

ASHALT SANCTUARY



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Devanahalli General Industrial Area, Doddaballapura
Bengaluru Rural District

ASHALT INDUSTRIES

Experienced leadership guiding Ashalt Industries



ABOUT THE COMPANY

Bangalore-based real estate development company focused on premium commercial infrastructure.

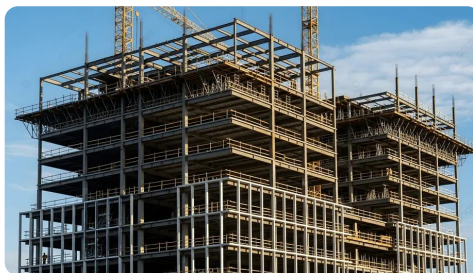
Specializes in Global Capability Centers (GCCs), technology parks and office developments. Established in 2023, with a vision to create modern, sustainable and future-ready workspaces.

Backed by promoters with decades of experience in Bangalore's Central Business District. Proven legacy of developing properties in prime city locations. Future expansion into renewable energy and sustainable infrastructure.

Real Estate Development

Building & Construction

Renewable Energy (Future)



LEADERSHIP

Experienced leadership guiding Ashalt Industries



Syed Abbas Peeran

CEO & Managing Director

- 16+ years of experience in banking and corporate finance
- Professional experience with Saudi Aramco, Yes Bank and Sumitomo Mitsui Banking Corp. (SMBC)
- Expertise in project financing, renewable energy, oil & gas and credit risk management
- Leads strategic growth, development and execution of projects at Ashalt Industries



Dr. Manjunath Hegde

Director – Strategy & Partnerships

- 16+ years of experience in banking and corporate finance
- Professional experience with Saudi Aramco, Yes Bank and Sumitomo Mitsui Banking Corp. (SMBC)
- Expertise in project financing, renewable energy, oil & gas and credit risk management
- Leads strategic growth, development and execution of projects at Ashalt Industries



Syed Ashfaq Peeran

Chief Advisor & Mentor (1945 – 2025)

- 16+ years of experience in banking and corporate finance
- Professional experience with Saudi Aramco, Yes Bank and Sumitomo Mitsui Banking Corp. (SMBC)
- Expertise in project financing, renewable energy, oil & gas and credit risk management
- Leads strategic growth, development and execution of projects at Ashalt Industries

ASHALT SANCTUARY

A Global Capability center by Ashalt Bengaluru, India



We proudly present **ASHALT SANCTUARY**

A melting pot of culture, talents and cutting-edge science

The **ASHALT GLOBAL CAPABILITIES** Centre (GCC) and technology. The Sanctuary offers unparalleled connectivity.

The **ASHALT GCC** embodies a workplace modeled as a "**Sanctuary**" to engage in productive work in a beautiful environment full of serene yet diverse and elevating spatial experiences.



1. Vehicular Ingress
2. Sheltered Linkway
3. Drop off
4. Arrival Courtyard
5. Central Courtyard Tower
6. Vip Pick-Up/ Drop-Off
7. West Office Tower
8. East Office Tower
9. Vehicular Egress

PROJECT OVERVIEW



ASHALT SANCTUARY GLOBAL CAPABILITY CENTER

Designed by Surbana Jurong

ASHALT is developing its flagship GCC project - The 'Sanctuary' in the upcoming Devanahalli region at KIADB's General Industrial Area - Information Technology and Investment Region (ITIR). With a groundbreaking design, the Sanctuary enables productivity, collaboration and innovation within a sustainable and inspiring environment. The objective is to bring together global talent and technology in a workplace that offers seamless connectivity, modern infrastructures and a vibrant community.

