

A PERFECT
Weekend Getaway
FOR THOSE DREAMS



SHRIRAM
Pristine
ESTATES

A home away from routine



A location away from the chaos, **YET CLOSE TO CONVENIENCE!**

- Right in the vicinity of **Manipal Hospital & Angsana Oasis Spa And Resort**
- Easy Connectivity to **KIADB** industrial area and Apparel Park
- Right at the **Doddaballapur** main road
- **10,000** acres **IT-IR** (IT Investment Region) development area
- **30 mins away from** Kempegowda International Airport
- Proposed **STRR** (Satellite Tower ring road) in the vicinity
- **30 mins from** Yelahanka police station



The reality of **reality** here!



4 new economic zones proposed in this micro market giving an opportunity for new as well as traditional investors



The four lane Yelahanka doddaballapur road will enhance connectivity along with an increase in the land value



Yelahanka doddaballapur Road has improved connectivity network within doddaballapur



One of the fastest growing micro market in Bengaluru

Hospitals



L V Hospital
6 Mins



SurakshaHospital
7 Mins



Manipal Hospital
Doddaballapur
8 Mins



Drishti eye hospital
Doddaballapur
8 Mins



Lion's Trust Dialysis Centre & Health Centre
9 Mins

Educational Institutions



Anghaa International School of Excellence
9 Mins



Wisdom International School
10 Mins



VR International School
12 Mins



Sri Devaraj Urs International Residential School
14 Mins



Sri Devaraj Urs Institute of Management
11 Mins



R.L.Jalappa Institute Of Technology
13 Mins



VidyaNidhi Independent PU College
11 Mins



Vogue Dr. Kariappa Business School
10 Mins



Location Map





North Bengaluru The New Bengaluru

Rapid infrastructure development, excellent connectivity, and proximity to the International Airport forms the backbone of North Bengaluru's growth as a real estate destination. Proposed improvements in arterial road networks and Metro connectivity to this locality will only add to the investment potential of this once sleepy suburban zone. This region has drawn the attention of investors, ever since Kempegowda International Airport became operational in 2008(1 l. The airport became a clarion call for several prominent real estate developers, to launch several ambitious

housing projects - catering to both luxury and aspirational buyers.

The sensational growth of the region can largely be attributed to factors such as enhancement of physical, commercial and social infrastructure, smooth connectivity to prime locales in the city, and the proximity to IT growth corridors.

Given the concentration of huge landbanks, and potent investment clusters, North Bengaluru is witnessing a rising demand and making it a veritable goldmine for investors.

