

BENGALURU · GROWTH CORRIDORS

The Next Devanahalli

Our answer: North-West Bengaluru — Tumkur Road, Nelamangala and KWIN City. Plus the best project in four corridors, stress-tested against a bank FD.

Prepared by Octopus Estates · independent buyer-side research

₹0.5 Cr WEST

Sattva Ashraya

₹1.1 Cr EAST

Sobha OneWorld

₹1.45 Cr NORTH-WEST

Brigade Lumina

₹5.2 Cr SOUTH

Sattva Springs



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Contents

Where the next Devanahalli is forming, the evidence, the four projects to own it with, and how to buy safely.

01 The answer & 43 options Our call, DNA test, decision guide, option sets	5-17	02 Planning and ownership CDP, catalysts, title, registration	18-21	03 ₹0.5 Cr • West Sattva Ashraya, Bidadi	22-26	04 ₹1.1 Cr • East Sobha OneWorld, Hoskote	27-31
05 ₹1.45 Cr • North-West ★ Brigade Lumina, Tumkur Road	32-36	06 ₹5.2 Cr • South Sattva Springs, Kanakapura Rd	37-41	07 The investment case Why now; ROI, IRR, FD test	42-44	08 Market and risk Insights, rivals, risks, verdict, summary	45-52

Every figure is sourced from K-RERA records, developer or authorised channel material, government statements or published reporting, dated October 2026. Treat all numbers as indicative.

Four Picks — and Our Call: North-West Bengaluru

Tumkur Road → Nelamangala → KWIN City leads. Below, the best verified project in each contending corridor.



₹0.5 Cr • WEST

Sattva Ashraya

Lakshmisagara, Bidadi

₹0.50 Cr • Ready

Cheapest ready entry into the Bidadi “AI City” township belt — rent from day one.

3.7 / 5 OCTOPUS SCORE



₹1.1 Cr • EAST

Sobha OneWorld

Old Madras Road (NH-75), Hoskote

₹1.09 Cr • Dec 2031+

Branded 300-acre township where the ring road and Chennai expressway already meet.

3.6 / 5 OCTOPUS SCORE



₹1.45 Cr • NORTH-WEST

Brigade Lumina

Chikkabidarakallu, Tumkur Road (NH-48)

₹1.45 Cr • Dec 2030

Metro at the gate on the NH-48 axis to KWIN City, Tumakuru and a candidate airport site.

3.8 / 5 OCTOPUS SCORE



₹5.2 Cr • SOUTH

Sattva Springs

Udayapalya, off Kanakapura Road

₹5.16 Cr • Sep 2027

Keys in a year, beside two shortlisted second-airport sites.

3.7 / 5 OCTOPUS SCORE

The Next Devanahalli Is North-West Bengaluru

Tumkur Road → Nelamangala → KWIN City: why it wins, how the rest rank, and what would change our mind.

THE ANSWER

North-West Bengaluru

Tumkur Road (NH-48) · Nelamangala · Dobbaspet · KWIN City

Funded, not promised. Green Line metro already at Madavara; NH-48, NICE Road and the STRR at Dobbaspet are open.

A Devanahalli-scale anchor. KWIN City: 3,490 acres final-notified, Phase 1 tendered (Aug 2026) — this corridor’s “aerospace park” moment.

Two free options on top. Nelamangala is a shortlisted second-airport site; the Tumakuru metro DPR is before the Cabinet.

HOW THE CORRIDORS RANK

#	CORRIDOR	DNA / 6	INDEX	CALL
1	North-West · Tumkur Rd-KWIN	5.0	4.0	BUY NOW
2	West · Bidadi (GBIT)	4.0	3.7	HIGH RISK / HIGH GAP
3	North · Doddaballapura	4.0	3.4	WATCH — SOLD THROUGH
4	South · Kanakapura Rd	3.0	3.1	OPTION ON AIRPORT
5	East · Hoskote	2.0	3.6	SAFE, LARGELY PRICED IN

Ranked on Devanahalli DNA (upside still to come, slide 8), then on the risk-adjusted index (slide 9).

WHAT WOULD CHANGE OUR CALL

Airport site announced. If Kanakapura wins, the South jumps to #2. If Nelamangala wins, the North-West call gets stronger.

GBIT goes from paper to ground. Acquisition completed and master plan out (consultant due ~mid-2027): Bidadi challenges for #1.

North-West catalysts stall. Tumakuru metro rejected or KWIN Phase 1 stops: the North-West falls back to the pack.

The Devanahalli Playbook — and Where We Are in It

Land re-rates in four stages. Most of the money is made between “announced” and “operating” — not after.

1 ANNOUNCE

Catalyst named, sites notified. Land is cheap, risk is highest.

Kanakapura-Harohalli (2nd airport)

Bidadi (GBIT “AI City”)

2 BUILD

Roads, notifications, first branded launches. Spreads still wide.

Tumkur Rd-Nelamangala-KWIN

Doddaballapura (KWIN)

3 OPERATE

Highway / metro / jobs open. Prices start to move.

Hoskote (STRR + Chennai Expwy)

4 RE-RATE

Branded supply floods in; gap to the city closes.

Devanahalli (airport belt)

What Devanahalli actually did

2008 Kempegowda airport opens; the taluk is still farmland.

2016–23 13,600 homes supplied — ~15% of all North Bengaluru supply (ANAROCK).

2016→2024 Average price +46% to ~₹6,778 / sq ft (ANAROCK, Jul 2024).

Mar 2024 STRR Dobbaspeth-Hoskote opens; branded launches multiply.

2026 Branded new launches quoted at ~₹10,000–13,600 / sq ft.

THE LESSON

It took ~15 years from airport to re-rating. Buyers who entered at stage 1–2 bought land at a fraction of today’s price; those who waited for the metro are paying the stage-4 price. The question is not “is Devanahalli good?” — it is “which corridor is at stage 1–2 today, with the catalyst actually funded?”

Sources: ANAROCK Devanahalli micro-market report (Jul 2024); NHAI/press on STRR; developer and channel price sheets (Oct 2026). Stage placement is Octopus analyst judgement.

Does Each Corridor Have What Devanahalli Had?

Six ingredients behind Devanahalli’s re-rating. ● in place (1) · 🕒 partial or in progress (½) · ○ missing (0).

CORRIDOR	ANCHOR DECIDED	HIGHWAY / RING ROAD	METRO	JOB ENGINE	DEDICATED PLANNING	PRICE DISCOUNT	DNA SCORE
North-West • Tumkur Rd–KWIN	● KWIN notified & tendered	● NH-48, NICE, STRR open	● Green Line at Madavara	● Peenya + KWIN + Dobbaspeth	🕒 KIADB + LPAs, no single body	🕒 Edge ~₹13k; outer land cheap	5.0 / 6
West • Bidadi (GBIT)	🕒 Approved; acquisition contested	● Mysuru Expressway	○ Metro ~12 km away	🕒 Toyota, Bidadi KIADB	● GBDA — own authority	● Ready ~₹5.8k	4.0 / 6
North • Doddaballapura	● KWIN City	● STRR open	○ No metro planned	🕒 KIADB; aerospace nearby	🕒 LPA + KIADB	● Plots ~₹4.8k (mostly sold)	4.0 / 6
South • Kanakapura Rd	🕒 Airport shortlisted, not decided	● NICE Road	● Green Line	○ No large new employer	🕒 LPA; eco-zone limits	○ ~₹13.4k	3.0 / 6
East • Hoskote	○ No single new anchor	● STRR + Chennai Expwy	○ Metro only proposed	🕒 Whitefield spillover	🕒 LPA / STRR authority	○ ~₹14.7k	2.0 / 6
Devanahalli in 2008 (for reference)	● Airport opened	🕒 NH-44 only	○ No metro	🕒 Parks only planned	● Airport-area authority	● Farmland prices	4.0 / 6

Read-across. Devanahalli scored only 4 of 6 when its run began in 2008 — the metro and the STRR came 15+ years later. The North-West already scores 5 of 6. Bidadi and Doddaballapura match Devanahalli’s 2008 starting point. Hoskote’s strengths are roads that are already open and largely priced in.

Six Candidate Corridors, Scored Like Devanahalli Was

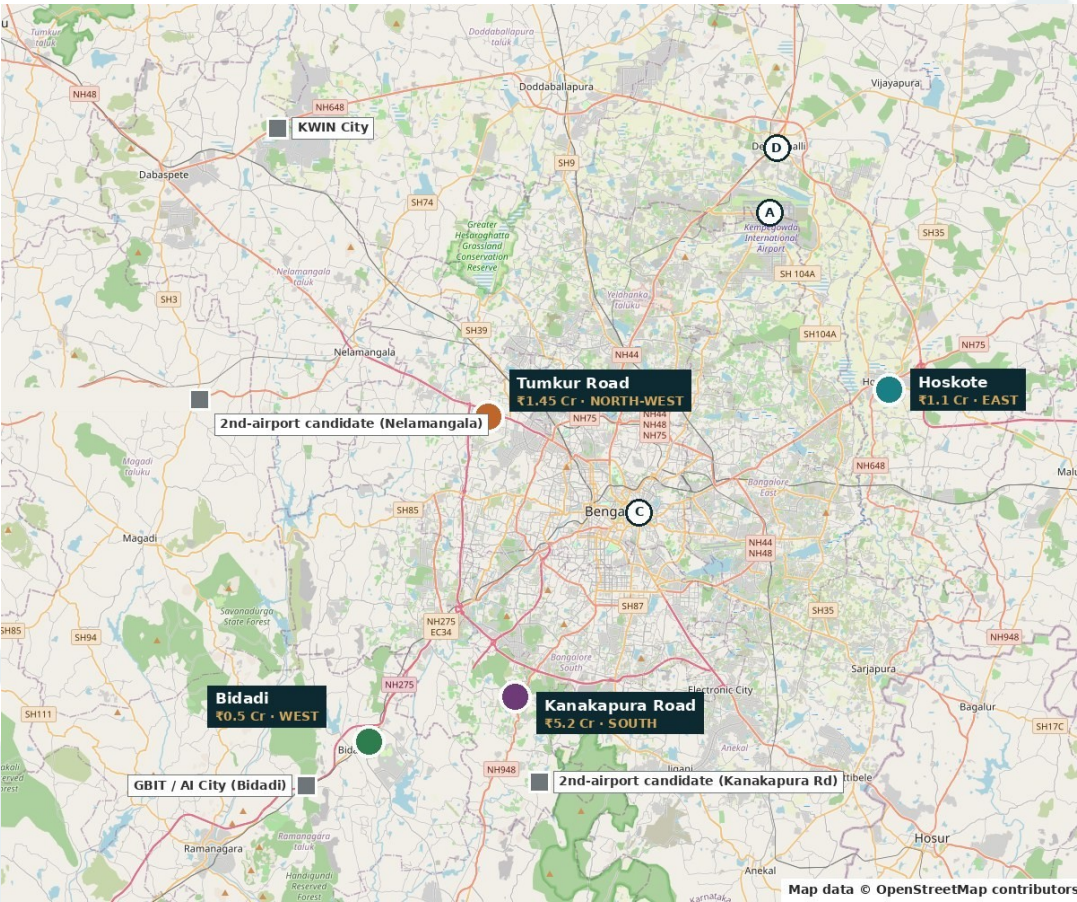
Analyst scores out of 5 (higher execution = lower delivery risk). Devanahalli today is the benchmark.

CORRIDOR	ANCHOR CATALYST	ROAD ACCESS TODAY	METRO	JOB ENGINE	PRICE GAP	EXECUTION	INDEX	READ-ACROSS
Tumkur Rd - Nelamangala - KWIN	4.5	4.0	4.0	4.0	4.0	3.5	4.0	Most catalysts already in motion: metro at the edge, KWIN notified, airport site shortlisted.
Bidadi - GBIT "AI City"	4.5	4.5	2.0	3.5	5.0	2.5	3.7	Biggest price gap; township approved but acquisition contested.
Hoskote - STRR - Chennai Expwy	3.5	4.5	2.5	3.5	3.5	4.0	3.6	Safest road story; heavy branded supply.
Doddaballapura - KWIN	4.0	4.0	1.5	3.5	4.0	3.5	3.4	Branded plots selling out — but no metro.
Kanakapura - Harohalli	4.0	3.5	3.5	2.5	3.0	2.0	3.1	An option on the airport decision — not yet a fact.
Sarjapur - Attibele	2.5	3.5	2.0	4.0	3.0	3.5	3.1	Strong jobs, but no single new anchor.
Benchmark: Devanahalli today	5.0	5.0	3.5	4.5	1.5	4.5	—	Stage 4: catalysts priced in; price gap mostly closed.

