TOI HOMES
THE TIMES OF INDIA GROUP | PURAVANKARA®

NORTHERN LIGHTS

Project Report

INCLUDES

Configurations Available | Location Analysis | Investment Highlights | Payment Plans | Comparative Projects | Micro - Market Analysis

KIADB AEROSPACE PARK, NORTH BENGALURU

HARERA/GGM/1042/774/2026/14

We are

TOI HOMES

Built on the legacy and credibility of **The Times of India Group,** TOI Homes brings decades of trust, insight, and informed decision-making into the world of real estate. Through its ecosystem of influential brands, the Group has long shaped conversations and guided millions across India with clarity and reliability.

TOI Homes extends that same philosophy through a premium, research-backed real estate advisory experience, combining curated properties, market intelligence, and white-glove guidance tailored for discerning buyers and investors.

From luxury residences to investment opportunities, every recommendation is designed to simplify complex property decisions with transparency, confidence, and long-term value at its core. More than a brokerage, TOI Homes is your trusted real estate partner, delivering thoughtful guidance, personalised service, and a more refined ownership journey from discovery to decision.

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Project Snapshot

LAUNCH March 2026	**POSSESSION** January 2031	**CURRENT** ₹10,800 / Sq. Feet*	**2030 EXPECTED** ₹16,395 / Sq. Feet*	**XIRR*** 25%*
CAGR 13.9%*	**FEATURING** 8 Towers, 2600 Units	**PLOT SIZE** 24.9 Acres	**PAYMENT PLAN** CLP	**HOMELOAN** Available

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

2, 3 & 4 BHK

Luxury Residences

2 BHK

Super Area - **1097 Sq. ft.**
Price per Sq. ft. - **₹ 10,800**
Indicative Price - **₹ 1.18 Cr**

2 BHK - Premium

Super Area - **1275 Sq. ft.**
Price per Sq. ft. - **₹ 10,800**
Indicative Price - **₹ 1.37 Cr**

2 BHK - Large

Super Area - **1336 Sq. ft.**
Price per Sq. ft. - **₹ 10,800**
Indicative Price - **₹ 1.44 Cr***

3 BHK

Super Area - **1685 Sq. ft.**
Price per Sq. ft. - **₹ 10,800**
Indicative Price - **₹ 1.81 Cr**

3 BHK - Premium

Super Area - **1791 Sq. ft.**
Price per Sq. ft. - **₹ 10,800**
Indicative Price - **₹ 1.93 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.

2, 3 & 4 BHK

Luxury Residences

3 BHK + Study

Super Area - **1962Sq. ft.**

Price per Sq. ft. - **₹ 10,800**

Indicative Price - **₹ 2.11 Cr**

3 BHK Uber

Super Area - **2031 Sq. ft.**

Price per Sq. ft. - **₹ 10,800**

Indicative Price - **₹ 2.19 Cr**

4 BHK

Super Area - **4017 Sq. ft.**

Price per Sq. ft. - **₹ 10,800**

Indicative Price - **₹ 4.33 Cr***

4 BHK - Large

Super Area - **4131 Sq. ft.**

Price per Sq. ft. - **₹ 10,800**

Indicative Price - **₹ 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.

Master Plan Overview

Land Area
24.59 Acres

Total No. of Units
2000

Density
105 Units/acre

Total No. of Towers
8

Open Spaces
77%

Access Road Width
32 m

Clubhouse Density
34

Clubhouse Area
1,00,000 sq. ft.

Northern Lights by Puravankara blends low-density planning, expansive green spaces, dual premium clubhouses, and seamless connectivity within KIADB Aerospace Park to deliver a future-ready community with strong long-term appreciation potential.

Unit Plan Overview

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Type

2 BHK

Efficiency

71%

Saleable Area

1096 sq.ft.

Carpet Area

778 sq.ft.