Namma Metro's NewLine

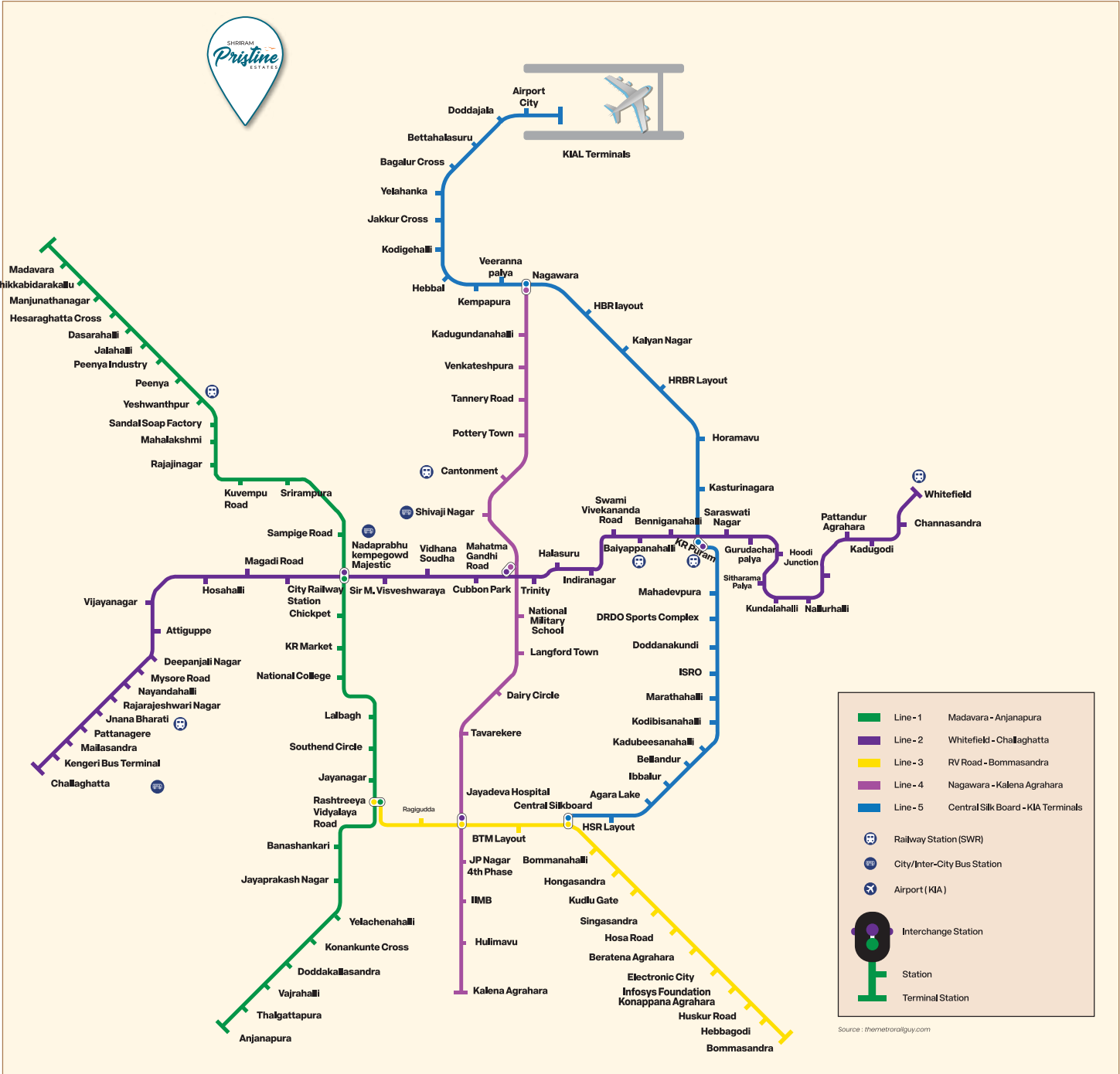
Impact of Namma Metro on North Bengaluru

Residential micro markets in North Bengaluru gained huge prominence after the construction of the Kempegowda International Airport, making for seamless domestic and international transit. With additional coverage of locations.

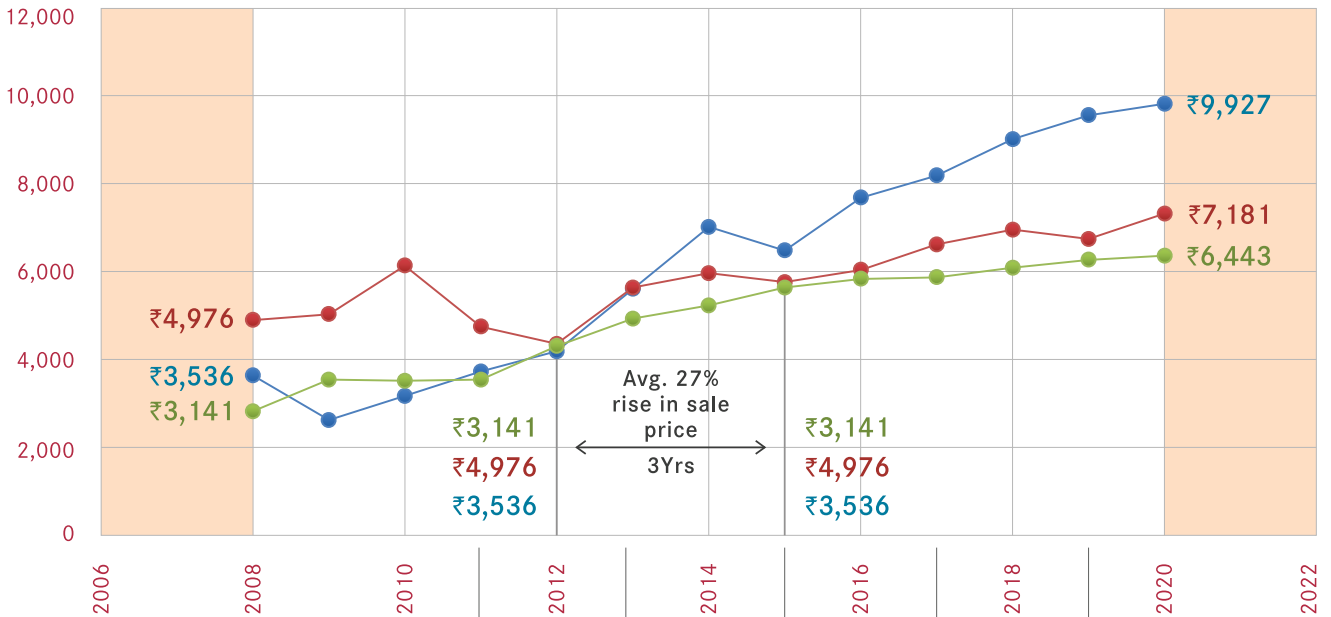
like the International Airport and areas like Yelahanka-Kogilu, Jakkur, Nagawara, the connectivity story warrants active consideration from end-users and investors alike.

