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THE TIMES OF INDIA GROUP

**Godrej** | PROPERTIES

# Godrej Vanantara

**BANNERGHATTA ROAD**

## Project Report

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### Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

# Overview

|                                                |                                                        |                                  |                                                       |                                          |
|------------------------------------------------|--------------------------------------------------------|----------------------------------|-------------------------------------------------------|------------------------------------------|
| <div>LAUNCH</div> <div>January 2026</div>      | <div>CURRENT</div> <div>₹12,500/ Sq. Feet*</div>       | <div>CAGR</div> <div>11%*</div>  | <div>FEATURING</div> <div>16 Towers, 2000 Units</div> | <div>PAYMENT PLAN</div> <div>CLP</div>   |
| <div>POSSESSION</div> <div>Januarey 2031</div> | <div>2030 EXPECTED</div> <div>₹18,975/ Sq. Feet*</div> | <div>XIRR*</div> <div>14%*</div> | <div>PLOT SIZE</div> <div>36 Acres</div>              | <div>HOMELOAN</div> <div>Available</div> |



Disclaimer\*

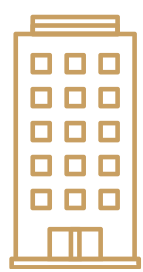
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# Why TOI recommends?

**Ideal for:** End-users seeking premium lifestyle living in a stable residential corridor and investors looking for long-term appreciation backed by strong developer credibility.



*Godrej Vanantara is a premium residential development combining modern planning, strong lifestyle amenities and branded execution within one of South Bengaluru’s most established residential corridors.*



*Backed by Godrej Properties’ strong brand equity and execution track record, the project offers a balanced and relatively low-risk investment profile supported by broad end-user demand.*



*Located in South Bengaluru, the project benefits from metro expansion, improving infrastructure and strong IT connectivity, supporting long-term livability, rental demand and capital appreciation.*

## Recommended Configurations

**BUY FOR END USE**

3 BHK  
1662 sq ft

**BUY TO SELL**

3 BHK  
1977 sq ft

**BUY TO RENT**

4 BHK  
2915 sq ft

| CONFIGURATION       | SUPER AREA (SQ FT) | PRICE PER SQ. FT | INDICATIVE PRICE |
|---------------------|--------------------|------------------|------------------|
| 2 BHK               | 1,295              | ₹ 12,500*        | ₹ 1.61 Cr*       |
| 3 BHK - 2T          | 1,662              | ₹ 12,500*        | ₹ 2.07 Cr*       |
| 3 BHK - 3T          | 1,977              | ₹ 12,500*        | ₹ 2.47 Cr*       |
| 4BHK - 4T + SR - ST | 2,915              | ₹ 12,500*        | ₹ 3.64 Cr*       |

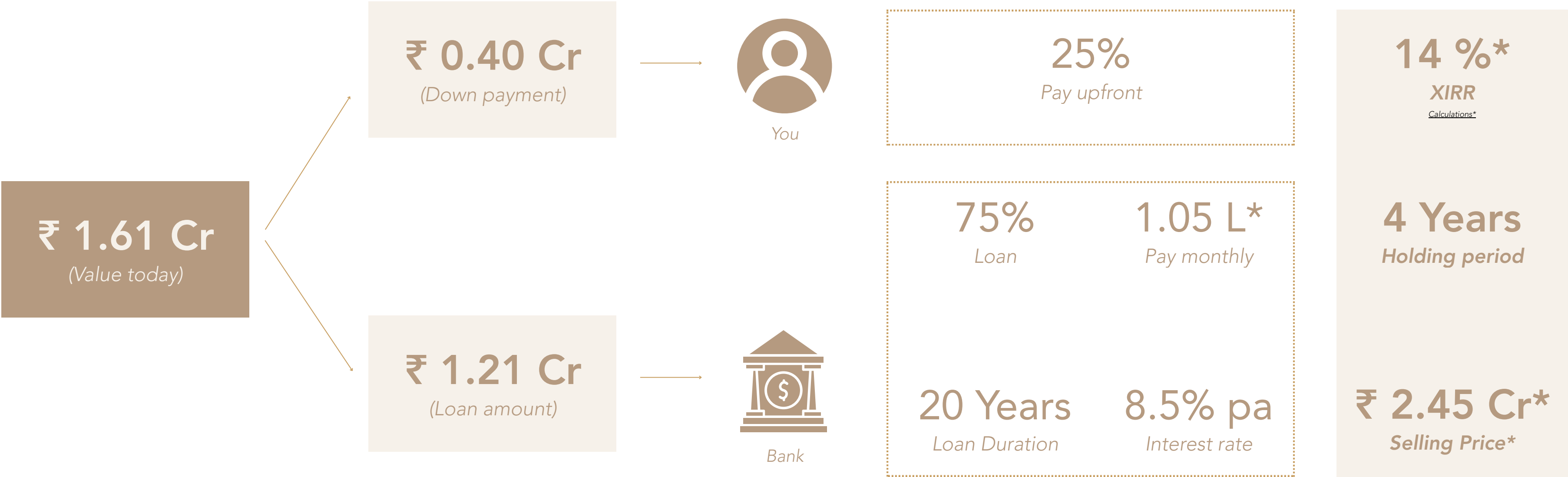
Godrej Vanantara offers a wide mix of efficiently planned 2, 3 & 4 BHK residences with competitive pricing and strong brand-backed livability, catering to both end-users and long-term investors seeking stable appreciation in South Bengaluru.

