



Octopus
Estates
NRI Loans and Interiors

BENGALURU · FOUR OUTSKIRTS · VILLAS

35 Villas, ₹2 to ₹5 Crore

35 villas from ₹2 to ₹5 crore across Bengaluru's four outskirts — new launches and Cat A developers — with the best pick in each budget, rated and stress-tested.

Prepared by Octopus Estates · independent buyer-side research



INVESTMENT RESEARCH · OCTOBER 2026

OUR TOP PICK IN EACH BUDGET · 35 VILLAS COMPARED INSIDE

₹2 Cr EAST

Konig Fortune County

₹3 Cr SOUTH-EAST

NVT A Wonderful World — Eterna

₹4 Cr NORTH

Merusri Antelopes

₹5 Cr SOUTH-WEST

Sattva Springs

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Bengaluru's NRI-focused real-estate partner — sales, loans, interiors and property management under one roof.

10+

YEARS

in Bengaluru real estate

10,000+

CLIENTS

served worldwide

150+

PROJECTS

transacted

₹500 Cr+

LOAN SAVINGS

delivered for clients

30+

BANKS & NBFCs

HDFC · SBI · ICICI · Axis...

4.9 / 5

CLIENT RATING

120+ verified recommendations

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Residential sales. New launch, resale and distress deals, each checked against RERA and title records before it reaches you.

Home loans from 8.40% p.a. 30+ lenders; NRI approvals in ~72 hours on average; valuation aligned before you sign.

NRI property management. Tenant search, Know-Your-Tenant checks, lease registration, inspections and rent repatriation.

Interiors and allied services. Turnkey interiors, vastu, valuation, title verification and A-Khata / e-Khata guidance.

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Contents

35 villas across four outskirts — what each is, what it is worth, what could go wrong, and how to buy it safely.

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

Our Top Pick in Each Budget

From the 35 villas reviewed, one pick per budget and outskirts — chosen on land, developer, price and delivery.



₹2 Cr • EAST

König Fortune County

Budigere Cross • Old Madras Road

₹2.70 Cr • Mar 2028

Lowest ticket into a gated 4 BHK villa near Whitefield, with possession inside 18 months.

3.6 / 5 OCTOPUS SCORE



₹3 Cr • SOUTH-EAST

NVT A Wonderful World — Eterna

Sarjapur–Attibele Road

₹3.32 Cr • Dec 2030

Most land per rupee and the lowest density — a long-horizon township bet with a lake view.

3.7 / 5 OCTOPUS SCORE



₹4 Cr • NORTH

Merusri Antelopes

Devanahalli • Boodihal

₹4.64 Cr • Mar 2030

Airport-belt land with a landscape-led amenity park — bought for the 2027–28 metro arrival.

3.4 / 5 OCTOPUS SCORE



₹5 Cr • SOUTH-WEST

Sattva Springs

Off Kanakapura Road • Udayapalya

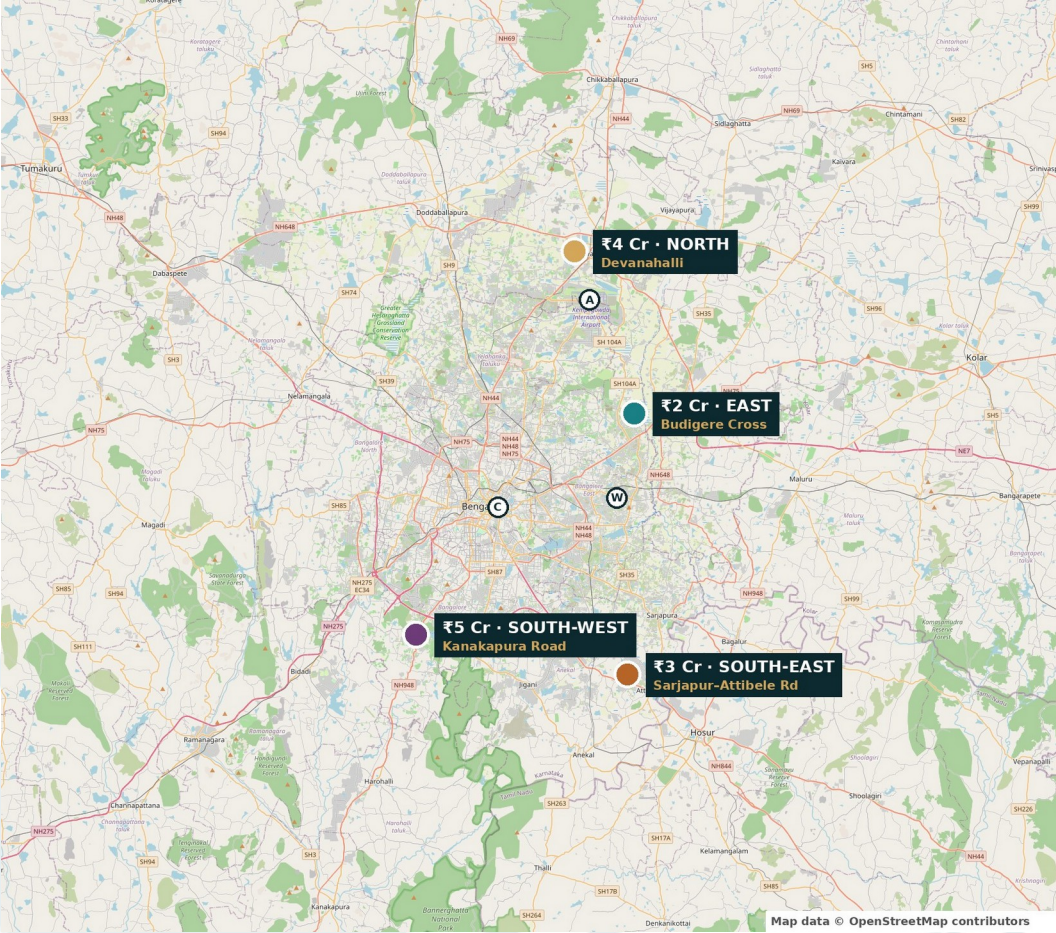
₹5.16 Cr • Sep 2027

Established developer, RERA carpet area disclosed, and keys in under a year.

4.0 / 5 OCTOPUS SCORE

Our Top Picks, Mapped and Rated

Octopus analyst scores out of 5 on seven criteria. A = airport, C = MG Road, W = Whitefield, E = Electronic City.



CRITERION	₹2 Cr EAST	₹3 Cr SOUTH-EAST	₹4 Cr NORTH	₹5 Cr SOUTH-WEST
Location & connectivity	3.5	3.5	4.0	4.0
Developer strength	3.0	3.5	3.0	4.5
Price / value	4.0	4.0	3.0	3.0
Density & privacy	3.0	4.5	3.5	4.0
Amenities	3.5	4.0	4.0	3.5
Legal & RERA clarity	4.0	4.0	3.5	4.5
Delivery timeline	4.0	2.5	3.0	4.5
OVERALL	3.6	3.7	3.4	4.0

How to read it. Scores rate fit and risk, not taste. Sattva leads on brand and delivery; NVT on density, land and amenities; Konig on entry price; Merusri on airport access.

Method. Location uses measured distances (slides 26, 31, 36, 41); developer uses track record and disclosure; value uses ₹/sq ft against coded rivals; delivery uses the RERA date.

25 Villa Options Across Four Outskirts

Every credible new or recent villa launch we found, placed by corridor and entry ticket. ★ = Octopus pick for that budget.

CORRIDOR	₹2-3 Cr • ENTRY	₹3-4 Cr • MID	₹4-5 Cr • UPPER
EAST Whitefield • Budigere Cross • Hoskote • Varthur	Rival F ₹1.96-2.74 Cr ★ Konig Fortune County ₹2.70-4.57 Cr Rival H ₹2.76-3.38 Cr	Rival R On request	Rival Q Awaited Rival T ₹4.73 Cr+ Rival S ₹4.85 Cr+
SOUTH-EAST Sarjapur • Sarjapur-Attibele Road	Rival U ₹2.70 Cr Rival J ₹2.75 Cr+ Rival I ₹2.9-4.3 Cr	★ NVT A Wonderful World — Eterna ₹3.32-4.23 Cr Rival V ₹3.54 Cr	★ NVT A Wonderful World — Eterna ₹4.23 Cr (Astra)
NORTH Devanahalli • airport belt • Yelahanka-Doddaballapur Rd	No credible new launch at this ticket — look at the East or South-West.	Rival N Not quoted Rival A ₹3.19-3.39 Cr Rival O ₹3.72-3.96 Cr Rival D ₹3.0 Cr+ Rival P ₹3.41-5.77 Cr	★ Merusri Antelopes ₹4.64-5.18 Cr Rival E ₹4.66 Cr+
SOUTH-WEST Kanakapura Road • Mysore Road • Bidadi	Rival W ₹1.65-2.84 Cr Rival X Not quoted Rival Y ₹2.43-3.70 Cr+	Rival L ₹3.13-4.64 Cr	Rival M ₹4.80 Cr+ ★ Sattva Springs ₹4.99-7.00 Cr

Entry ticket as listed by developers / channels, Oct 2026. Pre-launch and "verify" items must show a K-RERA certificate before any payment. Detail on slides 8-11.

East: 7 Options from ₹2 to ₹5 Cr

Whitefield • Budigere Cross • Hoskote • Varthur — sorted by entry ticket. The highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	SIZE (SQ FT)	TICKET	₹/SQFT	RERA	KEYS	STATUS	OCTOPUS NOTE
Rival F	Budigere Cross	10 ac / 185	2,400–3,350	₹1.96–2.74 Cr	~₹8.2k	Jul 2022	Jun 2026	NEAR-READY	Cheapest gated-villa entry; .
★ Konig Fortune County Konig Homes	Bommenahalli, Budigere Cross	~10 ac / 144	2,600–4,400	₹2.70–4.57 Cr	~₹10.4k	Apr 2025	Mar 2028	RERA ✓	Octopus ₹2 Cr pick — lowest new-launch ticket.
Rival H	Varthur	n/a	n/a	₹2.76–3.38 Cr	n/a	Verify	Oct 2026	NEAR-READY	RERA number to be confirmed before any payment.
Rival R	Budigere Cross	— / 74	3,446–4,240	On request	n/a	Sep 2024	2027+	RERA ✓	ask for the cost sheet.
Rival Q	Varthur–Sarjapur Rd	— / 100	3,750–4,432	Awaited	n/a	Oct 2026	n/a	NEW LAUNCH	Newest RERA (12 Oct 2026); 4 & 5 BHK with private lift.
Rival T	Whitefield Ext., Old Madras Rd	n/a	3,009–4,341	₹4.73 Cr+	~₹15.7k	Verify	2026+	VERIFY	RERA number to be confirmed before any payment.
Rival S	Soukya Rd, Whitefield	n/a	~3,700+	₹4.85 Cr+	~₹13.1k	Verify	n/a	NEW LAUNCH	RERA number to be confirmed before any payment.



Octopus pick — ₹2 Cr • Konig Fortune County. Lowest ticket into a gated 4 BHK villa near Whitefield, with possession inside 18 months.

Sources: K-RERA (via PropTech Pulse), developer and authorised channel sites, Housiey, SquareYards, CommonFloor, 99acres, Homz N Space (Oct 2026). All prices indicative.

South-East: 5 Options from ₹2 to ₹5 Cr

Sarjapur · Sarjapur-Attibele Road — sorted by entry ticket. The highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	SIZE (SQ FT)	TICKET	₹/SQFT	RERA	KEYS	STATUS	OCTOPUS NOTE
Rival U	Sarjapur	n/a	3,000	₹2.70 Cr	~₹9.0k	2025	Dec 2027	RERA ✓	Launched May 2025; lowest new ticket in the corridor.
Rival J	Sarjapur	15 ac / 137	3,198-3,904	₹2.75 Cr+	~₹8.6k	Verify	Aug 2026	NEAR-READY	RERA number to be confirmed before any payment.
Rival I	Kada Agrahara, Sarjapur Rd	26.5 ac / 266	3,387-4,235	₹2.9-4.3 Cr	~₹9.2k	Feb 2023	Ready	READY	Closer to the ORR; last units and resale.
★ NVT A Wonderful World — Eterna NVT Quality Lifestyle	Indlabele, Sarjapur-Attibele Rd	10.5 ac / 123	3,283-3,947	₹3.32-4.23 Cr	~₹10.1k	Jan 2026	Dec 2030	RERA ✓	Octopus ₹3 Cr pick — lowest density; Astra type at ₹4.23 Cr.
Rival V	Sarjapur	n/a	n/a	₹3.54 Cr	n/a	Verify	n/a	VERIFY	RERA number to be confirmed before any payment.



Octopus pick — ₹3 Cr · NVT A Wonderful World — Eterna. Most land per rupee and the lowest density — a long-horizon township bet with a lake view.

Sources: K-RERA (via PropTech Pulse), developer and authorised channel sites, Housiey, SquareYards, CommonFloor, 99acres, Homz N Space (Oct 2026). All prices indicative.

North: 7 Options from ₹2 to ₹5 Cr

Devanahalli • airport belt • Yelahanka–Doddaballapur Rd — sorted by entry ticket. The highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	SIZE (SQ FT)	TICKET	₹/SQFT	RERA	KEYS	STATUS	OCTOPUS NOTE
Rival N	Rajanukunte–Doddaballapur Rd	n/a	~3,122	Not quoted	—	Verify	n/a	PRE-LAUNCH	RERA registration pending — details withheld until registered.
Rival A	IVC Rd, Devanahalli	7 ac / 99	3,200–3,400	₹3.19–3.39 Cr	~₹10.0k	Nov 2024	Dec 2027	RERA ✓	~60% built (Aug 2026); 2,600 sq ft sold out.
Rival O	Kannamangala, Sadahalli	5.4 ac / ~100	3,100–3,300	₹3.72–3.96 Cr	~₹12.0k	Sep 2025	Jul 2030	RERA ✓	B+G+3 row villas; newest North RERA.
Rival D	Devanahalli	12.75 ac / 125	3,195–3,800	₹3.0 Cr+	~₹9.4k	Verify	May 2027	NEAR-READY	RERA number to be confirmed before any payment.
Rival P	Sadahalli	16 ac / 210	2,600–4,400	₹3.41–5.77 Cr	~₹13.1k	Verify	Dec 2028	VERIFY	RERA number to be confirmed before any payment.
★ Merusri Antelopes Merusri Developers	Boodihal, Devanahalli	9 ac / 118	3,400–3,800	₹4.64–5.18 Cr	~₹13.6k	Aug 2024	Mar 2030	RERA ✓	Octopus ₹4 Cr pick — landscape-led amenities, ~6 km from the airport.
Rival E	IVC Rd, Devanahalli	n/a	3,421–3,467	₹4.66 Cr+	~₹13.6k	Verify	Dec 2027	VERIFY	RERA number to be confirmed before any payment.