Floor to Ceiling

3.0 meters

Utility Space

Available

Master Bedroom

11'6" × 11'0"

Living/Dining Room

17'0" × 10'8"

No. of Balconies

1 + Utility

Balcony Area

Attached to Living Room

The 2 BHK layout at Northern Lights is designed to maximize usable space through an efficient floor plan, integrated utility, and well-lit living areas, making it ideal for modern urban families and long-term investment.

Lighting Analysis

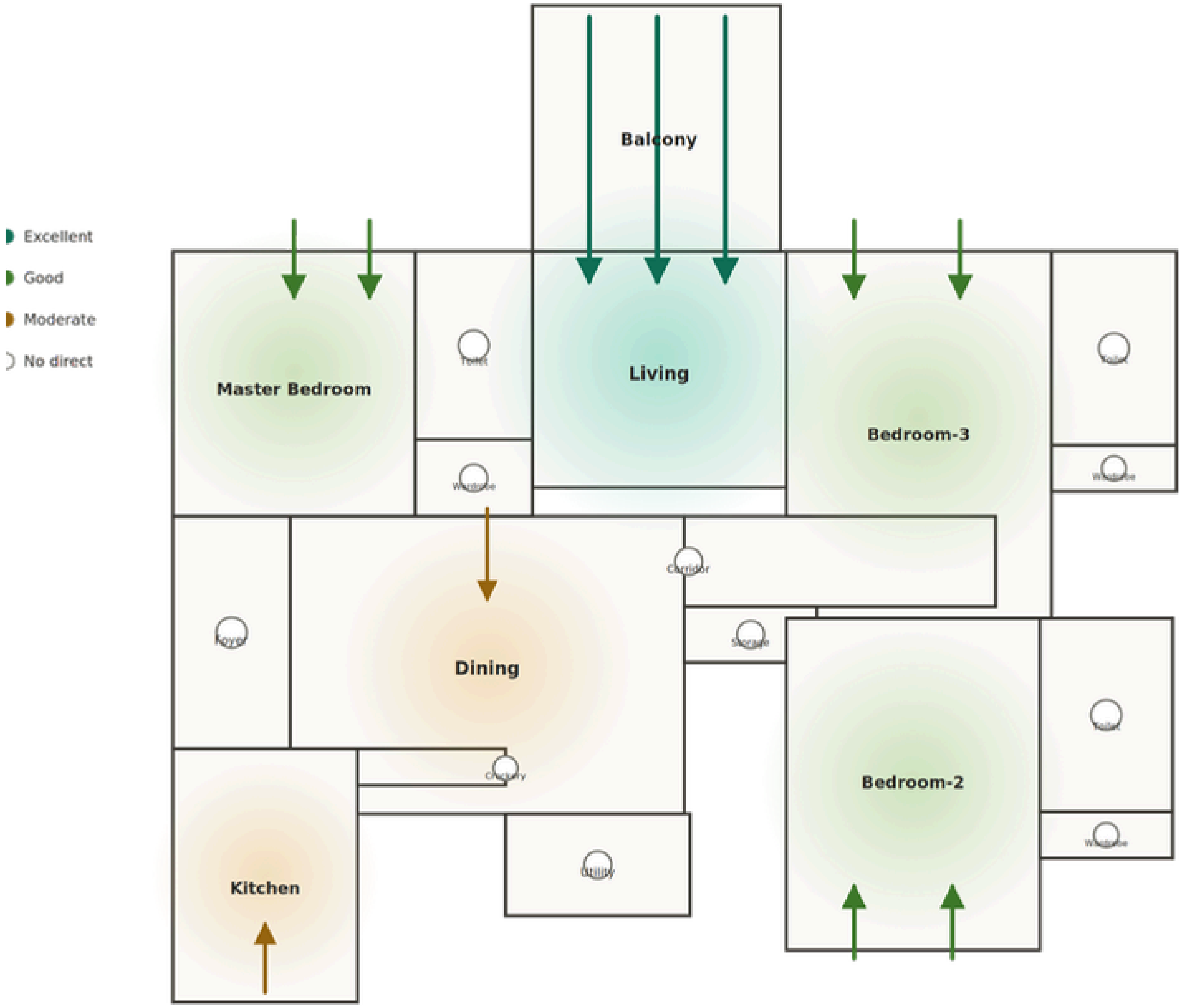
CALCULATED FOR 2BHK UNIT MEASURING 1,097 SQ. FT

1. Living opens directly onto the Balcony, the widest single glazed frontage in the unit and its strongest source of natural light.