Our answer. The North-West axis (Tumkur Road → Nelamangala → KWIN) is the closest to a repeat of Devanahalli because three of its catalysts are already funded or operating. Bidadi offers the widest discount for those who can stomach acquisition and delay risk. Hoskote is the lower-risk road play; Kanakapura is a call option on one government decision.

The Four Picks, Mapped and Rated

A = airport • C = MG Road • D = Devanahalli. Grey squares = proposed catalysts. Scores out of 5 on seven criteria.



CRITERION	₹0.5 Cr WEST	₹1.1 Cr EAST	₹1.45 Cr NORTH-WEST	₹5.2 Cr SOUTH
Catalyst strength	3.5	4.0	4.0	3.0
Developer strength	3.0	4.5	4.5	4.5
Price / value	4.5	3.0	3.5	3.0
Density & privacy	2.5	3.5	3.0	4.0
Legal & RERA clarity	4.0	4.0	4.5	4.5
Delivery timeline	5.0	2.5	3.0	4.5
Liquidity & rent	3.5	3.5	4.0	2.5
OVERALL	3.7	3.6	3.8	3.7

How to read it. Scores rate fit and risk, not taste. Lumina leads on catalysts plus brand; Springs on delivery and density; Ashraya on price and certainty (it is built); OneWorld on brand and scale.

Method. Catalyst uses the index on slide 9; delivery uses the RERA date; value uses ₹/sq ft against coded rivals (slides 46–47).

Which Corridor Is Your Next Devanahalli?

Start from what you want and what you can tolerate. Each row points to one corridor and one verified project.

IF YOU...	BUDGET	HORIZON	RISK	YOUR CORRIDOR	OUR PICK	MAIN WATCH-OUT
★ OUR TOP CALL You want the closest repeat of Devanahalli's run	₹1.5–2 Cr	5–7 yrs	Medium	NORTH-WEST Tumkur Rd • Nelamangala • KWIN	Brigade Lumina	Carpet efficiency 63–65%; highway noise
You want the deepest discount and can live with delay	Under ₹60 L	7–10 yrs	High	WEST Bidadi • GBIT “AI City”	Sattva Ashraya (ready)	GBIT acquisition protests; dense project
You want land (plots) in the KWIN belt	₹0.6–1.2 Cr	5–8 yrs	Medium	NORTH Doddaballapura • KWIN	Next phases of Rival F / Rival G (verify)	Standard sizes sold out; no metro
You want the safest branded township	₹1.1–4 Cr	6–8 yrs	Low	EAST Hoskote • STRR • Expressway	Sobha OneWorld	Keys 2031–32; much already priced in
You want a home now, with the airport as a bonus	₹5 Cr+	1–4 yrs	Low	SOUTH Kanakapura Road	Sattva Springs	The airport may go elsewhere

Not sure? Default to the top row: the North-West has the most Devanahalli ingredients already in place (5 of 6). Whatever you choose, run the 18-point checklist (slide 49) before any token.

43 Projects, Five Corridors — the Headline Options

The key options by corridor and entry ticket. ★ = Octopus pick. Full option sets with sizes, RERA and status on slides 13–17.

CORRIDOR	UNDER ₹1 CR	₹1 - 3 CR	₹3 CR +
WEST Bidadi · Mysuru Rd	★ Sattva Ashraya ~₹0.50 Cr · ready Rival A ₹0.43 Cr+ · pre-RERA	—	—
NORTH-WEST Tumkur Rd · Nelamangala	Rival B ₹0.81 Cr+ · ready Rival C ₹0.46 Cr+ · plots	★ Brigade Lumina ₹1.45 Cr+ · Dec 2030	Rival D ₹3.50 Cr+ · city end
NORTH (WATCH) Doddaballapura · KWIN	Rival F ₹0.58 Cr+ · plots, sold* Rival E ₹0.62 Cr+ · Apr 2031	—	Rival G ₹3.52 Cr · large plots
EAST Hoskote · Budigere	Rival I ₹0.42 Cr+ Rival H ₹0.95 Cr+	★ Sobha OneWorld ₹1.09 Cr+ · 2031+	—
SOUTH Kanakapura Rd	Rival K Not quoted · pre-RERA	Rival J ₹2.76 Cr+ · Dec 2031	Rival L ₹3.02 Cr+ Rival M Resale ~₹19.4k/sq ft ★ Sattva Springs ₹5.16 Cr+ · Sep 2027

Entry ticket as listed by developers / channels, Oct 2026. *Standard plot sizes shown sold out on channel listings. Pre-RERA items must show a K-RERA certificate before any payment. Detail on slides 13–17 and 46–47.

West: 7 Options — Bidadi, Mysuru Road, Kengeri

Sorted by status: built first, then registered, then pre-RERA. The highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	TYPE • SIZE (SQ FT)	TICKET	₹/SQ FT	RERA	KEYS	STATUS	OCTOPUS NOTE
★ Sattva Ashraya Salarpuria Sattva	Lakshmisagara, Bidadi	4.2 ac / 660	2 BHK • 785-994	~₹0.50 Cr	~₹5.8k	Jul 2021	Mar 2025	READY	Pick — completed; dense (~157/ac).
Rival A	Bidadi, Mysuru Expwy	139 ac / ~2,100	1-4 BHK, plots, villas	₹0.43 Cr+	~₹6.8k	Awaited	~2030	PRE-LAUNCH	No payment until RERA certificate.
Rival N	Kambipura, Mysuru Rd	5 ac / 372	1-3 BHK • 615-1,473	₹0.42-0.99 Cr	~₹6.8k	Jul 2022	Dec 2026	NEAR-READY	Low-rise; check what is left.
Rival O	Mysuru Rd, Kengeri	~60 ac township	2-3 BHK	On request	n/a	Phased	Phased	VERIFY	Large value township; new phase 2026.
Rival P	Venkatapura, Kengeri	Phase 6	Apartments	On request	n/a	Sep 2026	n/a	NEW LAUNCH	Newest K-RERA on the corridor.
Rival Q	Kengeri	n/a	Apartments	On request	n/a	Verify	Sep 2026	NEAR-READY	Confirm RERA number and OC.
Rival R	Kengeri	n/a	High-rise apartments	On request	n/a	Verify	Aug 2027	VERIFY	RERA number to be confirmed.



Octopus pick — ₹0.5 Cr • Sattva Ashraya. The only completed, branded home inside the Bidadi township belt — rent from day one.

Sources: K-RERA (direct and via aggregators), developer and authorised channel sites, Housiey, Homz N Space, SquareYards, BookNewProperty and others (Oct 2026). All prices indicative; “Verify” = RERA number to be confirmed before any payment.

North-West: 9 Options — Tumkur Road, Nelamangala

Our top-call corridor. Apartments at the metro end, plotted layouts toward Nelamangala. Highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	TYPE • SIZE (SQ FT)	TICKET	₹/SQ FT	RERA	KEYS	STATUS	OCTOPUS NOTE
★ Brigade Lumina Brigade Enterprises	Chikkabidarakallu	3.97 ac / 416	2–3 BHK • 1,099–1,819	₹1.45 Cr+	~₹13.2k	Mar 2026	Dec 2030	RERA ✓	Pick — metro 0.7 km; 63–65% efficiency.
Rival B	Anchepalya	Phased township	1–4 BHK • 607–2,171	₹0.81 Cr+	n/a	Phased	Ready	READY	Branded resale benchmark.
Rival S	Nelamangala	25 ac / 1,900	1.5–3 BHK • 35 blocks	₹0.47–0.72 Cr	n/a	Verify	Ready	SOLD OUT	Resale only — proof of end-user demand.
Rival T	Basavanahalli, Nelamangala	44.9 ac / 735 plots	Plots • 600–1,936	₹0.43–1.10 Cr	~₹7.1k	May 2024	Sep 2026	NEAR-READY	Branded plots near completion.
Rival C	Nelamangala	54.3 ac / 759 plots	Plots • 600–2,400	₹0.46–1.64 Cr	n/a	Verify	Aug 2029	VERIFY	Phase of a 170-ac layout; check sanction.
Rival U	Sondekoppa	23 ac / 362 plots	Plots • 1,200–1,800+	₹0.62–0.92 Cr	n/a	Verify	2026+	VERIFY	Part of a 60-ac layout.
Rival V	Sondekoppa	13.5 ac / 191 plots	Plots • 1,200–2,000	₹0.59–1.19 Cr	n/a	Verify	Dec 2026	SOLD OUT	Sold out (channel) — absorption signal.
Rival W	Tumkur Rd	n/a	2–3.5 BHK	₹1.11 Cr+	n/a	Verify	n/a	VERIFY	Mid-size alternative to the pick.
Rival D	Yeshwanthpur	5 ac	3–4 BHK	₹3.50–4.85 Cr	n/a	Verify	2030+	SOLD OUT	City-end ceiling of the corridor.



Octopus pick — ₹1.45 Cr • Brigade Lumina. Metro at the gate on the axis to KWIN City, Tumakuru and a candidate airport site.

Sources: K-RERA (direct and via aggregators), developer and authorised channel sites, Housiey, Homz N Space, SquareYards, BookNewProperty and others (Oct 2026). All prices indicative; “Verify” = RERA number to be confirmed before any payment.

North: 9 Options — Doddaballapura and the KWIN Belt

Watch list, no pick: branded plots are selling through fast and there is no metro. Listed for completeness and next phases.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	TYPE • SIZE (SQ FT)	TICKET	₹/SQ FT	RERA	KEYS	STATUS	OCTOPUS NOTE
Rival F	Chokkanahalli	48 ac / 584+ plots	Plots • 1,200–2,400	₹0.58–1.15 Cr	~₹4.8k	Oct 2025	Oct 2030	SOLD OUT	Listed sizes sold out (channel).
Rival G	Bettenahalli	55 ac / 716 plots	Plots • 1,200–4,000	₹3.52 Cr (large)	~₹8.8k	Dec 2025	Nov 2027	LIMITED	Only large plots left.
Rival X	Doddaballapura	38 ac	Plots • 1,200–4,000	On request	n/a	May 2025	Dec 2029	RERA ✓	Branded plots; ask for cost sheet.
Rival Y	Vaddarahalli	n/a	Plots • 1,200–2,400	₹0.62–0.77 Cr	~₹5.2k	Sep 2024	Jun 2029	RERA ✓	Lowest plot ticket near KWIN.
Rival Z	Doddaballapura	n/a	Plots • 1,163–3,100	₹0.94–2.28 Cr	~₹6.4k	Verify	Dec 2027	LIMITED	Smaller sizes sold.
Rival AA	Doddaballapura	n/a	Estate plots • 3,930–16,608	₹1.24–6.23 Cr	~₹2.8k	Verify	Jun 2029	VERIFY	Large estate plots; weekend-home buyers.
Rival E	Doddaballapura	4.24 ac / 272	1–4 BHK • 550–2,140	₹0.62 Cr+	~₹8.1k	Apr 2026	Apr 2031	NEW LAUNCH	Apartment entry to the belt.
Rival AB	Doddaballapura	n/a	2–3 BHK • 1,097–1,730	₹0.70–1.03 Cr	~₹6.1k	Verify	Sep 2030	VERIFY	Budget apartments.
Rival AC	Doddaballapura	n/a	3 BHK villas • 2,324–2,370	₹2.21–2.36 Cr	~₹9.5k	Verify	Sep 2027	VERIFY	Villa entry near KWIN.

Watch list. No pick here — branded plots at Rival F and Rival G are largely sold through. Watch their next phases; Rival E is the apartment entry. Verify every plotted layout against KIADB notifications.

Sources: K-RERA (direct and via aggregators), developer and authorised channel sites, Housiey, Homz N Space, SquareYards, BookNewProperty and others (Oct 2026). All prices indicative; “Verify” = RERA number to be confirmed before any payment.