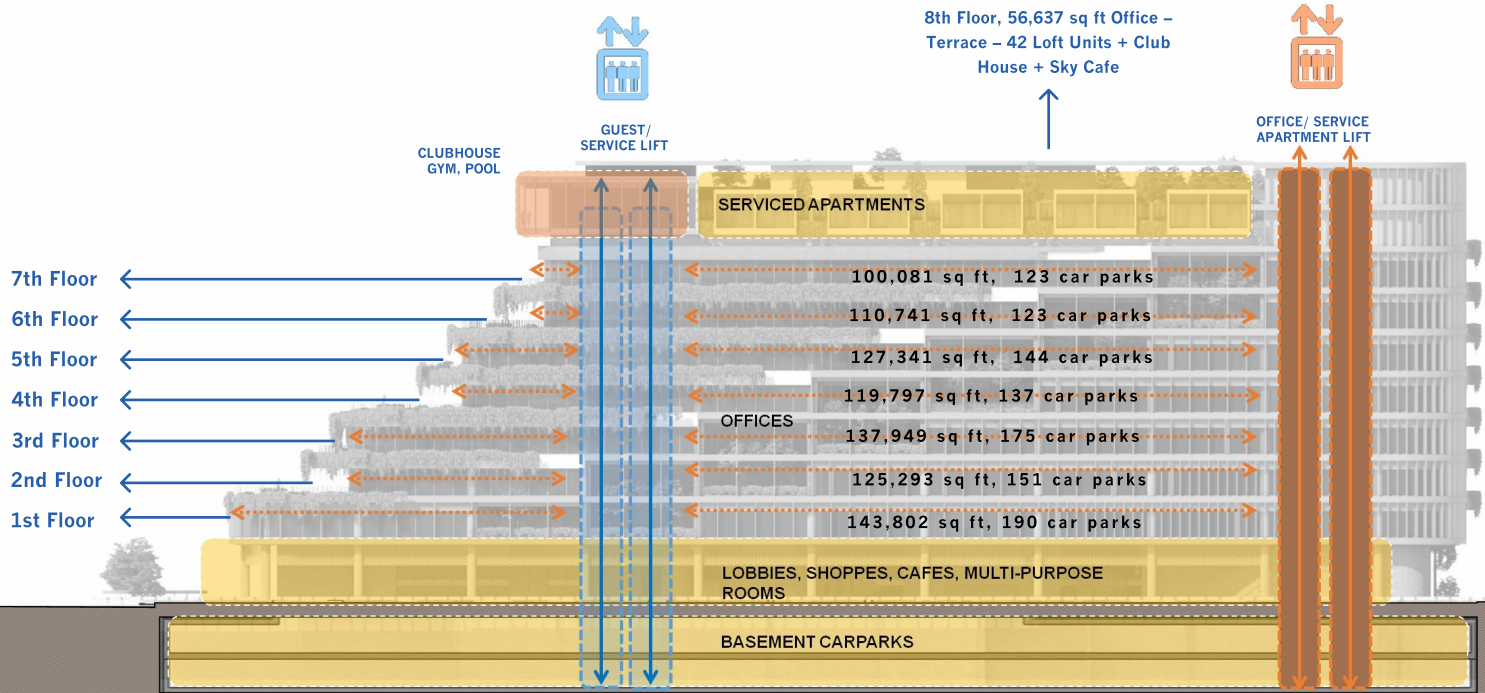
PROJECT SNAPSHOT

 Site Area 20,230 sqm (5 acres)	 Total Built-up Area 105,802 sqm	 Office Floors 7 (864,977 Sq Ft)
 FAR (3.25) 65,547 sqm	 Site Coverage 11,126.5 sqm (55%)	 Car Parking 1,300 Spaces
 Building Configuration Ground + Mezzanine + 8 Floors	 Service Apartments 42 Units	 Total Leaseable Area 1 Mn Sq Ft

MASTERPLAN

Designed for the future of work

- Flexible large office floor plates
- Innovation-driven work environments
- Maker spaces, simulation zones & collaboration hubs
- Designed for global enterprises



