

Godrej Vanantara

Project Report

INCLUDES



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Projects



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BANNERGHATTA ROAD

RERA/1251/310/PR/130526/008653

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Project Snapshot

LAUNCH January 2026	POSSESSION January 2031	CURRENT ₹12,500/ Sq. Feet*	2030 EXPECTED ₹18,975/ Sq. Feet*	XIRR* 36%*
CAGR 22.7%*	FEATURING 16 Towers, 2000 Units	PLOT SIZE 36 Acres	PAYMENT PLAN CLP	HOMELOAN Available



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

t

BUY TO RENT

4 BHK
2915 sq ft



2, 3 & 4 BHK
Luxury Residences

2 BHK

Super Area - **1,295 Sq. ft.**
Price per Sq. ft. - **₹ 12,500**
Indicative Price - **₹ 1.61 Cr**

3 BHK - 2T

Super Area - **1662 Sq. ft.**
Price per Sq. ft. - **₹ 12,500**
Indicative Price - **₹ 2.07 Cr**

3 BHK - 3T

Super Area - **1,977 Sq. ft.**
Price per Sq. ft. - **₹ 12,500**
Indicative Price - **₹ 2.47 Cr***

4BHK - 4T + SR -T

Super Area - **2,915 Sq. ft.**
Price per Sq. ft. - **₹ 12,500**
Indicative Price - **₹ 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.

Master Plan Overview

Land Area

36 Acres

Density

56 Units/Acre

Open Spaces

93% Landscaped Open Area

Clubhouse Density

51 sq.ft./unit

Total No. of Units

2,000

Total No. of Towers

16

Access Road Width

16 m

Clubhouse Area

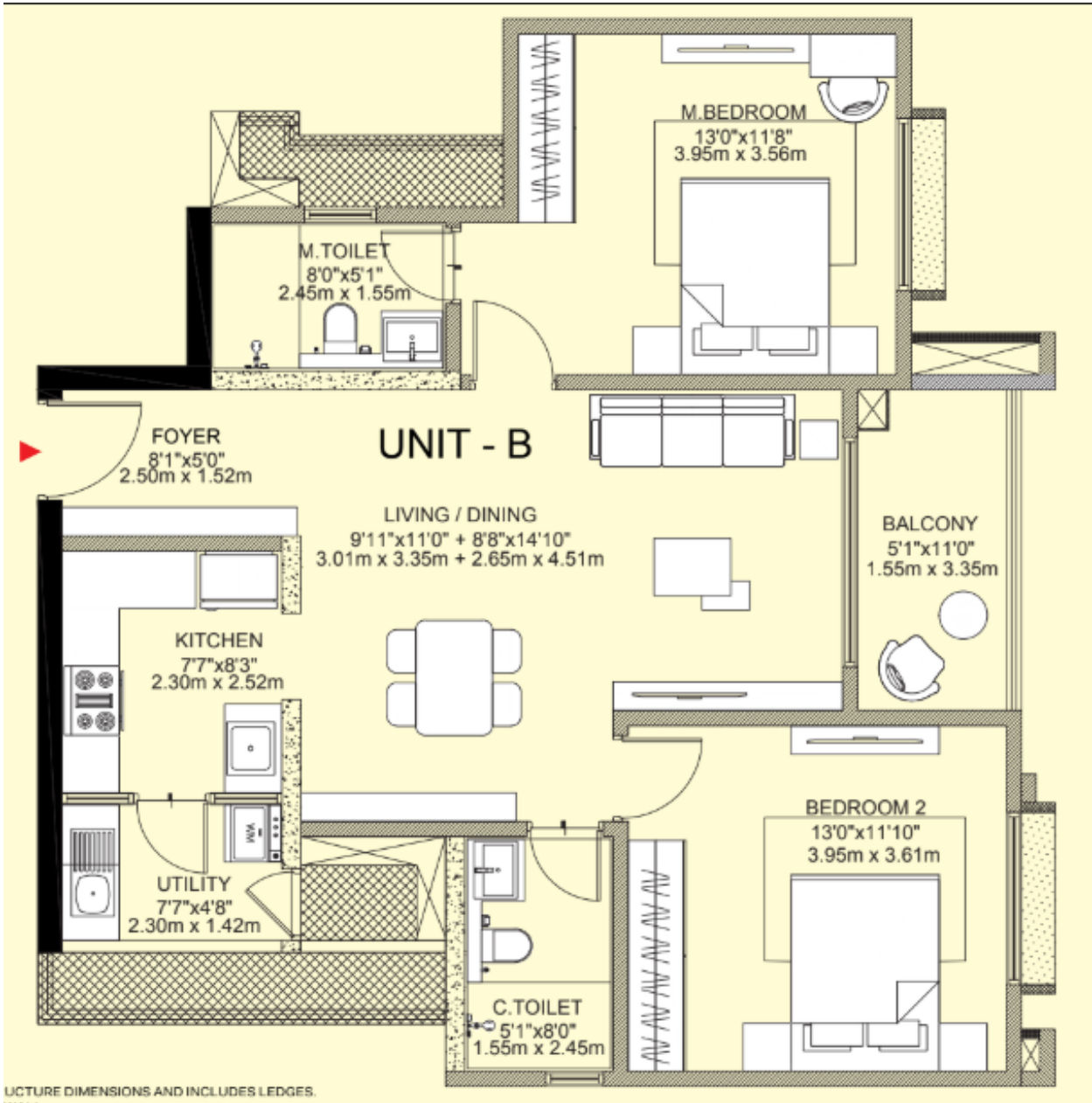
1,02,600 sq.ft.



