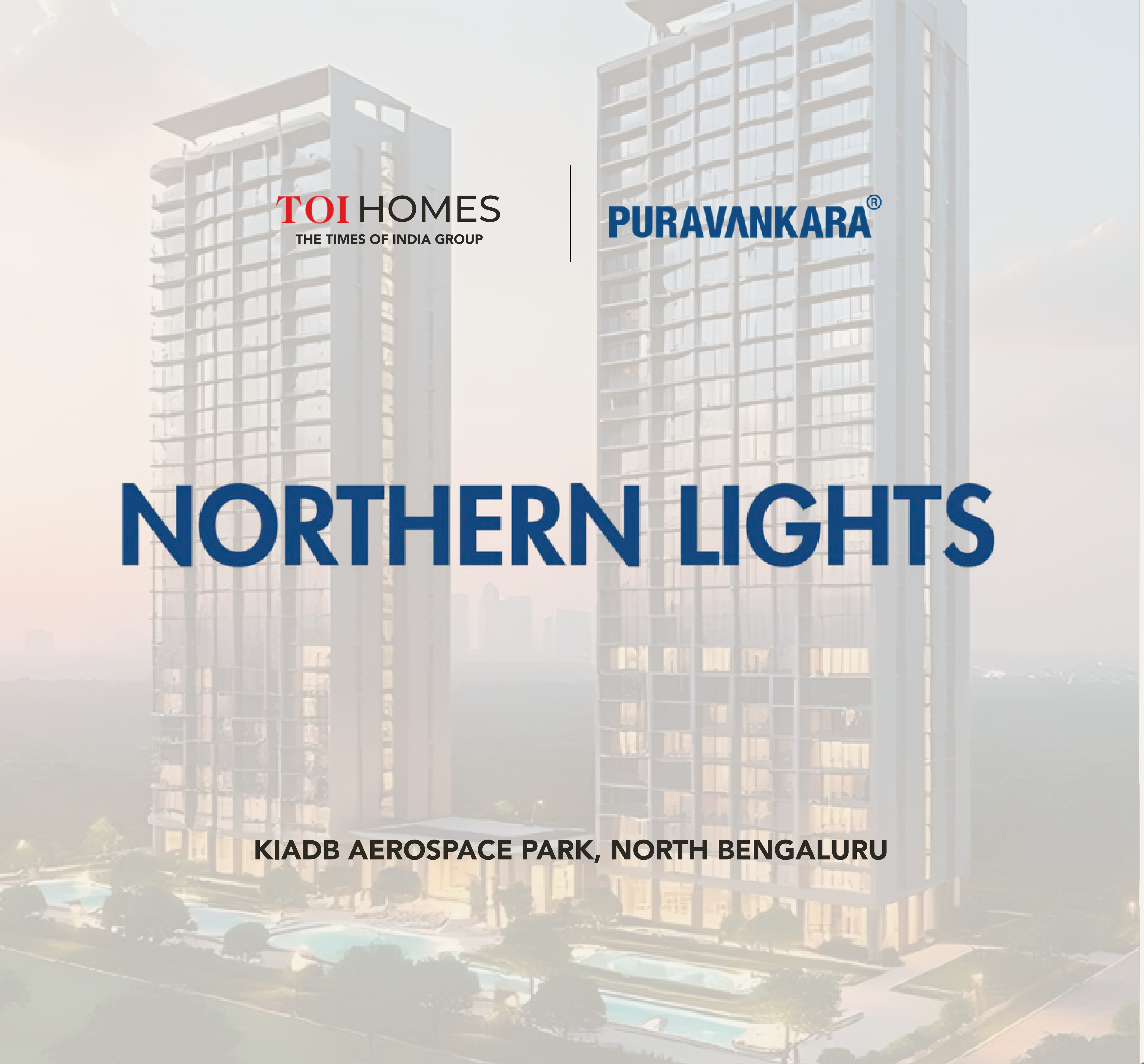


TOI HOMES
THE TIMES OF INDIA GROUP

PURAVANKARA®

NORTHERN LIGHTS

KIADB AEROSPACE PARK, NORTH BENGALURU

Project Report

Includes

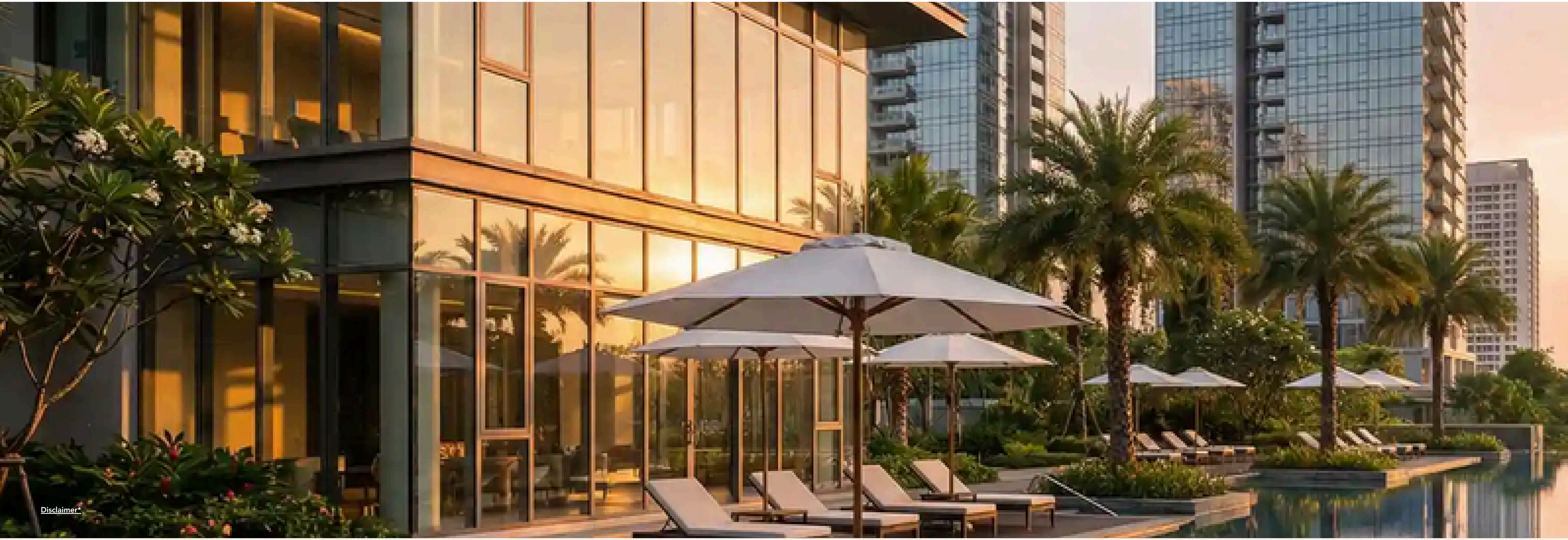
- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

RERA/1251/309/PR/120326/008524

Overview

TOI HOMES
THE TIMES OF INDIA GROUP

LAUNCH March 2026	CURRENT ₹10,800 / Sq. Feet*	CAGR 11%*	FEATURING 8 Towers, 2600 Units	PAYMENT PLAN CLP
POSSESSION January 2031	2030 EXPECTED ₹16,395 / Sq. Feet*	XIRR* 14%*	PLOT SIZE 24.9 Acres	HOMELOAN Available



Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Why TOI recommends?

Ideal for: Investors seeking affordable entry into North Bengaluru's airport corridor and end-users looking for strong rental and long-term appreciation potential.

Northern Lights by Puravankara offers an attractive balance of affordability, connectivity and long-term growth potential within the rapidly evolving KIADB Aerospace Park corridor.

The project benefits from strong rental demand generated by airport-linked employment hubs, aerospace industries and expanding commercial infrastructure across North Bengaluru.

Backed by Puravankara's established brand credibility and execution track record, the project offers a relatively stable and investment-friendly residential opportunity.

Recommended Configurations

BUY FOR END USE
3 BHK
2031 sq ft

BUY TO SELL
3 BHK
1791 sq ft

BUY TO RENT
2 BHK
1336 sq ft

Configurations

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
2 BHK	1097	₹ 10,800	₹ 1.18 Cr*
2 BHK Premium	1275	₹ 10,800	₹ 1.37 Cr*
2 BHK Large	1336	₹ 10,800	₹ 1.44 Cr*
3 BHK	1685	₹ 10,800	₹ 1.81 Cr*
3 BHK Premium	1791	₹ 10,800	₹ 1.93 Cr*
3 BHK + Study	1962	₹ 10,800	₹ 2.11 Cr*
3 BHK Uber + EWS	2031	₹ 10,800	₹ 2.19 Cr*
4 BHK	4017	₹ 10,800	₹ 4.33 Cr*
4 BHK Large	4131	₹ 10,800	₹ 4.46 Cr*