2. Master Bedroom, Bedroom-2 and Bedroom-3 each sit on an external wall, giving every bedroom direct natural light through its own opening.

3. Dining picks up moderate borrowed light from the adjacent Living area, with no balcony or external wall of its own.

4. Kitchen gets moderate natural light through its external wall. Foyer, Corridor, Toilets, Wardrobes, Crockery, Storage and Utility are unlit by design, standard for interior-facing service zones.



Northern Lights' 3BHK layout ensures every bedroom and the primary living space have a direct external opening, with the central Balcony anchoring the strongest daylight source while service zones are efficiently consolidated at the core.

Ventilation Analysis

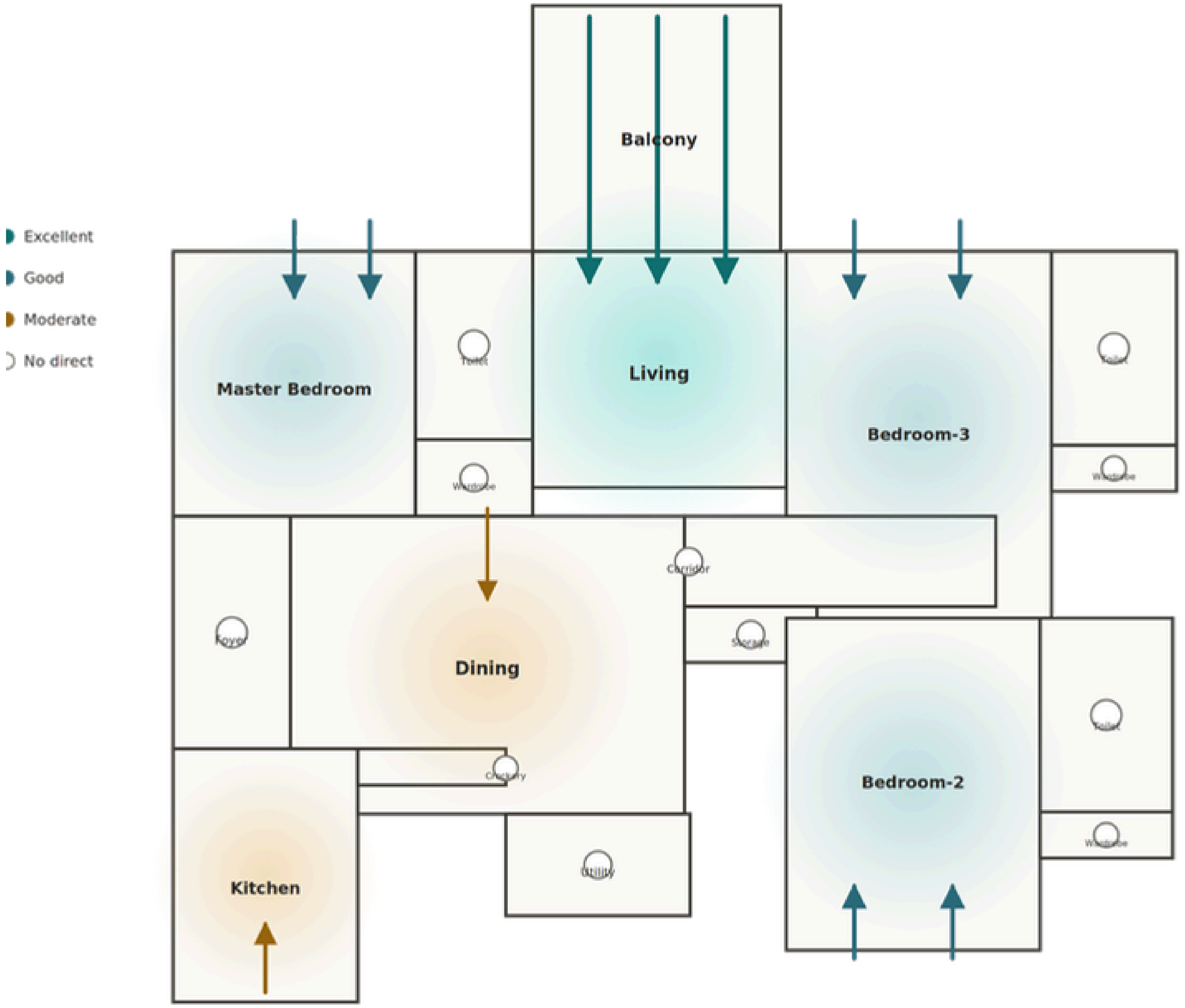
CALCULATED FOR 2BHK UNIT MEASURING 1,097 SQ. FT