BLUE LINE - KR Puram - Hebbal - KIAL Terminals

(38 km) Type: Elevated & At-Grade Stations (17): Kasturinagara, Horamavu, HRBR Layout (erst. Babusaheb Palya), Kalyan Nagar, HBR Layout, Nagawara, Veerannapalya, Kempapura, Hebbal, Kodigehalli, Jakkur Cross, Yelahanka (erst. Kogilu Cross), Bagalur Cross (erst. Bagalur /PRR Cross), Bettahalasuru, Doddajala (erst. Trumpet Junction), Airport City (erst. Sky Garden, to be built at-grade) and KIAL Terminals (erst. Airport Terminal, to be built at-grade)



NORTH BENGALURU PRICE TREND



2010
DPR for phase 2 Namma Metro to connect Nagawara in the North to Gottigere in South via underground tunnel

2011
Conversion of 4 lane road into 22km 6 lane elevated expressway from Hebbal to Kogilu Cross planned

2013
Yeshwanthpur - 3rd Terminal for Southwestern Railways after KSR and Cantonment

2014
Silk Board to Hebbal Metro line gets green nod and stations finalised

2015
KIADB gets approval of 950 Acre Aerospace Park with 250-acre SEZ near Devanahalli (Devanahalli Business Park)

2016
Feasibility study of Bengaluru suburban rail completed connecting Rajankunte in North to Helalige in South

2017
Airport link Metro line (Nagawara-Hebbal-Yelahanka-Doddajala) gets fast tracked

2018
PPP Model to be implemented in 50 sq. km. BIAL ITIR with potential of Rs. 1.4 lakh crore (\$20 billion) investment

2019
Testing of new Terminal of KIAL completed

— Hebbal — Jakkur — Yelahanka

The seal of trust!

20-YEAR LEGACY OF EXCELLENCE



Spread across
5 cities

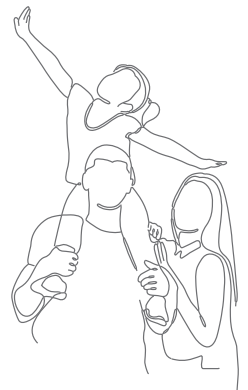
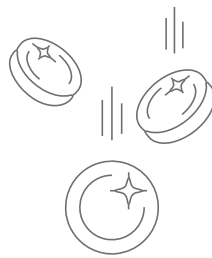
32
Completed projects

22,000+
Happy families

**Fastest Growing
Developer
of the year 2022**
by the
Times Business Award
Bengaluru 2022


35
Ongoing
Projects

Listed with
**National Stock
Exchange**



Across **5** locations

BENGALURU | CHENNAI | KOLKATA | COIMBATORE | VIZAG

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