

PROJECT IS FUNDED BY
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TATA CAPITAL
HOUSING FINANCE LIMITED

VAISHNAVI LIFE

YELAHANKA EXTENSION,
NORTH BENGALURU



Building from the heart

PREMIUM
PLOTTED
DEVELOPMENT

THE CITY
OF
DREAMERS



There are many things that make our city special. The many stretches of green canopies and the pleasant temperate weather; the young cosmopolitan crowd teeming with life. Or perhaps the innumerable corporates and government organizations that provide an abundance of opportunities.

But the one singular aspect about Bengaluru is that whoever enters the city fits right in. **Bengaluru makes you feel like you belong!**

But why settle for a feeling when you can attain a tangible part? Thus, we began creating a space for those people who had experienced Bengaluru at its best, and wanted a piece of it for themselves.

Nestled amidst verdant green landscapes underneath the tranquil skies, we found the perfect place for you to land your dreams in the emerging locale of Yelahanka Extension!

Without further ado, Vaishnavi Group brings to you a thoughtfully planned and highly curated premium plotted development -

VĀISHNAVI LIFE!

LAND
INVESTMENT
FOR
EVERYONE



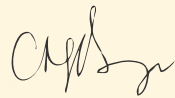
FROM THE DESK OF THE MANAGING DIRECTOR

Over the last 23 years, Vaishnavi Group has witnessed the transformation of Bengaluru into a vibrant metropolis while contributing to its ever evolving landscape. We have kept our word to our customers in delivering projects ahead of schedule while always retaining our quality consciousness throughout the customer's journey and exceeding their expectations.

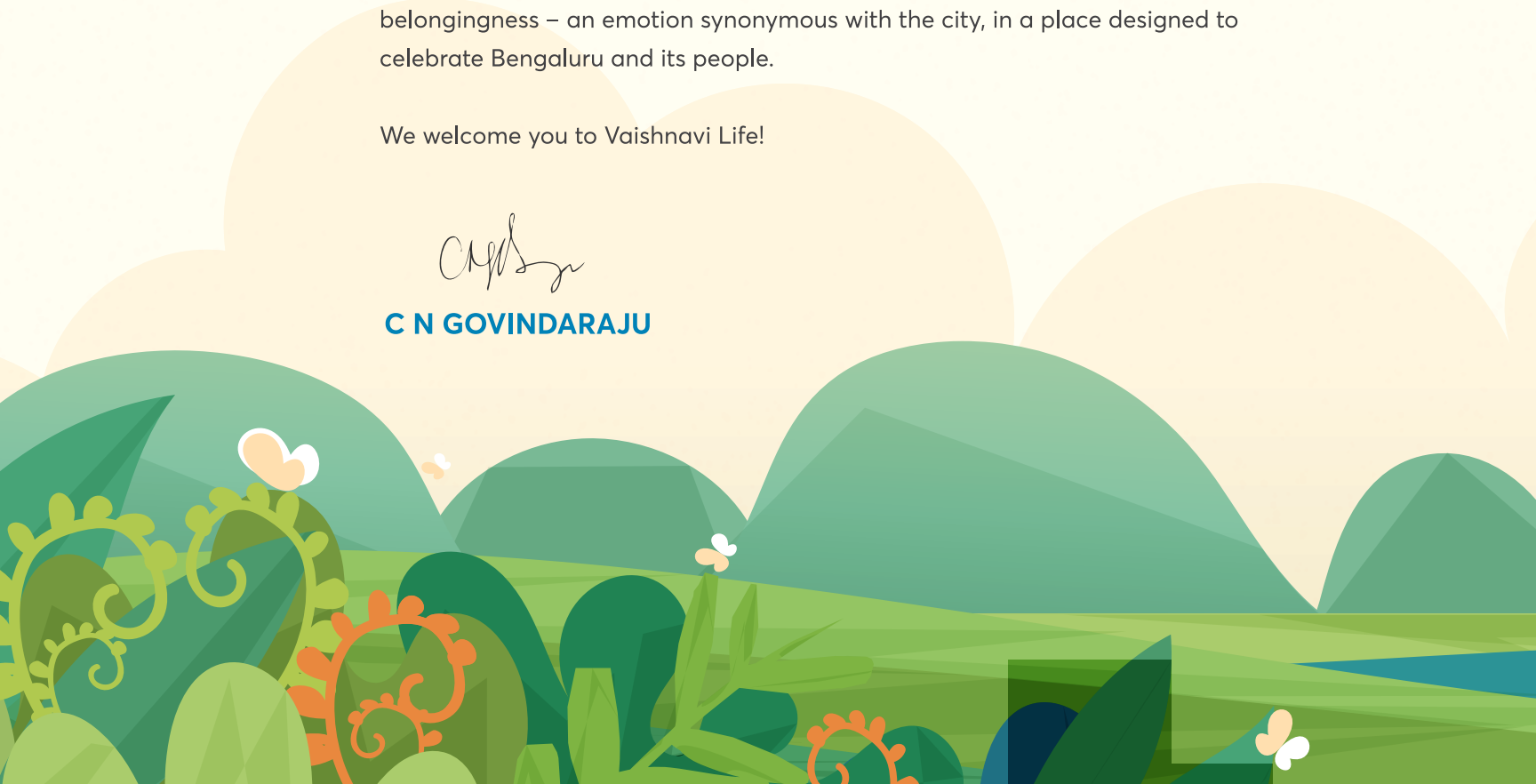
And now, we have raised the bar even higher with a project that redefines belongingness to the city.