Northern Lights by Puravankara offers a wide mix of efficiently planned 2, 3 & 4 BHK residences with competitive pricing, strong rental potential and strategic Aerospace Park connectivity, making it attractive for both end-users and long-term investors in North Bengaluru.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked with actual construction progress and milestones	End-users preferring phased cash outflow aligned with project execution	Reduces upfront financial burden while maintaining payment-security alignment with construction progress

Construction Linked Payment Plan enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.

Investment Highlights

TOI HOMES
THE TIMES OF INDIA GROUP

CALCULATED FOR 2 BHK UNIT MEASURING 1097 SQ. FT

₹ 1.18 Cr
(Value today)

₹ 29.61 L
(Down payment)

You

25%
Pay upfront

₹ 88.85 L
(Loan amount)

Bank

75%
Loan

77 K*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹ 1.79 Cr*
*Selling Price**

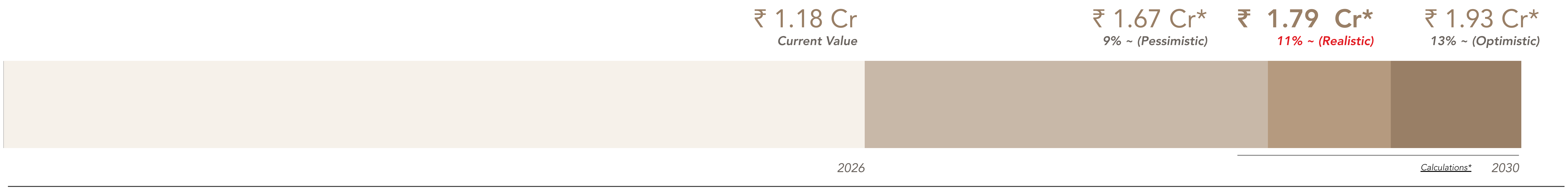
The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.

Disclaimer*

How your property could grow by 2030

TOI HOMES
THE TIMES OF INDIA GROUP

CALCULATED FOR 2 BHK UNIT MEASURING 1097 SQ. FT



(Expected Price by 2030)

₹ 1.18 Cr
(Current Value)

₹ 10,800 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years

₹ 1.79 Cr*
(Realistic Value by 2030)

₹ 16,395 PSF*
(Realistic Value by 2030)

₹ 0.61 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹1.18 Cr** is projected to grow to **₹ 1.79 Cr* by 2030**, appreciating by an estimated **₹0.61 Cr*.***

