

SOBHA RIVANA

IN PARTNERSHIP WITH



SANRACHINA
GROUP

SOBHA RIVANA

RIVANA → ↶ ↷ ↸ ↹



Evolved from the R of Rivana, this blooming geometry signifies the rising prominence of Greater Noida.



Inspired by the rivulet, this motive echoes the serenity of the swimming pool and the other lifestyle experiences within.



Composed of four graceful curves drawing inward, this elucidates the spatial harmony of the living spaces.

SOBHA

Perfection, Inevitably Yours.

The SOBHA Legacy

Anchored in international design ethos, SOBHA forayed into Indian real estate frontiers with an unwavering resolution to redefine luxury. Under the visionary leadership of Mr. PNC Menon, the brand has become synonymous with precision, quality and on-time delivery.

Across three decades, SOBHA has been renowned for creating architectural landmarks that fuse global expertise with technological innovation, continually setting unparalleled standards of excellence.



*“Perfection is not a dream,
but a reality that I strive
towards in my work.”*

Mr. PNC Menon
Founder, SOBHA Group

Passion. Inked with Perfection.

SOBHA has realised 581 iconic projects across residential, contractual, non-residential and commercial domains, encompassing an impressive 150.13 million sq. ft. (13.94 million sq. m.).

Every endeavour reflects meticulous attention to detail in design, systems, and processes. Committed to delivering impeccable quality, SOBHA undertakes 1,456 rigorous checks before every handover.

Established
in 1995

National Footprint
27 Cities in 14 States

Over 265
Prestigious Awards

Strong Expertise
15,650+ Workforce



Portfolio of Excellence.



RESIDENTIAL

| Spread across
85.69 million sq. ft.
(796 million sq. m.)



NON-RESIDENTIAL & COMMERCIAL

| Spread across
4.3 million sq. ft.
(0.39 million sq. m.)



CONTRACTING

| Spread across
60.14 million sq. ft.
(5.58 million sq. m.)

Vanguard of Innovation.

In Indian real estate, SOBHA introduced Backward Integration — a first-of-its-kind philosophy where every discipline, from engineering to interiors, is mastered in-house. This framework ensures on-time delivery, cost efficiency, uniform quality and complete control over execution.

From concrete casting to interior artistry, each detail reflects a commitment to uncompromising quality. This has been featured as a Harvard Business School case study.



SOBHA Interiors | 3,75,000 sq. ft. (34,838.64 sq. m.)

This division produces the world-class interior solutions for end-to-end execution of homes, offices, hospitality, and education spaces.



SOBHA Concrete Products | 55,000 sq. ft. (5,109.66 sq. m.)

This division manufactures concrete blocks, pavers, kerbs, water drainage channels, paving slabs and related landscape products of international quality in large-scale volumes.



SOBHA Glazing & Metal Works | 1,00,000 sq. ft. (9,290.30 sq. m.)

This division produces our state-of-the-art aluminium doors, windows and glazing systems in the country.



SOBHA Stonecraft | 32,483 sq. ft. (3,017.75 sq. m.)

A cutting-edge granite processing powerhouse, operational since 2023 in Hoskote, Bengaluru, blends high-precision Computer Numerical Control (CNC) technology with tailored finishes to deliver extraordinary solutions.



SOBHA Precast | 73,000 sq. ft. (6,781.92 sq. m.)

The Precast Facility reinforces the foundation of the homes by manufacturing key load-bearing elements for structural stability.

*A process that is essential for achieving both structural integrity and a clean, aesthetic finish in architectural aluminium and steel.

Architecting the NCR Skyline since 2011.

With an indelible mark on the region's real estate market, SOBHA has curated a niche portfolio of premium residences and retail avenues. It has built iconic wonders spanning 3.90 million sq. ft. (0.36 million sq. m.), dispensing a way of life that transcends the ordinary.



SOBHA Aurum, Greater Noida | 2025 | Completely Reserved

The Gold Standard of Luxury Living, offering limited-edition homes and the tallest residential tower in the vicinity.



SOBHA Strada, Gurugram | 2025 | Recently Launched

Future-forward one-bed serviced residences and retail—envisioned for the visionary investor.



SOBHA Aranya at Karma Lakelands, Gurugram 2024 | Ongoing Project

Eco-luxe residences in a 270-acre (1.09 million sq. m.) golfing paradise with 5 lush forestscapes.



SOBHA Altus, Gurugram | 2024 | Ongoing Project

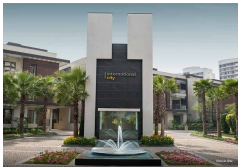
Mixed-use project with fluidic design, hosting palatial abodes and boutique retail space.