BUILDING CONFIGURATION

Basements & Retail

- Basements
 - B1: 153,459 sq ft
 - B2: 134,875 sq ft
- 1,310 Car Parks
- Retail & Activation
 - Ground: 52,985 sq ft
 - Mezzanine: 34,009 sq ft
- 170 Car Parks

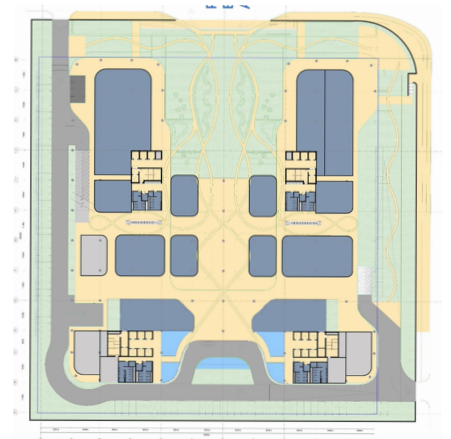
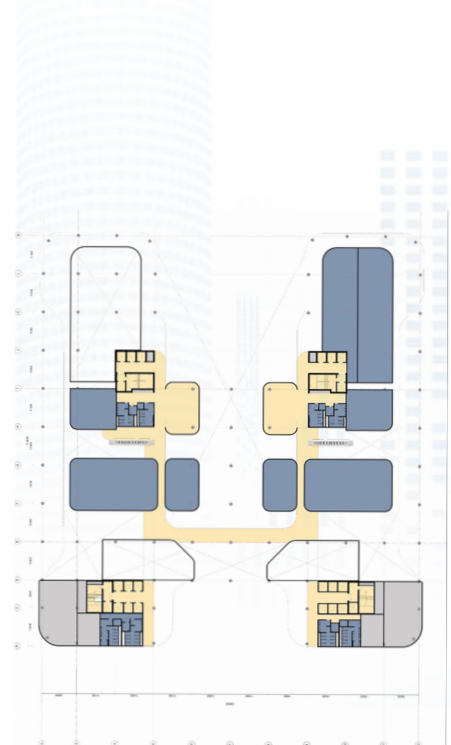
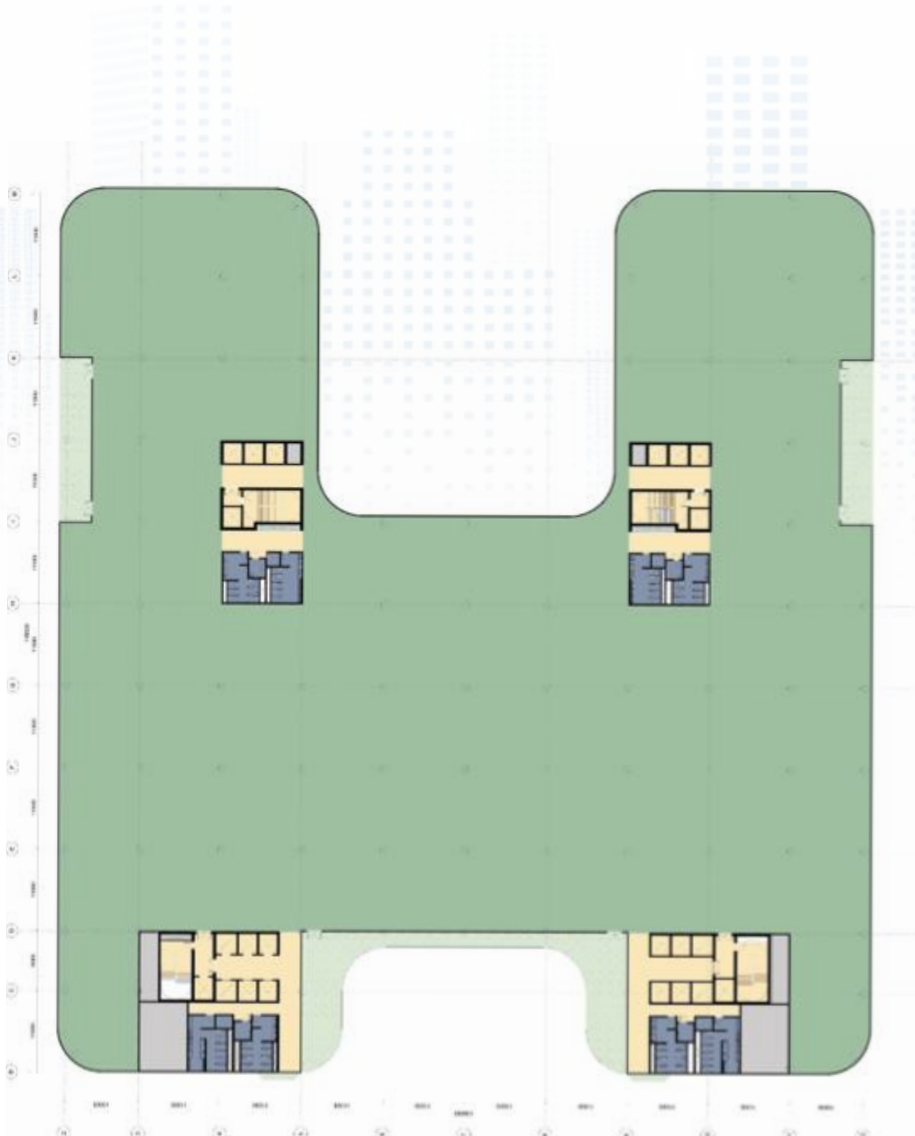
Office Floors