Godrej Vanantara is planned as a low-density, landscape-led township spanning 36 acres with 16 residential towers, a 4-acre private forest, over 93% open spaces, and a 1,02,600 sq.ft. clubhouse. The master plan emphasizes wellness, privacy, and long-term capital appreciation through extensive green infrastructure and premium recreational amenities.

Unit Plan Overview

Type	Efficiency
2 BHK	67.7%
Saleable Area	Carpet Area
1295 sq.ft.	747.62 sq.ft.
Floor to Ceiling	Utility Space
Not Publicly Disclosed	Available
Master Bedroom	Living/Dining Room
13'0"x11'8"	9'11"x11'0" + 8'8"x14'10"
No. of Balconies	Balcony Area
2 (Main + Utility Balcony)	Large Attached Decks

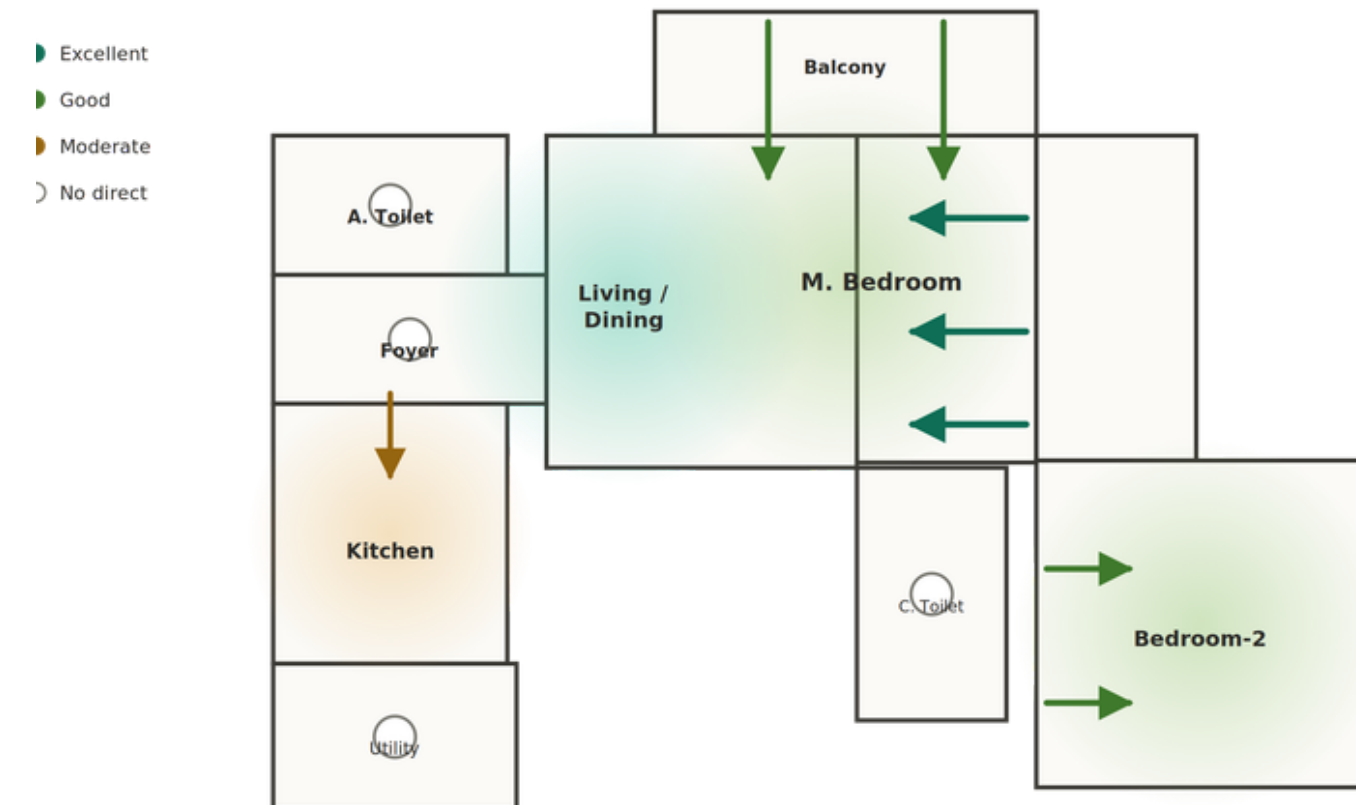


The 3 BHK residences combine an efficient 60.4% carpet-to-saleable ratio with dedicated utility space, expansive balconies, and clearly separated private and social zones, creating a practical yet premium family-oriented layout.

Lighting Analysis

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

1. The Living and Dining area opens directly onto the balcony, receiving the widest and most direct natural light in the unit.
2. The Master Bedroom has its own independent balcony, ensuring unobstructed daylight into the primary sleeping space.
3. Bedroom-2 sits on the same balcony face, picking up good natural light through its adjacent opening.
4. Kitchen, A.Toilet, C.Toilet, Foyer and Utility are unlit by design, standard for interior-facing service zones.