© Sobha Ltd.

SOBHA City, Gurugram | 2016 | Project Handover Ongoing

Spanning 39 acres (1,57,827 sq. m.), the project houses the region's first-ever urban park apartments with a 90-metre diameter cricket ground.



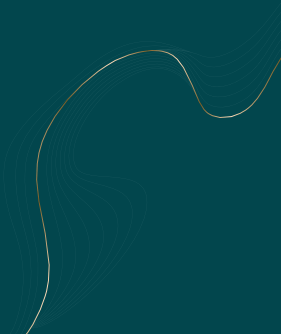
© Sobha Ltd.

International City, Gurugram | 2011 | Project Handover Done

Gated community with presidential villas, expansive row houses, and limited-edition duplexes, spread across 150 acres (6,07,028 sq. m.).



Greater Noida



The Coordinates of Ambition.

Greater Noida, the fastest-growing region serving NCR, Uttar Pradesh and Haryana, is emerging as a key growth engine attracting global industries.

It is a haven for automobile and component manufacturers, IT/ITeS, education, bio-tech R&D and a medical hub. The Jewar International Airport has been a game-changer, placing Greater Noida on a fast track to global prominence.

Its well-planned grid of roads connects industrial, commercial, institutional and residential zones, complemented by world-class malls, parks, R&D centres, an 18-hole PGA-standard golf course, with close to 200 top national and international universities.

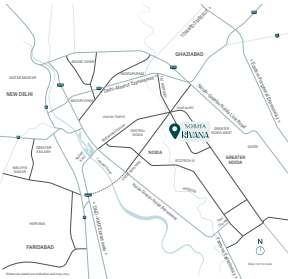
The Pulse of Perfect Sync.

Navigate NCR's rhythm through smooth expressways and thoroughfares, connecting life within and the city beyond.

From high-end social infrastructure to uncompromised comfort, a distinctly refined lifestyle awaits.

NCR REFERENCE

Sector 76, Noida	6 km
Kalindi Kunj, New Delhi	15 km
Indirapuram, Ghaziabad	15 km
Surajkund, Faridabad	27 km





The Address of Ascendancy.

Upcoming Extension Plan | Greater Noida

The development of Gurugram has paved the way for national enterprises and global MNCs to establish a strong presence.

With the advent of robust social and infrastructure development, Greater Noida is poised to replicate and amplify the same success. In fact, it enjoys a distinct geographical advantage due to its proximity to multiple state borders.



Hindon Riverfront Development

Part of the 143-acre City Forest beautification project at Karhera, it will bring expansive green and open promenades to everyday living.



Greater Noida International Film City

A 1000-acre entertainment and cultural hub, enriching lifestyle and recreational experience.



Aqua Line Metro Extension

Connecting Noida Sector 51 to Knowledge Park V, Greater Noida, the route will enable residents a strategic mobility edge.



Jewar International Airport

Poised to be Asia's largest airport, commencing operations in 2026, it will unlock seamless domestic and international travel for residents.



Data Centres and Corporate Parks Expansion

Strategically located across Knowledge Park V and Ecotech belts, driving employment, innovation, and commercial growth.



Integrated Industrial Township

Home to electronics, automobile, food processing, bio-tech, IT/ITeS and R&D businesses.

- Multi-modal Transport Hub at Boraki
- Multi-modal Logistics Hub at Dadri



Char Murli Underpass

A 700 m, 6-lane project will reduce congestion and directly connect Greater Noida with Char Murli and the Delhi-Meerut Expressway, making the commute faster and smoother.



150m Wide Link Road

A high-capacity arterial road between Noida and Greater Noida will strengthen regional connectivity.



Faridabad-Noida-Ghaziabad Expressway

Connecting 3 major cities and reducing commute time by 45 minutes.



Upcoming Sector 2 Metro Station

Proposed station will streamline access for Sector 1, offering last-mile connectivity and convenient link to the wider metro network.



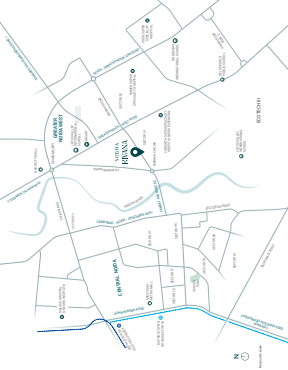
Regional Rapid Transit System (RRTS) Corridor

High-speed regional connectivity towards Ghaziabad, Ecotech Zones and Jewar International Airport.