- Floor 1 – 143,802 sq ft
- Floor 2 – 125,293 sq ft
- Floor 3 – 137,949 sq ft
- Floor 4 – 119,797 sq ft
- Floor 5 – 127,341 sq ft
- Floor 6 – 110,741 sq ft
- Floor 7 – 100,081 sq ft

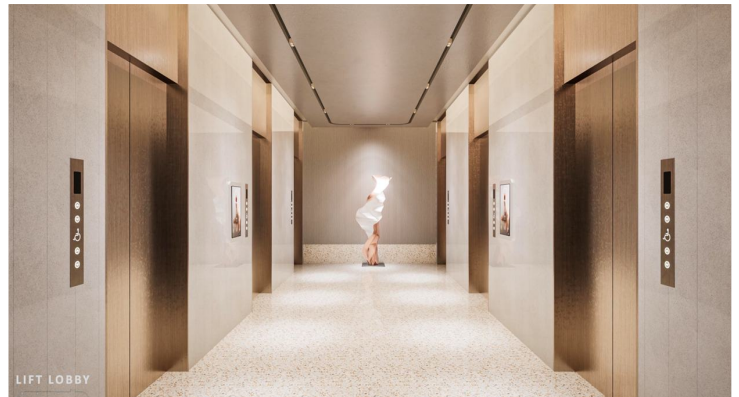
Terrace Level

- 56,637 sq ft
- 42 Loft Units
- Clubhouse & Sky Café

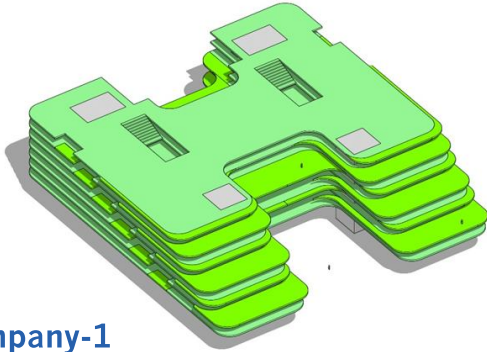
FLOOR PLANS



WORKPLACE

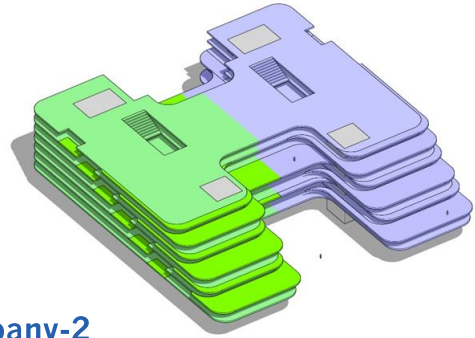


Flexible Office Floorplate



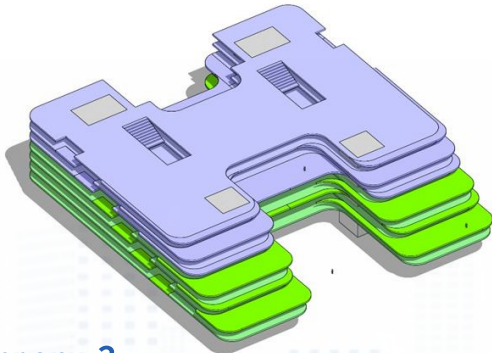
Company-1

COMPANY NAME A · AREA 47,288 SQM.
TERRACE AREA 5,078 SQM.



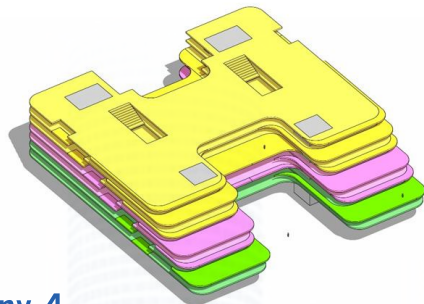