Octopus pick — ₹4 Cr • Merusri Antelopes. Airport-belt land with a landscape-led amenity park — bought for the 2027–28 metro arrival.

Sources: K-RERA (via PropTech Pulse), developer and authorised channel sites, Housiey, SquareYards, CommonFloor, 99acres, Homz N Space (Oct 2026). All prices indicative.

South-West: 6 Options from ₹2 to ₹5 Cr

Kanakapura Road • Mysore Road • Bidadi — sorted by entry ticket. The highlighted row is the Octopus pick.

OPTION / DEVELOPER	LOCATION	LAND / HOMES	SIZE (SQ FT)	TICKET	₹/SQFT	RERA	KEYS	STATUS	OCTOPUS NOTE
Rival W	Bidadi, off Mysore Expressway	6.2 ac	2,350–4,055	₹1.65–2.84 Cr	~₹7.0k	Verify	n/a	VERIFY	RERA number to be confirmed before any payment.
Rival X	Bidadi	139 ac / 298 villas	3,344–3,593	Not quoted	—	Awaited	~2030	PRE-LAUNCH	RERA registration pending — details withheld until registered.
Rival Y	Kanakapura Rd	27 ac	4–5 BHK	₹2.43–3.70 Cr+	n/a	May 2024	n/a	RERA ✓	Mediterranean-theme township in advanced construction.
Rival L	Off Kanakapura Rd	24 ac / 219	2,459–2,966	₹3.13–4.64 Cr	~₹12.7k	Feb 2023	2026	NEAR-READY	Possession stage; larger, denser estate.
Rival M	Off Kanakapura / Bannerghatta	20 ac / 207	3,335–4,477	₹4.80 Cr+	~₹14.4k	Sep 2021	Ready	READY	Ready, listed brand at the same ticket.
★ Sattva Springs Salarpuria Sattva	Udayapalya, off Kanakapura Rd	5.5 ac / 66	3,607–5,236	₹4.99–7.00 Cr	~₹13.4k	Jul 2024	Sep 2027	RERA ✓	Octopus ₹5 Cr pick — keys in 11 months.



Octopus pick — ₹5 Cr • Sattva Springs. Established developer, RERA carpet area disclosed, and keys in under a year.

Sources: K-RERA (via PropTech Pulse), developer and authorised channel sites, Housiey, SquareYards, CommonFloor, 99acres, Homz N Space (Oct 2026). All prices indicative.

16 Cat A Villas Across the Four Outskirts

Villa and villament projects by Cat A developers with an entry ticket between ₹2 and ₹5 crore — new launch, under construction or ready.

NORTH

7 villa projects

Rival E ₹4.66–5.09 Cr+

Rival Z ₹2.87–5.06 Cr

Rival B Within ₹1.31–4.38 Cr

Rival C ~₹2.0–2.8 Cr

Rival AA ~₹4.71 Cr

Rival AB ₹4.09–5.09 Cr

Rival AC ₹2.27 Cr+

EAST

2 villa projects

Rival T ₹4.73–4.80 Cr+

Rival S ₹4.85 Cr+

SOUTH-EAST

2 villa projects

Rival AD Launch ₹2.99–3.50 Cr

Rival AE On request

SOUTH-WEST

5 villa projects

★ **Sattva Springs** ₹4.99–7.00 Cr

Rival M ₹4.80 Cr+

Rival AF ₹4.70–6.40 Cr

Rival AG ₹3.90–6.20 Cr

Rival X Not quoted

How we define Cat A. Developers listed on NSE/BSE or backed by a national business group, plus top-tier Bengaluru developers by delivery scale. Our ₹2–4 Cr picks are not Cat A — they win on land, price or density instead.

North and East: Cat A Villas

Amenity scale is indicative from project size: Township > Large enclave > Enclave > Boutique. Verify the amenity list for each project.

PROJECT / DEVELOPER	FORMAT	LAND / HOMES	SIZE (SQ FT)	TICKET	STATUS	KEYS	AMENITY SCALE	OCTOPUS NOTE
NORTH								
Rival E National, listed	4 BHK row villa	8.5 ac / 80	3,421–3,467	₹4.66–5.09 Cr+	UNDER CONSTRUCTION	Dec 2027	Enclave	Quotes vary by source (up to ₹6.2 Cr) — get the cost sheet.
Rival Z National, listed group	4 BHK duplex villament	52 ac township (Ph-3)	2,175–3,528	₹2.87–5.06 Cr	UNDER CONSTRUCTION	Aug 2030	Township	Stacked villament, not an independent villa.
Rival B National, group-backed	Row house / villament	67 ac township	2,576–3,966	Within ₹1.31–4.38 Cr	NEW LAUNCH	Sep 2031	Township	RERA Aug 2025; ask for the villa-format price sheet.
Rival C National, listed	3.5 BHK villament	18 ac / 128	2,540–2,589	~₹2.0–2.8 Cr	READY (RESALE)	Ready	Enclave	Developer inventory sold; resale only.
Rival AA National, listed	4 BHK courtyard villa	18 ac / 109	4,900	~₹4.71 Cr	READY (RESALE)	Ready	Enclave	Largest villa under ₹5 Cr in the North; resale.
Rival AB National, listed	4 BHK villa	135-ac township / 98	4,900–4,920	₹4.09–5.09 Cr	READY (RESALE)	Built 2018	Township	Township with school, hospital and sports arena.
Rival AC National, listed	4–5 BHK villa / townhome	12 ac / 109	3,162–4,200	₹2.27 Cr+	READY	Ready	Enclave	Tumkur Road (north-west); metro at Nagasandra.
EAST								
Rival T National, listed	4 BHK villa	4.08 ac	3,009–4,341	₹4.73–4.80 Cr+	UNDER CONSTRUCTION	2026+	Boutique	Small enclave near Whitefield; check phase status.
Rival S National, listed	4 & 5 BHK row villa	n/a	~3,700+	₹4.85 Cr+	NEW LAUNCH	n/a	Verify	Launched Sep 2026; confirm RERA number.

Sources: developer and channel listings (Housiey, SquareYards, JLL Homes, Homz N Space, Houssed, Gharpe), Oct 2026. Resale prices are asking prices. All figures indicative — verify before relying.

South-East and South-West: Cat A Villas

Amenity scale is indicative from project size: Township > Large enclave > Enclave > Boutique. Verify the amenity list for each project.

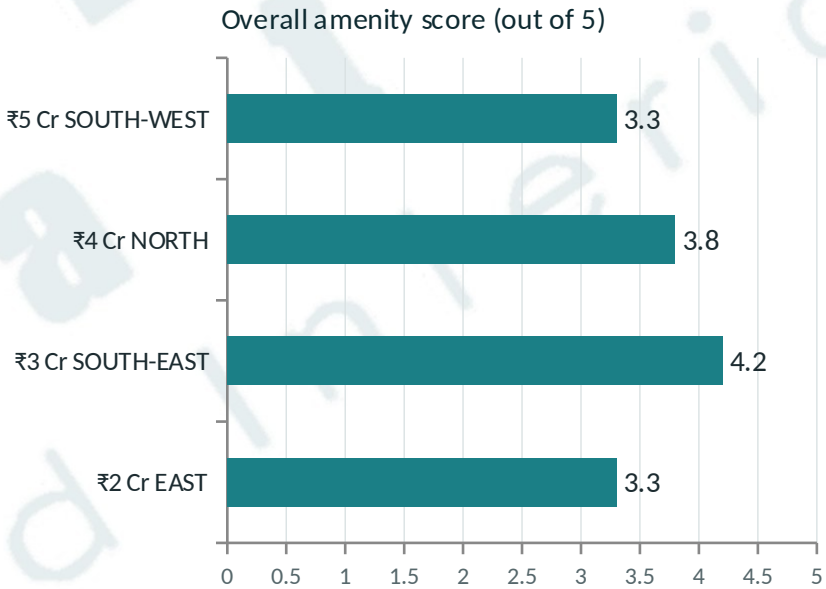
PROJECT / DEVELOPER	FORMAT	LAND / HOMES	SIZE (SQ FT)	TICKET	STATUS	KEYS	AMENITY SCALE	OCTOPUS NOTE
SOUTH-EAST								
Rival AD National, listed	4 BHK villa	20.3 ac in 180-ac township / 149	3,344-3,612	Launch ₹2.99-3.50 Cr	READY (RESALE)	Ready	Township	Sold out at developer; resale inside a large township.
Rival AE National, listed	3 & 4 BHK villa	n/a	~2,523 (4 BHK)	On request	READY (RESALE)	Ready	Verify	Resale listings only; verify price and khata.
SOUTH-WEST								
★ Sattva Springs Salarpuria Sattva	4 BHK row villa	5.5 ac / 66	3,607-5,236	₹4.99-7.00 Cr	UNDER CONSTRUCTION	Sep 2027	Boutique	Octopus ₹5 Cr pick — keys in 11 months.
Rival M National, listed	3 & 4 BHK villa	20 ac / 207	3,335-4,477	₹4.80 Cr+	READY	Ready	Large enclave	Ready estate off Bannerghatta Road.
Rival AF National, listed	3 & 4 BHK villa	Same 20-ac estate	3,290-4,480	₹4.70-6.40 Cr	UNDER CONSTRUCTION	Jun 2027	Large enclave	Final phase of a larger estate.
Rival AG National, listed	3 & 4 BHK villa	n/a	3,009-5,455	₹3.90-6.20 Cr	READY	Ready	Verify	Ready villas off Bannerghatta Road.
Rival X National, listed	4 BHK villa	139 ac / 298 villas	3,344-3,593	Not quoted	PRE-LAUNCH	~2030	Township	RERA registration pending — details withheld until registered.

Sources: developer and channel listings (Housiey, SquareYards, JLL Homes, Homz N Space, Houssed, Gharpe), Oct 2026. Resale prices are asking prices. All figures indicative — verify before relying.

Amenities Rated: Our Top Picks Compared

Scores out of 5 by amenity group, from the confirmed checklist (slides 25, 30, 35, 40) and site density. Higher is better.

AMENITY GROUP	₹2 Cr · EAST	₹3 Cr · SOUTH-EAST	₹4 Cr · NORTH	₹5 Cr · SOUTH-WEST
Clubhouse & social	4.0 (4/5)	4.0 (4/5)	3.5 (3/5)	2.5 (2/5)
Pool, gym & wellness	5.0 (3/3)	5.0 (3/3)	5.0 (3/3)	3.5 (2/3)
Sports & active	4.5 (5/6)	4.5 (5/6)	3.5 (4/6)	3.5 (4/6)
Family & community	2.0 (1/4)	4.0 (3/4)	2.0 (1/4)	3.0 (2/4)
Utilities & future-ready	1.0 (0/2)	3.0 (1/2)	5.0 (2/2)	3.0 (1/2)
Open space & density	3.0 (14.4/ac)	4.5 (11.7/ac)	4.0 (13.1/ac)	4.0 (12.0/ac)
CONFIRMED AMENITIES	13 of 20	16 of 20	13 of 20	11 of 20
AMENITY SCORE	3.3	4.2	3.8	3.3



Reading it. NVT A Wonderful World — Eterna has the broadest amenity set and the most open space. König is strong on sports and clubhouse but thin on family and utilities. Sattva trades a smaller amenity list for brand and early keys.

Group score = 1 + 4 × (confirmed items ÷ items in group), rounded to 0.5. Open-space score from homes per acre and landscape share. Unconfirmed amenities count as absent — ask the developer.

Amenity-by-Amenity Comparison

Twenty amenities checked against each developer's published list. A tick means confirmed; an empty box means not confirmed.

AMENITY	₹2 Cr	₹3 Cr	₹4 Cr	₹5 Cr
Clubhouse	✓	✓	✓	✓
Swimming pool	✓	✓	✓	✓
Gym / outdoor gym	✓	✓	✓	✓
Kids' play area	✓	✓	—	✓
Tennis court	✓	✓	—	—
Multipurpose / basketball court	✓	✓	✓	✓
Badminton court	✓	✓	—	—
Cricket pitch / nets	✓	✓	✓	✓
Skating rink	✓	—	✓	✓
Jogging / cycling track	—	✓	✓	✓

AMENITY	₹2 Cr	₹3 Cr	₹4 Cr	₹5 Cr
Amphitheatre	—	✓	✓	✓
Yoga / meditation zone	✓	✓	✓	—
Party / event lawn	✓	✓	—	—
Indoor games	✓	✓	✓	—
Mini theatre	✓	—	—	—
Senior citizens' area	—	✓	✓	—
Pet park	—	—	—	✓
Co-working space	—	✓	—	—
EV-charging provision	—	—	✓	—
Power back-up (DG)	—	✓	✓	✓

₹2 Cr = Konig Fortune County • ₹3 Cr = NVT A Wonderful World — Eterna • ₹4 Cr = Merusri Antelopes • ₹5 Cr = Sattva Springs

North: 13 Villas Rated on Amenities

Every villa in this report for this outskirts, ranked by amenity rating. ★ = Octopus pick (amenities verified item by item).

