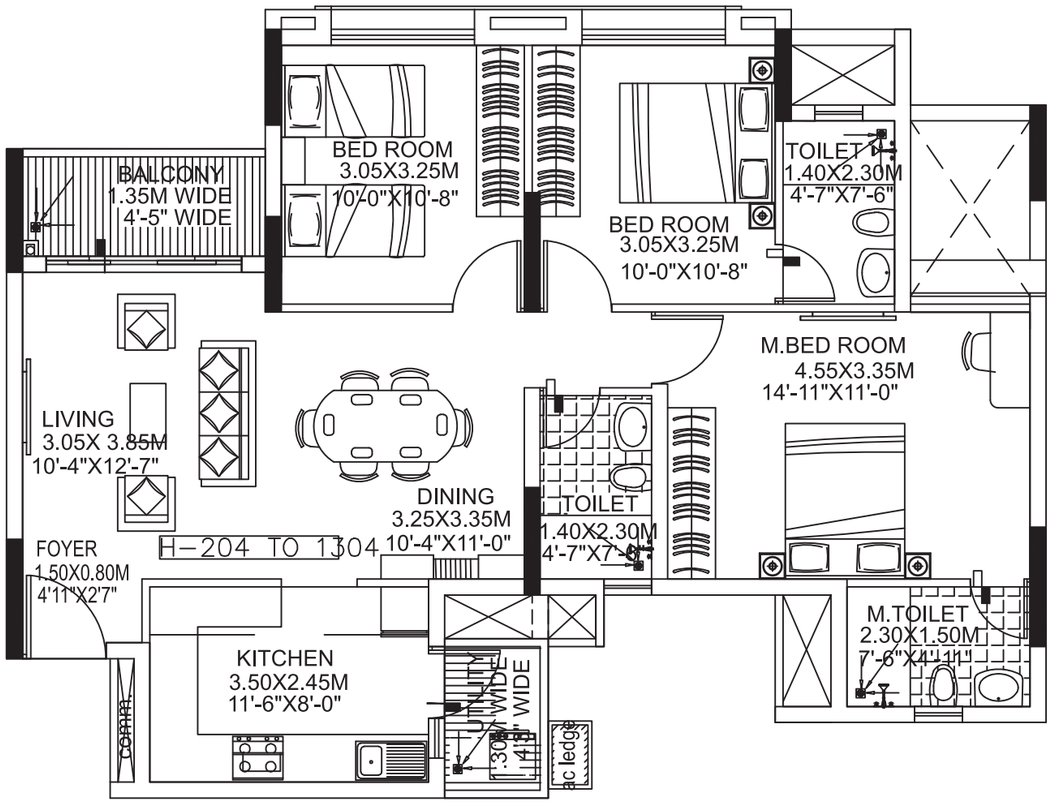
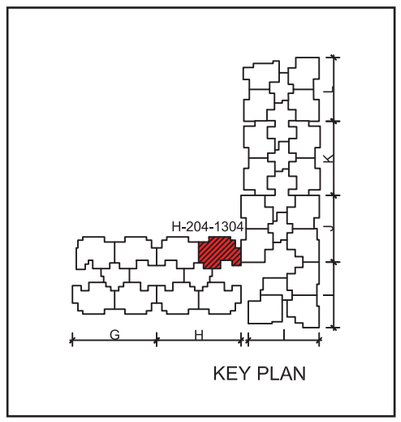
The rhythm of life





H - 204 to 1304
3 BED FLAT
CARPET AREA - 894.59 SFT

N

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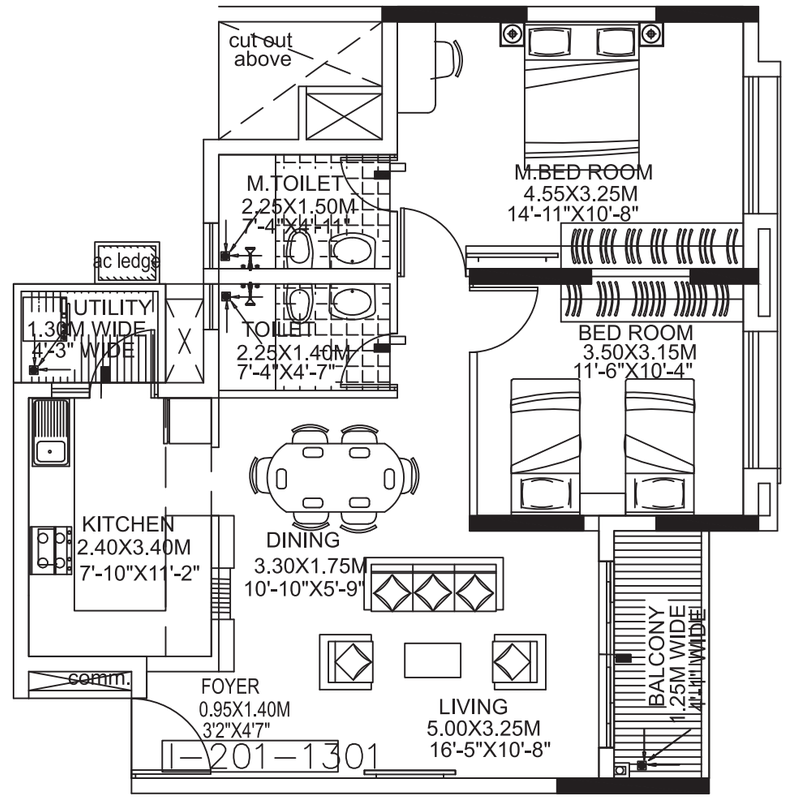