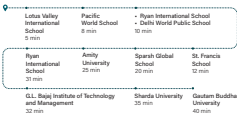
In Alignment with Daily Life.

In Sector 1, Greater Noida, SOBHA writes a new chapter in the story of quality living. Close to Char Murri, Central Noida and Delhi within comfortable reach, this location unlocks a hub for a dynamic, all-in-one lifestyle. Direct access to NH-9 (Old NH-24) and the Noida-Greater Noida Expressway ensures fluid movement across the region. Top schools, hospitals, corporates and leisure avenues remain close at hand.



Where Access Becomes an Advantage.

Education



Healthcare



Leisure



Where Access Becomes an Advantage.

Corporate



Landmarks



A Distinguished Legacy of Crafting Grand Communities.

SOBHA shapes expansive gated communities that unfold as a complete ecosystem, master-planned for scale, privacy, and seamless living. Landscaped greens, wellness-led amenities, and inclusive spaces nurture security, connection, and a lasting sense of belonging.

This philosophy lives through landmark developments across Gurugram, Bengaluru and Thrissur.

Presenting the latest evolution in this storied lineage, rising effortlessly as

'A World above the Rest.'





*A realm sculpted. A reverie realised.
Every silhouette bestows homage,
every presence stands in awe.*

*Envisioned by global sensibilities,
it stands as a defining hallmark
Exquisitely curated—
a living mosaic of stories,
where a flowing rivulet lends rhythm,
a community echoing in
individuality and togetherness.*

*Here, life is meticulously choreographed
for those who etch their legacy
with velvet strokes.*

A world where luxuries suffuse.

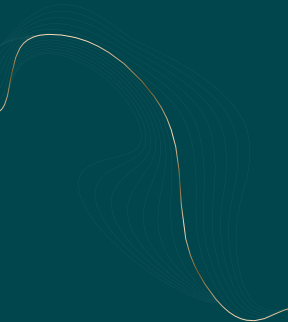
A world where spaces resonate.

A world where conveniences envelop.

*A world where rarefied
experiences emanate.*

Unveiling SOBHA Rivana.

SOBHA
RIVANA



Presenting SOBHA Rivana, an address christened by the serene stream that shapes its terrain and temperament. Gliding through the lushness, this azure flow orchestrates greens and curated amenities, granting an uninterrupted visual dialogue with the rivulet.

Rising within Greater Noida's established neighbourhood known for its luxury, these residences reflect spatial harmony and exclusivity.

Completing this carefully conceived realm is a commercial enclave, adding to daily convenience.

RIVANA



Skyward Icons of Elegance.

Eight majestic towers, the tallest statement in the vicinity, defy clutter through masterful strategic positioning. The towers feature double-glazed glass facades, engineered for year-round thermal comfort and superior noise reduction. Every elevation reflects intricate detailing, underscoring immaculate craftsmanship at scale.

Each tower hosts four residences per floor and no common walls, ensuring utmost privacy. Every home features at least two expansive balconies with scenic views. The double-height lift lobbies are thoughtfully dimensioned, and four high-speed elevators ensure seamless vertical movement.



Masterfully Crafted, Unmistakably Supreme.

Verdant by Design

There is approx. 80% open space (9 acres), complemented by 50% of the overall landscape dedicated to green cover and recreation (5 acres). It is pre-certified with a Gold Star Rating under the IGBC Green Homes Rating System, shaping a sustainable lifestyle.

Rivulet of Distinction

Encircled by layered plant clusters, an over 350m flowing stream on recycled water traverses over 87% of the landscape.

A Grand Prelude

Mangrove Pavilion frame the entry, leading into exclusive private drop-offs and entrances for residential and commercial spaces.

Deliberate Zoning of Amenities

Active Arena engulf the outer periphery enliven, while serene greenscapes preserve quietude at the heart.

Pedestrian-first Sanctuary

Vehicular access is restricted to the periphery, leaving community and recreational spaces undisturbed, while walking paths connect towers to key amenities.