#	PROJECT / DEVELOPER	CAT.	TICKET	STATUS	LAND / HOMES	AMENITY SCALE	RATING	BASIS OF RATING
1	Rival Z National, listed group	CAT A	₹2.87–5.06 Cr	UNDER CONSTRUCTION	52 ac township (Ph-3)	Township	4.5	Shared large-format township amenities
2	Rival B National, group-backed	CAT A	Within ₹1.31–4.38 Cr	NEW LAUNCH	67 ac township	Township	4.5	Shared large-format township amenities
3	Rival AB National, listed	CAT A	₹4.09–5.09 Cr	READY (RESALE)	135-ac township / 98	Township	4.5	Shared large-format township amenities
4	Rival P Mid-size, Bengaluru	OTHER	₹3.41–5.77 Cr	VERIFY	16 ac / 210	Large enclave	4.0	16 acres — full clubhouse likely
5	Rival C National, listed	CAT A	~₹2.0–2.8 Cr	READY (RESALE)	18 ac / 128	Large enclave	4.0	18 acres — full clubhouse likely
6	Rival AA National, listed	CAT A	~₹4.71 Cr	READY (RESALE)	18 ac / 109	Large enclave	4.0	18 acres — full clubhouse likely
7	★ Merusri Antelopes Merusri Developers	OTHER	₹4.64–5.18 Cr	RERA ✓	9 ac / 118	Verified checklist	3.8	Checklist (20 items) + density
8	Rival D Mid-size, Bengaluru	OTHER	₹3.0 Cr+	NEAR-READY	12.75 ac / 125	Enclave	3.5	12.75 acres
9	Rival E National, listed	CAT A	₹4.66 Cr+	VERIFY	8.5 ac / 80	Enclave	3.5	8.5 acres
10	Rival AC National, listed	CAT A	₹2.27 Cr+	READY	12 ac / 109	Enclave	3.5	12 acres
11	Rival A Mid-size, Bengaluru	OTHER	₹3.19–3.39 Cr	RERA ✓	7 ac / 99	Small enclave	3.0	7 acres
12	Rival O Boutique, Bengaluru	OTHER	₹3.72–3.96 Cr	RERA ✓	5.4 ac / ~100	Small enclave	3.0	5.4 acres
13	Rival N Mid-size, Bengaluru	OTHER	Not quoted	PRE-LAUNCH	n/a	Not rated	—	Land area not disclosed — ask for the list

Rating /5. Picks: 20-item checklist + open space (slide 15). Others: indicative by scale — Township 4.5 • 15+ ac 4.0 • 8–15 ac 3.5 • 5–8 ac 3.0 • <5 ac 2.5. Verify amenity lists with developers.

East: 7 Villas Rated on Amenities

Every villa in this report for this outskirts, ranked by amenity rating. ★ = Octopus pick (amenities verified item by item).

#	PROJECT / DEVELOPER	CAT.	TICKET	STATUS	LAND / HOMES	AMENITY SCALE	RATING	BASIS OF RATING
1	Rival F Mid-size, Bengaluru	OTHER	₹1.96–2.74 Cr	NEAR-READY	10 ac / 185	Enclave	3.5	10 acres
2	★ Konig Fortune County Konig Homes	OTHER	₹2.70–4.57 Cr	RERA ✓	~10 ac / 144	Verified checklist	3.3	Checklist (20 items) + density
3	Rival T National, listed	CAT A	₹4.73 Cr+	VERIFY	4.08 ac	Boutique	2.5	4.08 acres — compact amenity set
4	Rival H Boutique, Bengaluru	OTHER	₹2.76–3.38 Cr	NEAR-READY	n/a	Not rated	—	Land area not disclosed — ask for the list
5	Rival R Villa specialist, Bengaluru	OTHER	On request	RERA ✓	— / 74	Not rated	—	Land area not disclosed — ask for the list
6	Rival Q Villa specialist, Bengaluru	OTHER	Awaited	NEW LAUNCH	— / 100	Not rated	—	Land area not disclosed — ask for the list
7	Rival S National, listed	CAT A	₹4.85 Cr+	NEW LAUNCH	n/a	Not rated	—	Land area not disclosed — ask for the list

Rating /5. Picks: 20-item checklist + open space (slide 15). Others: indicative by scale — Township 4.5 • 15+ ac 4.0 • 8–15 ac 3.5 • 5–8 ac 3.0 • <5 ac 2.5. Verify amenity lists with developers.

South-East: 7 Villas Rated on Amenities

Every villa in this report for this outskirts, ranked by amenity rating. ★ = Octopus pick (amenities verified item by item).

#	PROJECT / DEVELOPER	CAT.	TICKET	STATUS	LAND / HOMES	AMENITY SCALE	RATING	BASIS OF RATING
1	Rival AD National, listed	CAT A	Launch ₹2.99–3.50 Cr	READY (RESALE)	20.3 ac in 180-ac township / 149	Township	4.5	Shared large-format township amenities
2	★ NVT A Wonderful World — Eterna NVT Quality Lifestyle	OTHER	₹3.32–4.23 Cr	RERA ✓	10.5 ac / 123	Verified checklist	4.2	Checklist (20 items) + density
3	Rival J Mid-size, Bengaluru	OTHER	₹2.75 Cr+	NEAR-READY	15 ac / 137	Large enclave	4.0	15 acres — full clubhouse likely
4	Rival I Mid-size, Bengaluru	OTHER	₹2.9–4.3 Cr	READY	26.5 ac / 266	Large enclave	4.0	26.5 acres — full clubhouse likely
5	Rival U Boutique, Bengaluru	OTHER	₹2.70 Cr	RERA ✓	n/a	Not rated	—	Land area not disclosed — ask for the list
6	Rival V Mid-size, Bengaluru	OTHER	₹3.54 Cr	VERIFY	n/a	Not rated	—	Land area not disclosed — ask for the list
7	Rival AE National, listed	CAT A	On request	READY (RESALE)	n/a	Not rated	—	Land area not disclosed — ask for the list

Rating /5. Picks: 20-item checklist + open space (slide 15). Others: indicative by scale — Township 4.5 • 15+ ac 4.0 • 8–15 ac 3.5 • 5–8 ac 3.0 • <5 ac 2.5. Verify amenity lists with developers.

South-West: 8 Villas Rated on Amenities

Every villa in this report for this outskirts, ranked by amenity rating. ★ = Octopus pick (amenities verified item by item).

#	PROJECT / DEVELOPER	CAT.	TICKET	STATUS	LAND / HOMES	AMENITY SCALE	RATING	BASIS OF RATING
1	Rival X National, listed	CAT A	Not quoted	PRE-LAUNCH	139 ac / 298 villas	Township	4.5	50+ acres
2	Rival Y National, Chennai-based	OTHER	₹2.43–3.70 Cr+	RERA ✓	27 ac	Large enclave	4.0	27 acres — full clubhouse likely
3	Rival L National, Chennai-based	OTHER	₹3.13–4.64 Cr	NEAR-READY	24 ac / 219	Large enclave	4.0	24 acres — full clubhouse likely
4	Rival M National, listed	CAT A	₹4.80 Cr+	READY	20 ac / 207	Large enclave	4.0	20 acres — full clubhouse likely
5	Rival AF National, listed	CAT A	₹4.70–6.40 Cr	UNDER CONSTRUCTION	Same 20-ac estate	Large enclave	4.0	20 acres — full clubhouse likely
6	★ Sattva Springs Salarpuria Sattva	CAT A	₹4.99–7.00 Cr	RERA ✓	5.5 ac / 66	Verified checklist	3.3	Checklist (20 items) + density
7	Rival W Boutique, Bengaluru	OTHER	₹1.65–2.84 Cr	VERIFY	6.2 ac	Small enclave	3.0	6.2 acres
8	Rival AG National, listed	CAT A	₹3.90–6.20 Cr	READY	n/a	Not rated	—	Land area not disclosed — ask for the list

Rating /5. Picks: 20-item checklist + open space (slide 15). Others: indicative by scale — Township 4.5 • 15+ ac 4.0 • 8–15 ac 3.5 • 5–8 ac 3.0 • <5 ac 2.5. Verify amenity lists with developers.

The Plans That Govern the Four Outskirts

All four outskirts sit in the metro region's outer belt — regional and local plans, not the city core plan, decide land use.

LAYER	WHAT IT IS	STATUS (OCT 2026)	WHY IT MATTERS
BDA RMP-2015	Comprehensive Development Plan for the BDA area	Operative; RMP-2031 draft lost approval in 2020	Covers the city core — none of the four outskirts is inside it
RMP-2041	Next BDA master plan	Public inputs invited across 242 villages (2026)	Draft inputs change no land use until notified
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
Local planning authorities	BIAAPA (airport area), Anekal, Hoskote and other LPAs	Each with its own master plan	Issue layout sanctions; give the zonal extract per survey number
GBA 2025	Greater Bengaluru Authority with five city corporations	In force since 2025	Khata and civic services inside GBA move to e-Khata
Panchayat areas	Gram panchayats outside city limits	E-Swathu Form 9 / 11 khata	Common for villa sites; affects loans and resale paperwork

GROWTH OUTLOOK

~14 mn

Metro population, 2025 (UN est.)

~16 mn

Projected by 2030 (UN WUP)

4

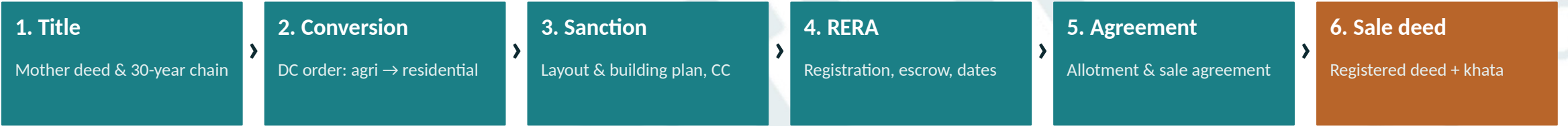
Corridors where land, not towers, sets value

Implication: growth is pushing outward along ring roads and metro lines — exactly where these villas are.

Sources: Deccan Herald on RMP-2031; NammaWard (Apr 2026) on RMP-2041; BMRDA; UN World Urbanization Prospects. Zonal extracts must be obtained per survey number.

What You Own, and How to Prove It

A villa's value is the land under it. These six links in the chain decide whether that land is truly, cleanly yours.



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 or landowner	Gaps, unregistered transfers, minors' or family shares without consent
RTC (Pahani) & mutation	Revenue record of current ownership and land type	Name mismatch with the deed; government or 'kharab' land entries
DC conversion order	Agricultural land legally converted for residential use	Conversion for a different extent or survey number
Encumbrance certificate (30 yrs)	Mortgages, charges and transactions on the land	Undischarged loans; attachment or court orders
Joint development / GPA	Developer's right to build and sell (if land is owned by others)	Landowner share not separated; GPA not registered
Plan sanction, CC & OC	Approved layout and building; completion and occupancy	Built area beyond sanction; OC missing at handover

Plotted villa projects should convey a defined plot (with schedule and boundaries) plus the structure in one registered sale deed. Insist on the plot schedule in the agreement.

Registering, Paying and Holding the Villa

Karnataka registers property online through Kaveri 2.0, then the khata puts your name on the local body's books.

COST AT PURCHASE	RATE	ON ₹4 CR
Stamp duty	5% (+ cess & surcharge ≈ 0.6%)	₹22.4 L
Registration fee	2% (confirm current rate)	₹8.0 L
GST — under construction	5% on agreement value (no ITC)	₹20.0 L
GST — completed with OC	Nil	—
TDS (sec 194-IA)	1% deducted by buyer (higher for NRI sellers)	₹4.0 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.*

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 property.
- B-Khata:** irregular property; regularisation drive under way in 2025–26.
- E-Swathu Form 9 / 11:** panchayat areas — the likely route for all four villa sites. Lenders accept Form 9 for approved layouts.

FOR NRI BUYERS

- FEMA:** NRIs and OCIs may buy residential property freely; pay through NRE / NRO / FCNR accounts.
- Power of attorney:** execute abroad, attest at the Indian mission, then adjudicate in Karnataka within 3 months.
- Repatriation:** sale proceeds up to two residential properties are repatriable, subject to tax.

Konig Fortune County

144 contemporary G+2 villas on ~10 acres, 3.6 km from the Hoskote toll on Old Madras Road.



Developer render: Fortune County villa elevation. Images: developer material.

K-RERA NO.

PRM/KA/RERA/1251/446/PR/
250425/007692

RERA REGISTERED

25 Apr 2025

POSSESSION

Target Sep 2027 • RERA Mar 2028

LAND

~10 acres (9.82 ac per SquareYards)

HOMES

144 villas, G+2 (triplex)

DENSITY

~14.4 homes / acre • 1 home per plot

CONFIGURATION

4 BHK triplex villas

SUPER BUILT-UP

2,600 • 3,200 • 3,400 • 4,400 sq ft

PLOT AREA

1,163 – 1,938 sq ft (confirm RERA carpet)

BUILT-TO-PLOT RATIO

~2.2 – 2.3×

TICKET (ALL-IN)

₹2.70 Cr – ₹4.57 Cr

₹ / SQ FT (SBA)

~₹10,400 all-in on 2,600 sq ft

PAYMENT PLAN

Construction-linked • ~10% down

APPROVALS

BMRDA-approved layout (master plan)

MAINTENANCE

~₹4 / sq ft / month (est.)

₹2.70 Cr

2,600

14.4

Mar 2028

ENTRY TICKET, ALL-IN

SQ FT SUPER BUILT-UP

HOMES PER ACRE

RERA POSSESSION

Layout, Home and Lifestyle

Master plan and a typical unit from the developer, with every amenity checked against the published list.



Developer master plan (BMRDA approval mark shown).



Developer unit plan: Harmony (East) — ground, first and second floors.

Amenities checklist

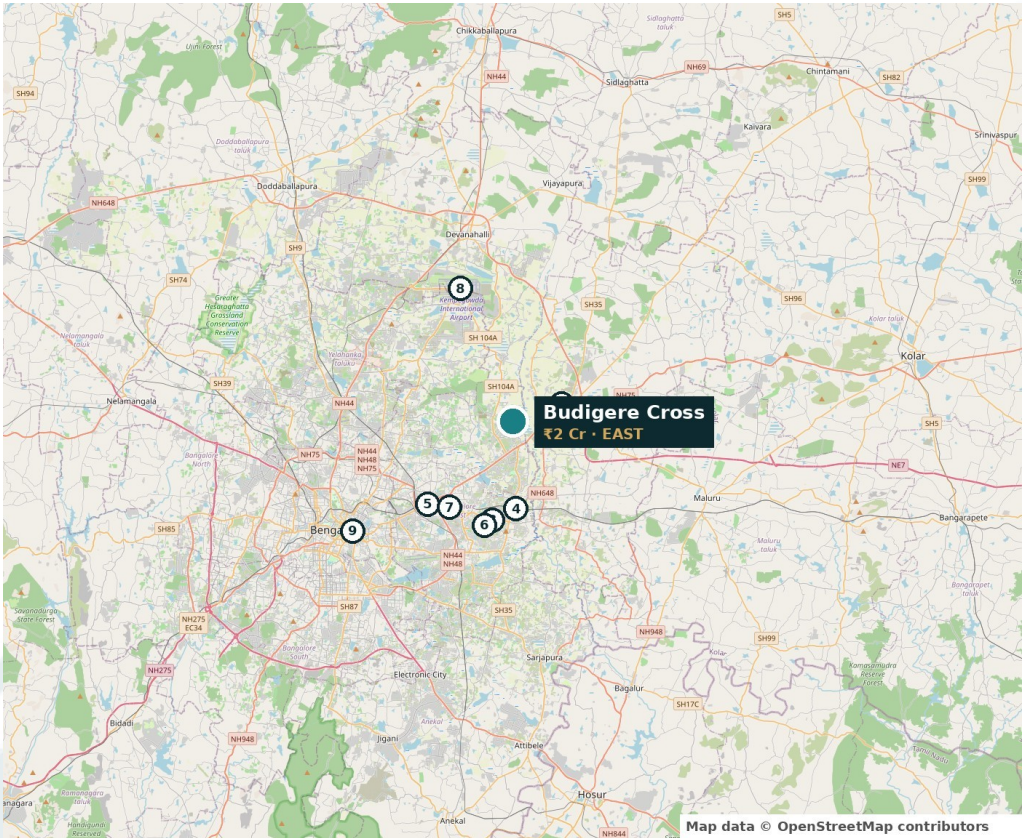
13 of 20 confirmed

- | | |
|---|--|
| ☒ 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 authorised channel (Oct 2026). Empty box = not confirmed — ask for it in writing before booking.