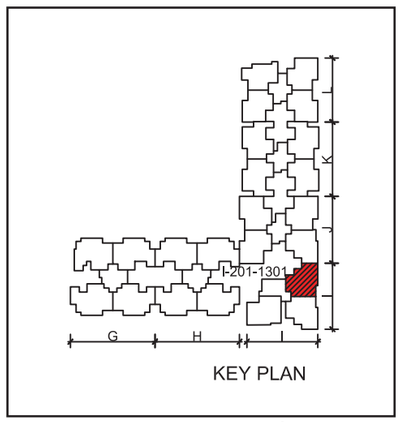

I - 201 to 1301
2BED FLAT
CARPET AREA - 741.26 SFT

N

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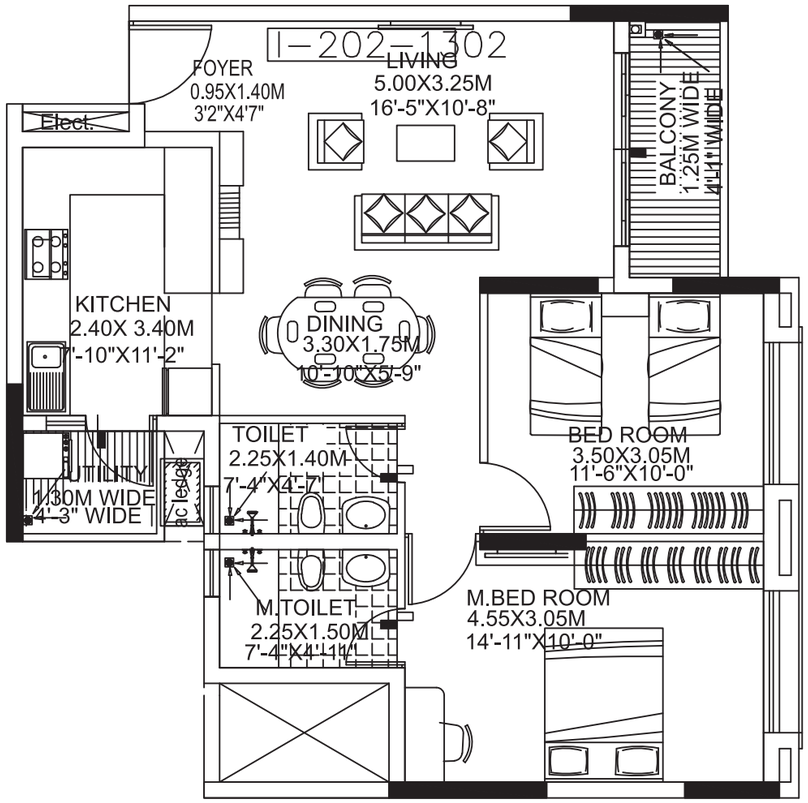

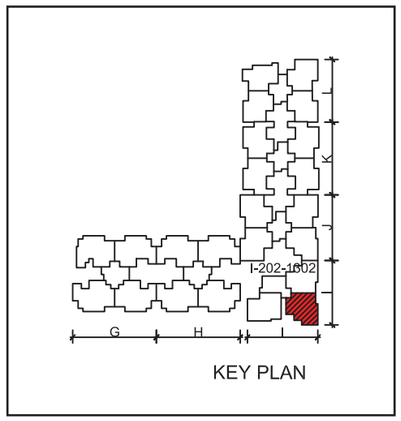

I - 202 to 1302
2 - BED FLAT
CARPET AREA - 726.52 SFT

N

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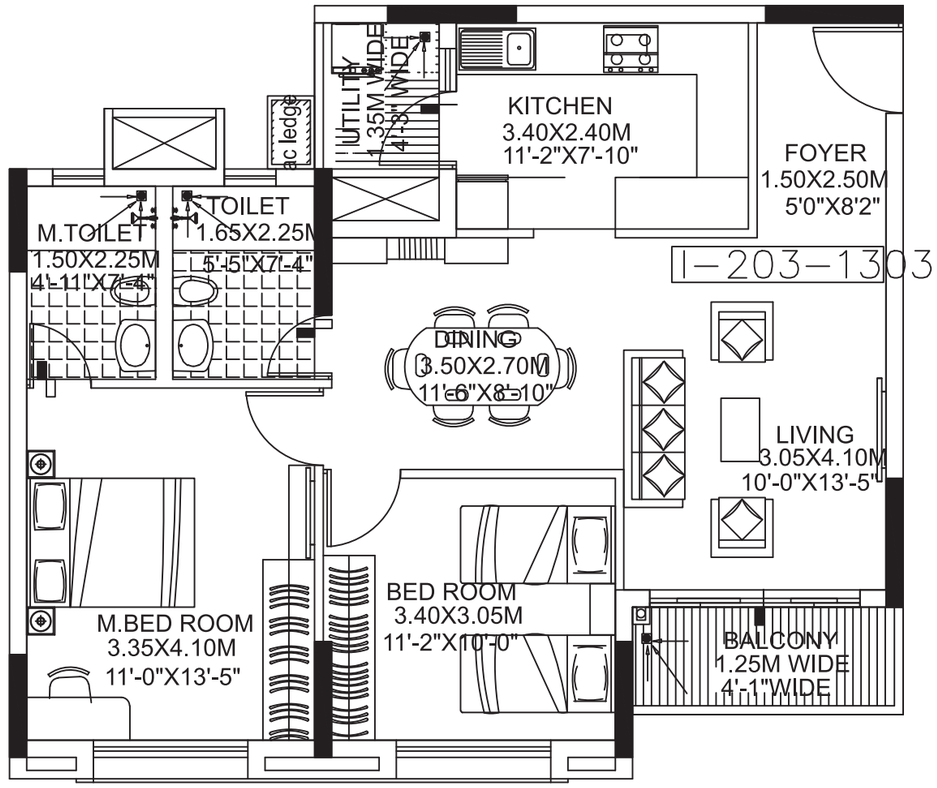
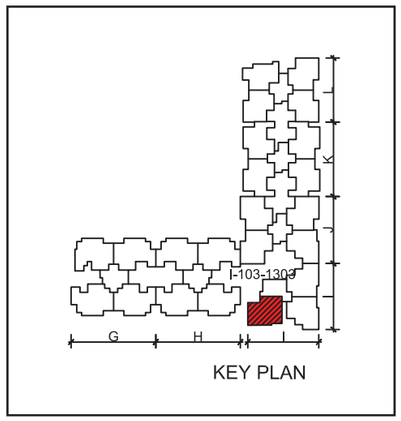
RAAGA
The rhythm of life