| PAYMENT PLAN | PAYMENT STRUCTURE                                                                                   | BEST FOR                          | INVESTMENT PROPOSITION                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------|
| CLP          | Payments linked to construction milestones from booking to possession, with final 20% at completion | End-users and long-term investors | Lower risk as payments align with project progress, reduced uncertainty and better capital control |

The project offers construction-linked plan designed to balance upfront investment, cash flow management and overall risk, allowing buyers to choose based on their financial strategy and investment horizon.

# Investment Highlights

CALCULATED FOR 2 BHK UNIT MEASURING 1,295 SQ. FT



The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, low-density planning, and strong execution quality rather than speculative upside.

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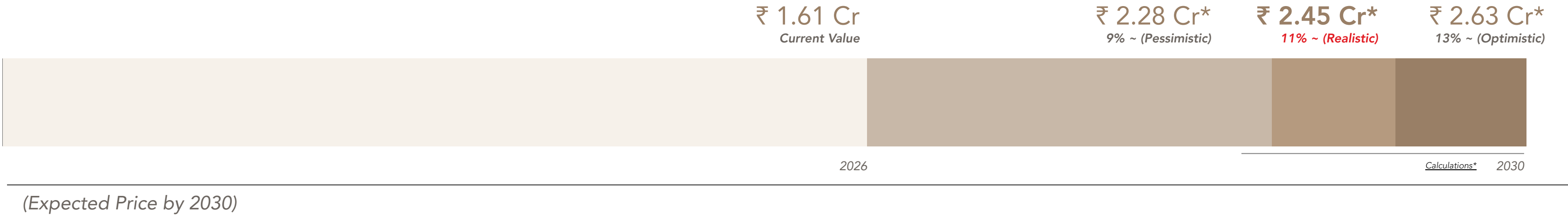
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# How your property could grow by 2030

CALCULATED FOR 2 BHK UNIT MEASURING 1,295 SQ. FT



With an expected 11%\* CAGR over 4 years, the property's current value of ₹1.61Cr is projected to grow to ₹2.45Cr\* by 2030, appreciating by an estimated ₹0.84 Cr\*.