Disclaimer*

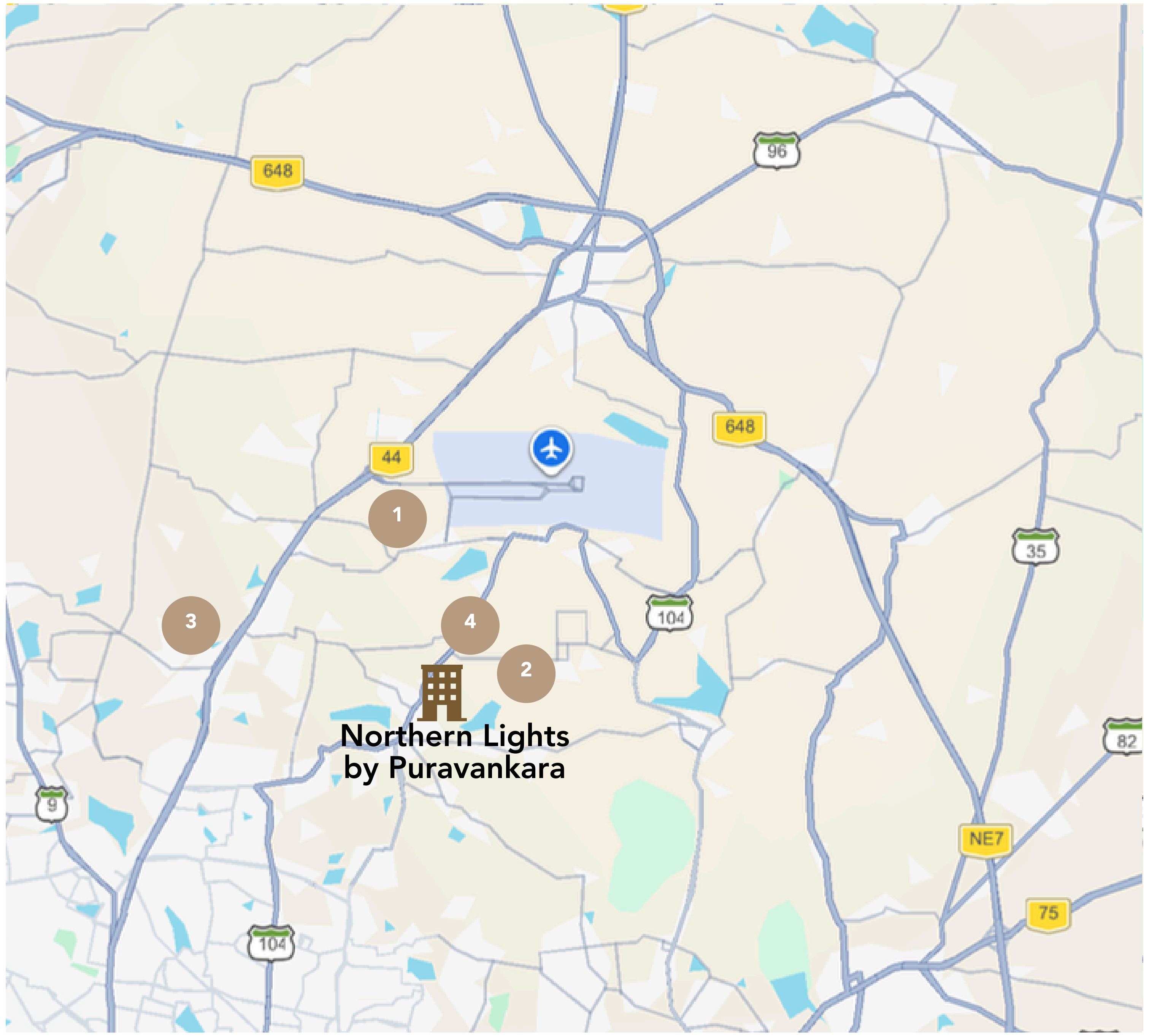
Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Nearby Projects

TOI HOMES
THE TIMES OF INDIA GROUP



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Birla Trimaya	2023–24	₹7,000 – ₹8,000	₹9,000 – ₹10,500
2 Prestige Finsbury Park	2019–20	₹5,000 – ₹5,800	₹8,500 – ₹10,000
3 Purva Aerocity	2024–25	₹8,500 – ₹9,500	₹9,500 – ₹11,000
4 Brigade El Dorado	2020–21	₹4,800 – ₹5,500	₹8,000 – ₹9,500
Northern Lights by Puravankara	2026	₹10,800	₹10,800

HISTORIC METRICS

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

12 - 18%*
Recent YoY Price Growth
(5 Years)

70 - 120%*
Avg. Price Increase
(5 Years)

KIADB Aerospace Park has emerged as one of North Bengaluru's strongest residential growth corridors driven by airport-led infrastructure, aerospace employment hubs and expanding commercial development. Northern Lights by Puravankara benefits from established project traction, strong rental demand and long-term appreciation potential within Bengaluru's airport growth belt.