East: 9 Options — Hoskote, Old Madras Road, Budigere

The safest road corridor and the deepest branded supply. Highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	TYPE • SIZE (SQ FT)	TICKET	₹/SQ FT	RERA	KEYS	STATUS	OCTOPUS NOTE
★ Sobha OneWorld Sobha Limited	Hoskote, NH-75	48 ac / 3,484	1-4 BHK • 734-2,415	₹1.09-3.90 Cr	~₹14.7k	May 2026	2031-32	RERA ✓	Pick — longest wait of the East set.
Rival AD	Hoskote (Soukya Rd ext.)	13.5 ac / 1,132	2-3 BHK • 1,050-1,750	₹1.17-1.94 Cr	~₹11.1k	Jan 2026	Dec 2030	RERA ✓	5 towers × 28 floors; cheaper per sq ft.
Rival AE	Old Madras Rd	n/a	1-3 BHK • 815-2,152	₹1.01-2.69 Cr	~₹12.4k	Jun 2025	Mar 2030	RERA ✓	Nearer the city; 2030 keys.
Rival AF	Budigere Cross	n/a	1-4 BHK • 685-2,530	₹0.80-2.91 Cr	~₹11.7k	Dec 2024	Jun 2029	RERA ✓	Earliest branded keys in the set.
Rival H	Budigere Cross	10.75 ac, G+43	2-3 BHK	₹0.95 Cr+	n/a	Verify	Verify	VERIFY	Branded high-rise.
Rival I	Budigere Cross	12.5 ac	Studio-3 BHK	₹0.42 Cr+	n/a	Verify	Verify	VERIFY	Lowest branded ticket in the East.
Rival AG	Hoskote	n/a	1-3 BHK	₹0.50-1.22 Cr	n/a	Verify	n/a	VERIFY	Budget Hoskote option.
Rival AH	Hoskote	n/a	4 BHK villas	₹2.09-3.05 Cr	n/a	Verify	n/a	VERIFY	Villa alternative.
Rival AI	Hoskote Rd	n/a	Apartments	₹1.07-3.99 Cr	n/a	Awaited	Dec 2031	PRE-LAUNCH	No payment before RERA.



Octopus pick — ₹1.1 Cr • Sobha OneWorld. Branded 300-acre township where the STRR and the Chennai Expressway already meet.

Sources: K-RERA (direct and via aggregators), developer and authorised channel sites, Housiey, Homz N Space, SquareYards, BookNewProperty and others (Oct 2026). All prices indicative; “Verify” = RERA number to be confirmed before any payment.

South: 9 Options — Kanakapura Road

From the mature metro end to the airport-candidate belt. Highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	TYPE • SIZE (SQ FT)	TICKET	₹/SQ FT	RERA	KEYS	STATUS	OCTOPUS NOTE
★ Sattva Springs Salarpuria Sattva	Udayapalya	5.5 ac / 66	4 BHK villas • 3,607–5,236	₹5.16–7.00 Cr	~₹13.4k	Jul 2024	Sep 2027	RERA ✓	Pick — keys in 11 months.
Rival L	Off Kanakapura Rd	24 ac / 219 villas	4 BHK villas	₹3.02 Cr+	~₹12.7k	Feb 2023	2026	NEAR-READY	Larger, denser villa estate.
Rival J	Vajarahalli	3.6 ac / ~250	3–3.5 BHK • 1,900–2,250	₹2.76 Cr+	~₹14.5k	Filed	Dec 2031	NEW LAUNCH	280 m to metro; confirm RERA no.
Rival AJ	Talaghattapura	n/a	3 BHK	On request	n/a	Jun 2022	Dec 2027	RERA ✓	Earlier keys than the Vajarahalli launch.
Rival AK	Judicial Layout	n/a	3 BHK	₹1.32 Cr	n/a	Verify	Ready	READY	Ready mid-segment option.
Rival AL	Kanakapura Rd	5 ac (87% open)	3–4 BHK	On request	n/a	Nov 2024	Verify	RERA ✓	Low-density boutique.
Rival AM	Somanahalli	120 plots	Plots, mostly 30×40	On request	n/a	RERA ✓	Dec 2027	RERA ✓	Plots nearest an airport site.
Rival AN	Kaggalipura	4 ac / 69 plots	Villa plots	On request	n/a	Oct 2022	Verify	RERA ✓	BMRDA-approved plots.
Rival M	Konanakunte	41 ac / 2,520	2–4 BHK	Resale	~₹19.4k	2017	Ready	READY	Mature end — the “after” price.



Octopus pick — ₹5.2 Cr • Sattva Springs. Keys in a year, beside two shortlisted second-airport sites.

Sources: K-RERA (direct and via aggregators), developer and authorised channel sites, Housiey, Homz N Space, SquareYards, BookNewProperty and others (Oct 2026). All prices indicative; “Verify” = RERA number to be confirmed before any payment.

The Plans and Authorities That Decide These Corridors

Outer-belt land use is decided by regional, township and local plans — not the city-core master plan.

LAYER	WHAT IT IS	STATUS (OCT 2026)	WHY IT MATTERS
BMRDA RSP-2031	Revised Structure Plan for the ~8,000 sq km metro region	Operative framework	Sets growth nodes and corridors for the outer belt
GBDA (Nov 2024)	Greater Bengaluru Development Authority under BMRDA	Building the Bidadi township; master-plan consultant tendered Jun 2026	Controls growth around the 7,481-ac GBIT site
Local planning authorities	Nelamangala, Hoskote, Anekal, Kanakapura, Bengaluru–Mysuru corridor and other LPAs	Each with its own master plan	Issue layout/building sanctions; give zonal extracts
KIADB	State industrial land agency	KWIN City: 3,490 ac final-notified (Aug 2026); 2,000 ac more planned	Acquisition notices can freeze nearby survey numbers
BDA RMP-2015 / RMP-2041	City-core master plan and its successor	RMP-2015 operative; RMP-2041 inputs invited (2026)	Covers the core; only Lumina's edge sits near it
GBA 2025 & panchayats	Greater Bengaluru Authority (city) vs TMC / gram panchayat areas	In force	City: e-Khata. Outer belt: E-Swathu / TMC khata

GROWTH OUTLOOK

~14 mn
Metro population, 2025 (UN est.)

~16 mn
Projected by 2030 (UN WUP)

44 mn+
KIA passengers, FY 2025-26 — nearing saturation

2033
Exclusivity clause around KIA (150 km) ends

Implication: the state must add a second airport, townships and a ring road by the early 2030s — exactly the catalysts around these four sites.

Sources: BMRDA; Deccan Herald, NammaWard and state legislative replies (2025–26); UN World Urbanization Prospects; aviation press on KIA traffic. Zonal extracts must be obtained per survey number.

The Catalyst Calendar — Dated Honestly

Operating = open today. Under way = funded and on the ground. Proposed = on paper, not funded or not decided.

CORRIDOR	CATALYST	STATUS	MILESTONE / NOTE
East	STRR Dobbaspeth-Hoskote (80 km)	OPERATING	Opened Mar 2024; tolled
East	Bengaluru-Chennai Expwy, Karnataka (71 km)	OPERATING	Hoskote-Bethamangala open; full route targeted Dec 2026, TN stretches delayed
East / South	STRR Hoskote-TN border (Hosur)	UNDER WAY	Targeted ~Nov 2026 after ~16-month delay
North-West	Green Line to Madavara	OPERATING	Chikkabidarakallu station ~0.7 km from Lumina
North-West	KWIN City (Dabaspeth-Doddaballapur)	UNDER WAY	3,490 ac final-notified; Phase 1 tendered (Aug 2026)
North-West	Madavara-Tumakuru metro (59.6 km)	PROPOSED	DPR submitted May 2026; awaiting Cabinet
West	Bengaluru-Mysuru Expressway	OPERATING	Bidadi exit ~1.5 km from Ashraya
West	GBIT / “AI City”, Bidadi (~7,481 ac)	UNDER WAY	Approved 7 May 2026; Phase-1 final notification Jun 2026
West / South	Second airport (3 shortlisted sites)	PROPOSED	Consultant study; no final site as of Sep 2026
South	STRR southern arc (Kanakapura-Anekal)	ON HOLD	Bannerghatta eco-sensitive-zone section held (reported)
Region	Cauvery Stage 6 (500 MLD)	UNDER WAY	Approved Feb 2026; Bidadi, Hoskote, Nelamangala listed

Status as reported to Oct 2026 (NHAI, BMRL, KIADB, GBDA statements; Deccan Herald, Swarajya, NammaWard, Indian Infrastructure). Infrastructure dates slip — price the asset without them.

What You Own, and How to Prove It

In growth corridors the extra risk is acquisition: a cheap plot inside a notified survey number is not an investment.

1. Title Mother deed & 30-yr chain	2. Conversion DC order: agri → residential	3. Notification check KIADB / GBDA / airport	4. Sanction Layout / building plan, CC	5. RERA Registration, escrow, dates	6. Sale deed Registered deed + khata
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DOCUMENT	WHAT IT PROVES	RED FLAG TO WATCH
Mother deed & title chain	Who owned the land for 30+ years and how it passed to the developer	Gaps, unregistered transfers, family shares without consent
RTC (Pahani) & mutation	Revenue record of ownership and land type	Name mismatch; government or “kharab” land entries
DC conversion order	Agricultural land legally converted	Conversion for a different extent or survey number
Acquisition / notification search	Survey no. not inside KIADB, GBDA, NHAI or airport notifications	Preliminary or final notification under acquisition law
Encumbrance certificate (30 yrs)	Mortgages, charges, court attachments	Undischarged loans; attachment orders
Plan sanction, CC & OC	Approved layout/building; completion and occupancy	Built area beyond sanction; OC missing at handover

Apartments convey an undivided share of land plus the unit; plotted layouts convey a defined plot with schedule and boundaries. Insist on the schedule in the agreement.

Registering, Paying and Holding the Asset

Karnataka registers online through Kaveri 2.0; the khata then puts your name on the local body’s books.

COST AT PURCHASE	RATE	ON ₹1.5 CR
Stamp duty	5% (+ cess & surcharge ≈ 0.6%)	₹8.4 L
Registration fee	2% (confirm current rate)	₹3.0 L
GST — under construction	5% on agreement value (no ITC)	₹7.5 L
GST — completed with OC	Nil	—
TDS (sec 194-IA)	1% deducted by buyer (higher for NRI sellers)	₹1.5 L*

**TDS is deducted from the price paid to the seller, not an extra cost. Duty is charged on the higher of price and guidance value. A ready unit (Ashraya) saves the 5% GST.*

Registration in five steps

1. Draft the deed and pay duty online on Kaveri 2.0.
2. Book a slot at the jurisdictional Sub-Registrar.
3. Buyer, seller and two witnesses sign with Aadhaar e-KYC and photo.
4. Collect the registered deed; check the scanned copy.
5. Apply for khata transfer and start paying property tax.

Rates per Karnataka schedules as reported for 2026; confirm with your lawyer. Not legal or tax advice.

KHATA — WHICH ONE WILL YOU GET?

e-Khata (A-Khata): inside GBA city limits; fully compliant.

TMC khata: town municipal areas — likely for Lumina (verify).

E-Swathu Form 9 / 11: panchayat areas — likely route for Bidadi, Hoskote and Kanakapura sites. Lenders accept Form 9 for approved layouts.

FOR NRI BUYERS

FEMA: NRIs and OCIs may buy residential property (not agricultural land); pay via NRE / NRO / FCNR.

Power of attorney: execute abroad, attest at the Indian mission, adjudicate in Karnataka within 3 months.

Repatriation: sale proceeds of up to two residential properties, subject to tax.

Sattva Ashraya

660 ready homes in four G+14 towers on 4.2 acres — the cheapest completed, branded entry to the Bidadi township belt.



Images: developer material (renders are artistic impressions). Facts: K-RERA and developer/channel sources, Oct 2026.

K-RERA NO. PRM/KA/RERA/1270/302/PR/210731/004204	RERA REGISTERED 31 Jul 2021	STATUS Completed 15 Mar 2025 (K-RERA)
LAND 4.21 ac (17,026 sq m) • 67% open	HOMES 660 homes • 4 towers	DENSITY ~157 homes/acre • ~12 per floor
CONFIGURATION 2 BHK (limited 3 BHK)	SIZE (SBA) 785 – 994 sq ft	FLOORS G+14 (channel listing)
TICKET ~₹50 L (channel, last units / resale)	₹ / SQ FT (SBA) ~₹5,800	PROMOTER ENTITY Neelanchal Dwellings LLP
PAYMENT Ready — full payment / home loan	APPROVALS Local planning authority (per K-RERA)	MAINTENANCE ~₹3 / sq ft / month (est.)