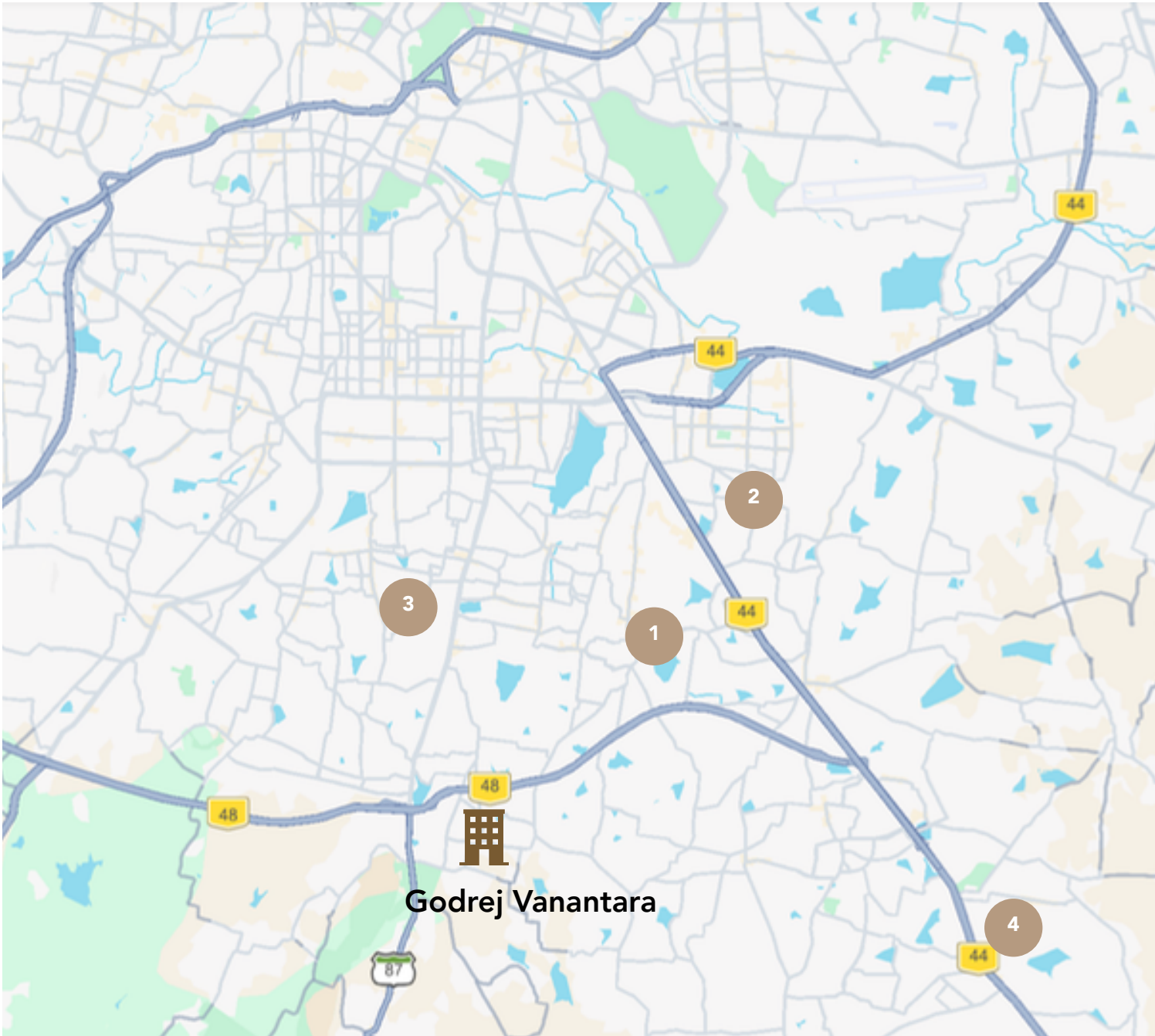
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# Nearby Projects



| PROJECT NAME             | LAUNCH YEAR | LAUNCH PRICE (₹/SQ FT) | CURRENT PRICE (₹/SQ FT) |
|--------------------------|-------------|------------------------|-------------------------|
| 1 Prestige Southern Star | 2024-25     | ₹10,500 – ₹11,500      | ₹11,500 – ₹13,000       |
| 2 Purva Meraki           | 2021-22     | ₹9,500 – ₹10,500       | ₹13,000 – ₹15,000       |
| 3 Mahindra Windchimes    | 2014-15     | ₹7,000 – ₹8,000        | ₹13,000 – ₹15,000       |
| 4 Sobha Townpark         | 2022-23     | ₹8,500 – ₹9,500        | ₹11,000 – ₹13,000       |
| Godrej Vanantara         | 2026        | ₹12,500                | ₹12,500                 |

## HISTORIC METRICS

8 - 11%\*  
Long-Term CAGR  
(20 Years)

10 - 16%\*  
Recent YoY Price Growth  
(5 Years)

60 - 100%\*  
Avg. Price Increase  
(5 Years)

South Bengaluru continues to witness strong premium residential demand driven by established social infrastructure, IT connectivity and metro expansion. Godrej Vanantara is positioned as a branded luxury development benefiting from the maturity of the Bannerghatta Road corridor while offering long-term appreciation and end-user-driven stability.