Disclaimer*

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Similar Projects

TOI HOMES
THE TIMES OF INDIA GROUP

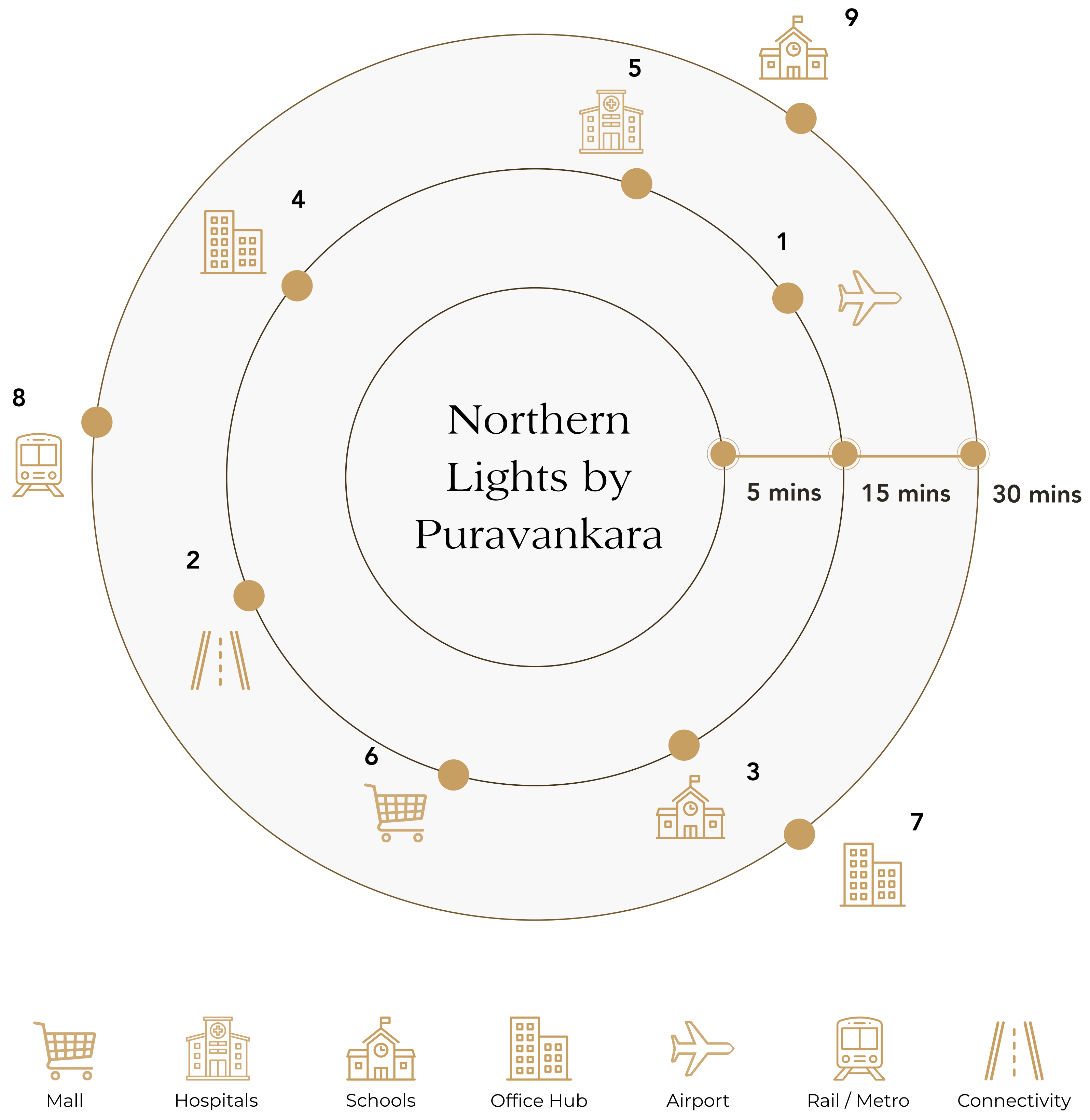
Project	Northern Lights by Puravankara	Prestige Finsbury Park	Brigade El Dorado	Purva Aerocity	Birla Trimaya
Developer	*Puravankara*	Prestige Group	Brigade Group	Puravankara	Birla Estates
Location	*KIADB Aerospace Park*	Aerospace Park	Aerospace Park	Chikkajala	Shettigere
Project Type	*Mid-premium residences*	Premium residences	Integrated township	Premium high-rise residences	Integrated township
Launch Year	*2026*	2019–20	2020–21	2024–25	2023–24
Handover Timeline	*2031*	Delivered / near possession	Delivered / near possession	~2029	~2028–29
Launch Price (₹/sq ft)	*₹10,800*	₹5,000 – ₹5,800	₹4,800 – ₹5,500	₹8,500 – ₹9,500	₹7,000 – ₹8,000
Current Price (₹/sq ft)	*₹10,800*	₹8,500 – ₹10,000	₹8,000 – ₹9,500	₹9,500 – ₹11,000	₹9,000 – ₹10,500
CAGR Since Launch (%)	*New Launch*	~8–10%	~9–11%	New Launch	~10–12%
Project Density	*Medium*	Medium	High	Medium	Medium
Clubhouse	*Premium clubhouse*	Premium clubhouse	Township clubhouse	Luxury clubhouse	Premium clubhouse
Ideal For	*Mid-premium buyers*	End-users	Young professionals	Premium investors	Upgrade buyers
Key USP / Highlights	*Tata brand + integrated living*	Prestige brand + connectivity	Township ecosystem	Premium airport positioning	Large mixed-use township