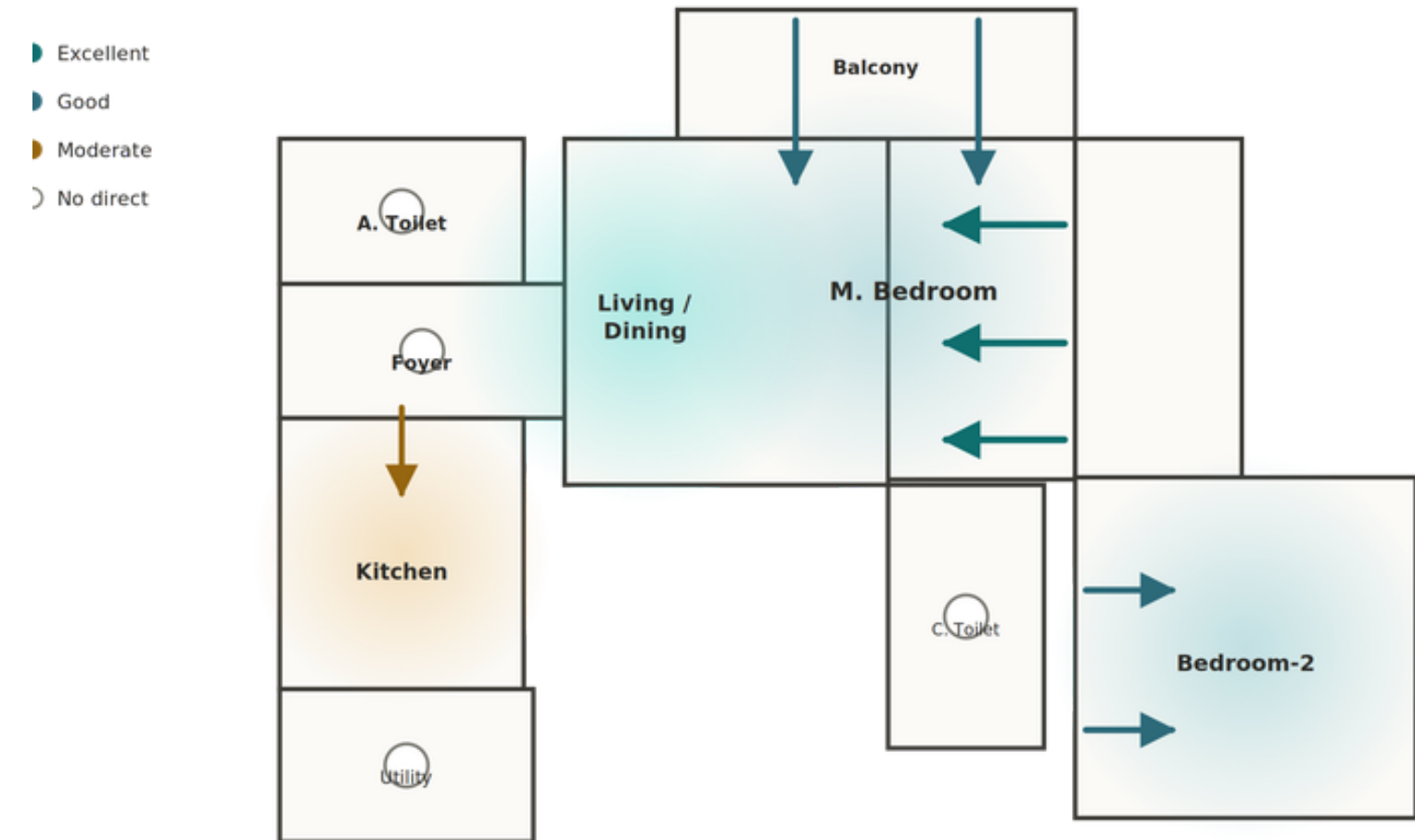


Godrej Vanantara positions all habitable rooms along its primary balcony frontage, delivering consistent daylight across every living and sleeping space while keeping service zones cleanly isolated.

Ventilation Analysis

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

1. The Living and Dining area draws air directly through the balcony, the widest single opening in the unit.
2. The Master Bedroom ventilates independently through its own dedicated balcony, keeping the sleeping zone self-sufficient
3. Bedroom-2 draws air from the same balcony face, reinforcing airflow across the full bedroom wing.
4. The Kitchen's opposing external wall opening creates a genuine cross-ventilation path through the unit's full depth. A.Toilet, C.Toilet, Foyer and Utility rely on exhaust, standard for enclosed service zones.