Company-2

COMPANY NAME A · OFFICE AREA 23,644 SQM. TERRACE AREA 2,539 SQM.
COMPANY NAME B · OFFICE AREA 23,644 SQM. TERRACE AREA 2,539 SQM



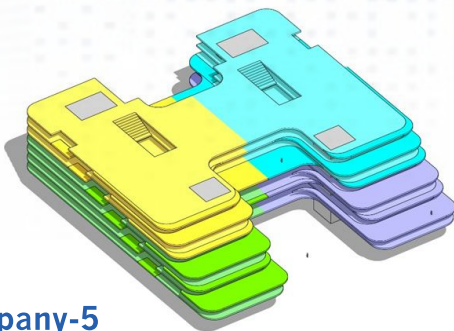
Company-3

COMPANY NAME A · OFFICE AREA 17,394 SQM. TERRACE AREA 2,452 SQM.
COMPANY NAME B · OFFICE AREA 29,894 SQM. TERRACE AREA 2,626 SQM.



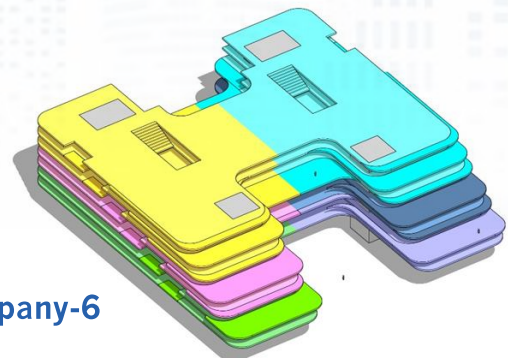
Company-4

COMPANY NAME A · OFFICE AREA 17,394 SQM. TERRACE AREA 2,452 SQM.
COMPANY NAME B · OFFICE AREA 14,200 SQM. TERRACE AREA 1,414 SQM.
COMPANY NAME C · OFFICE AREA 15,694 SQM. TERRACE AREA 1,212 SQM.