Disclaimer*

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

Facilities Nearby

TOI HOMES
THE TIMES OF INDIA GROUP



1	Kempegowda International Airport	8 Km
2	Bellary Road (NH 44)	6 Km
3	Canadian International School	7 Km
4	KIADB Aerospace Park	9 Km
5	Aster CMI Hospital	12 Km
6	Phoenix Mall of Asia	13 Km
7	Manyata Tech Park	16 Km
8	Nagawara Metro Station	21 Km
9	Delhi Public School North	22 Km

Builder Profile

TOI HOMES
THE TIMES OF INDIA GROUP

PURAVANKARA®

One of India's leading real estate developers known for premium residential, luxury apartments, and integrated township developments across cities focusing on high-quality construction, innovative architecture, and lifestyle-driven communities.

#130/1, Ulsoor Road, Bengaluru, Karnataka, 560042

1975	50+	86+	80 M+	9
ESTABLISHED YEAR	YEARS OF BUILDING TRUST	PROJECTS COMPLETED	SQUARE FEET AREA DEVELOPED	CITIES OF OPERATION

Flagship Projects

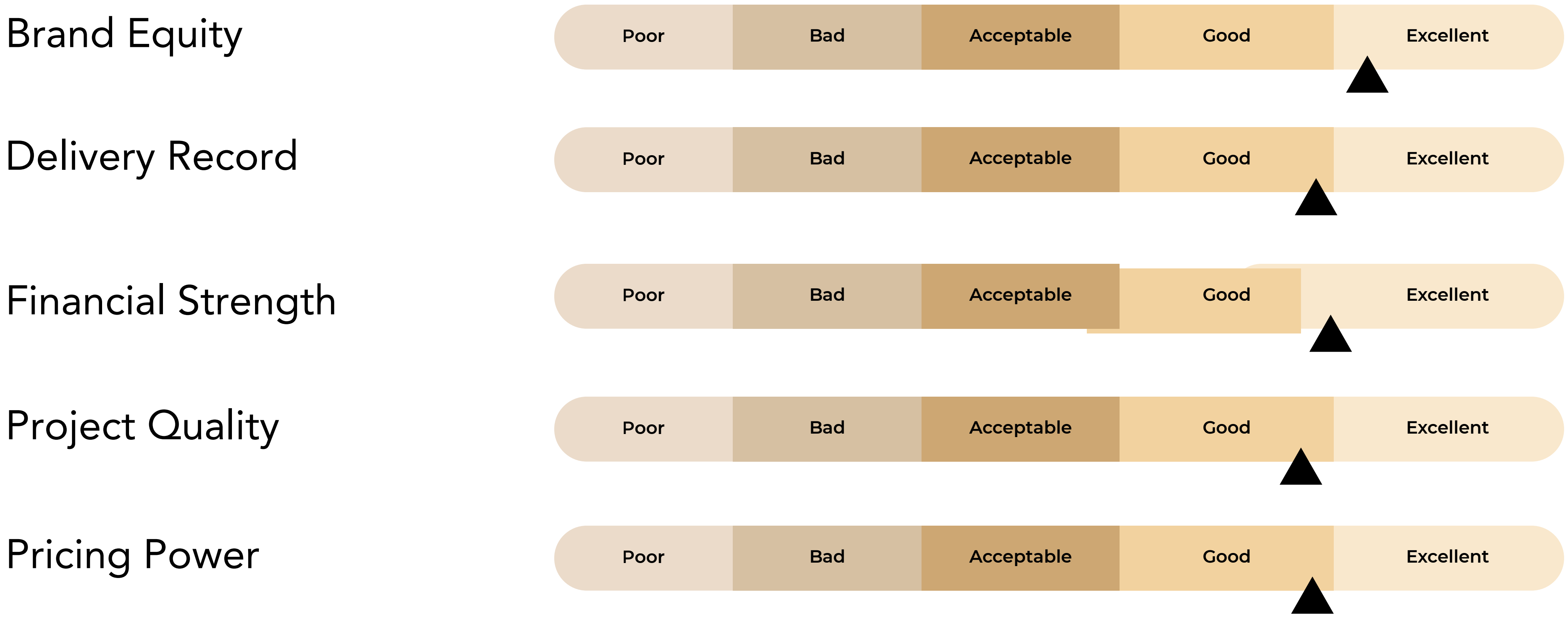
NORTHERN LIGHTS

PURVA ESPLANADE

PURVA MERAKI

PURAVANKARA CODENAME HENNUR

Rating Matrix



Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Project Scorecard

Parameter	Rating
Location Strength	★★★★☆
Micro-Market Maturity	★★★★☆
Developer Credibility	★★★★★
Product Differentiation	★★★★☆
Growth Potential	★★★★★
Liquidity/ Exit Comfort	★★★★☆

Northern Lights by Puravankara combines affordable entry pricing, strong rental demand and North Bengaluru's infrastructure-led growth story, making it a balanced long-term residential investment opportunity.

Property Risk Matrix

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

Northern Lights by Puravankara maintains a balanced low-to-moderate risk profile supported by strong rental demand, affordable entry pricing and North Bengaluru's infrastructure-led growth story, with key dependency on continued airport corridor expansion and commercial development momentum.

Strengths

Located within KIADB Aerospace Park, benefiting from airport expansion, aerospace employment hubs and upcoming commercial growth.

High demand from airport, aerospace and IT workforce supports healthy long-term rental occupancy.

Offers relatively competitive pricing compared to newer premium launches in the airport corridor.

North Bengaluru continues to emerge as one of Bengaluru's strongest infrastructure-led growth corridors.

Backed by a reputed developer with strong execution capabilities and established residential market presence.

Connect with us!

TOI HOMES
THE TIMES OF INDIA GROUP

Consult Our Certified Industry Experts

Mr. Pradeep Phalswal

+91 - 83680 - 39021

pradeep.phalswal@toihomes.com

300+ families guided to the right home.