Distances and Drive Times, Measured

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



Numbered pins match the table where they fall inside the map frame. Map © OpenStreetMap contributors.

#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	Old Madras Rd / NH-75 (Hoskote toll)	Highway node	3.7 km	5.4 km	5 min	10 min
2	STRR - Hoskote interchange	Highway node	5.3 km	7.7 km	10 min	15 min
3	ITPL, Whitefield	IT hub	10.3 km	14.2 km	25 min	45 min
4	Kadugodi (Whitefield) metro, Purple Line	Metro	9 km	12.4 km	20 min	40 min
5	KR Puram railway station	Railway	12.2 km	16.8 km	30 min	55 min
6	Manipal Hospital, Whitefield	Hospital	11 km	15.2 km	25 min	50 min
7	Phoenix Marketcity, Whitefield	Mall	10.9 km	15.1 km	25 min	50 min
8	Kempegowda Intl Airport	Airport	14.6 km	20.1 km	25 min	40 min
9	MG Road (city centre)	City centre	19.8 km	27.4 km	55 min	110 min

Site pin approximate (±1 km). Road distance = aerial × 1.38–1.45. Off-peak assumes 30–50 km/h, peak 15–32 km/h by road type. Verify with a live drive before deciding.

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 Revised Structure Plan 2031 for the metro region; site lies outside the BDA RMP-2015 limit.	Land use is set by the regional plan and the sanctioned layout — get the zonal extract for the survey numbers.
Planning authority	Layout carries a BMRDA approval mark on the developer's master plan.	Ask for the BMRDA layout sanction number and date, and match it to K-RERA.
Civic body & khata	Panchayat-belt location on the Budigere–Hoskote fringe (verify).	Expect E-Swathu (Form 9/11) khata, not a city e-Khata — confirm before the agreement.
Water & environment	Peri-urban area; borewell/tanker reliance is common until piped supply arrives.	Check the approved water source, STP capacity and any lake/rajakaluve buffer on the survey sketch.
Growth outlook	East corridor is absorbing large apartment townships around Budigere Cross.	Healthy demand, but new supply is heavy — villa scarcity is the hedge.

SITE PLANNING CHECKLIST

- ☐ Zonal extract (BMRDA)
- ☐ Layout sanction & CC
- ☐ Survey sketch & buffers
- ☐ E-Swathu / khata route
- ☐ Road-widening notices
- ☐ Water & STP approvals

INFRASTRUCTURE CATALYSTS

Purple Line — Kadugodi (Whitefield) metro
Running since 2023; ~9 km aerial.

OPERATING

Old Madras Road (NH-75) & Hoskote toll
Primary access; 3.6 km from site.

OPERATING

STRR — Hoskote interchange
Satellite Town Ring Road arc; sections in progress.

UNDER WAY

Bengaluru–Chennai Expressway (Hoskote end)
Karnataka stretch progressing — verify opening.

UNDER WAY

Peripheral Ring Road (Bengaluru Business Corridor)
Land acquisition stage.

UNDER WAY

Whitefield–Hoskote metro extension
Study stage only — not funded.

PROPOSED

Status as reported up to Oct 2026 (BMRL timelines via bengalurumetro.in; state announcements). Infrastructure dates slip — price the villa without them.

Konig Homes: Developer Profile

Who is building it, and the public-record checks every buyer should complete before booking.

~10 yrs

IN BENGALURU

Villas

CORE PRODUCT

RERA

QUARTERLY UPDATES

Villa specialist. Builds gated villa communities in East and North Bengaluru, including Rival F, Rival A and Rival P.

Progress is checkable. Construction status of the developer's other projects can be inspected on site and in K-RERA quarterly updates.

Diligence route. As a private company, verification rests on RERA filings, the escrow account and an independent title report.

PUBLIC-RECORD CHECKS

CHECK	WHAT WE FOUND	WHAT TO DO	STATUS
Litigation search	No litigation is disclosed on the project's channel listing.	Run a K-RERA complaint search and an e-Courts search before booking.	OPEN
Delivery evidence	Possession status of the developer's earlier projects.	Inspect completed homes and OC status as a delivery reference.	VERIFY
Local supply	Several large residential launches are under way nearby.	Consider resale competition when planning an exit.	WATCH

Based on public records and channel disclosures as at Oct 2026. Absence of findings is not a clearance; independent legal verification is essential.

NVT A Wonderful World — Eterna

Phase 1 of a 100-acre villa township beside a 300-acre lake — 123 villas on 10.5 acres.



Developer render: Eterna villa row. Images: developer material.

K-RERA NO. PRM/KA/RERA/1251/308/PR/050126/008381	RERA REGISTERED 5 Jan 2026	POSSESSION Target Dec 2029 • RERA Dec 2030
LAND 10.5 ac (Phase 1) of a 100-ac township	HOMES 123 villas, G+2	DENSITY ~11.7 homes / acre • lowest of the four
CONFIGURATION 4 BHK villas, 5 plans	SUPER BUILT-UP 3,283 – 3,947 sq ft	PLOT 1,664 – 2,368 sq ft (32×52 to 32×74 ft)
BUILT-TO-PLOT RATIO ~1.65 – 2.0×	TICKET ₹3.32 Cr – ₹4.23 Cr (developer, tentative)	₹ / SQ FT (SBA) ~₹10,100 – ₹10,700
PAYMENT PLAN Construction-linked • ~10% down	APPROVALS Verify authority on K-RERA filing	MAINTENANCE ~₹4.5 / sq ft / month (est.)

₹3.32 Cr	3,283	11.7	Dec 2030
ENTRY TICKET	SQ FT SUPER BUILT-UP	HOMES PER ACRE	RERA POSSESSION

Layout, Home and Lifestyle

Master plan and a typical unit from the developer, with every amenity checked against the published list.



Developer master plan — Phase 1 (Eterna).



Developer unit plan: Cyra (East facing), 3,283 sq ft on a 32x52 ft plot.

Amenities checklist

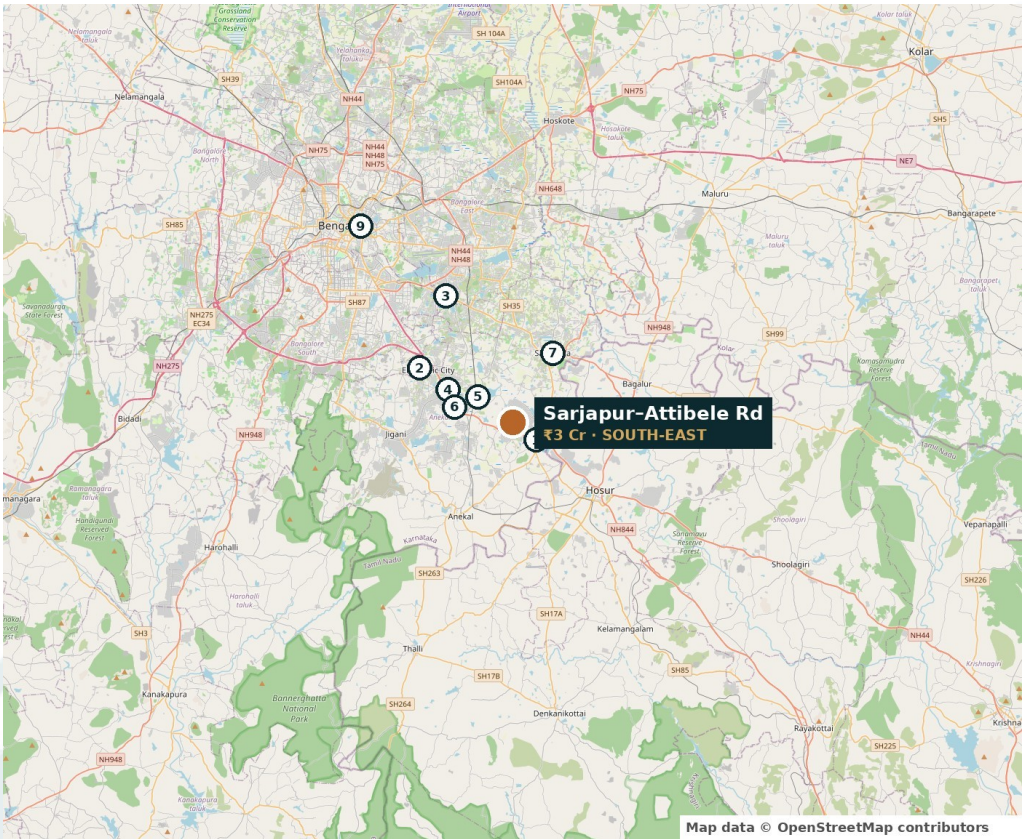
16 of 20 confirmed

- | | |
|---|--|
| ☒ 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 authorised channel (Oct 2026). Empty box = not confirmed — ask for it in writing before booking.

Distances and Drive Times, Measured

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



Numbered pins match the table where they fall inside the map frame. Map © OpenStreetMap contributors.

#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	Attibele / NH-44 (Hosur Rd)	Highway node	3 km	4.4 km	5 min	10 min
2	Electronic City (Infosys campus)	IT hub	11 km	15.2 km	25 min	45 min
3	Wipro SEZ, Sarjapur Rd	IT hub	14.6 km	20.1 km	35 min	65 min
4	Hebbagodi metro, Yellow Line	Metro	7.4 km	10.7 km	15 min	30 min
5	Heelalige railway station	Railway	4.4 km	6.3 km	10 min	15 min
6	Narayana Health City	Hospital	6.1 km	8.9 km	15 min	25 min
7	Sarjapur town market	Retail	8.2 km	11.3 km	20 min	30 min
8	Kempegowda Intl Airport	Airport	45 km	62.2 km	85 min	135 min
9	MG Road (city centre)	City centre	25.3 km	34.9 km	65 min	130 min

Site pin approximate (±1 km). Road distance = aerial × 1.38–1.45. Off-peak assumes 30–50 km/h, peak 15–32 km/h by road type. Verify with a live drive before deciding.

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 Revised Structure Plan 2031; Anekal local planning area (Sarjapura/Attibele belt).	Regional plan + sanctioned layout govern land use — obtain the LPA zonal extract.
Planning authority	Approving authority to be confirmed from the K-RERA filing (BMRDA / Anekal PA).	Ask for the layout sanction and commencement certificate before booking.
Civic body & khata	Village panchayat area, Anekal taluk (verify).	E-Swathu (Form 9/11) khata route likely; city services arrive later.
Water & environment	Township sits beside a ~300-acre lake (developer).	Lake-buffer and storm-drain overlays must be checked against the plot numbers.
Growth outlook	Sarjapur–Attibele is the spill-over belt for Sarjapur Road and Hosur's industry.	Long runway, but the township's own future phases are the main competing supply.

SITE PLANNING CHECKLIST

- ☐ Zonal extract (Anekal PA)
- ☐ Layout sanction & CC
- ☐ Lake / SWD buffer overlay
- ☐ Khata route (E-Swathu)
- ☐ Phase-2+ supply plan
- ☐ Road access title

INFRASTRUCTURE CATALYSTS

Yellow Line — Hebbagodi metro
RV Road–Bommasandra line; ~7 km aerial.

OPERATING

NH-44 (Hosur Road) at Attibele
3 km from site.

OPERATING

STRR southern arc (Hosur–Anekal)
Ring-road sections in progress.

UNDER WAY

Suburban rail Corridor 4 (Kanaka)
Heelalige station ~4 km.

UNDER WAY

Red Line metro, Sarjapur–Hebbal (Phase 3A)
State-approved Dec 2024; surveys 2026; ~2031+.

PROPOSED

Status as reported up to Oct 2026 (BMRL timelines via bengalurumetro.in; state announcements). Infrastructure dates slip — price the villa without them.

NVT Quality Lifestyle: Developer Profile

Who is building it, and the public-record checks every buyer should complete before booking.

Villas

CORE PRODUCT

East / SE

BENGALURU FOCUS

RERA

QUARTERLY UPDATES

Villa specialist. The developer focuses on gated villa communities in East and South-East Bengaluru, with several completed and ongoing projects.

Delivered stock nearby. An earlier completed NVT community sits opposite this site, so buyers can inspect finished quality.

Diligence route. Verify RERA filings, escrow details and the title report for the specific project entity.

PUBLIC-RECORD CHECKS

CHECK	WHAT WE FOUND	WHAT TO DO	STATUS
Litigation search	No litigation is disclosed on the project's channel listing.	Run a K-RERA complaint search and an e-Courts search before booking.	OPEN
Construction period	RERA possession date is Dec 2030.	Construction-linked payments limit cash at risk; RERA remedies apply to the registered date.	WATCH
Future phases	Further phases of the township are planned.	Ask for the phasing plan and how common amenities are shared.	VERIFY

Based on public records and channel disclosures as at Oct 2026. Absence of findings is not a clearance; independent legal verification is essential.

Merusri Antelopes

118 G+2 villas on 9 acres with an extensive amenity park, about 6 km (aerial) from the airport.



Developer render: Antelopes villa frontage at dusk. Images: developer material.

K-RERA NO.