Company-5

COMPANY A · OFFICE AREA 8,697 SQM. TERRACE AREA 1,226 SQM.
COMPANY B · OFFICE AREA 14,947 SQM. TERRACE AREA 1,313 SQM.
COMPANY C · OFFICE AREA 8,697 SQM. TERRACE AREA 1,226 SQM.
COMPANY D · OFFICE AREA 14,947 SQM. TERRACE AREA 1,313 SQM.

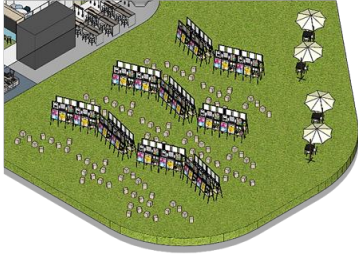


Company-6

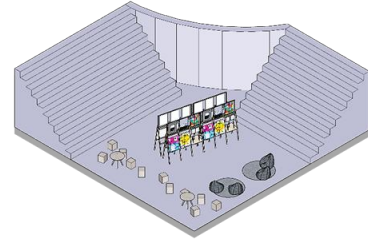
COMPANY A · OFFICE AREA 8,697 SQM. TERRACE AREA 1,226 SQM.
COMPANY B · OFFICE AREA 7,100 SQM. TERRACE AREA 707 SQM.
COMPANY C · OFFICE AREA 7,847 SQM. TERRACE AREA 606 SQM.
COMPANY D · OFFICE AREA 8,697 SQM. TERRACE AREA 1,226 SQM.
COMPANY E · OFFICE AREA 7,100 SQM. TERRACE AREA 707 SQM.
COMPANY F · OFFICE AREA 7,847 SQM. TERRACE AREA 606 SQM.

— SPACE —

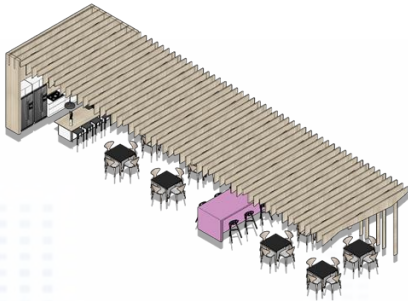
AshAlt GCC shared office programs



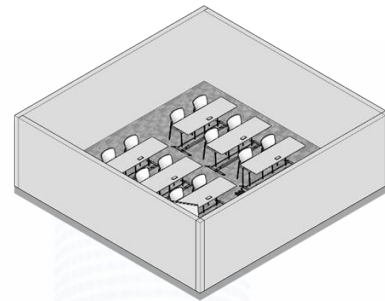
EXHIBITION SPACE



COLLABORATION ATRIUM



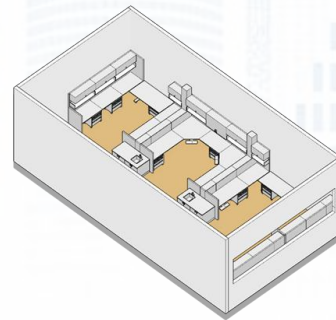
COLLAB CAFE



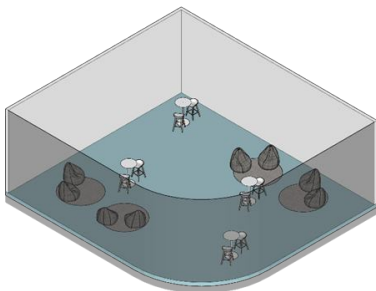
SMART CLASSROOM



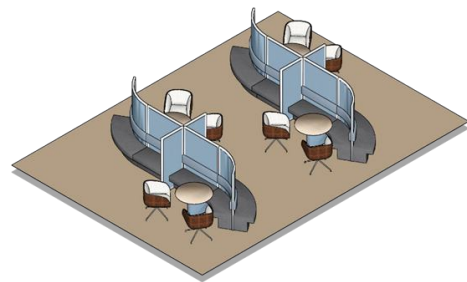
MEETING PODS



PROTOTYPE STUDIO



VIRTUAL REALITY THEATRE



HOT DESKING AREA