Introducing our thoughtfully crafted premium plotted development, Vaishnavi Life, located in the growth corridor of Yelahanka Extension. Come, cherish true belongingness – an emotion synonymous with the city, in a place designed to celebrate Bengaluru and its people.

We welcome you to Vaishnavi Life!



C N GOVINDARAJU




LIFE
BEGINS
HERE



To belong is to feel at home; to be a part of something larger than yourself. And Bengaluru does just that. When you step into the city, it accepts you with open arms and presents you with a future you have always dreamt of.

And VAISHNAVI LIFE is a microcosm of Bengaluru.

From the health enthusiast to the adventurer, from the IT professional to the artist, every interest finds a place to call home at Vaishnavi Life. With the idyllic backdrop of nature at every turn, every urban indulgence is curated with one thing in mind – **to be a reflection of who you are.**





AERIAL VIEW



WHAT LIFE HAS IN STORE FOR YOU...

45+ acres of green to
welcome you at every turn

605+ plots lie in wait to be
claimed by their new owners

Located just **25 minutes from
Hebbal flyover** and
20 minutes from KIAL

Pre-engineered smart plots
with underground electric,
sanitary and water lines

Roads ranging from **9m**
that stretch up to the
grand **18m** entrance

A harmonious blend of
evergreen goodness
and **urban luxury**



An unmatched
32,750 sq. ft.
courtyard-themed clubhouse
for lifestyle indulgences

14 thematic parks
interspersed across the
project

**2 acres of central
activity space** for
community life to thrive

Over **50% landscaped,
green and open spaces**
for life to flourish

An excellent investment
with **exponential
growth potential**





A vibrant, landscaped outdoor area. In the foreground, a wooden bridge with a curved railing and a slatted deck spans across a small stream or path. The bridge is surrounded by lush greenery, including ferns and other plants. In the background, a large palm tree stands prominently, and several flowering trees with pink blossoms are scattered throughout the scene. A paved road with a red car and a street lamp is visible in the distance. The sky is bright and clear, suggesting a sunny day. The overall atmosphere is peaceful and well-maintained.

TRANQUIL
GREEN SPACES

WELLNESS

- Gym
- Yoga studio
- Spa
- Salon

SPORTS

- Putt-putt golf
- Two cricket nets
- Badminton court
- Squash court
- Tennis court
- Basketball court
- Skating rink
- Futsal court
- Table tennis room

INDOOR AMENITIES

- Multipurpose hall
- Café
- Co-working space
- Games room
- Crèche
(with an indoor and outdoor play area)
- Guest rooms
- Convenience store
- Home theatre
- Reading nooks
- Cards room



OUTDOOR AMENITIES

- Family pool
- Kid's pool
- Children's play area
- Party lawn
- Amphitheatre
- Fitness station

...AND MORE!

- Community gardens
- Outdoor dining areas
- Viewing deck
- Grand clubhouse reception
- Majestic entrance portal
- Tree-lined avenues
- Water features
- Fruit orchard



EXPANSIVE 32,750 SQ. FT.
CLUBHOUSE





This is an artistic impression and not a site photograph.