Mr. Shubham Khandelwal

+91 - 78519 - 20640

shubham.khandelwal@toihomes.com

₹250+ Cr worth of homes advised & transacted.

Book your consultation now!

+91 - 700 - 54 - 700 - 55

Chat!

Important Links

BUILDER BROCHURE

MASTER PLAN

FLOOR PLANS

TOI HOMES
THE TIMES OF INDIA GROUP

Bennett & Coleman
THE TIMES OF INDIA

India's most trusted premium real estate advisory, backed by the credibility of Times of India. We specialize in luxury properties and provide end-to-end consultation for discerning investors.

+91 - 700 - 54 - 700 - 55

contact@toihomes.com

The Times of India Building, Sector 16, Film City, Noida

About TOI Homes

For nearly two centuries, The Times of India Group has stood as a symbol of credibility, insight, and leadership in India's media and consumer landscape. Since 1838, it has grown into a national institution known for trusted journalism, innovative storytelling, and pioneering technology—always guided by its mission to empower people with clarity, integrity, and care.

Its legacy extends across influential brands such as The Times of India, The Economic Times, Times Black, Cricbuzz, Abound, Times Prime, and ET Prime, creating an ecosystem that shapes conversations, informs decisions, and enriches millions of lives. Together, these brands uphold a deep tradition of reliability and transparency.

TOI Homes carries this legacy forward as a premium real-estate concierge service designed for discerning buyers. With curated listings, research-led insights, and seamless end-to-end support, it goes beyond brokerage offering trusted guidance, personalised service, and an elevated property experience defined by confidence, clarity, and comfort.


THE TIMES OF INDIA

14 TOP BANKS ARE NATIONALISED

Ordinance follows unanimous Cabinet decision

Kamaraj, Chavan happy

'Syndicate' in disarray as Morarji goes

Nationalised banks

Nanda called to Delhi

A vital step, says Indira

Assam flood worsens: heavy havoc

Disclaimer

The information presented by TOI Homes, part of The Times of India Group, is for general informational purposes only and does not constitute financial, legal, or investment advice. All data and insights are based on sources believed to be reliable but are not guaranteed for accuracy or completeness and are subject to change due to market conditions. The developer and associated entities are not liable for decisions made based on this information. Real estate investments involve risks, and buyers are advised to conduct independent due diligence and consult certified advisors before investing. TOI Homes does not endorse or promote any specific property or developer unless explicitly stated.