I - 203 to 1303
2 - BED FLAT
CARPET AREA - 735.77 SFT

N

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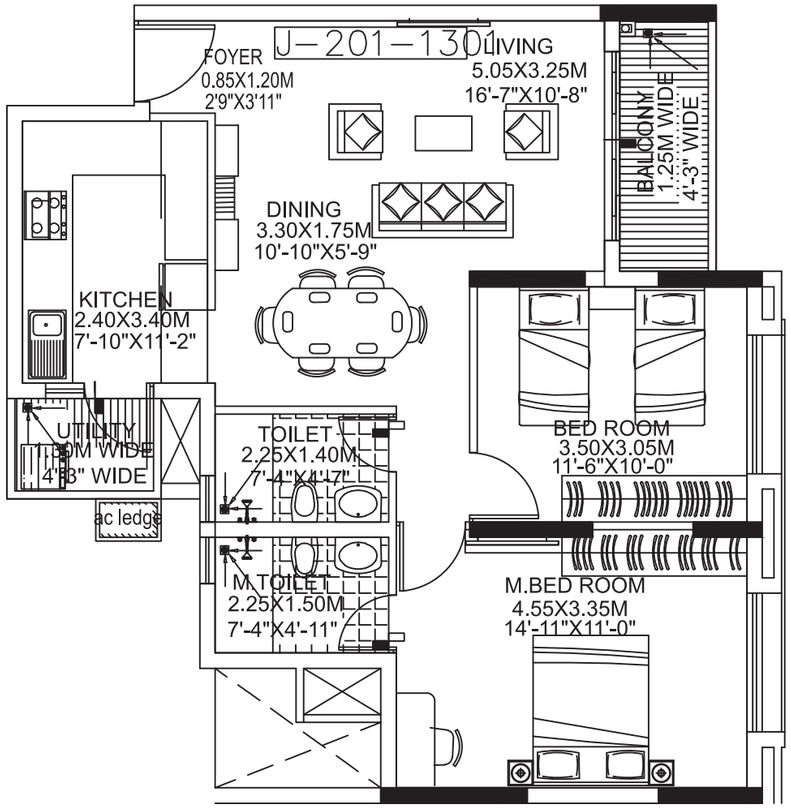

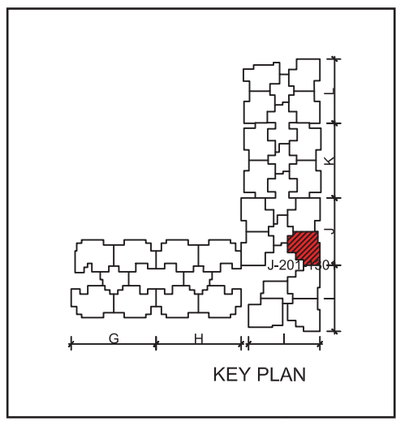

J - 201 to 1301
2 - BED FLAT
CARPET AREA - 738.6 7 SFT

N

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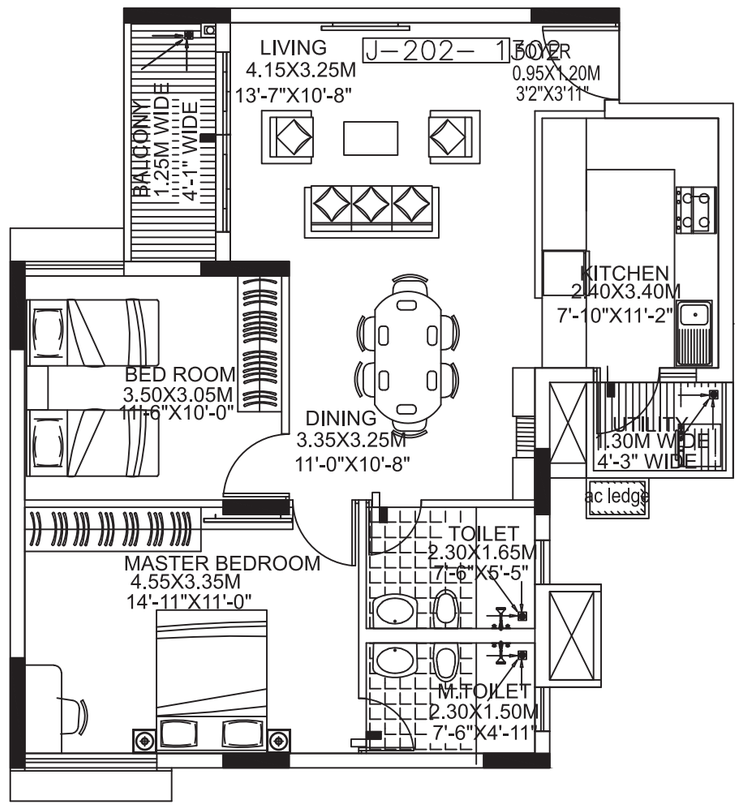
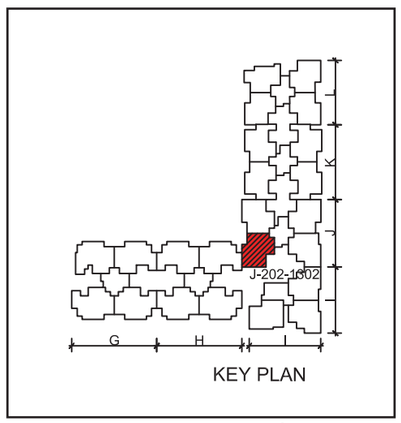
RAAGA
The rhythm of life