PRM/KA/RERA/1250/303/PR/
160824/006974

RERA REGISTERED

16 Aug 2024

POSSESSION

Target Jun 2028 • RERA Mar 2030

LAND

9 acres

HOMES

118 villas, G+2

DENSITY

~13.1 homes / acre • 1 home per plot

CONFIGURATION

4 BHK villas

SUPER BUILT-UP

3,400 – 3,800 sq ft

PLOT AREA

1,575 – 1,750 sq ft (confirm RERA
carpet)

BUILT-TO-PLOT RATIO

~2.2×

TICKET (ALL-IN)

₹4.64 Cr – ₹5.18 Cr

₹ / SQ FT (SBA)

~₹13,600 all-in

PAYMENT PLAN

Construction-linked • ~10% down

APPROVALS

Planning authority to be confirmed

MAINTENANCE

~₹3 / sq ft / month (est.)

₹4.64 Cr

3,400

13.1

Mar 2030

ENTRY TICKET, ALL-IN

SQ FT SUPER BUILT-UP

HOMES PER ACRE

RERA POSSESSION

Layout, Home and Lifestyle

Master plan and a typical unit from the developer, with every amenity checked against the published list.



Developer site plan.



Developer unit plan: 4 BHK villa — ground, first and second floors.

Amenities checklist

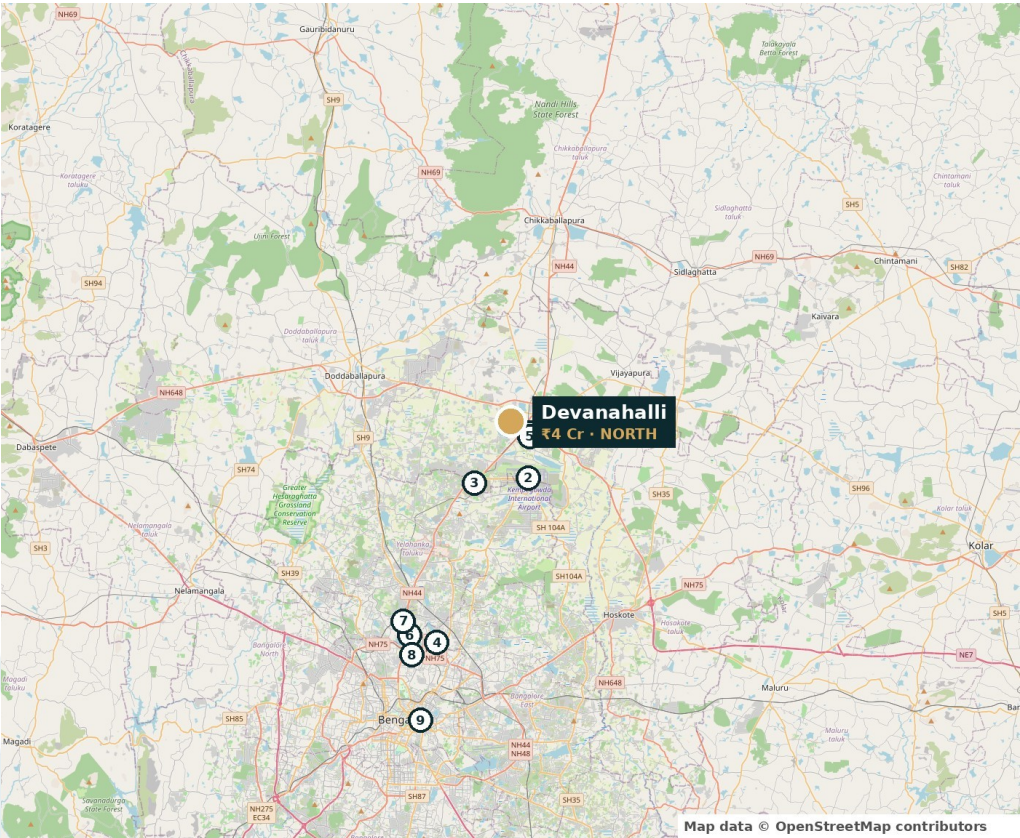
13 of 20 confirmed

- | | |
|---|--|
| ☒ 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 authorised channel (Oct 2026). Empty box = not confirmed — ask for it in writing before booking.

Distances and Drive Times, Measured

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



Numbered pins match the table where they fall inside the map frame. Map © OpenStreetMap contributors.

#	LANDMARK	TYPE	AERIAL	ROAD (EST.)	OFF-PEAK	PEAK
1	NH-44 / Devanahalli bypass	Highway node	2.3 km	3.3 km	5 min	5 min
2	Kempegowda Intl Airport	Airport	6.1 km	8.8 km	10 min	15 min
3	Aerospace SEZ / KIADB Park	Employment	7.3 km	10.6 km	15 min	25 min
4	Manyata Tech Park	IT hub	23.9 km	32.9 km	45 min	80 min
5	Devanahalli railway station	Railway	2.5 km	3.6 km	5 min	10 min
6	Aster CMI Hospital, Hebbal	Hospital	24.2 km	33.4 km	45 min	80 min
7	Phoenix Mall of Asia	Mall	23.2 km	32 km	45 min	75 min
8	Hebbal flyover (Blue Line, 2027+)	Metro (upcoming)	26 km	35.8 km	50 min	85 min
9	MG Road (city centre)	City centre	32 km	44.1 km	70 min	130 min

Site pin approximate (±1 km). Road distance = aerial × 1.38–1.45. Off-peak assumes 30–50 km/h, peak 15–32 km/h by road type. Verify with a live drive before deciding.

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	BIAAPA (airport-area) Master Plan governs Devanahalli taluk.	Land use follows the BIAAPA plan and the sanctioned layout — get the zonal extract.
Planning authority	Bangalore International Airport Area Planning Authority (verify on K-RERA).	Confirm sanction number, date and any height/airport-zone conditions.
Civic body & khata	Devanahalli TMC / panchayat fringe (verify).	Khata may be TMC e-Khata or E-Swathu — it decides lender comfort.
Water & environment	Arkavathy/Kumudvathi dry belt; Yettinahole water scheme under way for the region.	Check STP, rain-water harvesting and recharge approvals.
Growth outlook	Airport, aerospace and the KIADB belt drive jobs; Devanahalli is a heavy launch zone.	Strong long-term story; near-term supply competition is real.

SITE PLANNING CHECKLIST

- ☐ BIAAPA zonal extract
- ☐ Layout sanction & CC
- ☐ Airport height NOC
- ☐ Khata route (TMC / panchayat)
- ☐ Survey sketch & buffers
- ☐ Access-road title

INFRASTRUCTURE CATALYSTS

Kempegowda International Airport (T1 + T2)
~6 km aerial.

OPERATING

NH-44 Bellary Road / Devanahalli bypass
~2 km.

OPERATING

Blue Line metro, Hebbal–Airport (Phase 2B)
Target Sep 2027; full corridor Mar 2028.

UNDER WAY

STRR northern arc (Dobbaspeth–Devanahalli–Hoskote)
Sections in progress — verify.

UNDER WAY

Suburban rail to Devanahalli (Sampige)
Awaiting execution.

PROPOSED

Industrial corridor, Devanahalli taluk
Expansion plans under review — verify.

PROPOSED

Status as reported up to Oct 2026 (BMRCL timelines via bengalurumetro.in; state announcements). Infrastructure dates slip — price the villa without them.

Merusri Developers: Developer Profile

Who is building it, and the public-record checks every buyer should complete before booking.

2014

FOUNDED

Villas

AND PLOTTED LAYOUTS

RERA

QUARTERLY UPDATES

North Bengaluru focus. A villa and plotted-layout developer active in the Devanahalli belt.

Design-forward product. The project emphasises landscape, parks and an extensive amenity list.

Diligence route. Verify RERA filings, escrow details, construction progress and the title report before booking.

PUBLIC-RECORD CHECKS

CHECK	WHAT WE FOUND	WHAT TO DO	STATUS
Regional land policy	A proposed industrial land acquisition in Devanahalli taluk was withdrawn in Jul 2025.	No direct bearing on this project; it affects the pace of nearby industrial development.	CLOSED
Litigation search	No litigation is disclosed on the project's channel listing.	Run a K-RERA complaint search and an e-Courts search before booking.	OPEN
Possession dates	Target Jun 2028; RERA date Mar 2030.	Plan finances on the RERA date, which is the legally binding one.	WATCH

Based on public records and channel disclosures as at Oct 2026. Absence of findings is not a clearance; independent legal verification is essential.

Sattva Springs

66 basement-parked row villas on 5.5 acres near the Art of Living centre.



Developer render: Sattva Springs row villas. Images: developer material.

K-RERA NO. PRM/KA/RERA/1251/310/PR/ 240724/006948	RERA REGISTERED 24 Jul 2024	POSSESSION 18 Sep 2027 (RERA)
LAND 5.5 acres • 4 survey numbers	HOMES 66 row villas, B+G+2	DENSITY ~12 homes / acre
CONFIGURATION 4 BHK + maid's 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 (3,854 – 5,236 sq ft)	₹ / SQ FT (SBA) ~₹13,400 all-in
PAYMENT PLAN Construction-linked • ~10% down	LAND LITIGATION "No" per K-RERA filing	MAINTENANCE ~₹4 / sq ft / month (est.)

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

Layout, Home and Lifestyle

Master plan and a typical unit from the developer, 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

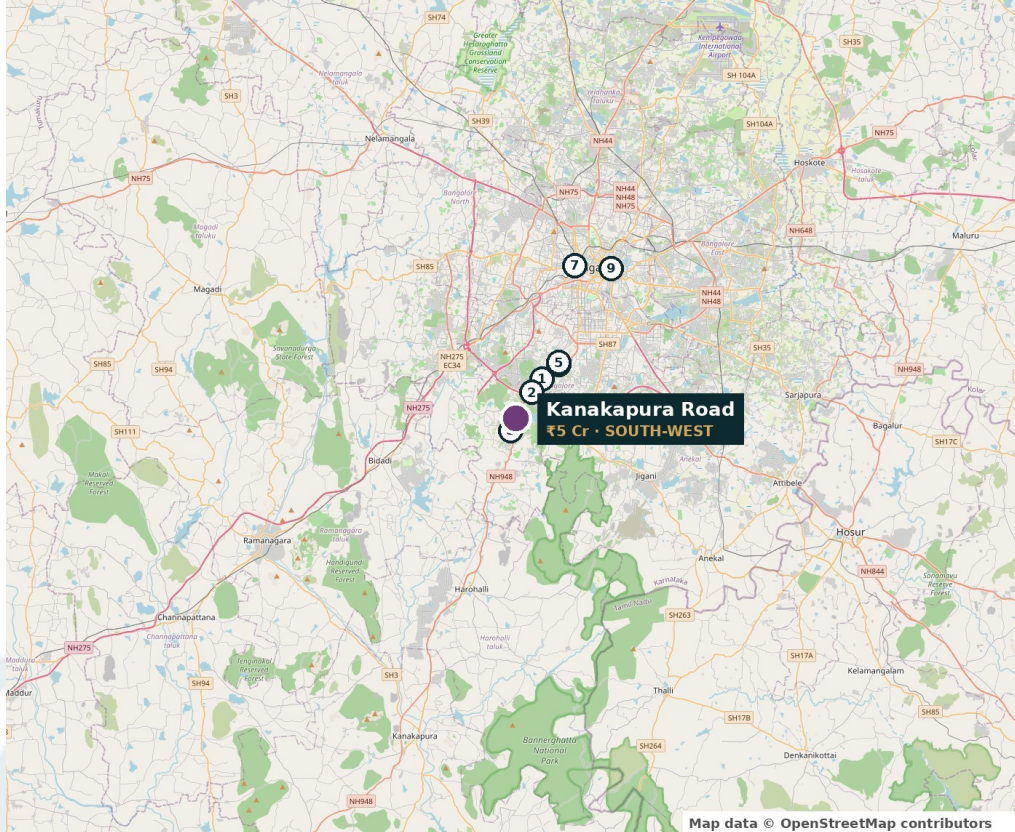
11 of 20 confirmed

- | | |
|---|--|
| ☒ 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 authorised channel (Oct 2026). Empty box = not confirmed — ask for it in writing before booking.

Distances and Drive Times, Measured

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



Numbered pins match the table where they fall inside the map frame. Map © OpenStreetMap contributors.

#	Landmark	Type	Aerial	Road (Est.)	Off-peak	Peak
1	NICE Road – Kanakapura Rd jn	Highway node	4.8 km	7 km	10 min	15 min
2	Silk Institute metro, Green Line	Metro	3.1 km	4.5 km	10 min	15 min
3	Art of Living Intl Centre	Landmark	1.4 km	2 km	5 min	5 min
4	Forum South Bengaluru mall	Mall	7 km	10.2 km	20 min	35 min
5	Manipal Hospital, Kanakapura Rd	Hospital	7.2 km	10.4 km	20 min	35 min
6	Electronic City (Infosys campus)	IT hub	15.8 km	21.8 km	35 min	60 min
7	KSR Bengaluru railway (Majestic)	Railway	16.8 km	23.1 km	45 min	90 min
8	Kempegowda Intl Airport	Airport	45.2 km	62.3 km	95 min	145 min
9	MG Road (city centre)	City centre	18.1 km	25 km	50 min	100 min

Site pin approximate (± 1 km). Road distance = aerial $\times 1.38$ –1.45. Off-peak assumes 30–50 km/h, peak 15–32 km/h by road type. Verify with a live drive before deciding.

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 Revised Structure Plan 2031; Bengaluru South taluk, outside the BDA RMP-2015 core (verify).	Land use per regional plan and sanctioned building plan — obtain the zonal extract.
Planning authority	Approving authority to be confirmed from the K-RERA filing.	Ask for building-plan sanction, CC and fire/height clearances (basement).
Civic body & khata	Bengaluru South taluk fringe; khata route depends on the local body (verify).	Confirm whether e-Khata or E-Swathu will be issued at handover.
Water & environment	Bannerghatta National Park eco-sensitive zone lies to the south-east.	Check ESZ distance and any forest/wildlife conditions on the sanction.
Growth outlook	Kanakapura Road is a mature metro-served corridor with limited villa land.	Scarcity supports pricing; most new supply here is high-rise.

SITE PLANNING CHECKLIST

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

INFRASTRUCTURE CATALYSTS

Green Line — Silk Institute metro

Terminal ~3 km aerial.

OPERATING

NICE Road — Kanakapura junction

~5 km; links Hosur and Mysuru roads.