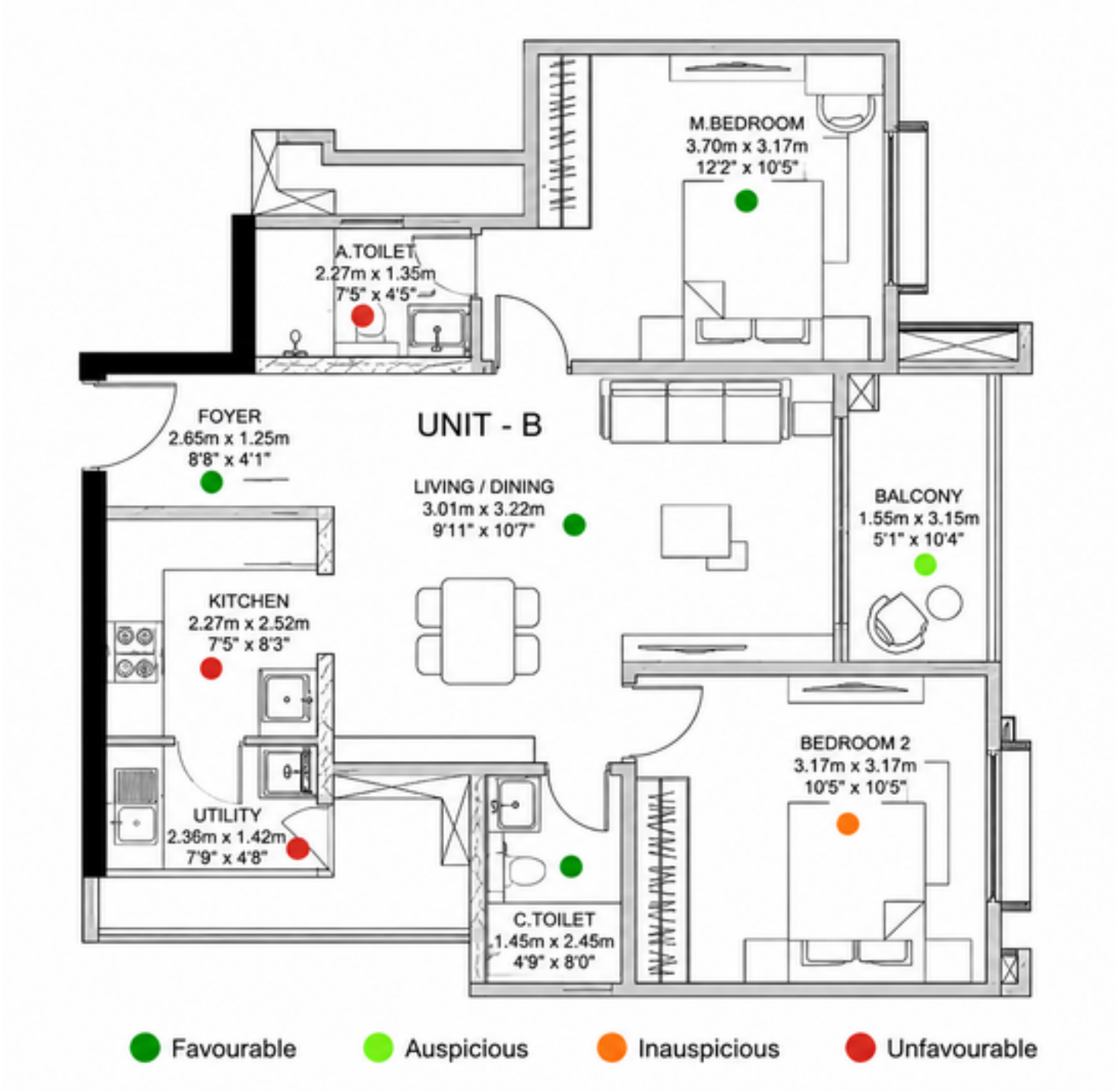


Godrej Vanantara achieves true cross-ventilation through its dual-face layout, with the balcony drawing fresh air in and the kitchen wall allowing it to exit, keeping every habitable room in the natural airflow path.

Vaastu Analysis

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

ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	Northwest / West	North, South
Bedroom	Southwest (Master)	North, Southeast
Kitchen	Southeast	West
Balcony	Northeast	Northeast
Dressing Room	Northwest	North
Utility	Southeast / Northwest	Southwest



The unit reflects a well-balanced Vastu layout with favourable placement of the balcony, foyer and dining area, while the master bedroom aligns with an auspicious zone; although a few utility spaces and the kitchen deviate from ideal directions, the overall planning remains functional and demonstrates a balanced spatial arrangement.

Specifications of Construction



Kitchen

Gas pipeline, RO point, and space for kitchen appliances
Modular kitchen provision with marble countertop and tile backsplash



Windows & Doors

UPVC windows and external doors with clear glass
Vaastu-compliant 8-ft timber main door with flush internal doors



Lifts

100% DG backup for lifts and common areas
High-speed passenger lifts with dedicated service lifts



Wall Finish

Matte-finish ceramic tiles in bathrooms and PVC false ceilings
Premium emulsion-painted walls with oil-bound distemper ceilings



Flooring

High-quality vitrified flooring in living spaces, wooden flooring in bedrooms, and anti-skid tiles in balconies and bathrooms



Bathrooms

Geyser provision, exhaust fan points, towel rods, and soap holders
Matte-finish ceramic wall tiles with branded chrome-plated fittings