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# Similar Projects

|                         |                                  |                                     |                                 |                         |                           |
|-------------------------|----------------------------------|-------------------------------------|---------------------------------|-------------------------|---------------------------|
| Project                 | Godrej Vanantara                 | Prestige Southern Star              | Purva Meraki                    | Mahindra Windchimes     | Sobha Townpark            |
| Developer               | Godrej Properties                | Prestige Group                      | Puravankara                     | Mahindra Lifespaces     | Sobha Limited             |
| Location                | Bannerghatta Road                | Begur Road                          | HSR Extension / South Bengaluru | Bannerghatta Road       | Hosur Road                |
| Project Type            | Premium luxury residences        | Premium high-rise residences        | Boutique luxury residences      | Luxury residences       | Integrated township       |
| Launch Year             | 2026                             | 2024–25                             | 2021–22                         | 2014–15                 | 2022–23                   |
| Handover Timeline       | 2031                             | ~2029                               | Delivered / near possession     | Delivered               | ~2027–28                  |
| Launch Price (₹/sq ft)  | ₹12,500                          | ₹10,500 – ₹11,500                   | ₹9,500 – ₹10,500                | ₹7,000 – ₹8,000         | ₹8,500 – ₹9,500           |
| Current Price (₹/sq ft) | ₹12,500                          | ₹11,500 – ₹13,000                   | ₹13,000 – ₹15,000               | ₹13,000 – ₹15,000       | ₹11,000 – ₹13,000         |
| CAGR (Since Launch)     | Early Stage                      | New Launch                          | ~8–10%                          | ~7–9%                   | ~10–12%                   |
| Project Density         | Medium                           | Medium                              | Low                             | Low                     | Medium                    |
| Clubhouse               | Premium clubhouse                | Large clubhouse                     | Boutique clubhouse              | Luxury clubhouse        | Township clubhouse        |
| Ideal For               | Premium end-users                | Upgrade buyers                      | Luxury buyers                   | Family end-users        | Township lifestyle buyers |
| Key USP / Highlights    | Godrej brand + premium ecosystem | Strong South Bengaluru connectivity | Boutique low-density luxury     | Mature luxury ecosystem | Large integrated township |

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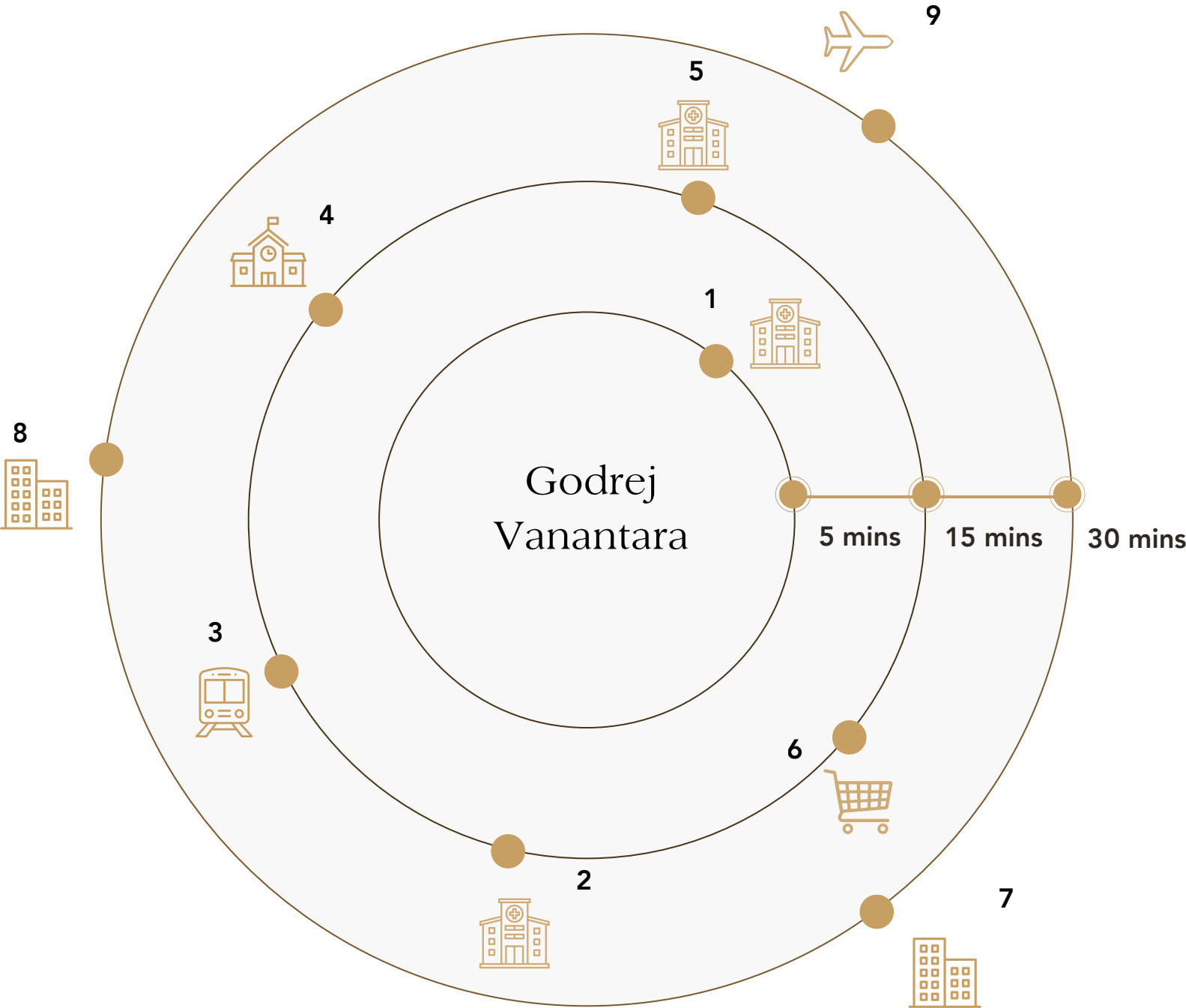
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