J - 202 to 1302
2 - BED FLAT
CARPET AREA - 754.38 SFT

N

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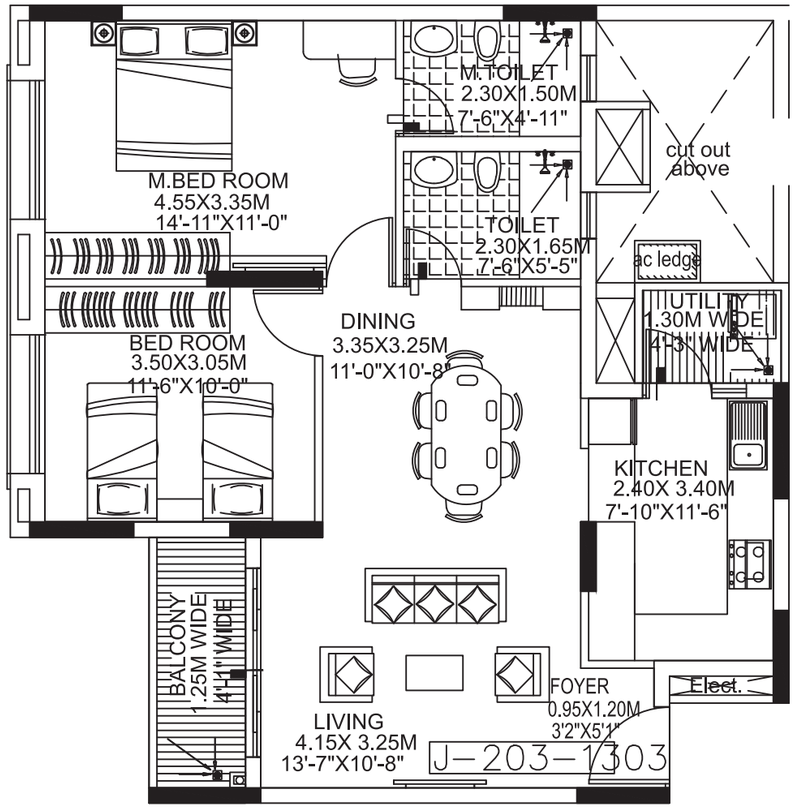

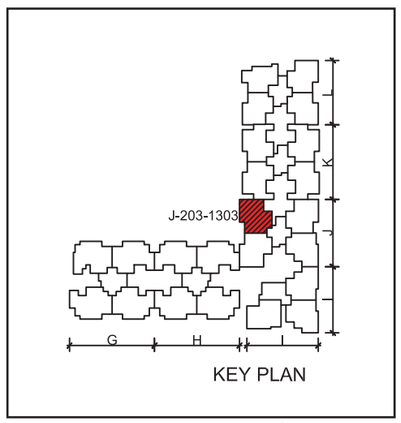

J - 203 to 1303
2 - BED FLAT
CARPET AREA - 757.93 SFT

N

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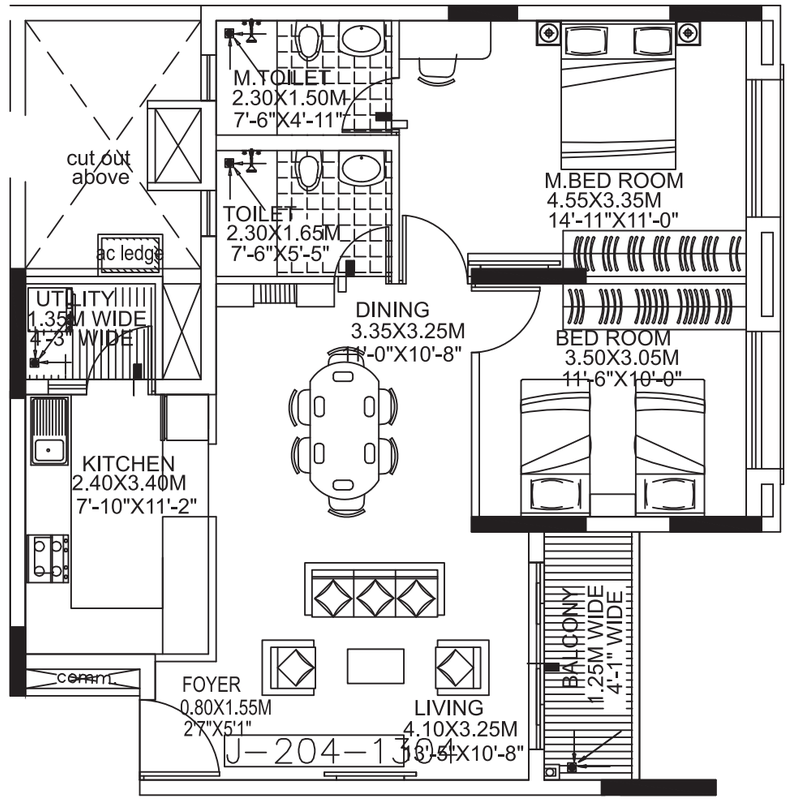
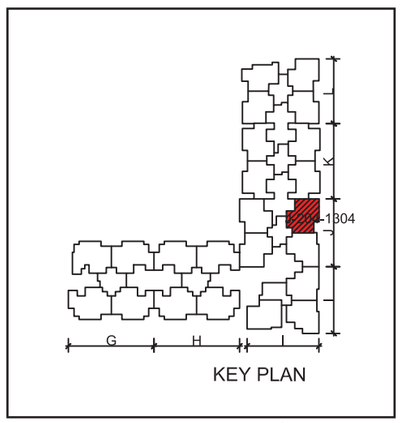
RAAGA
The rhythm of life