Air Conditioning

AC provision in designated rooms

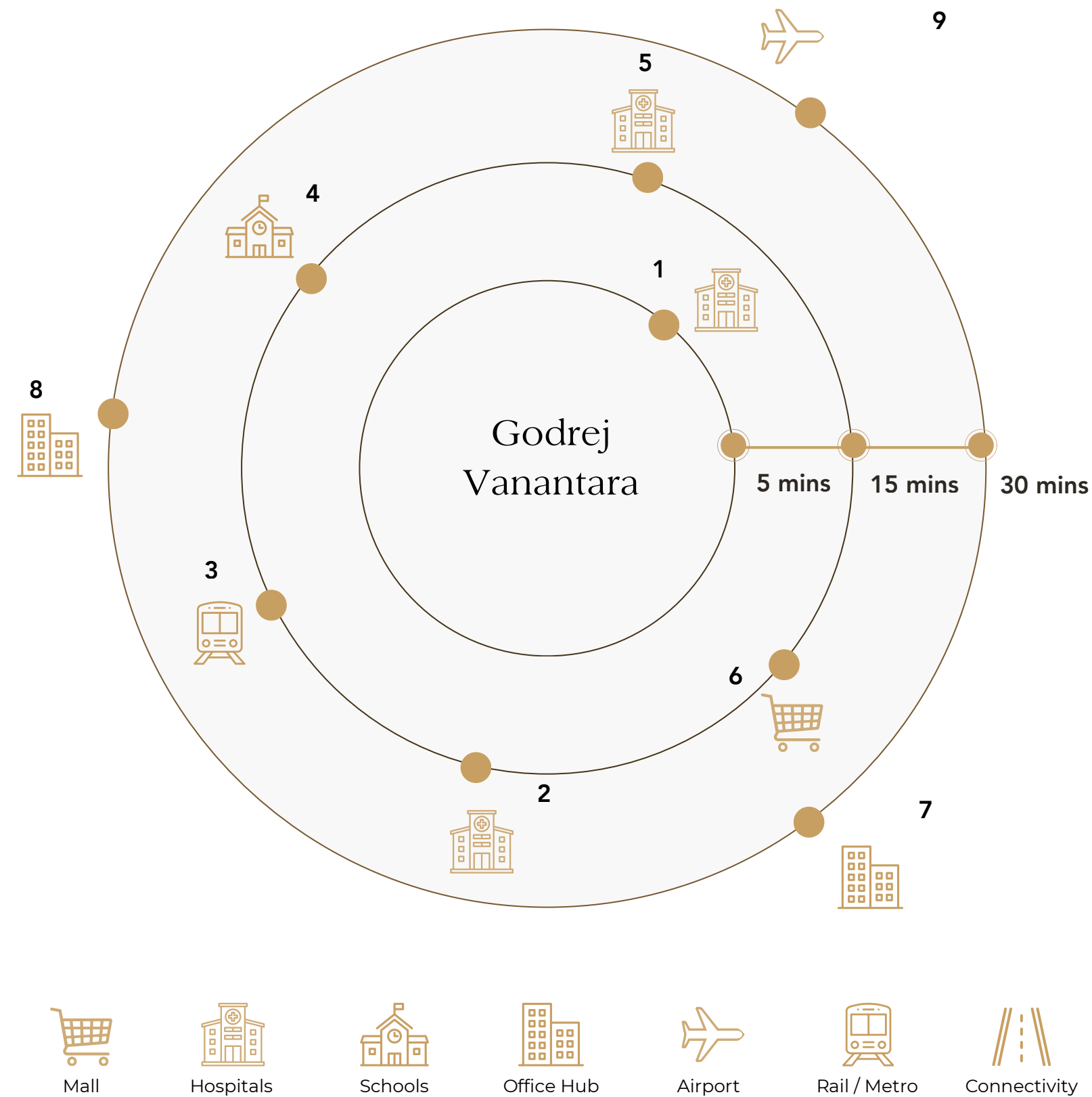


Water Storage

Rainwater harvesting and sewage treatment plant for efficient water management

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



Nearby Projects - Map View

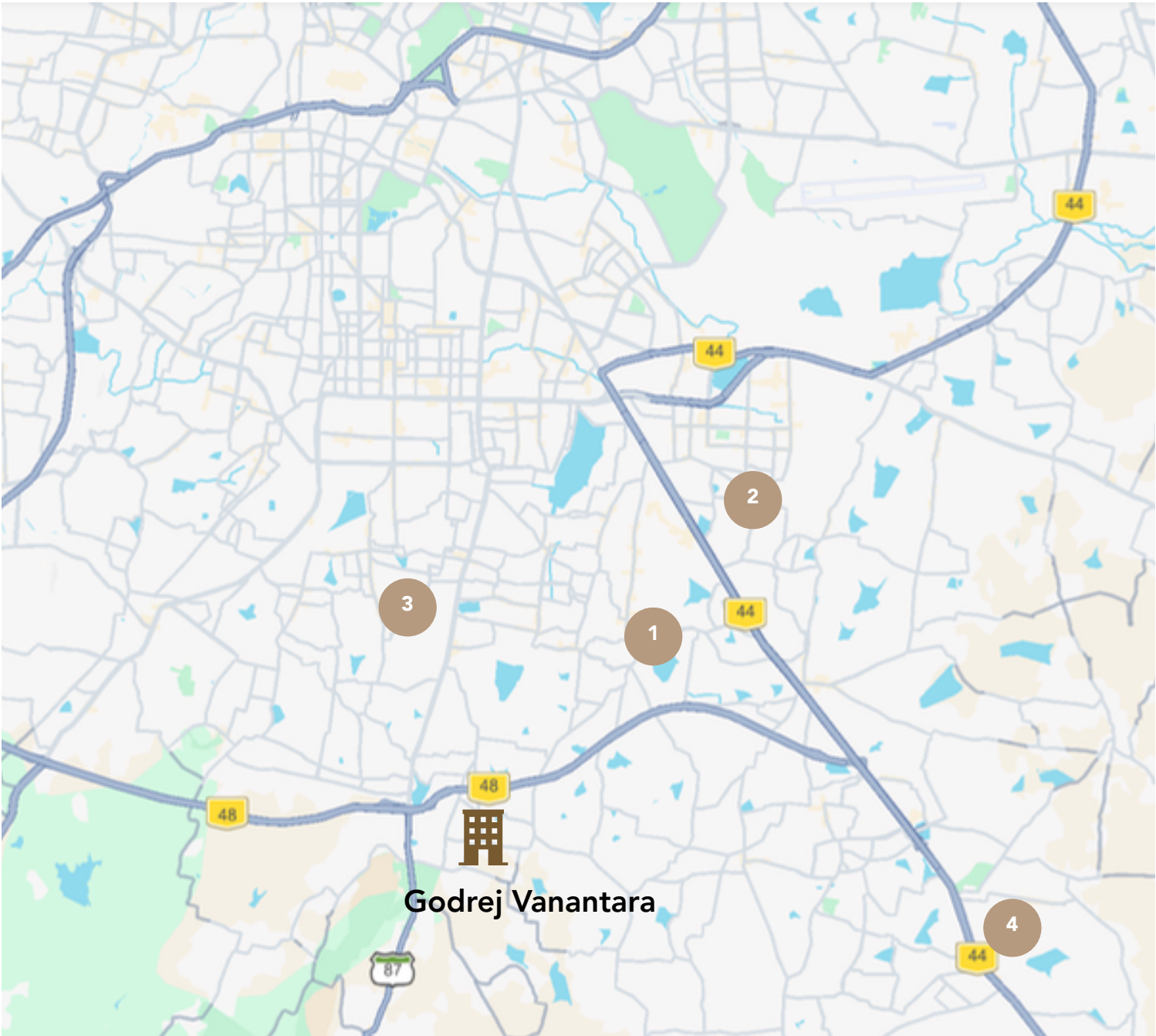
- 1

Prestige Southern Star
- 2

Purva Meraki
- 3

Mahindra Windchimes
- 4

Sobha Townpark
- Godrej Vanantara**



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Prestige Southern Star	2024-25	₹10,500 – ₹11,500	₹11,500 – ₹13,000	0.1	0.1
Purva Meraki	2021-22	₹9,500 – ₹10,500	₹13,000 – ₹15,000	0.4	0.1
Mahindra Windchimes	2014-15	₹7,000 – ₹8,000	₹13,000 – ₹15,000	0.9	0.4
Sobha Townpark	2022-23	₹8,500 – ₹9,500	₹11,000 – ₹13,000	0.3	0.1
Godrej Vanantara	2026	₹12,500	₹12,500	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 19560

MICRO MARKET CAGR

12.6%*

DISCOUNT PERCENTAGE

5%*

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.