~₹50 L

ENTRY TICKET

873

SQ FT TYPICAL 2 BHK

157

HOMES PER ACRE

READY

COMPLETED MAR 2025

Layout, Home and Lifestyle

Developer plans and imagery, with every amenity checked against the published list.

LEGEND.

General

- 01. Entry / exit
- 02. Entrance plaza
- 03. Security cabin
- 04. Driveway
- 05. Pathway / jogging track
- 06. Outdoor car parking
- 07. Lobby drop off area
- 08. Pedestrian node
- 09. Ramp entry from basement
- 10. Ramp exit to basement
- 11. Services

Amenities

Health and fitness

- 12. Outdoor gym / tree plaza
- 13. Multi-purpose court
- 14. Swimming pool

Senior citizen spaces

- 15. Leisure seating spaces
- 16. Reflexology walkway

Spaces for children

- 17. Children's play area
- 18. Skating rink
- 19. Kid's pool



Developer master plan — four towers around a central podium.



Developer typical floor plan — Tower 1 (~13 homes per floor).

Amenities checklist

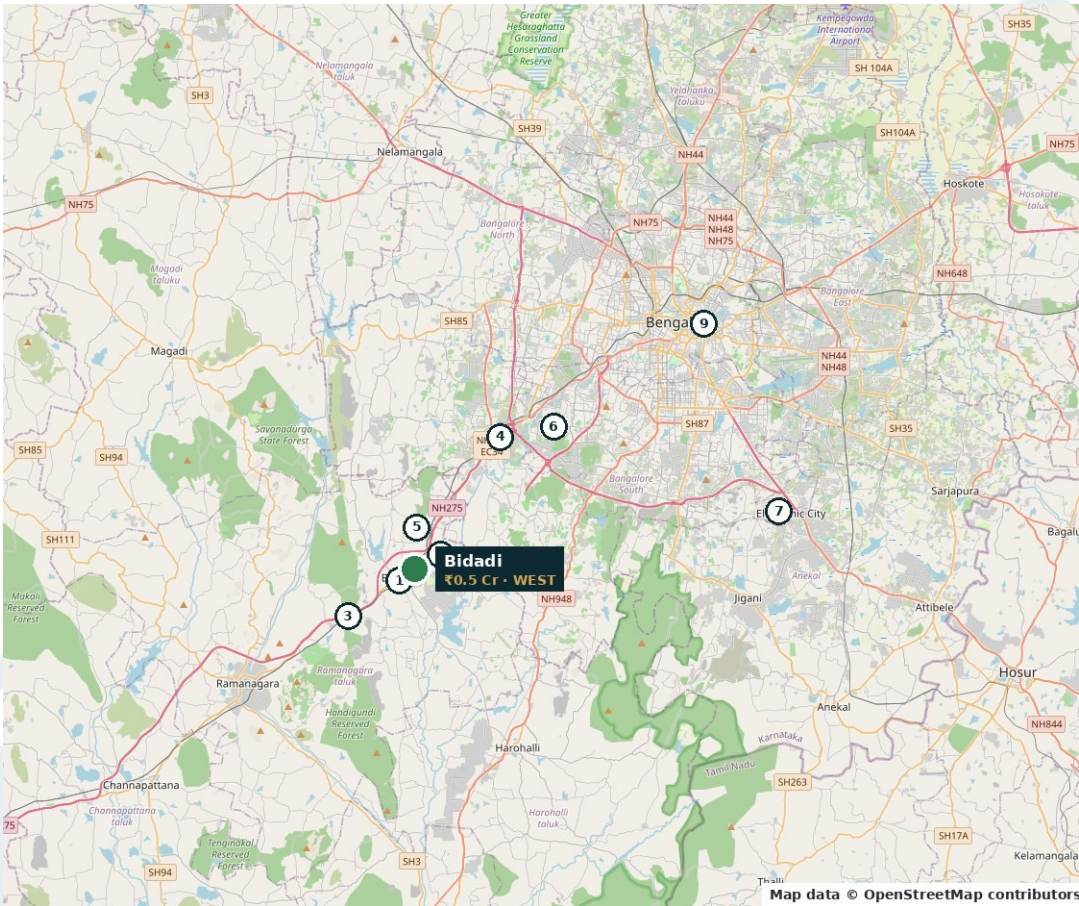
10 of 20 confirmed

- | | | | |
|-------------------------------------|---------------------------------|-------------------------------------|------------------------|
| ☒ | Clubhouse | ☐ | Amphitheatre |
| ☒ | Swimming pool | ☐ | Yoga / meditation zone |
| ☒ | Gym / outdoor gym | ☐ | Party / event lawn |
| ☒ | Kids' play area | ☒ | Indoor games |
| ☒ | Tennis court | ☐ | Mini theatre |
| ☒ | Multipurpose / basketball court | ☐ | Senior citizens' area |
| ☐ | Badminton court | ☐ | Pet park |
| ☒ | Cricket pitch / nets | ☐ | Co-working space |
| ☒ | Skating rink | ☐ | EV-charging provision |
| ☐ | Jogging / cycling track | ☒ | Power back-up (DG) |

✓ = listed by the developer or its channel (Oct 2026). Empty = not confirmed — ask in writing. Also listed: covered parking, gas pipeline, STP.

Distances and Drive Times, Measured

Aerial distance from mapped coordinates; road distance and drive times are Octopus weekday estimates.



Site pin approximate (±1 km). Road = aerial × 1.38–1.45. Off-peak assumes 28–48 km/h, peak 14–32 km/h by road type. Pins outside the frame are not drawn. Verify with a live drive.

#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	Bengaluru–Mysuru Expressway (Bidadi exit)	Highway node	1.5 km	2.1 km	5 min	5 min
2	Bidadi KIADB industrial area	Employment	2.2 km	3.2 km	5 min	10 min
3	GBIT township core (Byramangala)	Growth node	6.4 km	9 km	20 min	25 min
4	Challaghatta metro, Purple Line	Metro	12.2 km	17.3 km	30 min	60 min
5	Wonderla Amusement Park	Leisure	3.2 km	4.6 km	10 min	15 min
6	BGS Gleneagles Hospital, Kengeri	Hospital	15.4 km	21.8 km	40 min	75 min
7	Electronic City (Infosys campus)	IT hub	28.5 km	40.5 km	75 min	145 min
8	Kempegowda Intl Airport	Airport	54.9 km	76.9 km	110 min	180 min
9	MG Road (city centre)	City centre	29.4 km	42.6 km	90 min	180 min

Planning Status and Catalysts

What the plans say about this land — and which infrastructure is running, being built, or still only on paper.

LAYER	WHAT THE RECORD SAYS	WHAT IT MEANS FOR YOU
Governing plan	BMRDA RSP-2031; Bidadi hobli in the Bengaluru–Mysuru corridor planning area (verify LPA).	Land use set by regional plan + sanction — obtain the zonal extract.
Planning authority	K-RERA lists a “Local Planning Authority” as approver.	Ask for the building-plan sanction number, CC and OC.
Civic body & khata	Bidadi town / panchayat fringe, Bengaluru South district.	Confirm TMC or E-Swathu khata before paying.
Water & environment	Cauvery Stage 6 lists Bidadi; Byramangala reservoir lies downstream of the Vrishabhavathi.	Check piped-water status, STP and borewell reliance.
Growth outlook	GBDA to master-plan a ~7,481-ac township next door.	Upside if delivered — check your survey no. is not notified.

SITE PLANNING CHECKLIST

- ☐ Zonal extract (LPA)
- ☐ Building plan, CC & OC
- ☐ GBIT notification check
- ☐ Khata route
- ☐ Water connection
- ☐ Approach-road title

Status as reported to Oct 2026 (NHAI, BMRCL, KIADB, GBDA, state statements; press). Infrastructure dates slip — price the asset without them.

INFRASTRUCTURE CATALYSTS

- Bengaluru–Mysuru Expressway

Bidadi exit ~1.5 km.

OPERATING
- Purple Line — Challaghatta

Terminal ~12 km aerial.

OPERATING
- GBIT “AI City” township

Approved May 2026; Phase-1 notified Jun 2026.

UNDER WAY
- Cauvery Stage 6 water

Approved Feb 2026.

UNDER WAY
- Second airport (south sites)

Study under way; no site final.

PROPOSED
- STRR western arc

Not yet under construction — verify.

PROPOSED

Salarpuria Sattva: Developer Profile

Who is building it, what is on the public record — stated from both sides — and what to check before booking.

30+ yrs

IN REAL ESTATE

Established developer. Salarpuria Sattva is one of Bengaluru’s larger office and residential developers (private).

Only completed pick. K-RERA shows completion on 15 Mar 2025 — no construction risk; inspect the actual building.

Entity-level checks. Promoter is Neelanchal Dwellings LLP — run diligence on that entity and the OC.

Completed

MAR 2025 (K-RERA)

LLP

PROMOTER ENTITY

ON THE PUBLIC RECORD — BOTH SIDES

MATTER	WHAT WAS REPORTED / FOUND	THE OTHER SIDE / WHAT TO DO	STATUS
GBIT land acquisition	Farmers in several Bidadi-hobli villages have protested acquisition for the township (2026).	The state says compensation follows the land-acquisition framework; land-for-land options reported.	WATCH
Township history	A 2006 Bidadi township stalled when the private developer exited in the 2008 downturn.	The 2026 version has its own authority, cabinet approval and a HUDCO loan offer.	VERIFY
Litigation search	No litigation disclosed on the channel listing.	Run a K-RERA complaint and e-Courts search on the promoter LLP.	OPEN

Based on public records, press reports and channel disclosures as at Oct 2026. Reported matters are not allegations by Octopus Estates. Absence of findings is not a clearance; independent legal verification is essential.

Sobha OneWorld — One Residences

Phase 1 of a ~300-acre township: 3,484 homes in 14 towers of 45–46 floors on 48 acres, where the STRR meets the Chennai Expressway.



Images: developer material (renders are artistic impressions). Facts: K-RERA and developer/channel sources, Oct 2026.

K-RERA NOS. (6 PHASES) PRM/KA/RERA/1250/304/PR/080526/008634 – 008639	RERA REGISTERED 8 May 2026	POSSESSION Dec 2031 – Dec 2032 by phase (verify)
LAND 48 ac 15 gt (Phase 1 of ~300 ac)	HOMES 3,484 homes • 14 towers	DENSITY ~72 homes/acre • ~5.5 per floor
CONFIGURATION 1, 2, 3 & 4 BHK	SIZE (SBA) 734 – 2,415 sq ft	FLOORS 3B + G + 45/46
TICKET ₹1.09 Cr – ₹3.90 Cr (channel)	₹ / SQ FT (SBA) ~₹14,700 launch base	CARPET Confirm per unit on RERA
PAYMENT Construction-linked (verify schedule)	APPROVALS Plan ref. STRR planning authority (verify)	MAINTENANCE ~₹5 / sq ft / month (est.)

₹1.09 Cr ENTRY TICKET (1 BHK)	3,484 HOMES IN PHASE 1	72 HOMES PER ACRE	2031+ RERA POSSESSION
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Layout, Home and Lifestyle

Developer plans and imagery, with every amenity checked against the published list.



Developer render — central cricket ground and landscaped decks.



Developer render — sample living/dining. Master & unit plans: request in writing.