OPERATING

Pink Line elevated (Kalena Agrahara)

CMRS inspection 6–8 Oct 2026; opening expected.

UNDER WAY

STRR southern arc (Kanakapura–Anekal)

Sections in progress — verify.

UNDER WAY

Yellow Line — Electronic City metro

RV Road–Bommasandra; opened Aug 2025.

OPERATING

Status as reported up to Oct 2026 (BMRL timelines via bengalurumetro.in; state announcements). Infrastructure dates slip — price the villa without them.

Salarpuria Sattva: Developer Profile

Who is building it, and the public-record checks every buyer should complete before booking.

30+ yrs

IN REAL ESTATE

Large

COMMERCIAL + RESIDENTIAL

SPV

PROMOTER ENTITY

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

Closest to keys. RERA possession is Sep 2027 — the shortest wait among our top picks.

Entity-level checks. The promoter entity is a project company (Sattva Resi Pvt Ltd); diligence should cover that entity specifically.

PUBLIC-RECORD CHECKS

CHECK	WHAT WE FOUND	WHAT TO DO	STATUS
Environmental zone	The Bannerghatta National Park eco-sensitive zone lies to the south-east.	Ask for the ESZ distance and any conditions recorded on the sanction.	VERIFY
Land disclosure	The project's K-RERA filing declares no land litigation.	Confirm with an independent title report and encumbrance certificate.	VERIFY
Litigation search	No litigation is disclosed on the project's channel listing.	Run a K-RERA complaint search and an e-Courts search on the promoter entity.	OPEN

Based on public records and channel disclosures as at Oct 2026. Absence of findings is not a clearance; independent legal verification is essential.

21 More Villas, Profiled One Page Each

Every best option with a RERA registration or ready status and a disclosed price. Pre-launch and price-on-request projects are left out until they disclose.

NORTH

45 Rival Z
46 Rival B
47 Rival AB
48 Rival C
49 Rival AA
50 Rival E
51 Rival AC
52 Rival A
53 Rival O

EAST

54 Rival F
55 Rival T
56 Rival S

SOUTH-EAST

57 Rival AD
58 Rival J
59 Rival I
60 Rival U

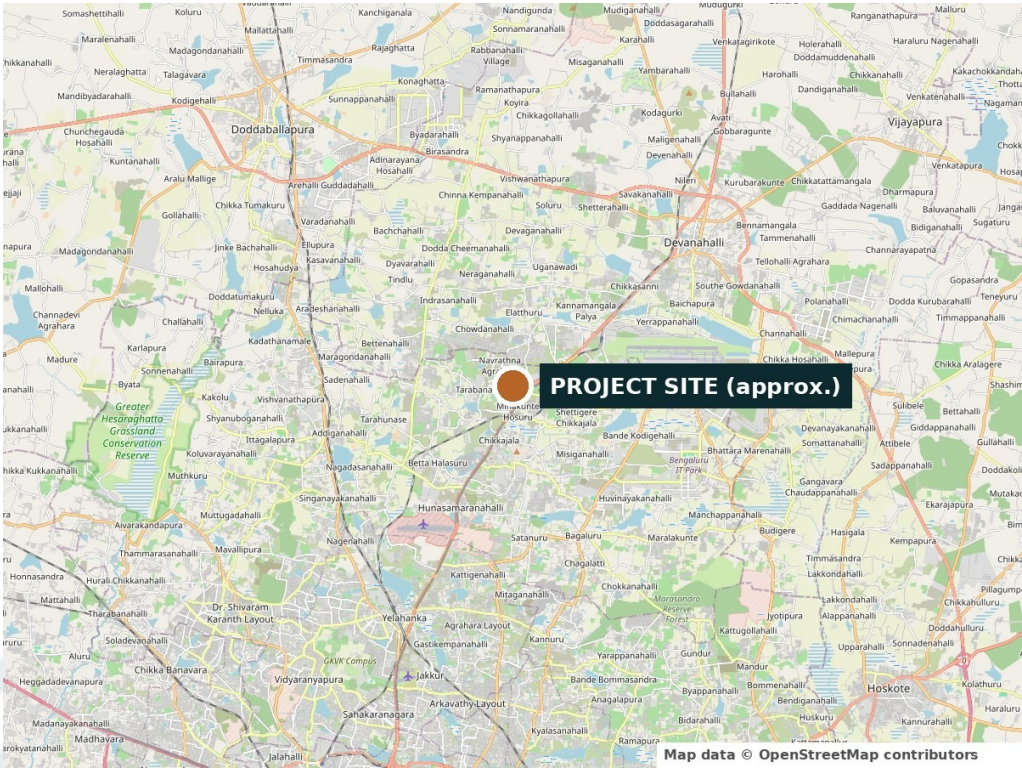
SOUTH-WEST

61 Rival Y
62 Rival L
63 Rival M
64 Rival AF
65 Rival AG

Not profiled (pending disclosure): Rival N, Rival P, Rival D, Rival H, Rival R, Rival Q, Rival V, Rival AE, Rival W, Rival X Our four picks have full sections on slides 24–43.

Rival Z • North villa

National, listed group • 4 BHK duplex villament • Under construction



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

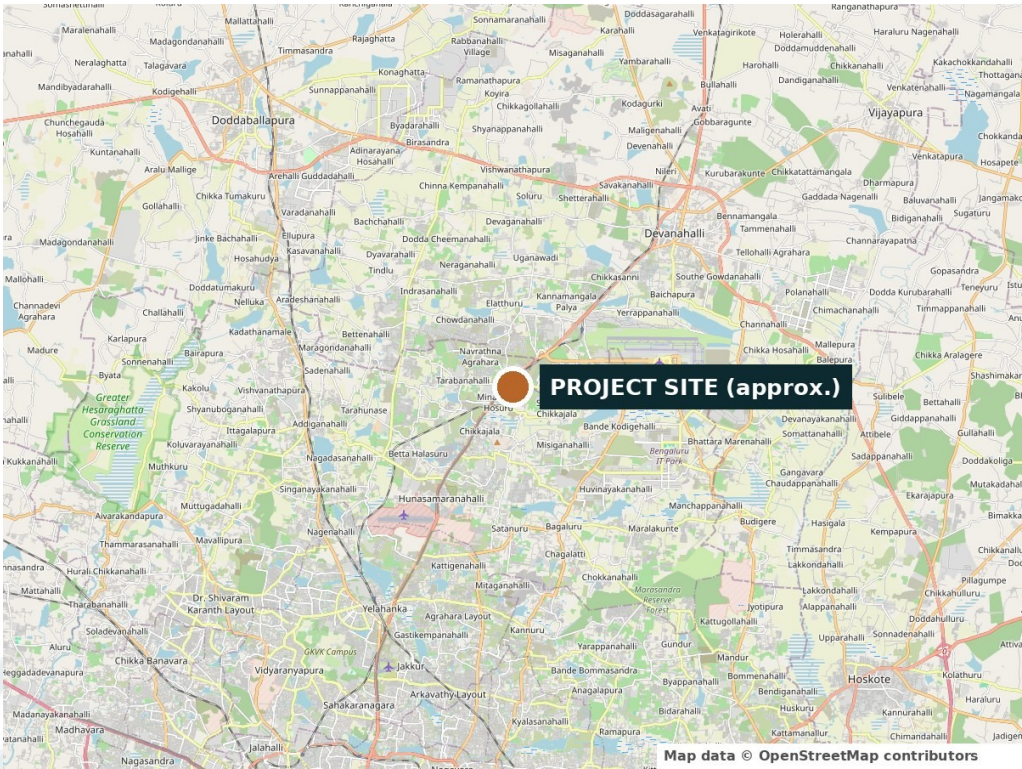
DEVELOPER	CATEGORY	CONFIGURATION
National, listed group	Cat A developer	4 BHK duplex villament
LAND / HOMES	SIZE (SQ FT)	TICKET
52 ac township (Ph-3)	2,175–3,528	₹2.87–5.06 Cr
₹ / SQ FT	RERA	POSSESSION
n/a	Verify on K-RERA (township Ph-3)	Aug 2030
STATUS	AMENITY RATING	CORRIDOR
Under construction	4.5 / 5 • Township	North

7.2 km	24.4 km	16.2 km	18 km
AIRPORT ~10.1 km road • ~30 min peak	MG ROAD ~34.1 km road • ~70 min peak	MANYATA TECH PARK ~22.7 km road • ~45 min peak	METRO: HEBBAL (BLUE, 2027+) ~25.2 km road • ~50 min peak

WHY CONSIDER	WATCH-OUTS
- Listed-group developer; amenities of a 52-acre township. - Entry from ~₹2.87 Cr for a 4 BHK duplex.	- Stacked villament, not an independent villa. - Possession Aug 2030.

Rival B • North villa

National, group-backed • Row house / villament • New launch



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

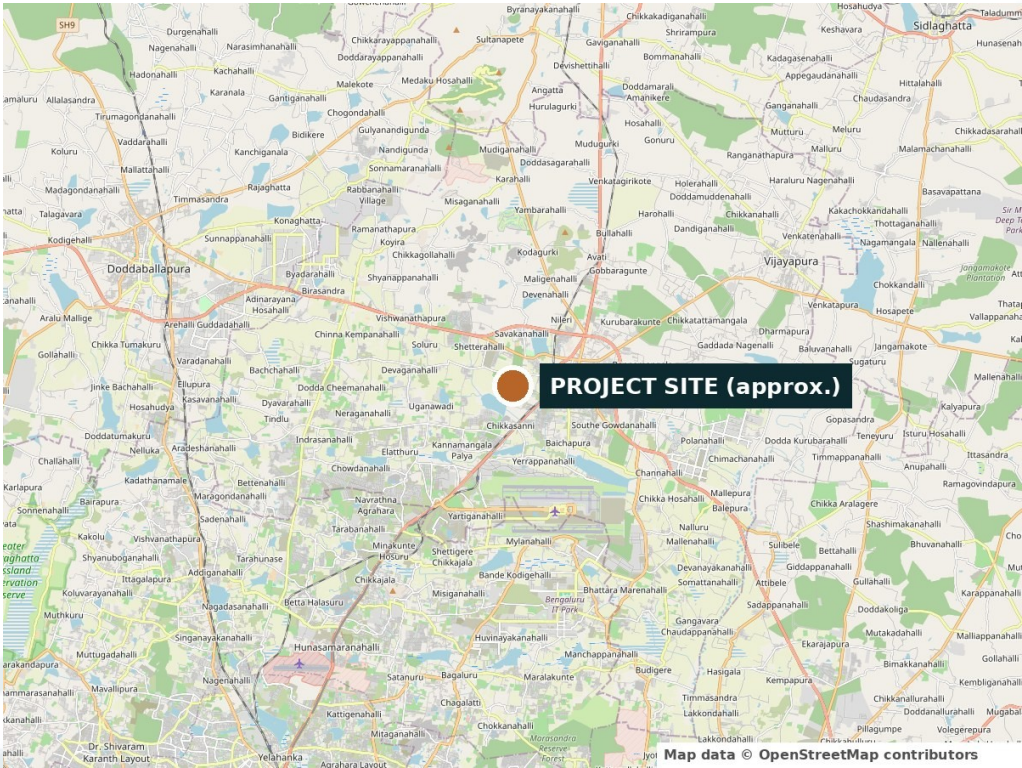
DEVELOPER	CATEGORY	CONFIGURATION
National, group-backed	Cat A developer	3-5 BHK row house / villament
LAND / HOMES	SIZE (SQ FT)	TICKET
67 ac township	2,576-3,966	Within ₹1.31-4.38 Cr
₹ / SQ FT	RERA	POSSESSION
n/a	Registered Aug 2025	Sep 2031
STATUS	AMENITY RATING	CORRIDOR
New launch	4.5 / 5 • Township	North

6.5 km	24.1 km	15.9 km	17.8 km
AIRPORT	MG ROAD	MANYATA TECH PARK	METRO: HEBBAL (BLUE, 2027+)
~9 km road • ~25 min peak	~33.7 km road • ~65 min peak	~22.3 km road • ~45 min peak	~24.9 km road • ~50 min peak

WHY CONSIDER	WATCH-OUTS
- National-group developer; 67-acre township. - Fresh RERA (Aug 2025) — early-phase pricing.	- Keys only by Sep 2031. - Villa-format price sheet not published — request it.

Rival AB • North villa

National, listed • 4 BHK villa • Ready (resale)



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

4 BHK villa

LAND / HOMES

135-ac township / 98

SIZE (SQ FT)

4,900–4,920

TICKET

₹4.09–5.09 Cr

₹ / SQ FT

n/a

RERA

PRM/KA/RERA/1250/303/PR/170916/000462

POSSESSION

Built 2018

STATUS

Ready (resale)

AMENITY RATING

4.5 / 5 • Township

CORRIDOR

North

5.7 km

AIRPORT
~7.9 km road • ~20 min peak

31.6 km

MG ROAD
~44.2 km road • ~90 min peak

23.4 km

MANYATA TECH PARK
~32.8 km road • ~65 min peak

25.6 km

METRO: HEBBAL (BLUE, 2027+)
~35.8 km road • ~70 min peak

WHY CONSIDER

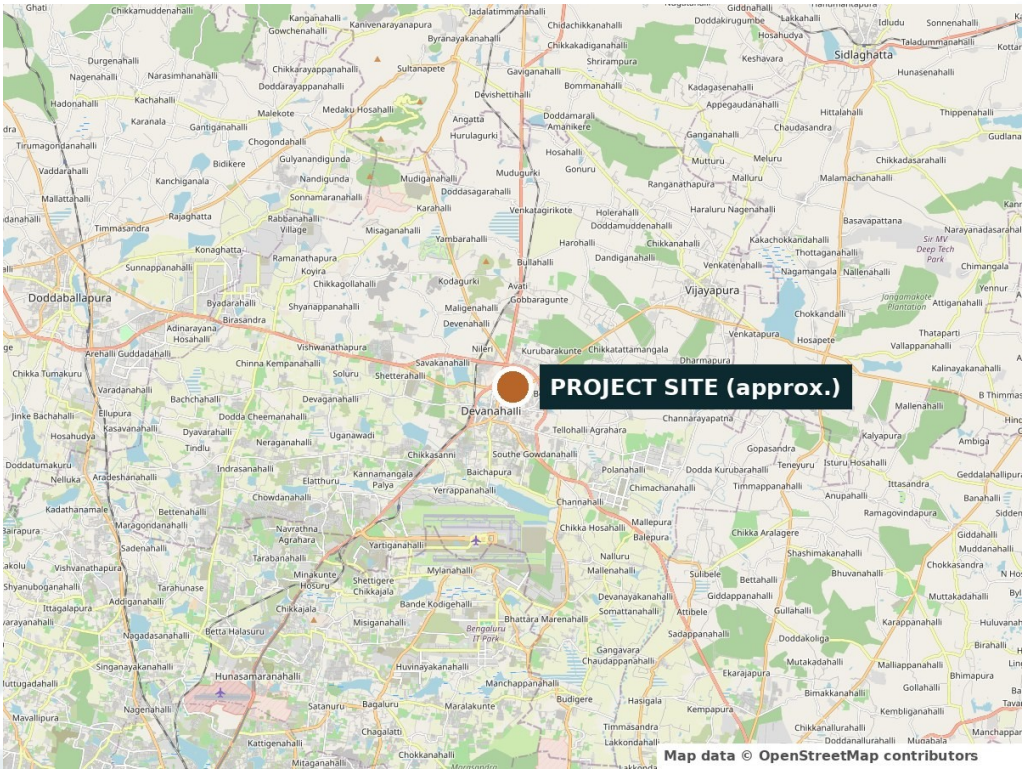
- Completed 2018 — inspect the actual home before buying.
- 4,900 sq ft inside a 135-acre township with school and hospital.