PROJECT DETAILS

Land Area	11.76 Acres (47604.68 sq. m.)
No. of Residences	1,364
No. of Towers	8
No. of Floors	Tower 1: 3 Basements + Ground + 43 Tower 2 to 8: 3 Basements + Ground + 44 Parking: 3 Basements Clubhouse: 3 Floors (Basement + Ground + First Floor)

AREA SPECIFICATIONS

Unit Type	SBA in sq. ft.	SBA in sq.m.
2 Bed Residence	1373	127
2 Bed Residence Grande	1653	153
3 Bed Residence Luxe	1752 - 1764	162 - 163
3 Bed Residence Luxe + Terrace	1796	166
3 Bed Residence Grande	1982	184
4 Bed Residence Luxe	2422 - 2425	225
4 Bed Residence Grande	2714 - 2715	252

*AT ITS HEART, A RIVULET FLOWS,
TRACING STILLNESS THROUGH STONE,
SKY, AND GREEN.*

*IT IS BOTH THE HUSH AND
THE HEARTBEAT— WHERE SERENITY
AND CELEBRATION BREATHE AS ONE.*

*ALONG ITS EMERALD WATERS,
LIFE UNFURLS, WITH LAUGHTER AND
LIGHT RISING IN GENTLENESS.*





Amenities

Indulgences, Attuned to Your Life's Rhythm.

Four thoughtfully envisioned zones shape a realm of curated experiences at SOBHA Rivana, aligning individual pursuits with collective vibrancy.

- Recreational Hub
- Parks and Plazas
- Active Arena
- Kids' World



Recreational Hub

Welcome to the Recreational Hub, where leisure takes the lead, connections bloom naturally, and ordinary days turn into an expedition of play, pause and shared delight.

- The Club
- Picnic and Barbecue Deck
- Festive Lawn
- Tower Alcoves
- Sun Deck
- Floating Lanai





A Toast to Lifelong Joys.

The Club

From an underground retreat to a sun-drenched terrace, this 35,000 sq. ft. (3329 sq. m.) clubhouse unfolds like a layered story. A striking double-height lobby sets the tone on arrival. Spread across three floors, every nook sparks curiosity and self-discovery.

First Floor

- Steam and Sauna
- Hobby Room
- Salon
- Multi-purpose Hall
- Yoga/Multi-utility Hall
- Gymnasium

Ground Floor

- Banquet Hall
- Lobby
- Co-working Space
- The Book Club
- Coffee Bar
- Changing Rooms
- Outdoor Deck
- Kids' Zone

Basements

- TT Room
- Indoor Games
- 2 Badminton Courts
- Squash Room



© 2014 Marriott

Courtyard of Shared Indulgence.

Gather your loved ones over lingering conversations and freshly prepared favourites in this scenic expanse. Weekend lunches, festive dinners, and spontaneous celebrations unfold here, turning every meal into a cherished family ritual.



A Celebration in Every Hue.

Soft lights glow against open skies while conversations bring neighbours together. Here, every gathering unfolds into a vivid tableau of joy and lasting connection.



Suspended in Whispers.

Glide across glassy waters and let the world around you fade away. Carved for quiet exchanges, thoughtful reflections, or peaceful solitude, the Floating Lanai responds to your mood.

Parks and Plazas

In the whirlwind of daily life, allow yourself a moment to simply be. Meander along leafy trails, where cascading colours invite introspection and renewal—you have earned every moment of it.

- Pet Park
- Amphitheatre
- Community Farm
- Mangrove Pavilions
- Serenity Creek





Where Every Tail and Whisker Thrives.

From energetic morning explorations to calm twilight strolls, your furry friends can wander and play. Relish the little moments and playful hops along the way.



A Pavilion of Applause.

From festive events to starlit evenings, the Amphitheatre transforms into a living canvas—alive with music, laughter, and the magic of togetherness.



A Slice of Coastal Lifestyle.

Welcome to a tropical paradise, encircled by mangroves. Feel the gentle, breezy air brushing your face and the soothing rustle of the leaves— it is a perfect stop for reflection and renewal.



Fields of Fellowship.

Under the gentle shade, families come together,
kids delight in play, and neighbours converse.
At the Community Farm, bonds bloom,
weaving a new story each day.

Active Arena

Each stride sharpens stamina and every session refines resolve. Train with intent, elevate endurance, and build both physical strength and mental focus alongside like-minded residents.

- Reflexology Island
- 50m Lap and 25m Leisure Pools
- Skating and Cycling Rink
- Tennis Courts
- Multi-sport Court
- Cricket Pitch
- Outdoor Fitness Deck
- Activity Field





© 2019 [unreadable]

Train beneath the Sky.

Framed by greenscapes and waterscapes, work out in fresh air in outdoor exercise stations that make every routine focused and refreshing.



More Than a Game, It is a Ritual.

Whether it is a high-flying catch, or a hard-hitting boundary, this pitch is where you set new records and relive match-day glory, every single day.



© 2023 [unreadable]

Where Friendly Rivalries Begin.