THE FUTURE IS HERE

Once considered a quaint neighbourhood on the outskirts of Bengaluru, Yelahanka has quickly become the epicentre of residential living, **and Vaishnavi Life is at the very heart of it.**



Upcoming National Cricket Academy

Satellite Town Ring Road

Devanahalli Fort

Dyavarahalli Main Road

IVC Road

Timbre Drive-in Cinema

VAISHNAVI LIFE

MS Engineering College

Windflower Prakruthi Resort & Spa

Kempegowda International Airport

Silver Oak Resort
Angsana Oasis Spa & Resort

Embassy International Riding School
Stonehill International School

Airport Road Toll Plaza

McDonald's

Padukone-Dravid Centre for Sports Excellence

ITC Factory

Fantasy Golf Resort

Decathlon

BMS Institute of Technology and Management

Sir MVIT College of Engineering

EMMVEE

VAISHNAVI SERENE

Ecopolis
AstraZeneca
Kogilu Cross

CRPF Campus

Ryan International School

BSF Campus

Bagaluru

Canadian International School

Cytecare Cancer Hospital

REVA University

Yelahanka Satellite Town

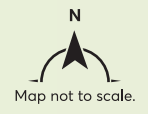
The Galleria Mall

Jakkur Lake
Vidyashilp Academy

Bhartiya Mall of Bengaluru

Jakkur Aerodrome

Towards Hebbal flyover



Schools & Colleges

- ▶ BMS Institute of Technology and Management
- ▶ Chrysalis High
- ▶ Canadian International School
- ▶ Delhi Public School Bangalore North
- ▶ Millennium World School
- ▶ Mallya Aditi International School
- ▶ National Public School
- ▶ Nitte Meenakshi Institute of Technology
- ▶ Nagarjuna Vidyaniketan
- ▶ Orchids International School
- ▶ Ryan International School
- ▶ REVA University
- ▶ Sir M. Visvesvaraya Institute of Technology
- ▶ Stonehill International School
- ▶ Vidyashilp Academy

Hospitals:

- ▶ Aster CMI Hospital
- ▶ Bangalore Baptist Hospital
- ▶ Cytecure Cancer Hospital
- ▶ I–Aim Healthcare Centre
- ▶ Manipal Hospital
- ▶ Prolife Hospital
- ▶ People Tree Hospital

Medical Colleges:

- ▶ Krishnadevaraya College of Dental Science and Hospital
- ▶ Manipal Institute of Regenerative Medicine

Commerical Office Spaces:

- ▶ Doddaballapur Industrial Area
- ▶ Ecopolis
- ▶ Prestige Tech Cloud Park

Other Institutes:

- ▶ Centre of Excellence for Aviation Training
- ▶ Embassy International Riding School
- ▶ Government Flying Training School
- ▶ Padukone-Draavid Centre for Sports Excellence
- ▶ University of Agricultural Sciences

Leisure & Shopping Centres:

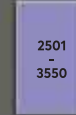
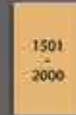
- ▶ Angsana Oasis Spa & Resort
- ▶ Bhartiya Mall of Bengaluru
- ▶ Club Cabana
- ▶ Phoenix Mall (Upcoming)
- ▶ Royal Orchid Resort
- ▶ Ramada by Wyndham
- ▶ Royal Orchid Resort
- ▶ The Galleria Mall
- ▶ To The Tee Golf Academy

MASTER PLAN



SITE PLAN
LEGEND

Plot Sizes (sq. ft.) :



- 01 • Entrance Portal
- 02 to 15 • Thematic Parks
- 16 • Mini Golf
- 17 • Children's Play Area
- 18 • Swimming Pool
- 19 • Kid's Pool
- 20 • Clubhouse
- 21 • Amphitheatre
- 22 • Fitness Station
- 23 • Skating Rink
- 24 • Fustal Court
- 25 • Basketball Court
- 26 • Tennis Court
- 27 • Cricket Nets
- 28 • Substation