WATCH-OUTS

- Resale only; check refurbishment needs.
- Older specification than new launches.

Rival C • North villa

National, listed • 3.5 BHK villament • Ready (resale)



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER National, listed	CATEGORY Cat A developer	CONFIGURATION 3.5 BHK villament
LAND / HOMES 18 ac / 128	SIZE (SQ FT) 2,540–2,589	TICKET ~₹2.0–2.8 Cr
₹ / SQ FT n/a	RERA PRM/KA/RERA/1250/303/PR/220207/004671	POSSESSION Ready
STATUS Ready (resale)	AMENITY RATING 4.0 / 5 • Large enclave	CORRIDOR North

6.8 km
AIRPORT
~9.5 km road • ~25 min peak

33.9 km
MG ROAD
~47.4 km road • ~95 min peak

25.9 km
MANYATA TECH PARK
~36.2 km road • ~70 min peak

28.2 km
METRO: HEBBAL (BLUE, 2027+)
~39.4 km road • ~80 min peak

WHY CONSIDER

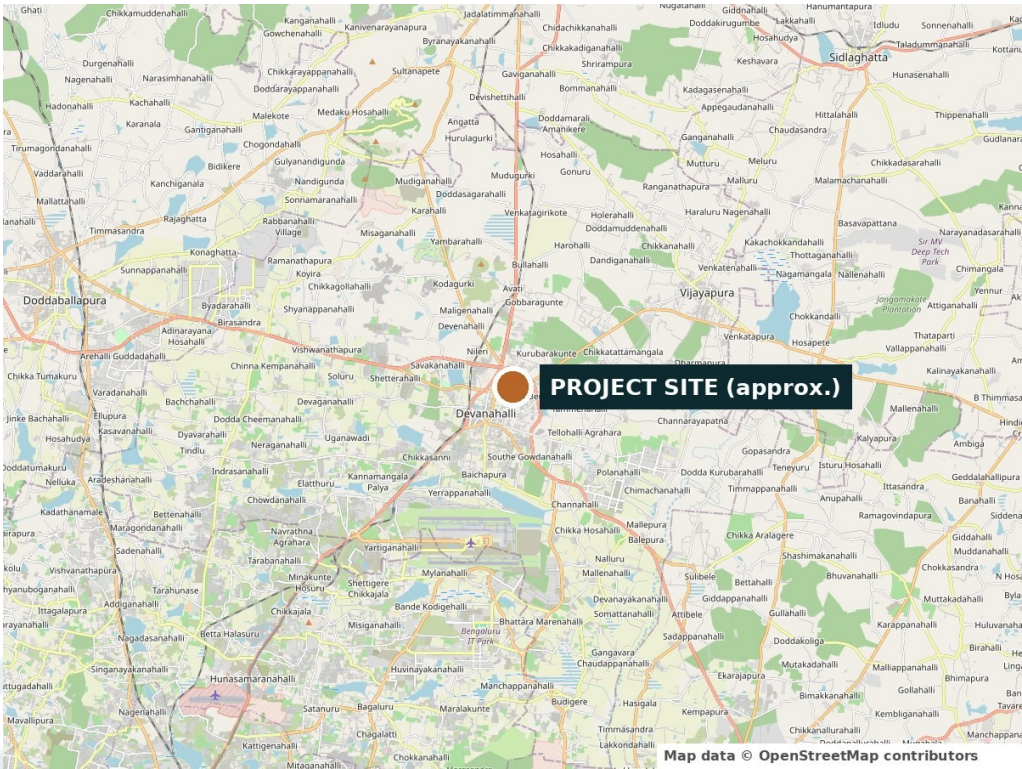
- Ready home from a listed developer at ~₹2.0–2.8 Cr.
- Part of an 18-acre gated estate.

WATCH-OUTS

- Villament format (shared walls and lift).
- Resale only — developer inventory sold.

Rival AA • North villa

National, listed • 4 BHK courtyard villa • Ready (resale)



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

4 BHK courtyard villa

LAND / HOMES

18 ac / 109

SIZE (SQ FT)

4,900

TICKET

~₹4.71 Cr

₹ / SQ FT

n/a

RERA

PRM/KA/RERA/1250/303/PR/170916/000497

POSSESSION

Ready

STATUS

Ready (resale)

AMENITY RATING

4.0 / 5 • Large enclave

CORRIDOR

North

7 km

AIRPORT
~9.8 km road • ~25 min peak

34 km

MG ROAD
~47.7 km road • ~95 min peak

26.1 km

MANYATA TECH PARK
~36.5 km road • ~75 min peak

28.4 km

METRO: HEBBAL (BLUE, 2027+)
~39.7 km road • ~80 min peak

WHY CONSIDER

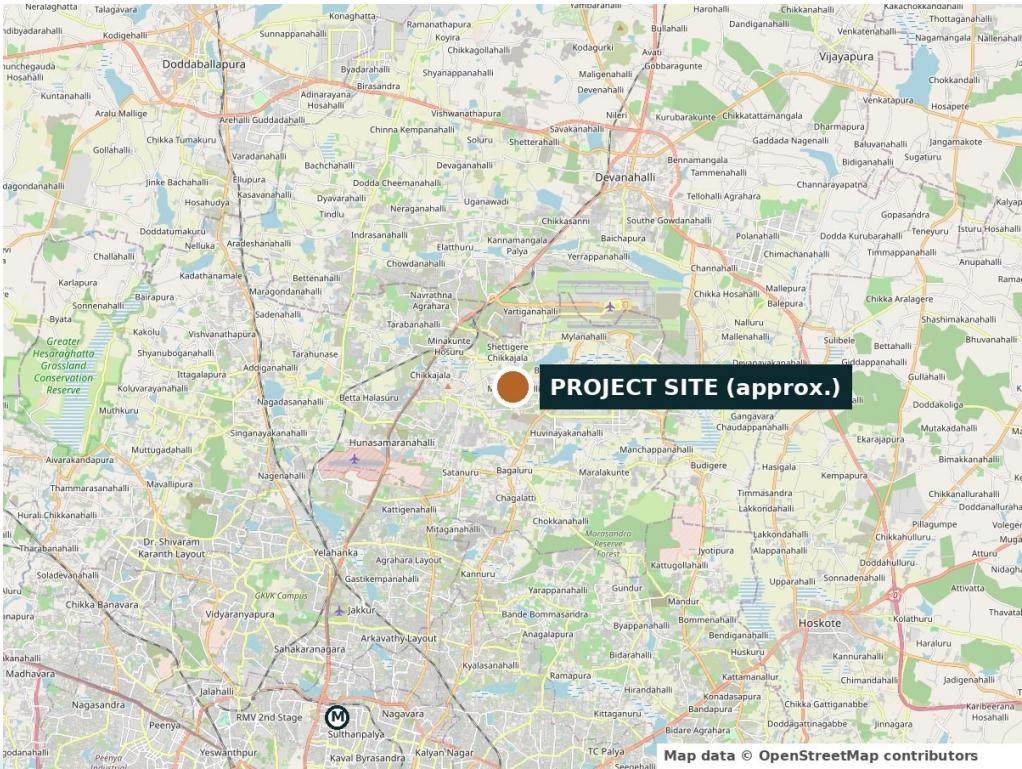
- 4,900 sq ft for ~₹4.71 Cr — large home under ₹5 Cr.
- Ready; listing cites ~70% open space.

WATCH-OUTS

- Resale; review maintenance history.
- 2020-era handover — check finishes.

Rival E • North villa

National, listed • IVC Rd, Devanahalli • Verify



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

4 BHK row villa

LAND / HOMES

8.5 ac / 80

SIZE (SQ FT)

3,421-3,467

TICKET

₹4.66 Cr+

₹ / SQ FT

~₹13.6k

RERA

Verify on K-RERA

POSSESSION

Dec 2027

STATUS

Verify

AMENITY RATING

3.5 / 5 • Enclave

CORRIDOR

North

5.5 km

AIRPORT
~7.7 km road • ~20 min peak

22.2 km

MG ROAD
~31.1 km road • ~60 min peak

14.2 km

MANYATA TECH PARK
~19.8 km road • ~55 min peak

16.4 km

METRO: HEBBAL (BLUE, 2027+)
~23 km road • ~45 min peak

WHY CONSIDER

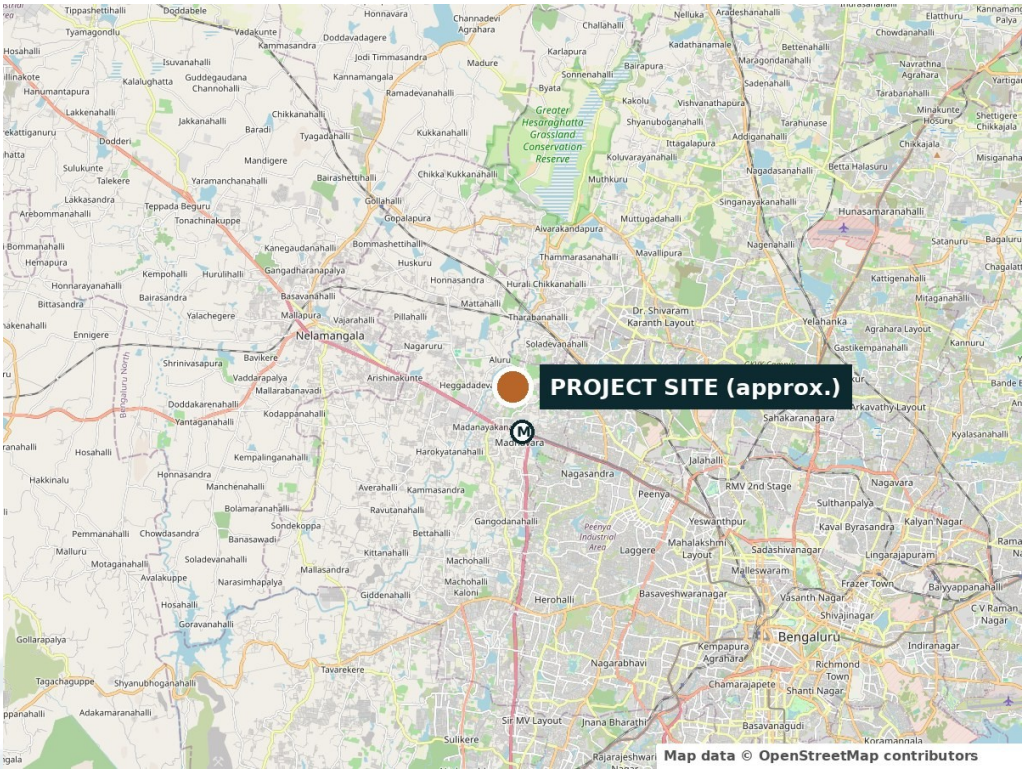
- Listed developer known for in-house construction.
- 80 Tudor-style villas on 8.5 acres.

WATCH-OUTS

- Quoted ₹4.66-6.2 Cr across sources — get the cost sheet.
- Confirm the RERA number and date.

Rival AC • North villa

National, listed • 4-5 BHK villa / townhome • Ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

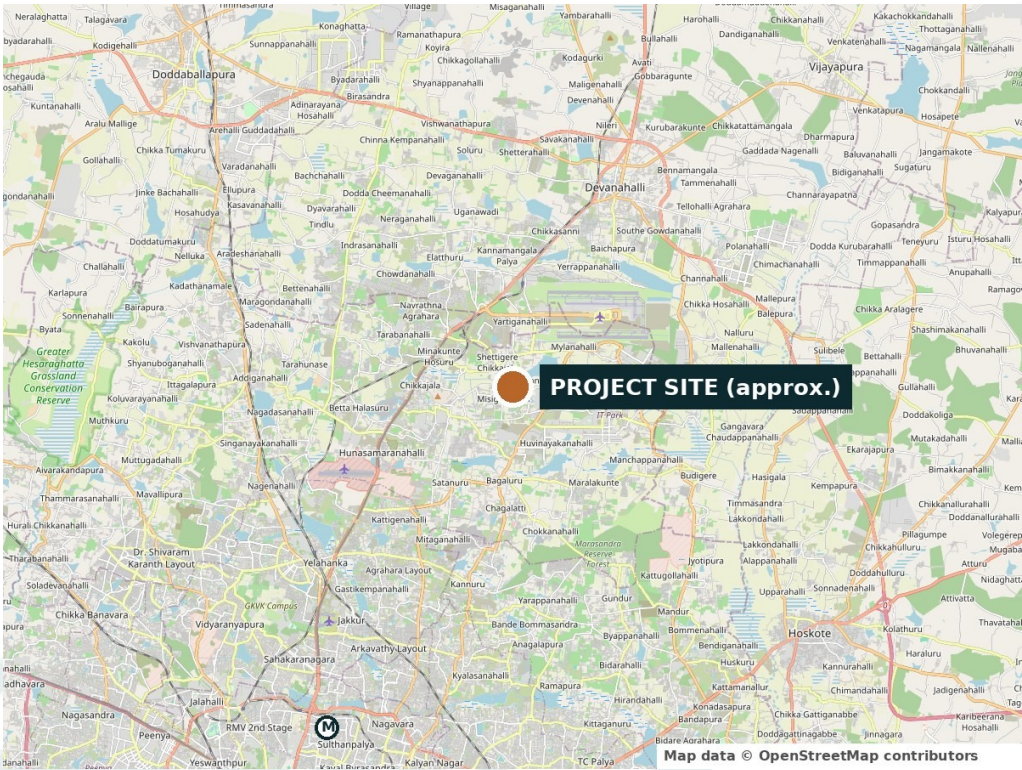
DEVELOPER	CATEGORY	CONFIGURATION
National, listed	Cat A developer	4-5 BHK villa / townhome
LAND / HOMES	SIZE (SQ FT)	TICKET
12 ac / 109	3,162-4,200	₹2.27 Cr+
₹ / SQ FT	RERA	POSSESSION
n/a	Verify on K-RERA	Ready
STATUS	AMENITY RATING	CORRIDOR
Ready	3.5 / 5 • Enclave	North

29.1 km	18.3 km	16.6 km	2 km
AIRPORT	MG ROAD	MANYATA TECH PARK	METRO: MADAVARA (GREEN)
~40.7 km road • ~80 min peak	~25.7 km road • ~50 min peak	~23.2 km road • ~45 min peak	~2.9 km road • ~10 min peak

WHY CONSIDER	WATCH-OUTS
• Ready; entry from ~₹2.27 Cr. • Green Line metro corridor on Tumkur Road.	• Tumkur Road traffic and industrial belt. • Limited fresh inventory — mostly resale.