|   |                                                                                       |                                   |       |
|---|---------------------------------------------------------------------------------------|-----------------------------------|-------|
| 1 |    | Apollo Hospital Bannerghatta Road | 3 Km  |
| 2 |    | Ryan International School         | 4 Km  |
| 3 |    | Kalena Agrahara Metro Station     | 5 Km  |
| 4 |    | IIM Bangalore                     | 7 Km  |
| 5 |    | Fortis Hospital Bannerghatta Road | 8 Km  |
| 6 |   | Royal Meenakshi Mall              | 8 Km  |
| 7 |  | Electronic City                   | 15 Km |
| 8 |  | Kalyani Magnum Tech Park          | 16 Km |
| 9 |  | Kempegowda International Airport  | 47 Km |



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1985

ESTABLISHED  
YEAR

₹53K Cr

MARKET  
CAPITALIZATION

90+

TOTAL PROJECTS  
DELIVERED

69 M+

SQUARE FEET AREA  
DEVELOPED

40+

YEARS OF REAL  
ESTATE LEGACY

## Flagship Projects



## Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



| Parameter               | Rating                                                                  |
|-------------------------|-------------------------------------------------------------------------|
| Location Strength       | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Micro-Market Maturity   | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Developer Credibility   | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Product Differentiation | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Growth Potential        | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Liquidity/ Exit Comfort | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |

Godrej Vanantara combines strong developer credibility, stable South Bengaluru fundamentals and premium lifestyle positioning, making it a balanced long-term residential investment opportunity.

# Property Risk Matrix

| Risk                        | Impact | Probability | Overall    |
|-----------------------------|--------|-------------|------------|
| Market cycle slowdown       | Medium | Low         | Manageable |
| Regulatory/ Policy Changes  | Low    | Low         | Contained  |
| Opportunity Cost of Capital | Medium | Medium      | Balanced   |
| Liquidity Risk              | Low    | Low         | Stable     |
| Execution & Delivery Risk   | Low    | Low         | Controlled |
| Interest Rate Volatility    | Medium | Medium      | Balanced   |
| Rental Yield Volatility     | Low    | Medium      | Moderate   |

Godrej Vanantara maintains a balanced low-risk profile supported by strong developer credibility, stable South Bengaluru demand fundamentals and established infrastructure, with key considerations centered around premium pricing and holding horizon.

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*Backed by Godrej Properties, one of India's most trusted and financially strong real estate developers with nationwide presence.*



*Located within a well-established residential corridor benefiting from metro expansion, IT connectivity and strong social infrastructure.*



*South Bengaluru maintains strong family and IT-professional demand, supporting long-term residential stability and liquidity.*



*Modern planning, landscaped greens and curated amenities enhance long-term livability and lifestyle appeal.*



*Ongoing metro connectivity upgrades and road infrastructure improvements continue to support appreciation potential in the corridor.*



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Mr. Pradeep Phalswal 

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 pradeep.phalswal@toihomes.com



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