Amenities checklist

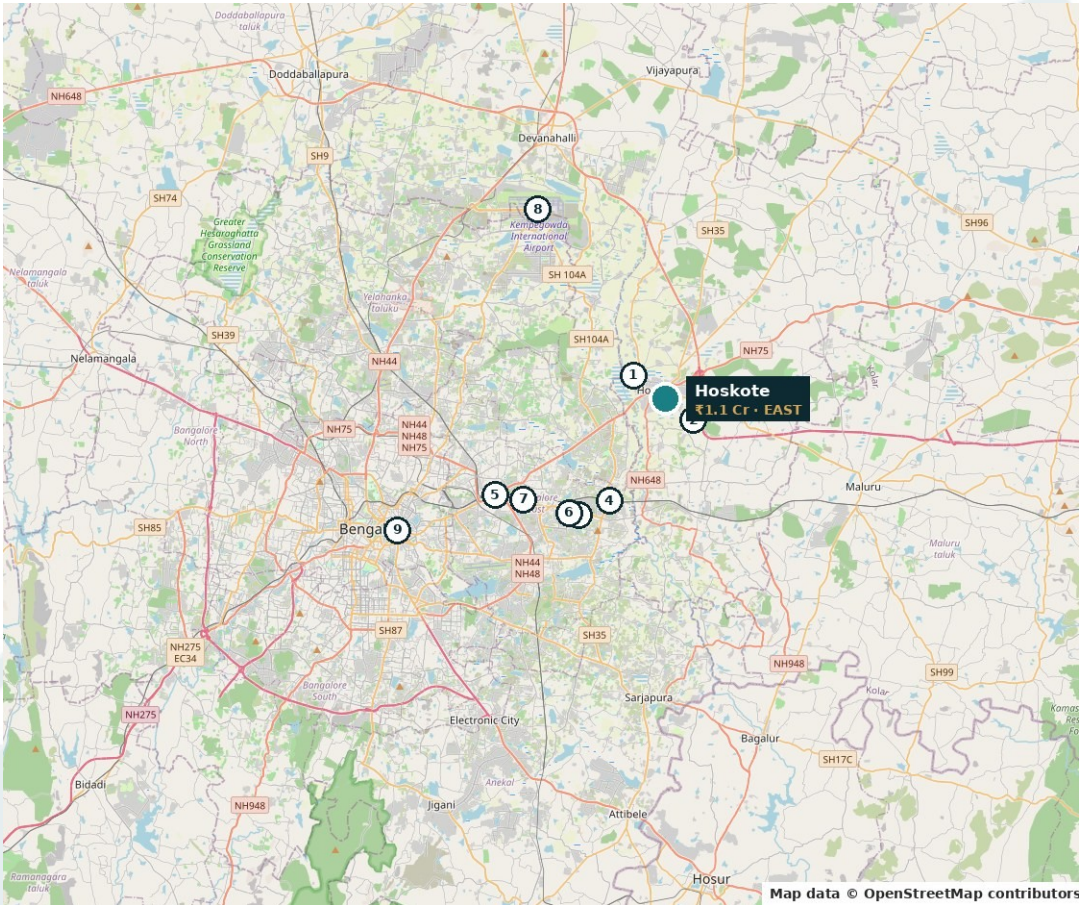
12 of 20 confirmed

- | | |
|---|--|
| ☒ Clubhouse | ☐ Amphitheatre |
| ☒ Swimming pool | ☒ Yoga / meditation zone |
| ☒ Gym / outdoor gym | ☐ Party / event lawn |
| ☒ Kids' play area | ☒ Indoor games |
| ☒ Tennis court | ☒ Mini theatre |
| ☒ Multipurpose / basketball court | ☐ Senior citizens' area |
| ☒ Badminton court | ☐ Pet park |
| ☒ Cricket pitch / nets | ☐ Co-working space |
| ☒ Skating rink | ☐ EV-charging provision |
| ☐ Jogging / cycling track | ☐ Power back-up (DG) |

✓ = listed by the developer or its channel (Oct 2026). Empty = not confirmed — ask in writing. Also listed: 90 m cricket ground, wellness gardens, squash.

Distances and Drive Times, Measured

Aerial distance from mapped coordinates; road distance and drive times are Octopus weekday estimates.



#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	STRR - Hoskote interchange	Highway node	3.1 km	4.3 km	5 min	10 min
2	Bengaluru-Chennai Expressway start	Highway node	2.7 km	3.7 km	5 min	5 min
3	ITPL, Whitefield	IT hub	11.3 km	16 km	30 min	55 min
4	Kadugodi (Whitefield) metro, Purple Line	Metro	9 km	12.8 km	25 min	45 min
5	KR Puram railway station	Railway	15.2 km	21.6 km	40 min	75 min
6	Manipal Hospital, Whitefield	Hospital	11.6 km	16.5 km	30 min	55 min
7	Phoenix Marketcity, Whitefield	Mall	13.5 km	19.2 km	35 min	70 min
8	Kempegowda Intl Airport	Airport	17.7 km	24.8 km	35 min	55 min
9	MG Road (city centre)	City centre	23.1 km	33.5 km	70 min	145 min

Site pin approximate (±1 km). Road = aerial × 1.38–1.45. Off-peak assumes 28–48 km/h, peak 14–32 km/h by road type. Pins outside the frame are not drawn. Verify with a live drive.

Planning Status and Catalysts

What the plans say about this land — and which infrastructure is running, being built, or still only on paper.

LAYER	WHAT THE RECORD SAYS	WHAT IT MEANS FOR YOU
Governing plan	BMRDA RSP-2031; Hoskote LPA / STRR planning area.	Obtain the zonal extract for the survey numbers.
Planning authority	Plan reference cites the STRR planning authority (channel).	Match sanction no. & CC to each of the six RERA phases.
Civic body & khata	Hoskote CMC / panchayat fringe (verify).	Khata type at handover decides loan and resale ease.
Water & environment	Peri-urban; Cauvery Stage 6 lists Hoskote.	Ask interim water source and STP capacity for 3,484 homes.
Growth outlook	East absorbing heavy launches; this is Phase 1 of ~300 ac.	Your resale competes with later Sobha phases.

SITE PLANNING CHECKLIST

- ☐ Zonal extract
- ☐ Phase-wise CC
- ☐ Survey sketch & buffers
- ☐ Khata route
- ☐ Water & STP approvals
- ☐ Phasing plan in writing

Status as reported to Oct 2026 (NHAI, BMRCL, KIADB, GBDA, state statements; press). Infrastructure dates slip — price the asset without them.

INFRASTRUCTURE CATALYSTS

STRR Dobbaspet–Hoskote Open since Mar 2024; ~3 km.	OPERATING
Chennai Expwy (Karnataka) Start ~3 km; full route Dec 2026 target.	OPERATING
Purple Line — Kadugodi ~9 km aerial.	OPERATING
STRR Hoskote–Hosur Targeted ~Nov 2026.	UNDER WAY
Peripheral Ring Road HUDCO funding; land acquisition.	UNDER WAY
Whitefield–Hoskote metro Study stage only — not funded.	PROPOSED

Sobha Limited: Developer Profile

Who is building it, what is on the public record — stated from both sides — and what to check before booking.

₹8,135 Cr

FY26 PRE-SALES

154 mn

SQ FT DELIVERED*

Listed

NSE / BSE

Backward-integrated builder. Sobha designs and makes much of its own glazing, joinery and fit-outs in-house.

Scale and balance sheet. FY26 sales bookings ~₹8,135 Cr (company filings, as compiled by press).

Six registrations. Treat each RERA phase as its own project: dates, escrow and towers differ.

**Company-reported, as of Mar 2026.*

ON THE PUBLIC RECORD — BOTH SIDES

MATTER	WHAT WAS REPORTED / FOUND	THE OTHER SIDE / WHAT TO DO	STATUS
Possession date	Channel sources quote Dec 2031, Aug 2032 and Dec 2032.	Each phase carries its own RERA date — the certificate prevails.	VERIFY
Local supply	Hoskote-Budigere has several large townships launching 2025–26.	Developer positions the 300-ac township as self-contained.	WATCH
Litigation search	No litigation disclosed on the channel listing.	Run K-RERA complaint and e-Courts searches for your phase.	OPEN

Based on public records, press reports and channel disclosures as at Oct 2026. Reported matters are not allegations by Octopus Estates. Absence of findings is not a clearance; independent legal verification is essential.

Brigade Lumina

416 homes in three towers on 3.97 acres, ~0.7 km from the Green Line — the city-edge gateway to Nelamangala, KWIN City and Tumakuru.



Images: developer material (renders are artistic impressions). Facts: K-RERA and developer/channel sources, Oct 2026.

K-RERA NO. PRM/KA/RERA/1251/309/PR/ 230326/008545	RERA REGISTERED 23 Mar 2026	POSSESSION 31 Dec 2030 (RERA)
LAND 3.97 ac (16,076 sq m) • ~82% open	HOMES 416 homes • 3 towers	DENSITY ~105 homes/acre • ~6 per floor
CONFIGURATION 2 & 3 BHK	SUPER BUILT-UP 1,099 – 1,819 sq ft	RERA CARPET 713 – 1,139 sq ft
CARPET EFFICIENCY ~63 – 65%	TICKET ₹1.45 Cr onwards (developer)	₹ / SQ FT (SBA) ~₹13,200
PAYMENT CLP 10 / 10 / 75 / 5 (channel)	APPROVALS FAR 3.25 • water: TMC (per filing)	MAINTENANCE ~₹4 / sq ft / month (est.)

₹1.45 Cr

ENTRY TICKET

1,099

SQ FT SUPER BUILT-UP

~0.7 km

TO GREEN LINE METRO

Dec 2030

RERA POSSESSION

Layout, Home and Lifestyle

Developer plans and imagery, with every amenity checked against the published list.



Developer master plan — three towers along a landscaped spine.



Developer site photo, Sep 2026 — basement slabs and excavation under way.

Amenities checklist

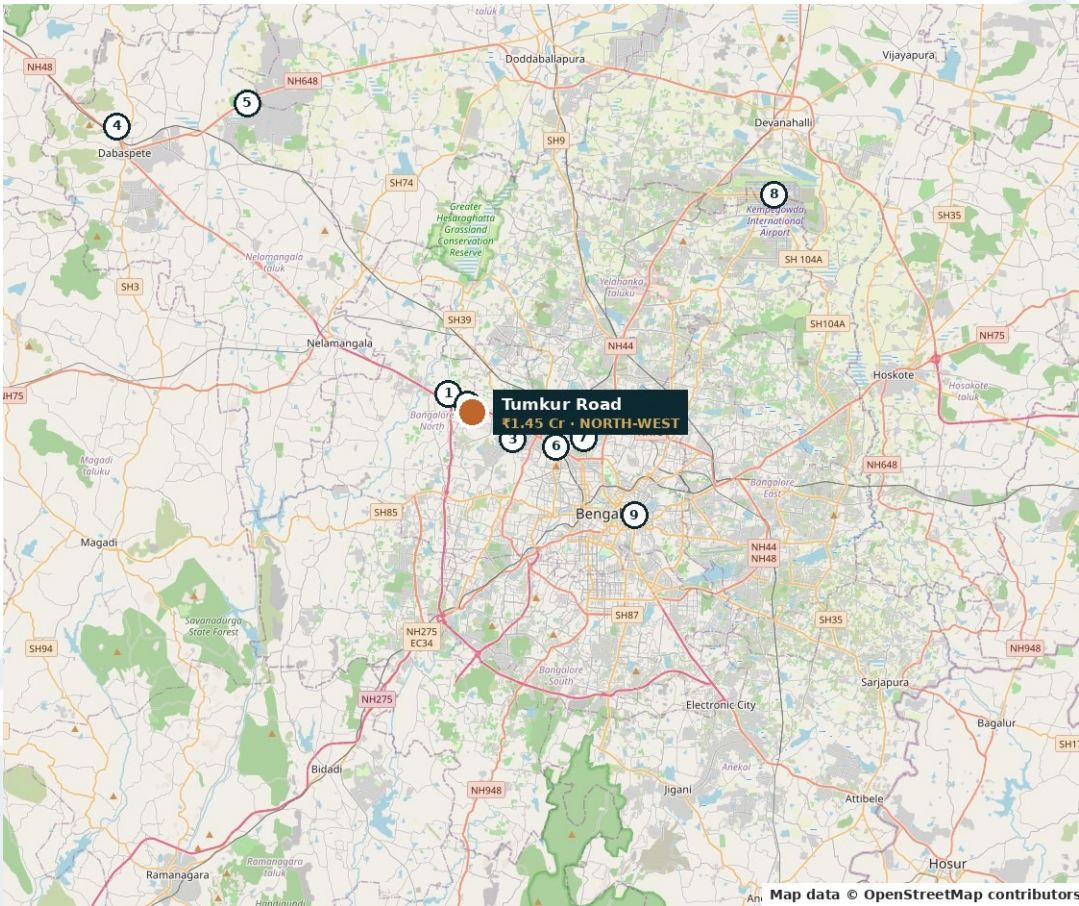
8 of 20 confirmed

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|-------------------------------------|---------------------------------|-------------------------------------|------------------------|
| ☒ | Clubhouse | ☐ | Amphitheatre |
| ☒ | Swimming pool | ☐ | Yoga / meditation zone |
| ☒ | Gym / outdoor gym | ☐ | Party / event lawn |
| ☒ | Kids' play area | ☒ | Indoor games |
| ☐ | Tennis court | ☐ | Mini theatre |
| ☒ | Multipurpose / basketball court | ☐ | Senior citizens' area |
| ☐ | Badminton court | ☒ | Pet park |
| ☐ | Cricket pitch / nets | ☐ | Co-working space |
| ☐ | Skating rink | ☐ | EV-charging provision |
| ☐ | Jogging / cycling track | ☒ | Power back-up (DG) |

✓ = listed by the developer or its channel (Oct 2026). Empty = not confirmed — ask in writing. Also listed: futsal, pickleball, reflexology park, kid's pool.