With quick rallies, powerful serves, and non-stop momentum, the courts come alive. Sharpen your skills, showcase precision, and make every session count.



© 2023

An Arena for Victors.

Open to every generation, this dynamic court brings residents together through intense rallies and swift exchanges—where each match becomes a lively experience.



Flying Wheels and Soaring Blades.

This space honours every step of your journey. Tentative stumbles give way to confident glides and effortless pedals, celebrating courage, joy, and sheer thrill of motion.



The Island That Walks with You.

Nestled in turquoise grace textured paths cradle your feet and awaken pressure points. Chat or tread alongside friends, crafting peace-rooted friendship with every step.



Water is a combination of form and function as it flows.

The Aquatic Playgrounds.

Embrace focused swims that sharpen stamina or enjoy gentle floats where the day slows down and joy feels unhurried.

Kids' World

Step into a child's wonder world where each amenity is meticulously created to spark imagination and nurture self-discovery. These spaces are curated keeping in mind the safety of the children.

- Kids' Pool
- Play Plaza





Spills and Thrills.

From first dips in the sparkling blue waters to pro-level dives, witness the growth of your little ones through every ripple and giggle.



For the Creative Adventures.

Tiny footprints pattern the sand as little explorers embark on a joyful quest. Let every nook whisper of mischief and magical revelation.



Interiors



A Symphony of Perfection.

Crafted with finesse, the interiors embody SOBHA's exacting attention to detail. Infused with abundant light and openness, natural ventilation, privacy and vastu alignment, the spatial setting of these homes feel harmonious and intentional.

- Double-height Tower Entrance Lobby
- Living and Dining Area with Attached Balcony
- Master Bedroom
- Guest Bedrooms
- Versatile Third/Fourth Bedroom
- Ergonomic Kitchen
- Sleek Bathroom





The Space between Arrival and Awe.

Every homecoming exudes distinction, where scale and softness gracefully converge. Framed by soaring ceilings and tasteful accents, it hints at the thoughtfully crafted life that awaits you.



More inspiration at www.royalclayton.com Living Area with Balcony in a Flat Residence

Every Moment Finds a Companion.

Morning light filters through the generous balcony, and kindles the living room in soft radiance. Uninterrupted views of the glistening waters below add to the charm. Time slows just enough to be shared with your loved ones in this palatial space designed for togetherness.



Artistic Impression of Master Bedroom in a 3-Bed Residence

A Cocoon of Comfort.

Tucked in a serene corner of the home, the spacious master bedroom offers a sanctuary of rest and reflection. With provision for a glamorous walk-in wardrobe, this space offers fluid living, while a private balcony draws in natural light and sweeping water views.



A Warm Welcome, Every Time.

A restful haven for those you cherish. Spacious yet intimate, the guest bedroom provides privacy, making every visit memorable.



© 2023

Space That Evolves with You.

Adapting to your lifestyle, the room effortlessly transforms into a home office, children's retreat, or creative space. The intelligent design and serene ambience make it perfect for every pursuit.



For Every Culinary Discovery.

Where little hands whisk and cherished recipes unfold, the kitchen invites shared discovery. Planned around a functional work triangle with a dedicated multi-utility space, it delivers seamless movement and practical ease.



2020's Master Bathroom is a Quiet Revolution

The Pause You Deserve.

Whether starting a hectic day or winding down from one, the bathroom becomes a quiet interlude of relaxation. Adorned with resplendent tiles, premium fixtures, and a glass partition clearly separating wet and dry areas, it is purposefully planned to revitalise.

Testimonies of Excellence.



Mr. Udit Srivastava & Family

SOBHA Anam / Greater Noida

We have always associated SOBHA with quality and timely delivery. Construction quality met expectations, and delivery timelines strengthened our trust. Communication was prompt at every key milestone, which made our homebuying journey smooth from start to finish.



Mr. Beer & Family

International City / Gurgaon

SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.



Mr. Pulkit & Family

SOBHA Royal Pavilion / Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.

Testimonies of Excellence.



Mr. Naresh & Family

SOBHA City | Ganagaram

We were looking for a community where our kids have open space to play safely! This project has amenities for both kids and adults. It has a wide range of sporting amenities - from cricket ground to skating rink.



Mr. Manot & Family

SOBHA Waterfront | Hyderabad

As my uncle had invested in multiple properties of SOBHA in Bengaluru, we were always aware of the SOBHA quality. The salesperson dealt with all our queries very meticulously & patiently, and brought in a lot of transparency.



Mr. Patel & Family

SOBHA Dream Heights
GIFT City, Gujarat

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of the SOBHA family.