J - 204 to 1304
2 - BED FLAT
CARPET AREA - 753.42 SFT

N

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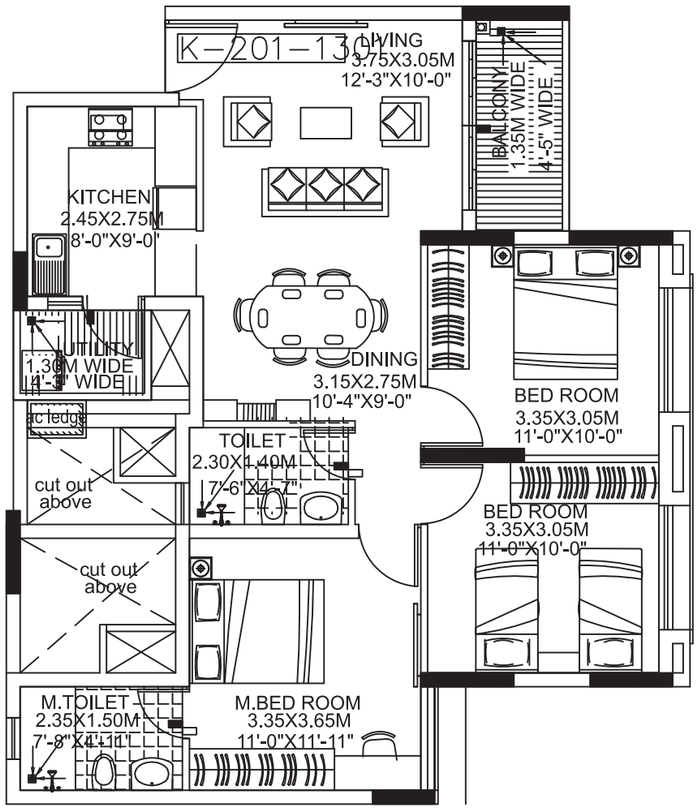
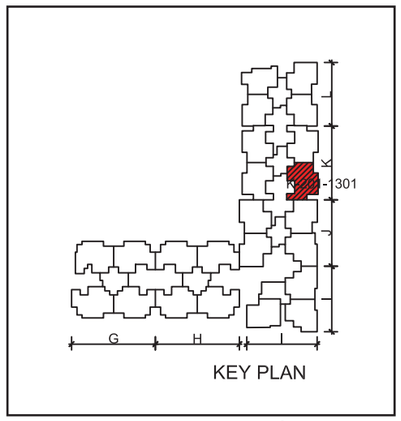
The rhythm of life





K - 201 to 1301
3 - BED FLAT
CARPET AREA - 769.56 SFT

N

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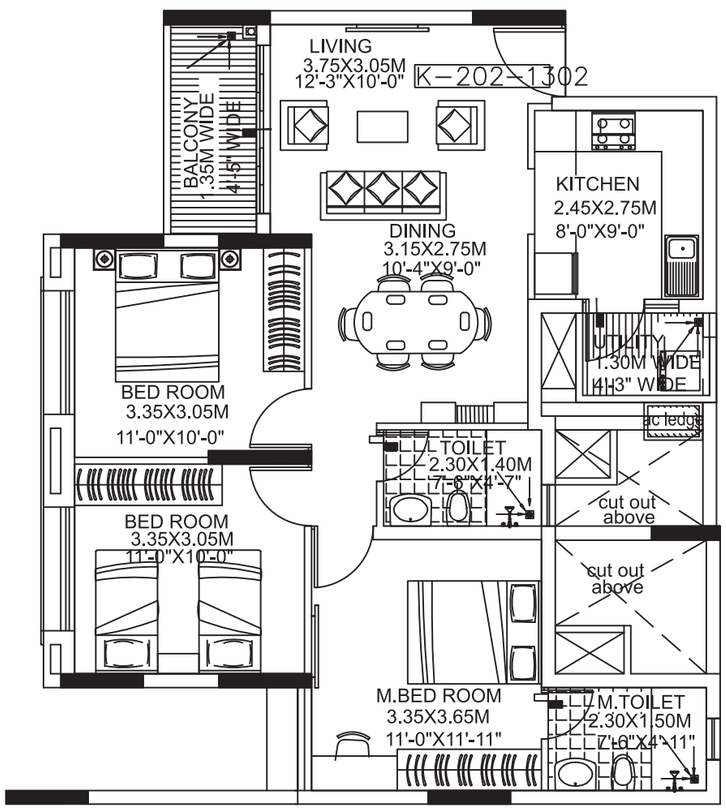