Distances and Drive Times, Measured

Aerial distance from mapped coordinates; road distance and drive times are Octopus weekday estimates.



#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	NH-48 / NICE Road junction (BIEC)	Highway node	2.3 km	3.2 km	5 min	5 min
2	Chikkabidarakallu metro, Green Line	Metro	0.7 km	1 km	5 min	5 min
3	Peenya Industrial Area	Employment	3.7 km	5.3 km	10 min	20 min
4	STRR – Dobbaspette node	Highway node	35.3 km	48.7 km	60 min	90 min
5	KWIN City site (Dabaspet–Doddaballapur)	Growth node	29.6 km	40.8 km	50 min	75 min
6	Yeshwanthpur railway station	Railway	7 km	10 km	20 min	35 min
7	Ramaiah Memorial Hospital	Hospital	8.8 km	12.5 km	25 min	45 min
8	Kempegowda Intl Airport	Airport	28.8 km	40.3 km	60 min	95 min
9	MG Road (city centre)	City centre	14.8 km	21.5 km	45 min	90 min

Site pin approximate (±1 km). Road = aerial × 1.38–1.45. Off-peak assumes 28–48 km/h, peak 14–32 km/h by road type. Pins outside the frame are not drawn. Verify with a live drive.

Planning Status and Catalysts

What the plans say about this land — and which infrastructure is running, being built, or still only on paper.

LAYER	WHAT THE RECORD SAYS	WHAT IT MEANS FOR YOU
Governing plan	City-edge site near the BDA RMP limit; adjoins the Nelamangala LPA (verify).	Obtain the zonal extract for Chikkabidarakallu survey nos.
Planning authority	K-RERA filing cites FAR 3.25 and TMC water supply.	Ask for building-plan sanction and CC.
Civic body & khata	Town municipal area (per filing) — not GBA.	Likely TMC khata, not e-Khata — confirm.
Water & environment	Industrial belt; reviewers flag Peenya air quality and NH-48 noise.	Visit at peak hour; check AQI and the highway-facing stack.
Growth outlook	Gateway to the Nelamangala-KWIN-Tumakuru axis.	Metro already here; upside rests on KWIN and Tumakuru link.

SITE PLANNING CHECKLIST

- ☐ Zonal extract
- ☐ Building plan & CC
- ☐ Highway buffer / noise
- ☐ Khata route
- ☐ Fire NOC (high-rise)
- ☐ Access-road title

Status as reported to Oct 2026 (NHAI, BMRCL, KIADB, GBDA, state statements; press). Infrastructure dates slip — price the asset without them.

INFRASTRUCTURE CATALYSTS

- Green Line — Chikkabidarakallu

~0.7 km to station.

OPERATING
- NH-48 / NICE junction

~2 km; links south via NICE.

OPERATING
- STRR — Dobbaspeth node

~35 km; ring to airport belt.

OPERATING
- KWIN City

3,490 ac notified; Phase 1 tendered.

UNDER WAY
- Madavara-Tumakuru metro

DPR May 2026; Cabinet pending.

PROPOSED
- Second airport — Nelamangala

One of three shortlisted sites.

PROPOSED

Brigade Enterprises: Developer Profile

Who is building it, what is on the public record — stated from both sides — and what to check before booking.

1986

FOUNDED

Progress is public. Sep 2026 site update: Tower A upper-basement slab near completion; Tower C excavation near completion.

Track record. Bengaluru developer since 1986 across residential, office, retail and hotels.

Diligence route. Verify RERA quarterly updates, escrow details and the title report for this SPV.

₹7,424 Cr

FY26 PRE-SALES

Listed

NSE / BSE

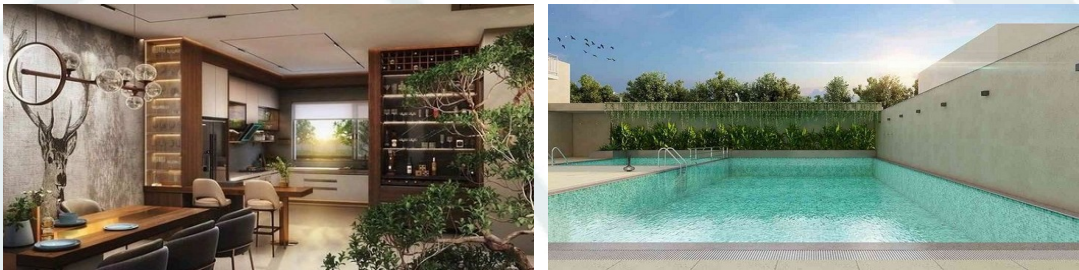
ON THE PUBLIC RECORD — BOTH SIDES

MATTER	WHAT WAS REPORTED / FOUND	THE OTHER SIDE / WHAT TO DO	STATUS
Location quality	Reviewers flag heavy-vehicle traffic at the toll and proximity to Peenya industry.	Developer leads with metro access, IKEA/BIEC and ~82% open area.	WATCH
Tumakuru metro debate	Some public representatives argued metro to satellite towns mainly lifts land prices; suburban rail suggested.	State says it decongests NH-48; DPR is before the Cabinet.	VERIFY
Litigation search	No litigation disclosed on the channel listing.	Run K-RERA complaint and e-Courts searches before booking.	OPEN

Based on public records, press reports and channel disclosures as at Oct 2026. Reported matters are not allegations by Octopus Estates. Absence of findings is not a clearance; independent legal verification is essential.

Sattva Springs

66 basement-parked row villas on 5.5 acres, ~6 km from a shortlisted second-airport site — keys in under a year.



Images: developer material (renders are artistic impressions). Facts: K-RERA and developer/channel sources, Oct 2026.

K-RERA NO. PRM/KA/RERA/1251/310/PR/240724/006948	RERA REGISTERED 24 Jul 2024	POSSESSION 18 Sep 2027 (RERA)
LAND 5.5 ac • 4 survey numbers	HOMES 66 row villas, B+G+2	DENSITY ~12 homes / acre
CONFIGURATION 4 BHK + staff room	SUPER BUILT-UP 3,607 – 5,236 sq ft	RERA CARPET 2,798 – 3,822 sq ft
CARPET EFFICIENCY ~77 – 78%	TICKET (ALL-IN) ₹5.16 Cr – ₹7.00 Cr	₹ / SQ FT (SBA) ~₹13,400 all-in
PAYMENT Construction-linked • ~10% down	LAND LITIGATION “No” per K-RERA filing	MAINTENANCE ~₹4 / sq ft / month (est.)

₹5.16 Cr ENTRY TICKET, ALL-IN	3,854 SQ FT SUPER BUILT-UP	77% CARPET EFFICIENCY	Sep 2027 RERA POSSESSION
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Layout, Home and Lifestyle

Developer plans and imagery, with every amenity checked against the published list.



Developer master plan with amenity legend.



Developer unit plan — Type 4 (East facing), basement to second floor.

Amenities checklist

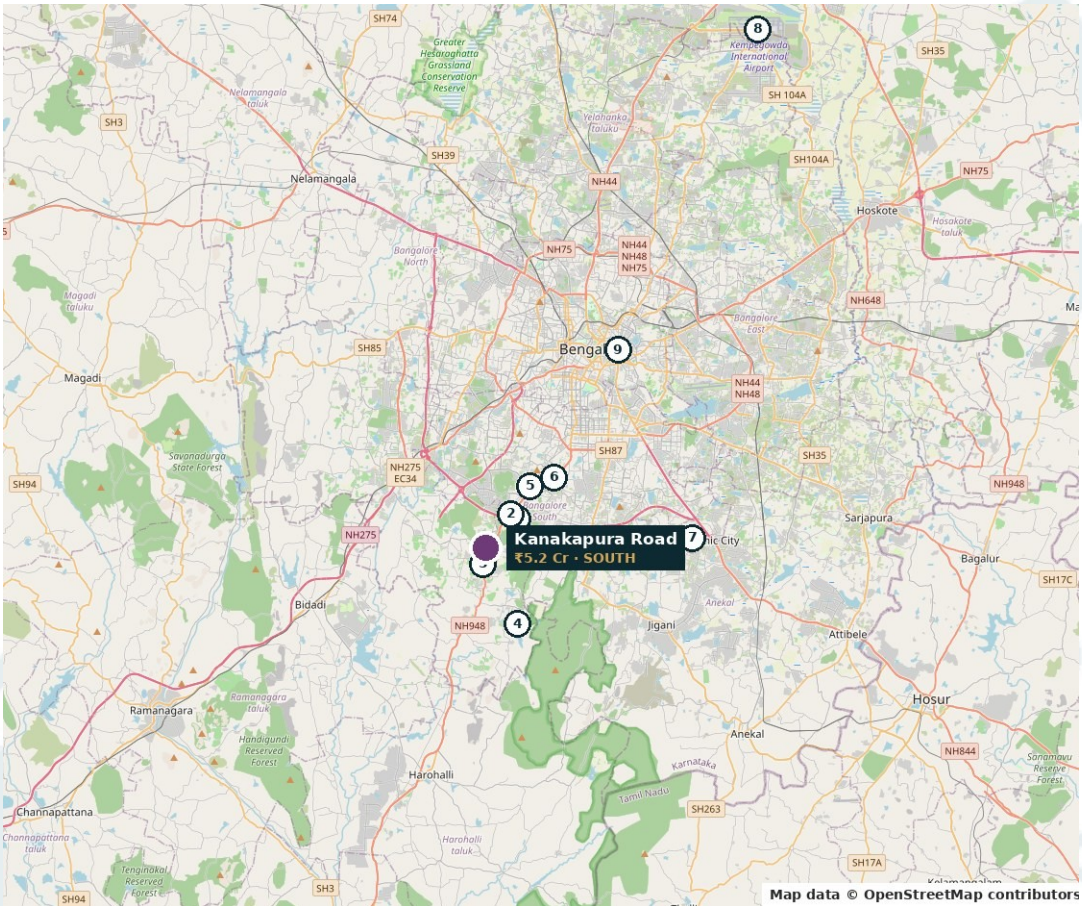
11 of 20 confirmed

- | | | | |
|-------------------------------------|---------------------------------|-------------------------------------|------------------------|
| ☒ | Clubhouse | ☒ | Amphitheatre |
| ☒ | Swimming pool | ☐ | Yoga / meditation zone |
| ☒ | Gym / outdoor gym | ☐ | Party / event lawn |
| ☒ | Kids' play area | ☐ | Indoor games |
| ☐ | Tennis court | ☐ | Mini theatre |
| ☒ | Multipurpose / basketball court | ☐ | Senior citizens' area |
| ☐ | Badminton court | ☒ | Pet park |
| ☒ | Cricket pitch / nets | ☐ | Co-working space |
| ☒ | Skating rink | ☐ | EV-charging provision |
| ☒ | Jogging / cycling track | ☒ | Power back-up (DG) |

✓ = listed by the developer or its channel (Oct 2026). Empty = not confirmed — ask in writing. From the developer's master-plan legend (Oct 2026).

Distances and Drive Times, Measured

Aerial distance from mapped coordinates; road distance and drive times are Octopus weekday estimates.