1. Living draws the most air, opening directly onto the Balcony with the widest single ventilation point in the unit.

2. Master Bedroom, Bedroom-2 and Bedroom-3 each draw air through their own independent external wall opening.

3. The Kitchen's external wall on the opposing face creates a cross-ventilation path across the full depth of the unit.

4. Dining relies on secondary airflow through its connection to Living. Foyer, Corridor, Toilets, Wardrobes, Crockery, Storage and Utility rely on exhaust, standard for enclosed service zones.



Northern Lights' 3BHK layout achieves cross-ventilation through its multi-face arrangement, with the Balcony-facing rooms on one side and the Kitchen on the other allowing air to move through the full depth of the unit.

Vaastu Analysis

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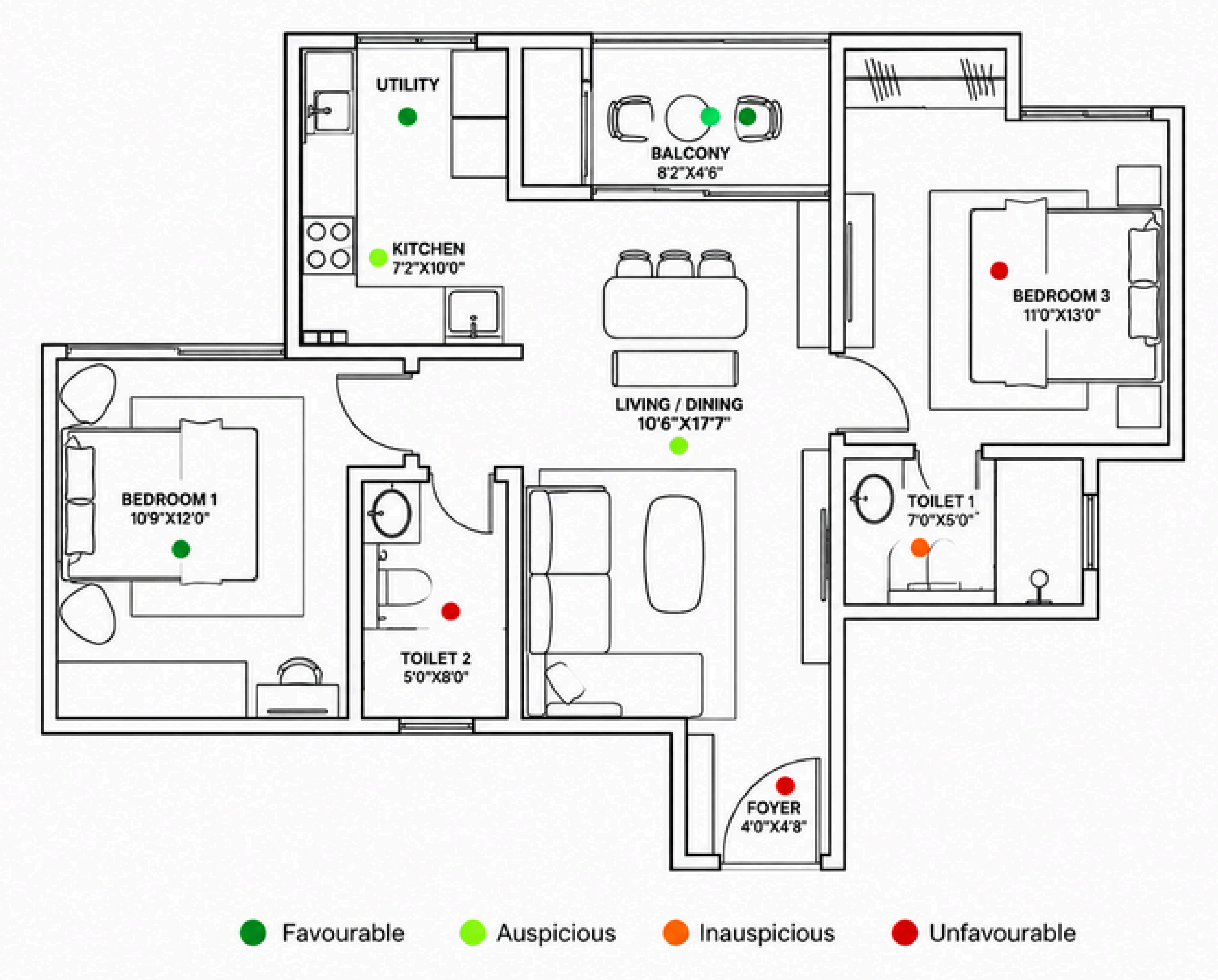
CALCULATED FOR 2BHK UNIT MEASURING 1,097 SQ. FT

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



The unit demonstrates a balanced Vastu layout with favourable placement of the kitchen, utility, balcony and one bedroom, while a few secondary spaces show directional variations that can be addressed through simple Vastu remedies, resulting in an overall well-planned and functionally balanced home.

Specifications of Construction

Kitchen

RO water point and dedicated space for essential kitchen appliances
Modular kitchen provision with marble countertop, tile backsplash, and gas pipeline

Windows & Doors

Timber-framed main door with digital lock and flush internal doors
UPVC windows with clear glass for natural light and ventilation

Lifts

100% power backup for lifts
High-speed passenger lifts with dedicated service lifts

Wall Finish

Smooth emulsion paint on internal walls and ceilings
Weather-resistant exterior emulsion with enamel-coated railings

Flooring

Quality flooring in living and bedroom areas with anti-skid tiles in balconies, terraces, and bathrooms

Bathrooms

Anti-skid flooring with full-height wall tiles and PVC false ceiling. Chrome-plated fittings, geyser provision, and exhaust fan points