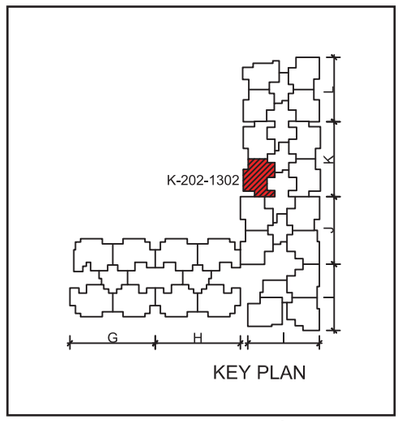

K - 202 to 1302
3 - BED FLAT
CARPET AREA - 768.69 SFT

N

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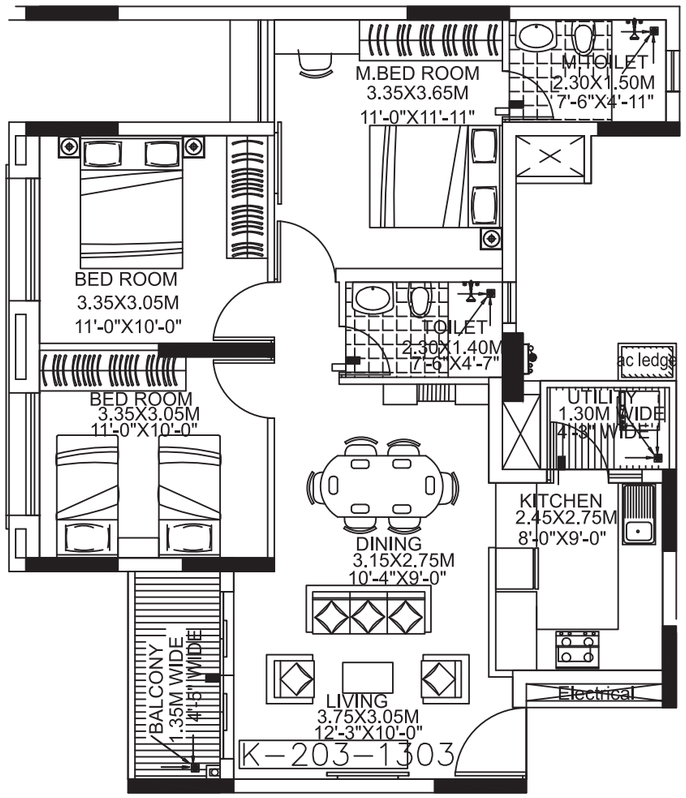
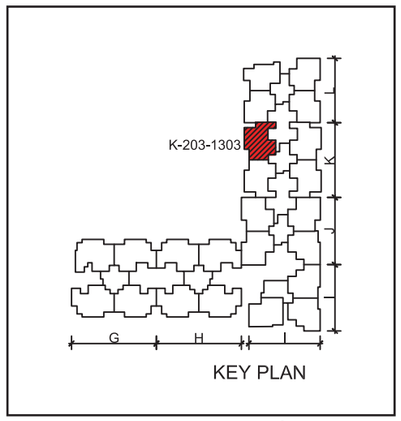
RAAGA
The rhythm of life





K - 203 to 1303
3 - BED FLAT
CARPET AREA - 770.09 SFT

N

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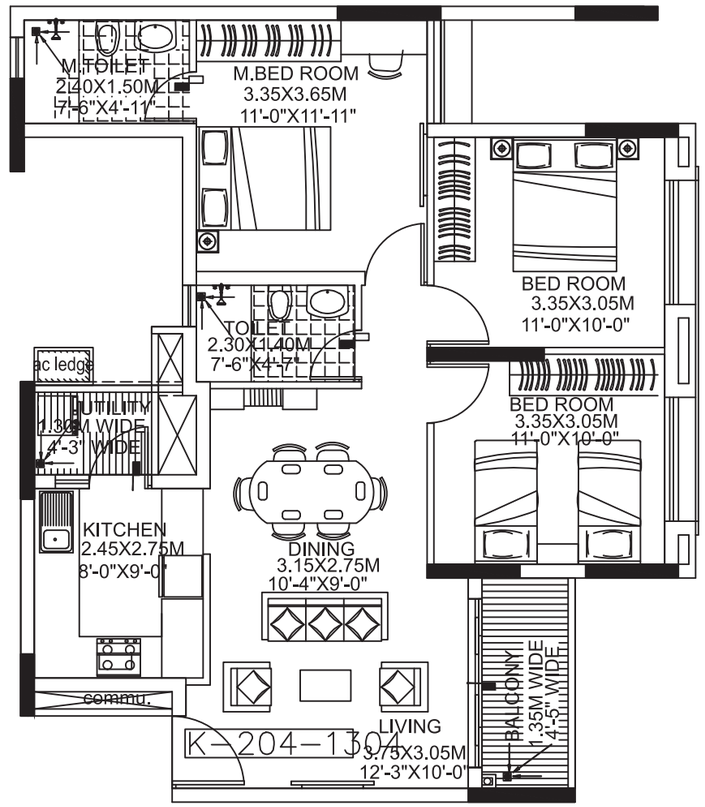