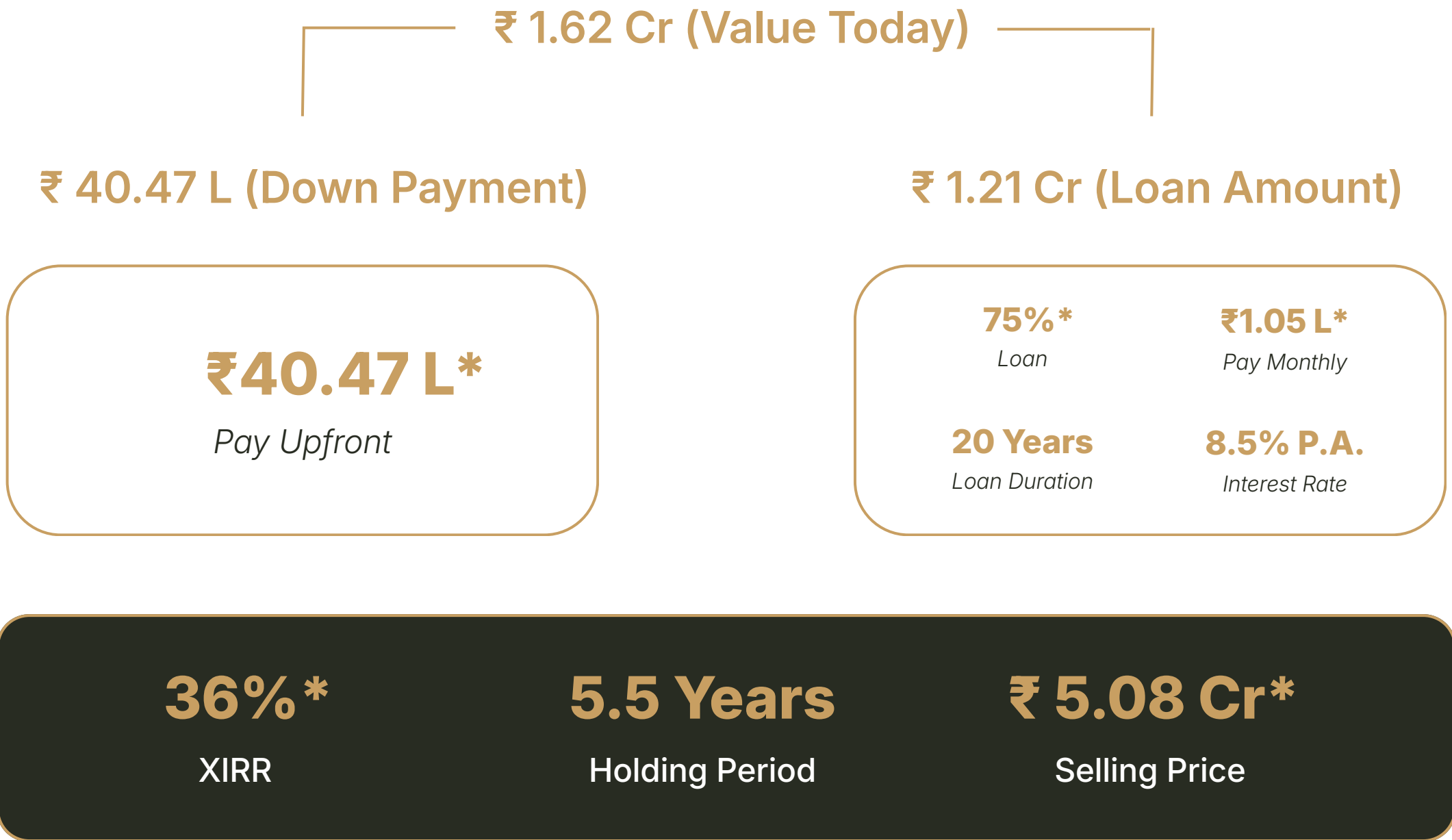


PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones from booking to possession, with final 20% at completion	End-users and long-term investors	Lower risk as payments align with project progress, reduced uncertainty and better capital control

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 3BHK UNIT MEASURING 1,900 SQ. FT



Calculations*

With a 75% loan structure, Godrej vanantara delivers a 36% XIRR over a 5.5-year horizon, balancing capital efficiency with strong long-term appreciation potential.



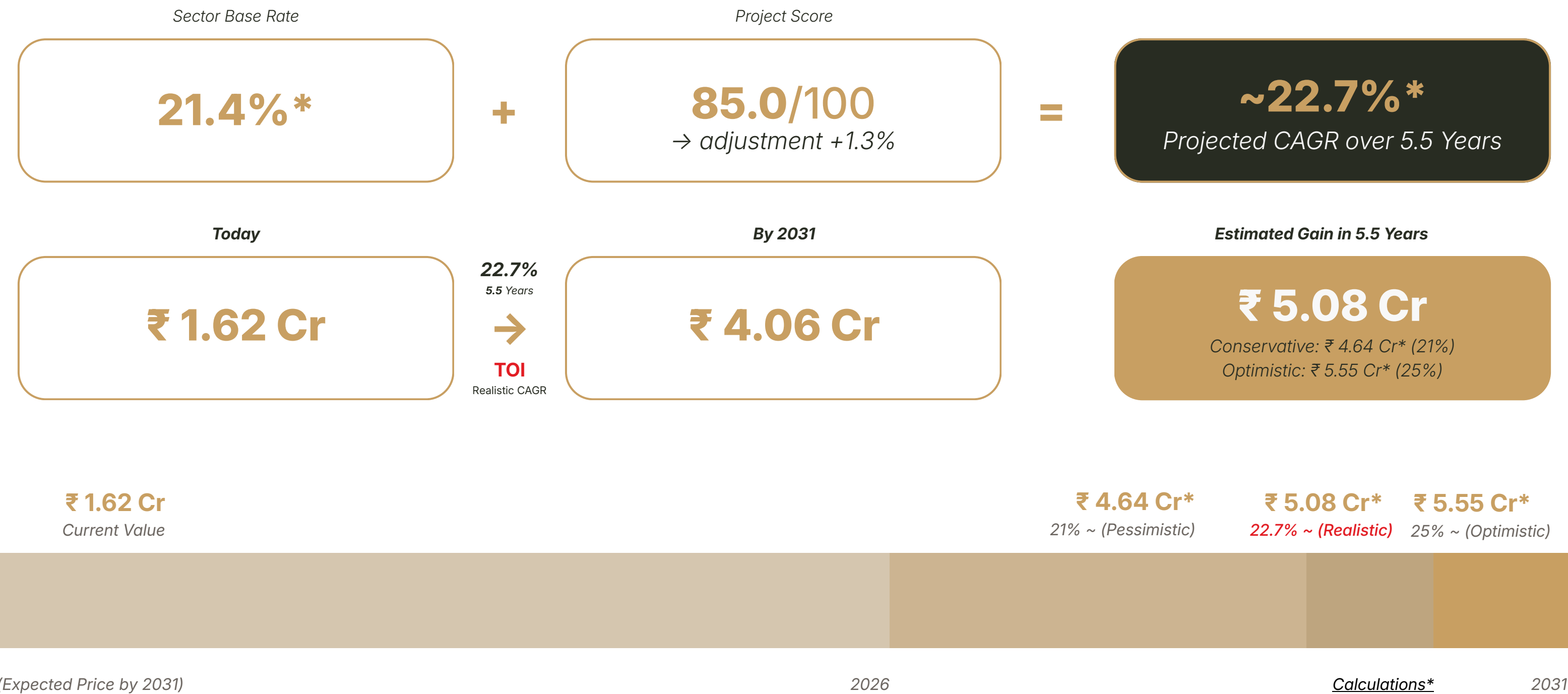
CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - MODERATE PMetro: 5 km (Kalena Agrahara Metro Station) Airport: 47 km (Kempegowda International Airport) Highway: 8 km (Fortis Hospital Bannerghatta Road)	15.0	30
DEVELOPER TIER - EXCELLENT Tier Rating: Tier 4 (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT Launch to Possession: 54 Months (Jul 2026 → Jan 2031) Delay Adjustment: 0 Months (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Confirmation level: Under Construction Namma Metro operational; Bannerghatta Road upgrades underway.	20	20
Micro-market CAGR 21.4% → Adjustment 1.3% → Final CAGR 22.7%	Total Score: 85.0/100	