#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	NICE Road – Kanakapura Rd junction	Highway node	3.3 km	4.6 km	5 min	10 min
2	Silk Institute metro, Green Line	Metro	3.2 km	4.6 km	10 min	15 min
3	Art of Living Intl Centre	Landmark	1.3 km	1.8 km	5 min	5 min
4	2nd-airport candidate site (Somanahalli)	Proposed airport	6.4 km	8.8 km	10 min	15 min
5	Manipal Hospital, Kanakapura Rd	Hospital	5.9 km	8.4 km	15 min	30 min
6	Forum South Bengaluru mall	Mall	7.6 km	10.8 km	20 min	35 min
7	Electronic City (Infosys campus)	IT hub	16.1 km	22.8 km	45 min	80 min
8	Kempegowda Intl Airport	Airport	45.3 km	63.4 km	90 min	145 min
9	MG Road (city centre)	City centre	18.4 km	26.7 km	55 min	115 min

Site pin approximate (±1 km). Road = aerial × 1.38–1.45. Off-peak assumes 28–48 km/h, peak 14–32 km/h by road type. Pins outside the frame are not drawn. Verify with a live drive.

Planning Status and Catalysts

What the plans say about this land — and which infrastructure is running, being built, or still only on paper.

LAYER	WHAT THE RECORD SAYS	WHAT IT MEANS FOR YOU
Governing plan	BMRDA RSP-2031; Bengaluru South taluk, outside the BDA core (verify).	Land use per regional plan and sanction — obtain zonal extract.
Planning authority	Approving authority to be confirmed from the K-RERA filing.	Ask for building-plan sanction, CC and basement fire NOC.
Civic body & khata	Bengaluru South taluk fringe (verify).	Confirm e-Khata or E-Swathu at handover.
Water & environment	Bannerghatta National Park eco-sensitive zone lies to the south-east.	Check ESZ distance and any conditions on the sanction.
Growth outlook	Mature metro corridor with scarce villa land; airport decision pending.	Scarcity supports price; airport is upside, not base case.

SITE PLANNING CHECKLIST

- ☐ Zonal extract
- ☐ Building plan & CC
- ☐ ESZ distance certificate
- ☐ Khata route
- ☐ Basement fire NOC
- ☐ Approach-road title

Status as reported to Oct 2026 (NHAI, BMRCL, KIADB, GBDA, state statements; press). Infrastructure dates slip — price the asset without them.

INFRASTRUCTURE CATALYSTS

Green Line — Silk Institute

~3 km aerial.

OPERATING

NICE Road — Kanakapura jn

~3 km; links Hosur & Mysuru Rds.

OPERATING

Yellow Line — Electronic City

Opened Aug 2025.

OPERATING

Second airport (south sites)

Somanahalli / Chudahalli; not final.

PROPOSED

STRR southern arc

ESZ section held (reported).

ON HOLD

Salarpuria Sattva: Developer Profile

Who is building it, what is on the public record — stated from both sides — and what to check before booking.

30+ yrs

IN REAL ESTATE

Established developer. One of Bengaluru’s larger office and residential developers.

Closest to keys. RERA possession Sep 2027 — 11 months away.

Entity-level checks. Promoter entity is Sattva Resi Pvt Ltd; diligence should cover it specifically.

Sep 2027

RERA — SHORTEST WAIT

SPV

PROMOTER ENTITY

ON THE PUBLIC RECORD — BOTH SIDES

MATTER	WHAT WAS REPORTED / FOUND	THE OTHER SIDE / WHAT TO DO	STATUS
Airport-site hurdles	Press reports land, wildlife and terrain hurdles at some southern sites; a 2024 report flagged height limits.	State has engaged a consultant to assess all shortlisted sites on merit.	WATCH
Environmental zone	Bannerghatta ESZ lies to the south-east.	Ask for the ESZ distance and conditions on the sanction.	VERIFY
Land disclosure	K-RERA filing declares no land litigation.	Confirm with an independent title report and EC.	OPEN

Based on public records, press reports and channel disclosures as at Oct 2026. Reported matters are not allegations by Octopus Estates. Absence of findings is not a clearance; independent legal verification is essential.

Why These Corridors, Why Now

The case stated plainly — and the cost of waiting, in rupees.

01 Catalysts are funded, not just announced.

STRR and the Chennai Expressway are open at Hoskote; the Green Line reaches Lumina's gate; GBIT and KWIN have final notifications.

02 The price gap to Devanahalli is still open.

Ready Bidadi at ~₹5.8k and Doddaballapura plots at ~₹4.8k vs ₹10–13.6k for branded Devanahalli launches.

03 Branded supply is being absorbed fast.

Standard plot sizes at two branded North projects show sold out on channel listings within months of RERA.

04 The airport question has a deadline.

KIA's 150-km exclusivity runs to 2033 and passenger traffic passed 44 mn — a second airport decision cannot wait long.

05 Construction-linked plans protect cash.

~10% down on new launches; the rest moves with progress under RERA escrow.

THE COST OF WAITING ONE YEAR

PICK	TICKET	AT 6%	AT 9%
₹0.5 Cr WEST	₹0.50 Cr	+₹3.0 L	+₹4.5 L
₹1.1 Cr EAST	₹1.09 Cr	+₹6.5 L	+₹9.8 L
₹1.45 Cr NORTH-WEST	₹1.45 Cr	+₹8.7 L	+₹13 L
₹5.2 Cr SOUTH	₹5.16 Cr	+₹31 L	+₹46 L

If values grow 6–9% a year, a twelve-month wait adds ₹3 lakh to ₹46 lakh to the same home — often more than the stamp duty on it.

Illustrative, not assured. Values can also fall; see the Case Against (slide 48).

Bear, Base and Bull Returns

Annual price growth of 3% (bear), 6% (base) and 9% (bull), held three years after possession, with net rent included.

PICK	TICKET	HOLD	BEAR • 3% / YR			BASE • 6% / YR			BULL • 9% / YR		
			EXIT VALUE	IRR	CASH ×	EXIT VALUE	IRR	CASH ×	EXIT VALUE	IRR	CASH ×
₹0.5 Cr • Sattva Ashraya	₹0.50 Cr	3 yrs	₹0.51 Cr	2.9%	1.09×	₹0.56 Cr	5.8%	1.18×	₹0.61 Cr	8.7%	1.27×
₹1.1 Cr • Sobha OneWorld	₹1.09 Cr	8.2 yrs	₹1.24 Cr	3.4%	1.20×	₹1.57 Cr	7.5%	1.50×	₹1.97 Cr	11.6%	1.86×
₹1.45 Cr • Brigade Lumina	₹1.45 Cr	7.2 yrs	₹1.60 Cr	3.2%	1.17×	₹1.97 Cr	7.2%	1.42×	₹2.40 Cr	11.1%	1.71×
₹5.2 Cr • Sattva Springs	₹5.16 Cr	3.9 yrs	₹5.17 Cr	1.3%	1.05×	₹5.79 Cr	4.6%	1.16×	₹6.46 Cr	7.9%	1.29×

How the model works

Cash out: new launches 10% at booking, 80% evenly through construction, 10% at possession; ready unit (Ashraya) paid upfront.

Value today: ticket ÷ 1.12 (new) or ÷ 1.07 (ready) — stripped of GST/stamp costs resale buyers do not repay.

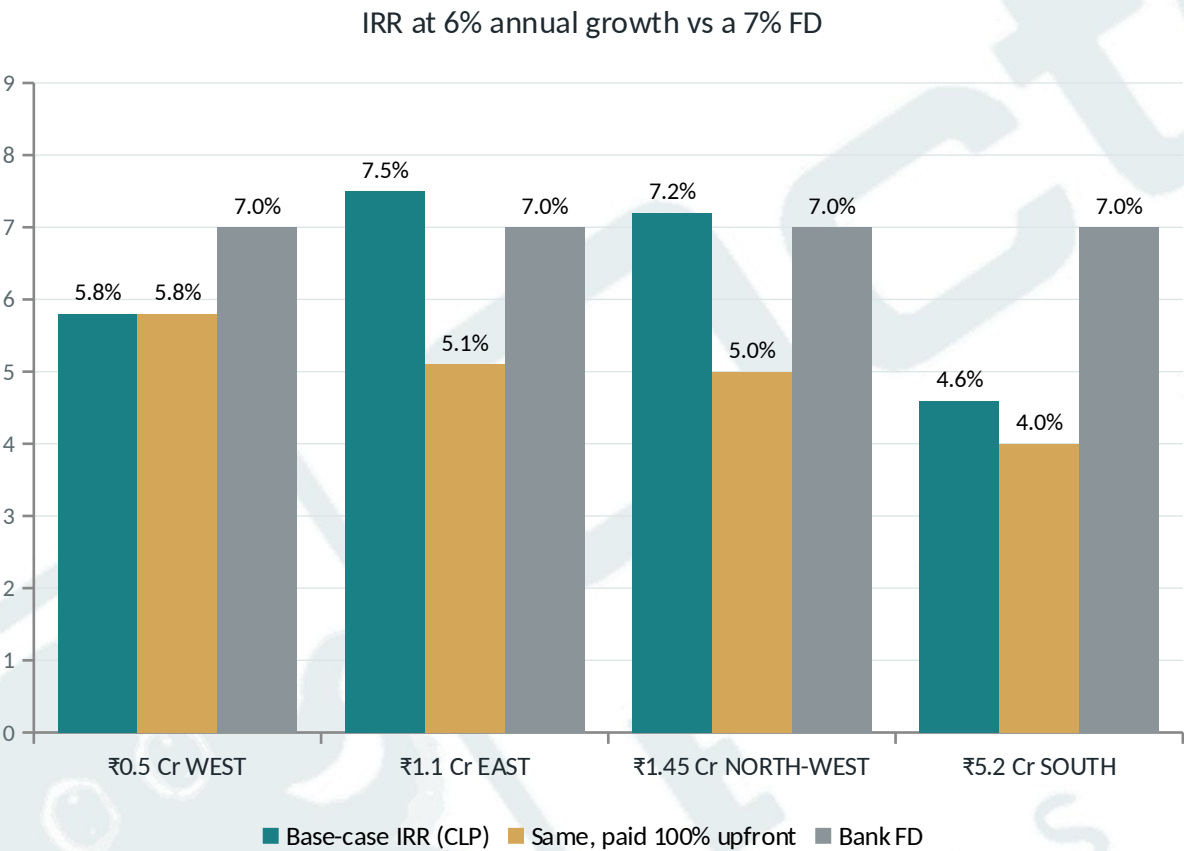
Cash in: net rent (80% of gross, +5% a year) for three years after keys, then exit less 2% selling costs.

WHAT THE TABLE SAYS

Time is the lever. The long-dated launches (OneWorld, Lumina) clear a 7% FD in the base case because construction-linked payments keep most cash at work elsewhere. Short-dated or ready assets need re-rating above 7% a year to win — that is the catalyst bet.

Against a Bank Fixed Deposit

How much growth each asset needs to beat a 7% FD, its rental yield, and what the payment plan is worth.



Rents assumed (monthly, Octopus estimate): Ashraya ₹14k · OneWorld 1 BHK ₹24k · Lumina 2 BHK ₹33k · Springs ₹1.0 L. FD at 7% pre-tax; taxes, loan interest and interiors ignored. Illustrative only.

₹0.5 Cr • Sattva Ashraya			
7.2%	3.3%	5.7%	n/a
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	READY — PAID UPFRONT
₹1.1 Cr • Sobha OneWorld			
5.6%	2.6%	5.1%	+2.4 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP VS UPFRONT IRR
₹1.45 Cr • Brigade Lumina			
5.9%	2.7%	5.0%	+2.2 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP VS UPFRONT IRR
₹5.2 Cr • Sattva Springs			
8.2%	2.3%	3.9%	+0.6 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP VS UPFRONT IRR

Eight Findings You Won't Find in a Brochure

From the RERA records, price sheets, plans and channel inventory — the questions to bring to every site visit.