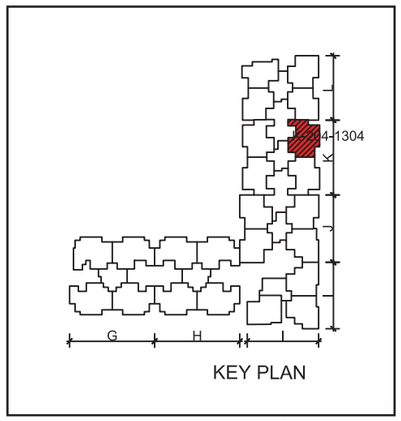

K - 204 to 1304
3 - BED FLAT
CARPET AREA - 771.71 SFT

N

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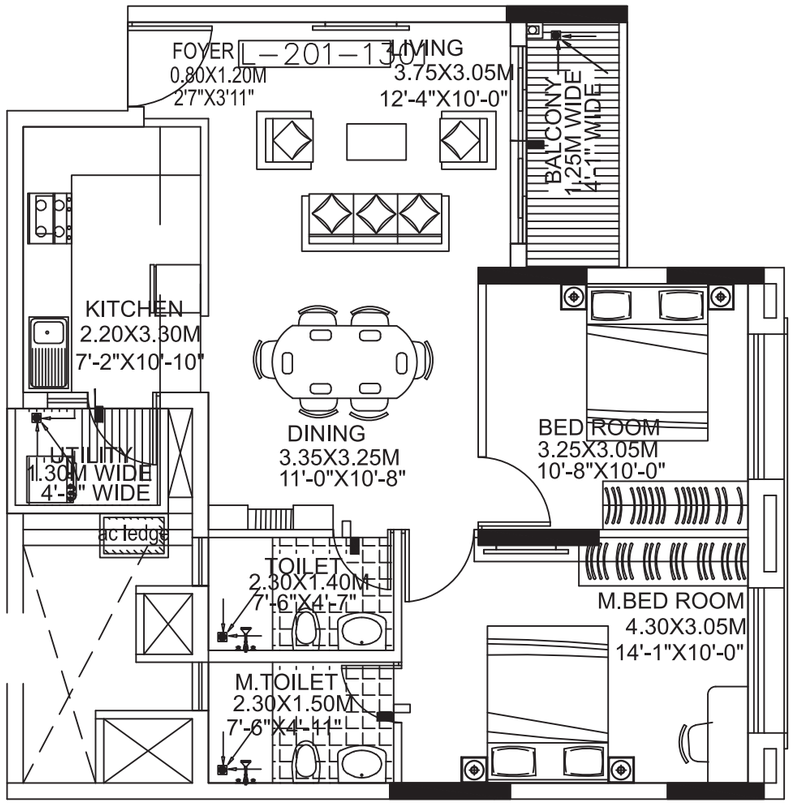
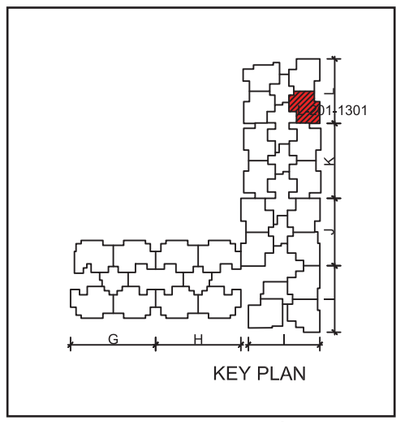
KOLTE • PATIL
Creation, not Construction.





L - 201 to 1301
2 - BED FLAT
CARPET AREA - 680.46 SFT

N

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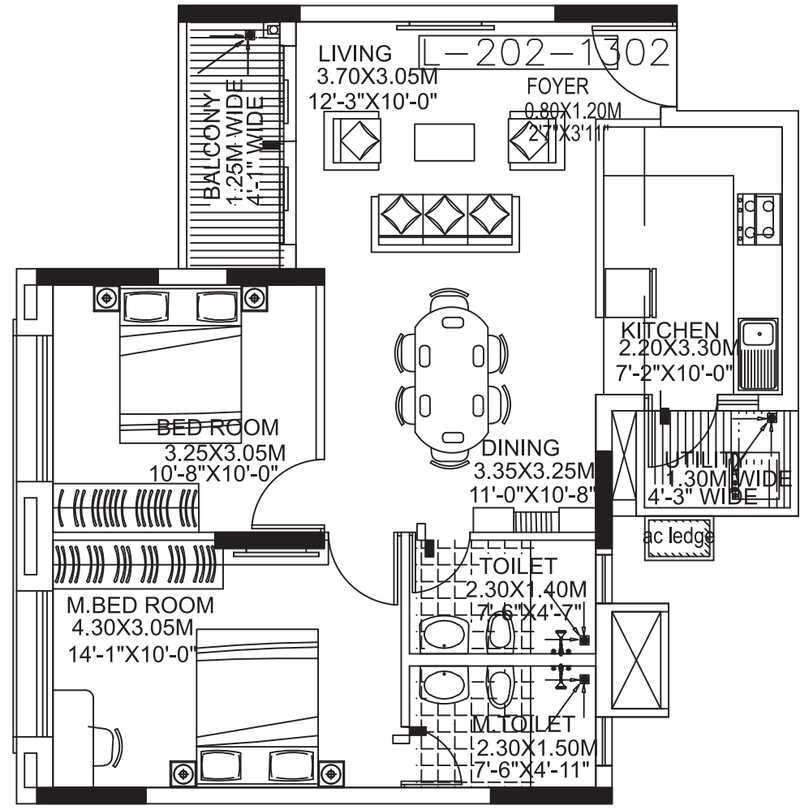
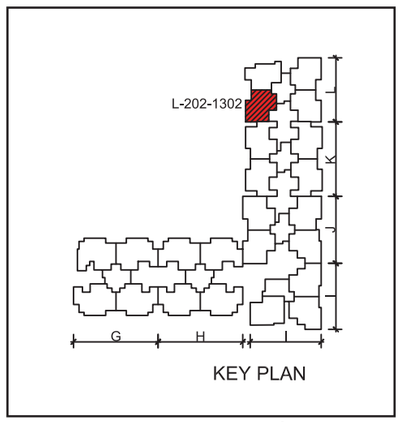
RAAGA
The rhythm of life