Calculations*



How your Property could Grow by 2031



Rental Yield Potential

POSSESSION YEAR PRICE: ₹ 4.06 Cr

Rental yield : 4%*

Possession DATE: January 2031

Pessimistic

Annual Rent

₹ 14.20 L

Monthly Rent

₹ 1.18 L

Realistic

Annual Rent

₹ 16.23 L

Monthly Rent

₹ 1.35 L

Optimistic

Annual Rent

₹ 18.26 L

Monthly Rent

₹ 1.52 L

*Calculations**

Godrej Vanantara combines stable rental yields with strong appreciation potential, creating a balanced investment opportunity for income and capital growth.



Similar Projects

PROJECT	GODREJ VANANTARA	PRESTIGE PARK SQUARE	MAHINDRA WINDCHIMES	SOBHA HAMPTONS	LODHA AZUR
Developer	Godrej Properties	Prestige Group	Mahindra Lifespaces	Sobha Ltd.	Lodha Group
Location	Bannerghatta Road	Bannerghatta Road	Bannerghatta Road	Bannerghatta Road	Bannerghatta Road
Project Area (Acres)	36 Acres	~8 Acres	~24 Acres	~6 Acres	~10 Acres
Launch Year	2026	2018	2014	2022	2024
Handover Timeline	Jun 2031	Ready to Move	Ready to Move	~2027	~2029
Launch Price (₹/sq ft)	~₹10,600	~₹6,200	~₹6,500	~₹11,000	~₹14,000
Current Price (₹/sq ft)	~₹11,800	~₹13,500	~₹11,500	~₹15,500	~₹17,500
Project Density (Units/Acre)	~56 Units/Acre	~73 Units/Acre	~17 Units/Acre	~58 Units/Acre	~48 Units/Acre
Clubhouse	Luxury Clubhouse	Premium Clubhouse	Resort-style Clubhouse	Luxury Clubhouse	Resort-style Clubhouse





A prominent real-estate developer in India, part of the Godrej Group, with pan-India presence across major cities offering residential, commercial and township developments underpinned by innovation, sustainability and a legacy of trust.

Unit No 5C, 5th Floor, Godrej One, Pirojshanagar, Vikhroli (East), Mumbai – 400 079, Maharashtra, India

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



Delivery Record



Financial Strength



Project Quality



Pricing Power



Project Scorecard

Parameter	Rating
Location & Connectivity	★ ★ ★ ☆ ☆
Project Density / Livability	★ ★ ★ ★ ☆
Developer Credibility	★ ★ ★ ★ ★
Pricing / Value Positioning	★ ★ ★ ★ ☆
Growth Potential	★ ★ ★ ★ ★
Rental Yield	★ ★ ★ ★ ★

Calculations*

Godrej Vanantara delivers a well-rounded investment profile, supported by Tier-1 developer credibility, established social and metro connectivity, and strong long-term appreciation potential, making it a compelling choice for premium end-use and long-term capital growth.



Property Risk Matrix

Risk	Impact	Probability	Overall
Construction & Delivery Risk	High	Low	Moderate
Pricing Risk	Medium	High	Elevated
Timeline Exposure Risk	Medium	Medium	Moderate
Infrastructure Dependency Risk	Medium	Low	Low
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

Calculations*

Godrej Vanantara offers a favorable risk-return profile, combining strong developer credibility and mature infrastructure with limited execution risk, making premium pricing the principal investment consideration.



Strengths



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.

Why Buyers Trust **TOI HOMES**

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Research-backed guidance tailored around your lifestyle, investment goals, and long-term priorities.

Legal & Documentation Support

Transparent assistance across verification, agreements, registration, and compliance for a seamless transaction experience.

Mortgage & Financial Assistance

End-to-end support across financing, documentation, and lending solutions through trusted banking partners.

White-Glove Post-Sale Service

End-to-end post-purchase experience with personalized concierge, portfolio management, and long-term ownership support.

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Handpicked residences and investment opportunities thoughtfully aligned with your requirements.

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Mr. Mohammed Muddasir 

Mob: +91 - 80738 13136

Email: Mohammed.muddasir@timesinternet.in



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Mr. Syed Haseeb 

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