Air Conditioning

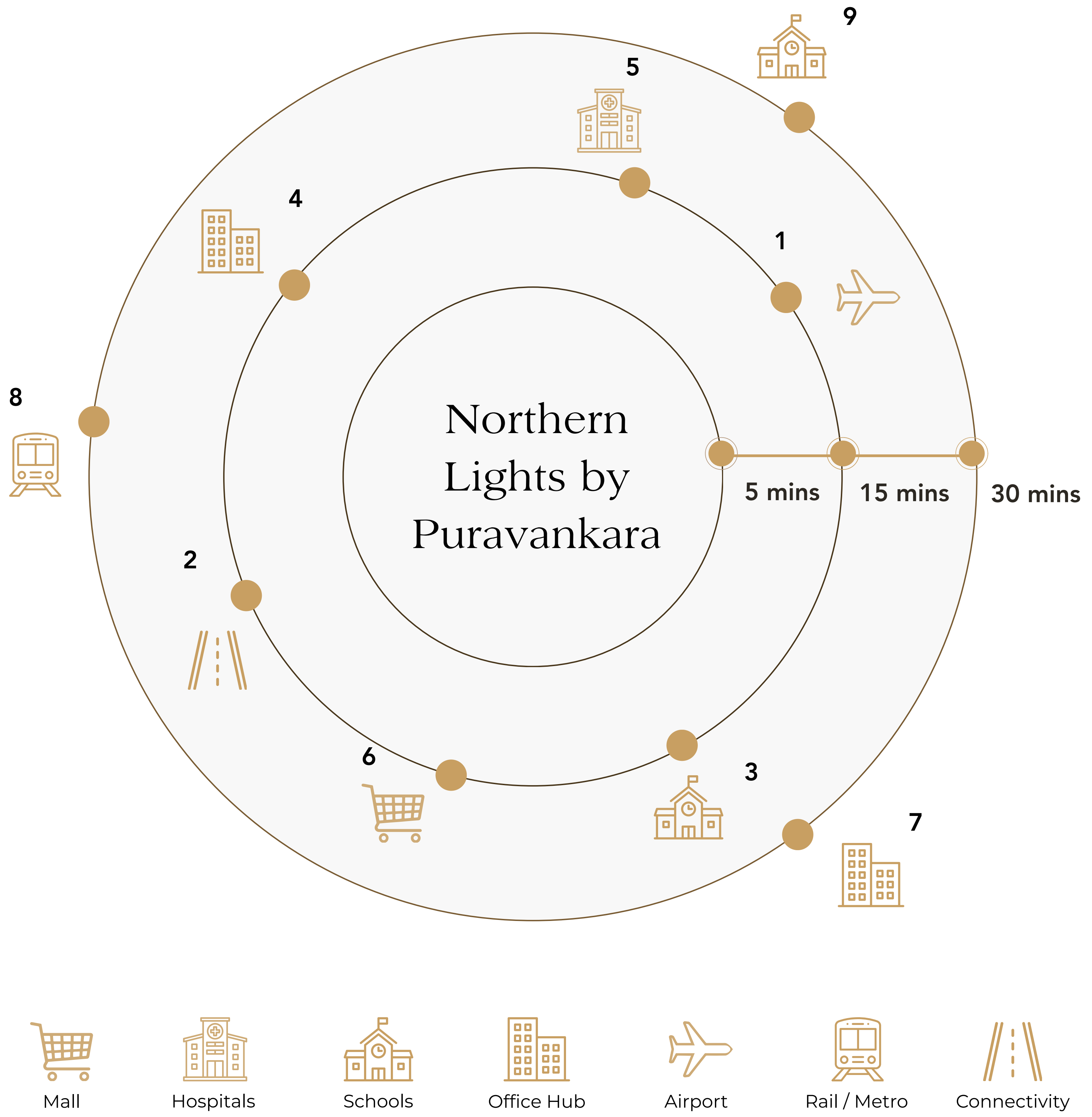
AC provision in living room and bedrooms

Water Storage

Rainwater harvesting and sewage treatment plant for efficient water management

Facilities Nearby

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



Nearby Projects - Map View

1	Birla Trimaya
2	Prestige Finsbury Park
3	Purva Aerocity
4	Brigade El Dorado
	Northern Lights by Puravankara

Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
Birla Trimaya	2023–24	₹7,000 – ₹8,000	₹9,000 – ₹10,500	0.30	0.19
Prestige Finsbury Park	2019–20	₹5,000 – ₹5,800	₹8,500 – ₹10,000	0.71	0.24
Purva Aerocity	2024–25	₹8,500 – ₹9,500	₹9,500 – ₹11,000	0.14	0.09
Brigade El Dorado	2020–21	₹4,800 – ₹5,500	₹8,000 – ₹9,500	0.70	0.24
Northern Lights by Puravankara	**2026**	**₹10,800**	**₹10,800**	**-**	**-**

METRICS

CORRIDOR AVERAGE PRICE

₹ 22125

MICRO MARKET CAGR

12.6%*

DISCOUNT PERCENTAGE

21%*

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.