- 01 Efficiency is a hidden price.**
Lumina's carpet is ~63–65% of super built-up: ~₹13.2k per SBA sq ft is ~₹20.6k per carpet sq ft. Springs is ~77%. Compare carpet, not SBA.
- 02 Density decides year ten.**
Ashraya ~157 homes/acre and ~12 per floor; Lumina ~105 and ~6; OneWorld ~72 and ~5.5; Springs ~12 villas/acre. Fewer per floor = faster lifts, quieter lobbies.
- 03 The North is being absorbed now.**
Rival F and Rival G show standard plot sizes sold out on channel listings within months of RERA. Late entrants pay next-phase prices.
- 04 The gap is the opportunity.**
Ready Bidadi at ~₹5.8k vs branded Devanahalli launches at ₹10–13.6k; the mature end of Kanakapura (Rival M) resells near ₹19.4k.
- 05 Built beats paper — at a price.**
Ashraya is the only completed pick: rent from day one, no delay risk, but the highest density. OneWorld and Lumina are 4–6 years from keys.
- 06 The payment plan is worth real money.**
Construction-linked payment lifts base-case IRR by ~2.2–2.4 points on the long-dated launches. Never accept an upfront discount without running this.
- 07 Supply competes, not neighbours.**
OneWorld's own ~250 acres of later phases; Rival A (~2,100 homes) launching at Bidadi; plotted supply at Nelamangala (Rival C).
- 08 Pre-RERA marketing runs ahead of catalysts.**
Rival A and Rival K were marketed before registration, and "minutes from KWIN" plots abound. No certificate, no cheque.

West, North-West and North vs Seven Rivals

Channel pricing as listed in 2025–26. Our picks are highlighted; rivals are coded and masked.

PROJECT	DEVELOPER	LOCATION	LAND / HOMES	BHK	TICKET	₹/SQ FT	RERA	KEYS	SHORT VERDICT
₹0.5 Cr PICK • Sattva Ashraya	Salarpuria Sattva	Bidadi	4.2 ac / 660	2–3	~₹0.50 Cr	~₹5.8k	Jul 2021	Ready	Cheapest ready, branded entry to GBIT belt; dense.
₹1.45 Cr PICK • Brigade Lumina	Brigade Enterprises	Chikkabidarakallu, Tumkur Rd	3.97 ac / 416	2–3	₹1.45 Cr+	~₹13.2k	Mar 2026	Dec 2030	Metro at gate; watch efficiency & highway noise.
Rival A	National, listed	Bidadi, Mysuru Expwy	139 ac / ~2,100	1–4 + plots	₹0.43 Cr+ (pre-RERA)	~₹6.8k	Awaited	~2030	Pre-RERA township; pay nothing until registered.
Rival B	National, listed	Anchepalya, Tumkur Rd	Phased township	1–4	₹0.81 Cr+	n/a	Phased	Ready	Ready branded resale benchmark on NH-48.
Rival C	Mid-size, Bengaluru	Nelamangala	54 ac / 759 plots	Plots	₹0.46–1.64 Cr	n/a	Verify	Aug 2029	Plotted entry at Nelamangala; check sanction.
Rival D	National, listed	Yeshwanthpur, Tumkur Rd	5 ac	3–4	₹3.50–4.85 Cr	n/a	Verify	2030+	City-end ceiling of the corridor; sold out (channel).
Rival E	Mid-size, Bengaluru	Doddaballapura	4.24 ac / 272	1–4	₹0.62 Cr+	~₹8.1k	Apr 2026	Apr 2031	Apartment entry to the KWIN belt.
Rival F	National, listed	Doddaballapura Rd	48 ac / 584+ plots	Plots	₹0.58–1.15 Cr	~₹4.8k	Oct 2025	Oct 2030	Listed sizes sold out (channel) — demand signal.
Rival G	National, listed	Bettenahalli, Doddaballapura	55 ac / 716 plots	Plots	₹3.52 Cr (large plot)	~₹8.8k	Dec 2025	Nov 2027	Only large plots left (channel).

Bidadi. Ashraya is built and earning; Rival A is cheaper per sq ft on paper but has no RERA number yet.

Tumkur Road. Lumina sits between ready Rival B and the city-end ceiling Rival D — the metro is what you pay for.

North. Rival F and Rival G are largely sold through at plot level; apartment entry (Rival E) is the remaining door.

East and South vs Six Rivals

Channel pricing as listed in 2025–26. Our picks are highlighted; rivals are coded and masked.

PROJECT	DEVELOPER	LOCATION	LAND / HOMES	BHK	TICKET	₹/SQ FT	RERA	KEYS	SHORT VERDICT
₹1.1 Cr PICK • Sobha OneWorld	Sobha Limited	Hoskote, NH-75	48 ac / 3,484	1–4	₹1.09–3.90 Cr	~₹14.7k	May 2026	2031–32	Branded township at the STRR/expressway knot.
₹5.2 Cr PICK • Sattva Springs	Salarpuria Sattva	Off Kanakapura Rd	5.5 ac / 66	4	₹5.16–7.00 Cr	~₹13.4k	Jul 2024	Sep 2027	Keys in 11 months; airport is free upside.
Rival H	National, listed	Budigere Cross	10.75 ac, G+43	2–3	₹0.95 Cr+	n/a	Verify	Verify	Branded high-rise ~15 km nearer the city.
Rival I	National, private	Budigere Cross	12.5 ac	Studio–3	₹0.42 Cr+	n/a	Verify	Verify	Lowest branded ticket in the East.
Rival J	National, listed	Vajarahalli, Kanakapura Rd	3.6 ac / ~250	3–3.5	₹2.76 Cr+	~₹14.5k	Filed	Dec 2031	280 m to metro; confirm RERA number.
Rival K	National, private	Kaggalipura	950+ homes	—	Not quoted	—	Awaited	—	Pre-RERA high-rise nearest the airport sites.
Rival L	National, Chennai-based	Off Kanakapura Rd	24 ac / 219 villas	4	₹3.02 Cr+	~₹12.7k	Feb 2023	2026	Larger, denser villa estate; near-ready.
Rival M	National, listed	Konanakunte, Kanakapura Rd	41 ac / 2,520	2–4	Resale	~₹19.4k	2017	Ready	Mature metro-served end — the “after” price.

East. Rival I and Rival H are cheaper and nearer the city; OneWorld charges a brand-and-scale premium for a township.

South ceiling. Rival M resales near ₹19.4k show where a metro-served Kanakapura address ends up.

South value. Springs undercuts Rival J per sq ft with keys four years sooner; Rival L is cheaper but far denser.

Key Risks — Read These Before You Sign

Every pick has a weakness, and every catalyst can slip. Here they are, project by project, then the ones that apply to all four.

₹0.5 Cr • WEST

Sattva Ashraya

Highest density of the four (~157/acre) and compact homes.

Bidadi upside rests on GBIT — a 20-year history of delay and active protests.

₹1.1 Cr • EAST

Sobha OneWorld

Longest wait: Dec 2031–32, and 3,484 homes in Phase 1 alone.

~₹14.7k / sq ft already prices in much of the Hoskote story.

₹1.45 Cr • NORTH-WEST

Brigade Lumina

Small 4-acre site on an industrial highway; noise and air quality.

63–65% efficiency inflates the real ₹ per carpet sq ft.

₹5.2 Cr • SOUTH

Sattva Springs

₹5 Cr+ ticket and the lowest yield (~2.3%).

The airport may not come to Kanakapura at all.

Catalysts are not facts. No airport site is final; GBIT acquisition is contested; the Tumakuru metro is unapproved.

Yield below FD. Gross rent of ~2.3–3.3% means returns depend on land re-rating.

Under-construction risk. Three of four are 1–6 years from keys; delays happen even under RERA.

Illiquid asset. Outer-corridor resale takes months; buyers are fewer than in the core.

Policy risk. Large state projects can be re-scoped, delayed or relocated.

Channel-sourced prices. Tickets come from listings; the developer's cost sheet may differ — get it in writing.

Eighteen Checks Before Any Token

Tick every box — or get a written reason why not. Octopus runs this list for every shortlisted buyer.

TITLE & LAND

- ☐ 30-year title chain and mother deed
- ☐ RTC / mutation in the right name
- ☐ DC conversion order for the full extent
- ☐ 30-year encumbrance certificate
- ☐ JDA / GPA registered (if any)
- ☐ No KIADB / GBDA / airport notification on survey nos.

APPROVALS & RERA

- ☐ K-RERA certificate and latest quarterly update
- ☐ Layout / building sanction, CC (and OC if ready)
- ☐ RERA carpet area for your exact unit
- ☐ Escrow bank and account named in agreement
- ☐ Zonal extract and buffer / ESZ overlays
- ☐ Khata route at handover confirmed

MONEY & CONTRACT

- ☐ Developer's own cost sheet (all charges)
- ☐ Payment plan tied to construction stages
- ☐ Delay-interest clause matches RERA
- ☐ Bank approval of the project (APF)
- ☐ Independent lawyer's title report
- ☐ Live site visit or video walkthrough

Who Should Buy — and Who Should Not

One line each. If you recognise yourself in the right-hand column, keep looking.

PICK	✓ BUY IF YOU ARE...	✗ SKIP IF...	SCORE
₹0.5 Cr • WEST Sattva Ashraya	First-time investor wanting a ready, rent-earning entry to the Bidadi township story under ₹60 L.	You want low density, large homes or a new launch.	3.7
₹1.1 Cr • EAST Sobha OneWorld	Long-horizon buyer betting on Hoskote becoming “Greater Whitefield”; values a 300-acre branded township.	You need keys before 2032.	3.6
₹1.45 Cr • NORTH-WEST Brigade Lumina	Investor wanting metro-at-the-gate on the KWIN / Tumakuru axis with a 2030 RERA date.	You are sensitive to highway / industrial surroundings or efficiency.	3.8
₹5.2 Cr • SOUTH Sattva Springs	Family wanting a branded villa within a year, with a free option on the second airport.	You are chasing yield or a sub-₹5 Cr ticket.	3.7

Octopus view. The next Devanahalli is most likely the North-West axis — Tumkur Road to Nelamangala and KWIN — because its catalysts are already funded or running. Bidadi is the deepest discount with the most execution risk; Hoskote the safest road story; Kanakapura a call option on one decision. In every case: buy the catalyst that is funded, not the one in a press release — and verify before you pay.

Where Is the Next Devanahalli in Bengaluru?

The answer to the question this report set out to solve — on one page.

THE NEXT DEVANAHALLI IS

North-West Bengaluru — Tumkur Road → Nelamangala → KWIN City

5 of 6 Devanahalli ingredients already in place (Devanahalli itself had 4 in 2008): Green Line metro at Madavara · KWIN City 3,490 ac notified · NH-48, NICE & STRR open · a shortlisted airport site at Nelamangala.

#	CORRIDOR	WHY — THE EVIDENCE	STAGE TODAY	BEST ENTRY	OUR CALL
1	North-West Tumkur Rd · Nelamangala · KWIN	Metro operating; KWIN notified & tendered; airport site shortlisted; Tumakuru metro DPR filed	Stage 2 → 3	Brigade Lumina · ₹1.45 Cr+	BUY NOW
2	West Bidadi · GBIT “AI City”	7,481-ac township approved; expressway open; widest price gap (~₹5.8k / sq ft)	Stage 1 → 2	Sattva Ashraya · ~₹0.50 Cr (ready)	HIGH RISK / HIGH GAP
3	North Doddaballapura · KWIN	KWIN + STRR; branded plots selling out; no metro	Stage 2	Next phases of Rival F / Rival G	WATCH
4	South Kanakapura Road	Two shortlisted airport sites + Green Line; decision still pending	Stage 1	Sattva Springs · ₹5.16 Cr	OPTION ON AIRPORT
5	East Hoskote · Old Madras Rd	STRR + Chennai Expressway already open; heavy branded supply	Stage 3	Sobha OneWorld · ₹1.09 Cr+ (alt: Rival AD)	SAFE, PRICED IN

Bottom line. Buy where the catalyst is already funded, not merely announced — today that is the North-West. Re-check the call when the second-airport site is announced and when Bidadi’s township master plan is published (~mid-2027). Whatever you buy: verify RERA, title and acquisition notifications before any token.

Book a Private Consultation

From shortlist to keys — coordinated by Octopus from anywhere in the world.

01

Shortlist

A 30-minute call to match budget, corridor and timeline.

02

Verify

We run the 18-point checklist, notification search and a lawyer's title report.

03

Visit

Live video walkthrough or a guided site visit.

04

Negotiate & fund

Cost sheet, payment plan and loans from 8.40% p.a.

05

Register & manage

Agreement, sale deed, khata, interiors and tenant management.



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