CA - Civic Amenity







OUTDOOR
SPORTS ARENA

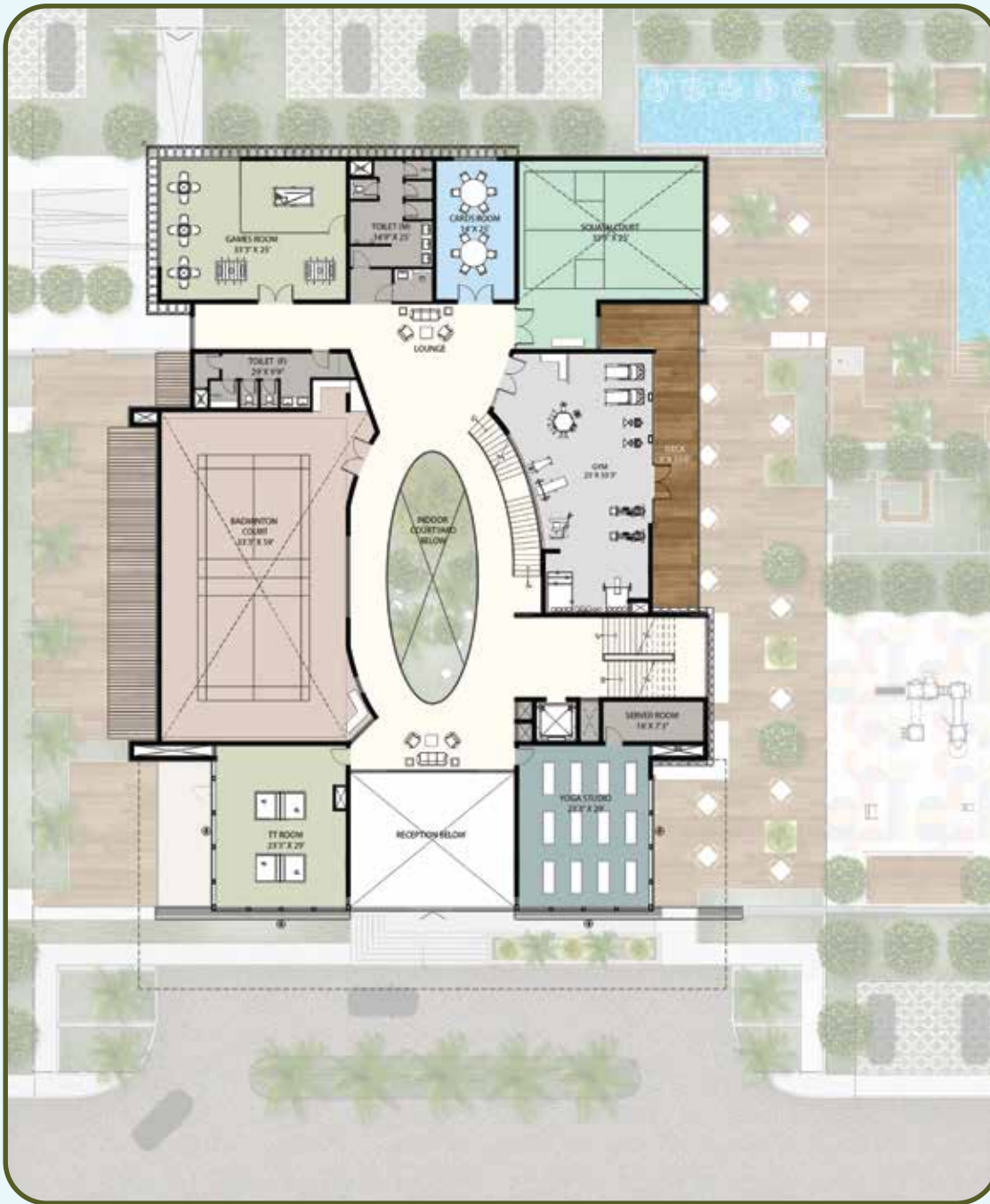
CLUBHOUSE



CLUBHOUSE GROUND FLOOR PLAN



CLUBHOUSE FIRST FLOOR PLAN



CLUBHOUSE SECOND FLOOR PLAN



TREE-LINED
AVENUES



A detailed rendering of a fruit orchard. The scene is filled with mature trees bearing yellow and orange fruits. In the foreground, a paved walkway with several cylindrical light fixtures leads through a series of stone-walled planters containing various shrubs. Several birds are scattered on the path. The background shows a white building and more trees under a clear sky.