L - 202 to 1302
2 - BED FLAT
CARPET AREA - 678.74 SFT

N

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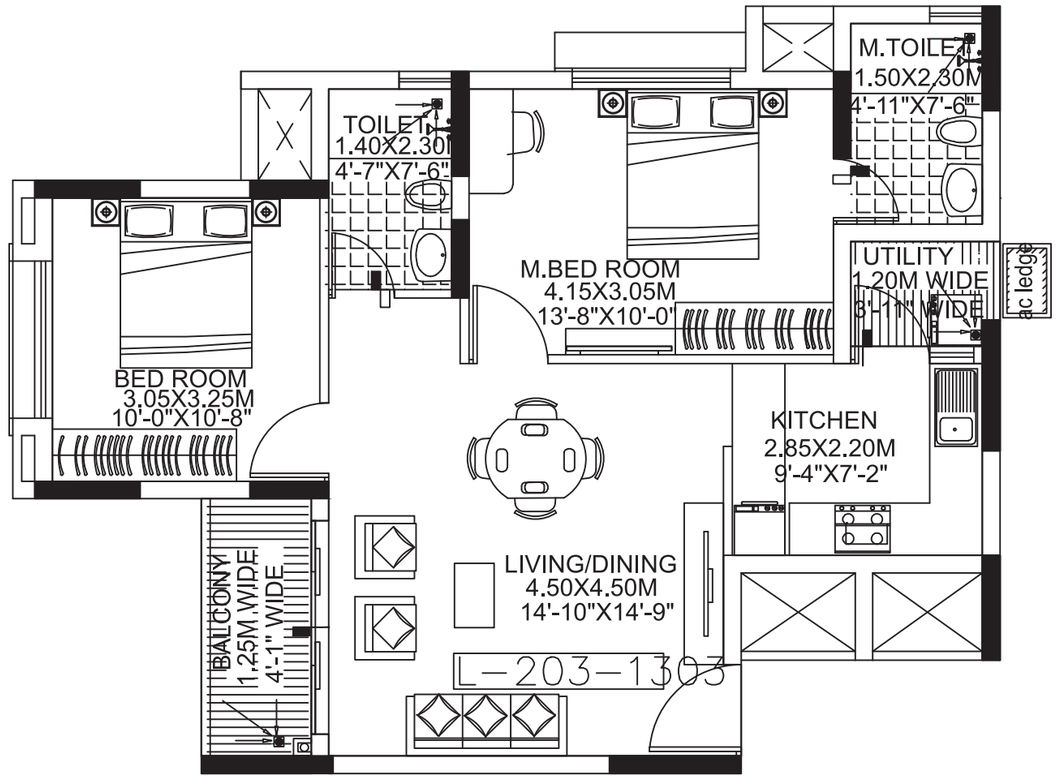

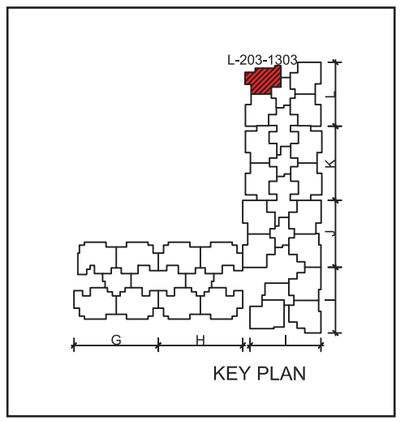

L - 203 to 1303
2 - BED FLAT
CARPET AREA - 642.69 SFT

N

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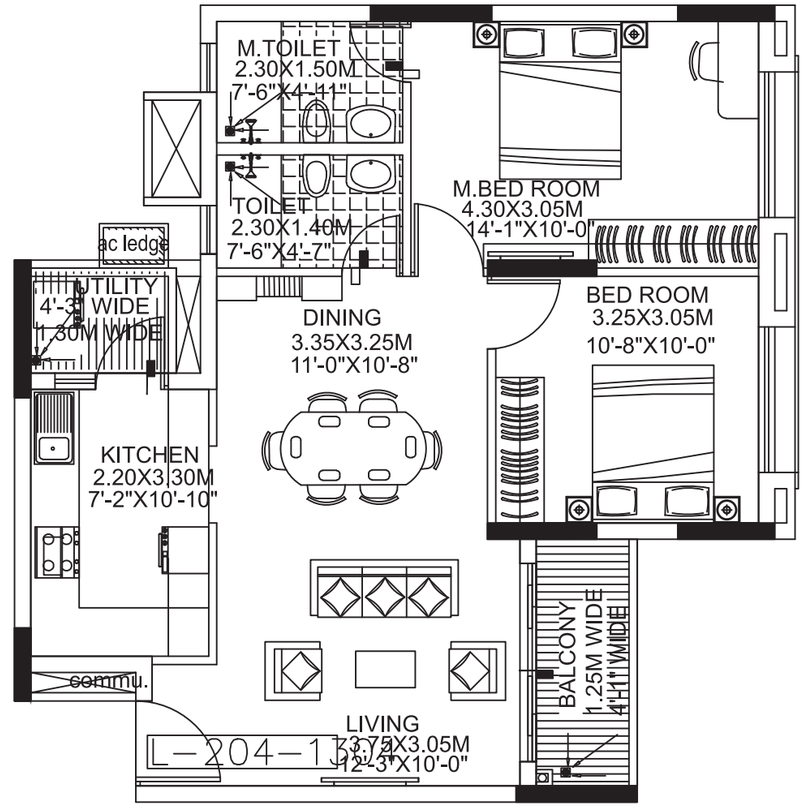
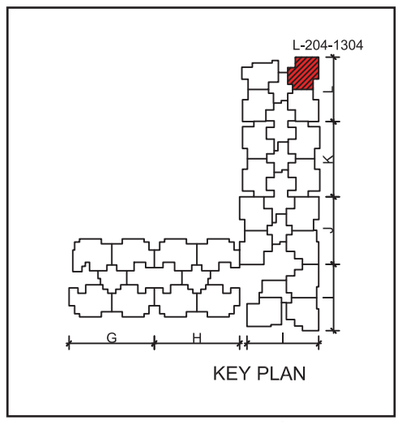
RAAGA
The rhythm of life





L - 204 to 1304
2 - BED FLAT
CARPET AREA - 683.04 SFT

N

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