Payment Plans

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

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₹ 1.18 Cr (Value Today)

₹ 29.59 L (Down Payment)

25%*
Pay Upfront

₹ 88.78 L (Loan Amount)

75%*
Loan

77 K*
Pay Monthly

20 Years
Loan Duration

8.5% P.A.
Interest Rate

*Calculations**

26%*
XIRR

4.5 Years
Holding Period

₹ 2.35 Cr*
Selling Price

With a 75% loan structure, Northern Lights delivers a 26% XIRR over a ~4.5-year horizon, balancing capital efficiency with strong long-term appreciation potential.

CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - GOOD **Metro : 2km m (Doddajala Metro Station)** **Airport: 8 km** (Kempegowda International Airport) **Highway: 6 km** (Bellary Road (NH 44))	22.5	30
DEVELOPER TIER - EXCELLENT **Tier Rating: Tier 4** (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT **Launch to Possession: 42 Months** (Jul 2026 → Jan 2030) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT **Confirmation Level: Under construction stage** Bengaluru Metro Blue Line ~6 Km Satellite Town Ring Road ~3 km	20	20

Micro-market CAGR **14.7%** → Adjustment **1.3%** → Final CAGR **15.9%**

Total Score: **92.5/100**

*Calculations**

How your Property could Grow by 2030

Sector Base Rate

14.7%*

+

Project Score

92.5/100
→ *adjustment +1.3%*

=

~15.9%*
Projected CAGR over ~3.5 Years

Today

₹ 1.18 Cr

15.9%
~3.5 Yrs
→
TOI
Realistic CAGR

By 2030

₹ 1.99 Cr

Estimated Gain in 3.5 Years

₹ 0.80 Cr
Conservative: ₹ 2.17 Cr (14%)*
Optimistic: ₹ 2.54 Cr (18%)*

₹ 1.99 Cr
Current Value

₹ 2.17 Cr*
14% ~ (Pessimistic)

₹ 2.35 Cr*
16% ~ (Realistic)

₹ 2.54 Cr*
18.0% ~ (Optimistic)

(Expected Price by 2030) *2026* *Calculations** *2030*

Rental Yield Potential

POSSESSION YEAR PRICE: ₹ 1.99 Cr

Rental yield : 3.0%*

Possession DATE: 29-Jan-2030

Pessimistic	Realistic	Optimistic
Annual Rent	*Annual Rent*	*Annual Rent*
₹ 4.96 L	**₹ 5.96 L**	**₹ 6.95 L**
Monthly Rent	*Monthly Rent*	*Monthly Rent*
₹ 0.41 L	**₹ 0.50 L**	**₹ 0.58 L**

Calculations*

Northern Lights offers a healthy rental income outlook, with scalable yield potential across realistic and optimistic scenarios at possession.

Similar Projects

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 Area	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)	₹17,500	₹24,000 – ₹29,000	₹24,000 – ₹27,000	₹20,000 – ₹23,000	₹22,000 – ₹25,000
Project Density	67	13	11	10	10
Clubhouse	Tata brand + integrated living	Prestige brand + connectivity	Township ecosystem	Premium airport positioning	Large mixed-use township

Builder Profile

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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

Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power

Project Scorecard

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

*Calculations**

Northern Lights presents a balanced investment profile, backed by strong value positioning, livability, and long-term growth potential.

Property Risk Matrix

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

*Calculations**

Northern Lights carries a moderate risk profile, with the primary investment thesis supported by stable execution and limited regulatory or infrastructure risks, while elevated pricing risk remains the key factor to monitor for long-term returns.

Strengths

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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.

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Why Buyers Trust

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Dedicated Property Advisory

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

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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

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