FRUIT ORCHARD

LAND IN A RISING LOCALE

The pensioner's paradise of the past has transformed into a smart city. Vaishnavi Life's proximity to KIAL places it in the very centre of special economic zones thus piquing the interest of several major investment entities while offering exponential growth and high returns in the future. And given the infrastructural developments, the commute is seamless and quick.

| **KIAL IT Investment Region**

55+ MNCs to set up shop in over 12,000 acres.

| **Bellary Road**

NH-7 to get widened from the existing 6-lanes to 8-lanes.

| **Sub-Urban Railway**

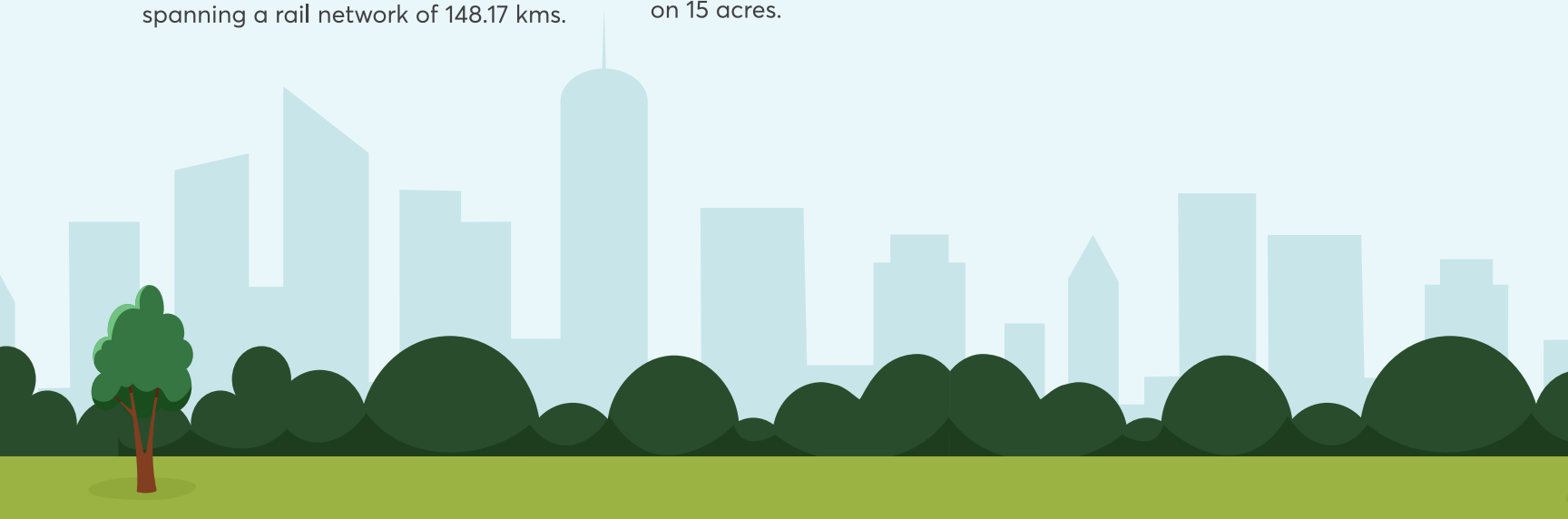
57 stations planned across corridors spanning a rail network of 148.17 kms.

| **International Convention Centre**

It will be built on 35 acres of land adjacent to KIAL and will be part of a new large-scale mixed-use development targeted at regional and global business visitors.

| **Nano Park**

India's first Nano Park to be built on 15 acres.



| **Information Technology Enabled Services & Biotechnology**

Proposed ITIR, the largest infrastructure project in Karnataka to employ 4 million people.

| **Devanahalli Business Park**

The project is expected to attract an investment of 200 crores over the next 5 to 7 years.

| **Aerotropolis-Airport City**

KIAL to be developed into a 530 acre airport city.

| **Special Economic Zones**

3000 acres of land allotted to cater to increasing demand from MNCs. 900 acres have already been allotted to 48 companies.

| **Aero Space Park**

250 acres earmarked for SEZs in the aerospace hub.

| **Global Financial District**

Proposed 1000 crore Global Financial District near Devanahalli.





OUR PROMISE IS BASED ON
FOUR POWERFUL PILLARS.



THE PROMISE OF TIMELINESS

10 million sq. ft. developed
across Bengaluru ahead of time
over 23 years, resulting in 4000+
happy customers and counting.



THE PROMISE OF TRUST

Building trust through
transparency in
transactions, best practices
and understanding our
customer requirements.



THE PROMISE OF UNCOMPROMISING QUALITY

Ensuring high quality
standards and an
uncompromising eye
for detail at all times.



THE PROMISE OF IMPECCABLE SERVICE

A great home buying experience
with our customer first approach.
Customer Satisfaction Score - 84%*.



Building from the heart

VAISHNAVI LIFE

YELAHANKA EXTENSION,
NORTH BENGALURU

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