Rival A • North villa

Mid-size, Bengaluru • IVC Rd, Devanahalli • RERA ✓



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

Mid-size, Bengaluru

CATEGORY

Other developer

CONFIGURATION

4 BHK villa

LAND / HOMES

7 ac / 99

SIZE (SQ FT)

3,200–3,400

TICKET

₹3.19–3.39 Cr

₹ / SQ FT

~₹10.0k

RERA

Registered Nov 2024

POSSESSION

Dec 2027

STATUS

RERA ✓

AMENITY RATING

3.0 / 5 • Small enclave

CORRIDOR

North

4.9 km

AIRPORT

~6.9 km road • ~20 min peak

22.8 km

MG ROAD

~31.9 km road • ~65 min peak

14.7 km

MANYATA TECH PARK

~20.6 km road • ~40 min peak

17 km

METRO: HEBBAL (BLUE, 2027+)

~23.8 km road • ~50 min peak

WHY CONSIDER

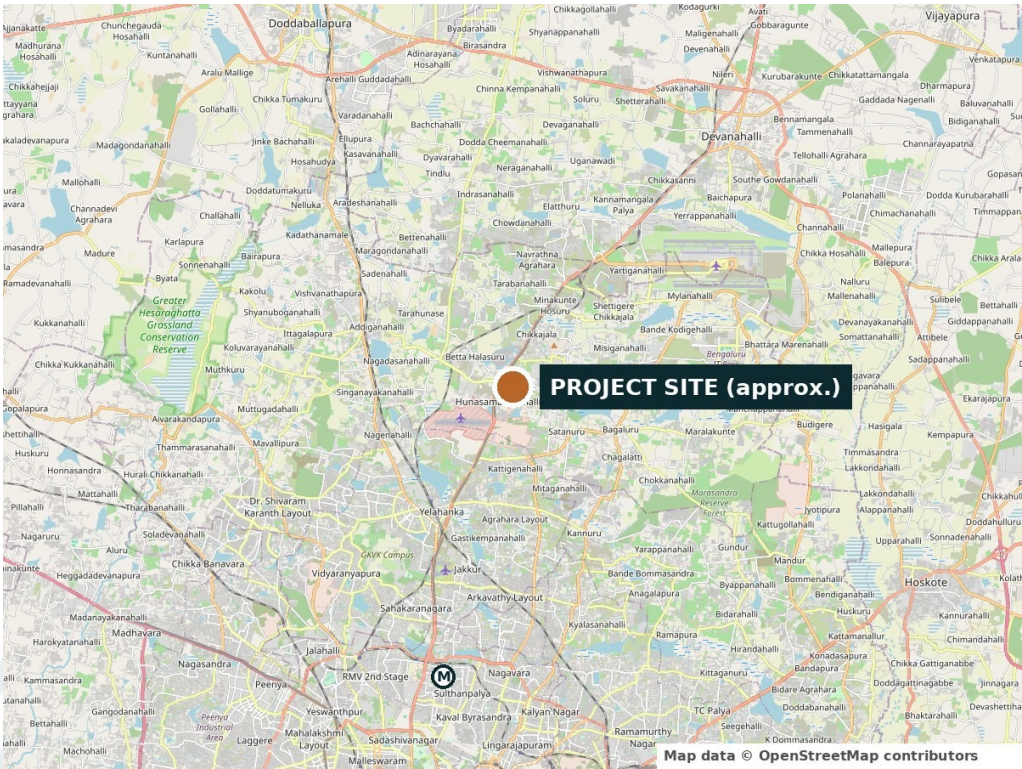
- ~60% built (Aug 2026); ₹3.19 Cr all-in.
- Possession Dec 2027.

WATCH-OUTS

- Private developer — verify delivery record.
- 7-acre enclave; compact amenity set.

Rival O • North villa

Boutique, Bengaluru • Kannamangala, Sadahalli • RERA ✓



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

Boutique, Bengaluru

CATEGORY

Other developer

CONFIGURATION

4 BHK row villa (B+G+3)

LAND / HOMES

5.4 ac / ~100

SIZE (SQ FT)

3,100–3,300

TICKET

₹3.72–3.96 Cr

₹ / SQ FT

~₹12.0k

RERA

PRM/KA/RERA/1250/303/PR/090925/008075

POSSESSION

Jul 2030

STATUS

RERA ✓

AMENITY RATING

3.0 / 5 • Small enclave

CORRIDOR

North

10.4 km

AIRPORT
~14.5 km road • ~40 min peak

19.5 km

MG ROAD
~27.3 km road • ~55 min peak

11.4 km

MANYATA TECH PARK
~16 km road • ~45 min peak

13.1 km

METRO: HEBBAL (BLUE, 2027+)
~18.3 km road • ~50 min peak

WHY CONSIDER

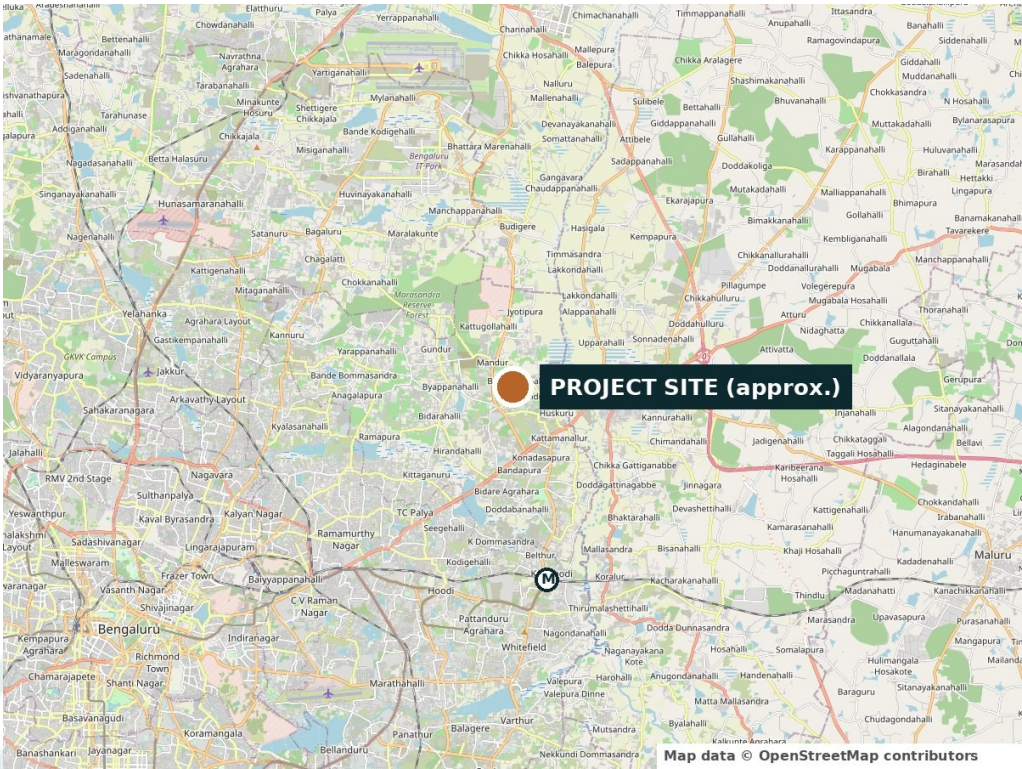
- Newest North RERA (Sep 2025).
- Row villas from ~₹3.72 Cr near NH-44.

WATCH-OUTS

- Possession Jul 2030.
- Basement + 3 floors: confirm lift provision.

Rival F • East villa

Mid-size, Bengaluru • Budigere Cross • Near-ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER	CATEGORY	CONFIGURATION
Mid-size, Bengaluru	Other developer	4 BHK villa
LAND / HOMES	SIZE (SQ FT)	TICKET
10 ac / 185	2,400–3,350	₹1.96–2.74 Cr
₹ / SQ FT	RERA	POSSESSION
~₹8.2k	Registered Jul 2022	Jun 2026
STATUS	AMENITY RATING	CORRIDOR
Near-ready	3.5 / 5 • Enclave	East

14.7 km	18.6 km	9.6 km	8.6 km
AIRPORT ~20.5 km road • ~40 min peak	MG ROAD ~26 km road • ~50 min peak	ITPL WHITEFIELD ~13.5 km road • ~35 min peak	METRO: KADUGODI (PURPLE) ~12 km road • ~35 min peak

WHY CONSIDER	WATCH-OUTS
- Near-ready (Jun 2026); entry ~₹1.96 Cr. - Budigere Cross, close to Old Madras Road.	18.5 homes per acre — denser than peers. - Check OC and handover status.

Rival T • East villa

National, listed • Whitefield Ext., Old Madras Rd • Verify



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

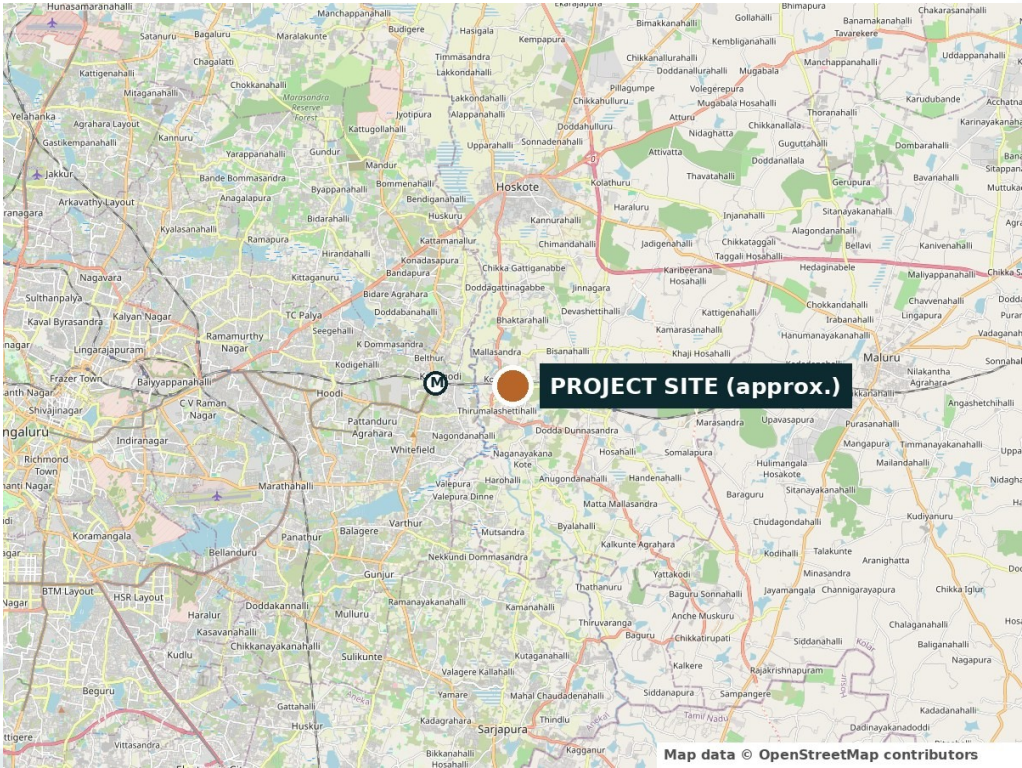
DEVELOPER	CATEGORY	CONFIGURATION
National, listed	Cat A developer	4 BHK villa
LAND / HOMES	SIZE (SQ FT)	TICKET
4.08 ac	3,009–4,341	₹4.73 Cr+
₹ / SQ FT	RERA	POSSESSION
~₹15.7k	Verify on K-RERA	2026+
STATUS	AMENITY RATING	CORRIDOR
Verify	2.5 / 5 • Boutique	East

21.7 km	18.9 km	5.3 km	2.7 km
AIRPORT ~30.4 km road • ~60 min peak	MG ROAD ~26.5 km road • ~55 min peak	ITPL WHITEFIELD ~7.4 km road • ~20 min peak	METRO: KADUGODI (PURPLE) ~3.8 km road • ~10 min peak

WHY CONSIDER	WATCH-OUTS
- Listed developer; Whitefield–Hoskote belt. - Boutique enclave on ~4 acres.	- Compact amenity set. - Confirm which phase is selling and the price.

Rival S • East villa

National, listed • Soukya Rd, Whitefield • New launch



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

4 & 5 BHK row villa

LAND / HOMES

n/a

SIZE (SQ FT)

~3,700+

TICKET

₹4.85 Cr+

₹ / SQ FT

~₹13.1k

RERA

Verify on K-RERA

POSSESSION

n/a

STATUS

New launch

AMENITY RATING

Not rated

CORRIDOR

East

24.4 km

AIRPORT
~34.1 km road • ~70 min peak

20.2 km

MG ROAD
~28.2 km road • ~55 min peak

5.9 km

ITPL WHITEFIELD
~8.2 km road • ~20 min peak

3.4 km

METRO: KADUGODI (PURPLE)
~4.7 km road • ~15 min peak

WHY CONSIDER

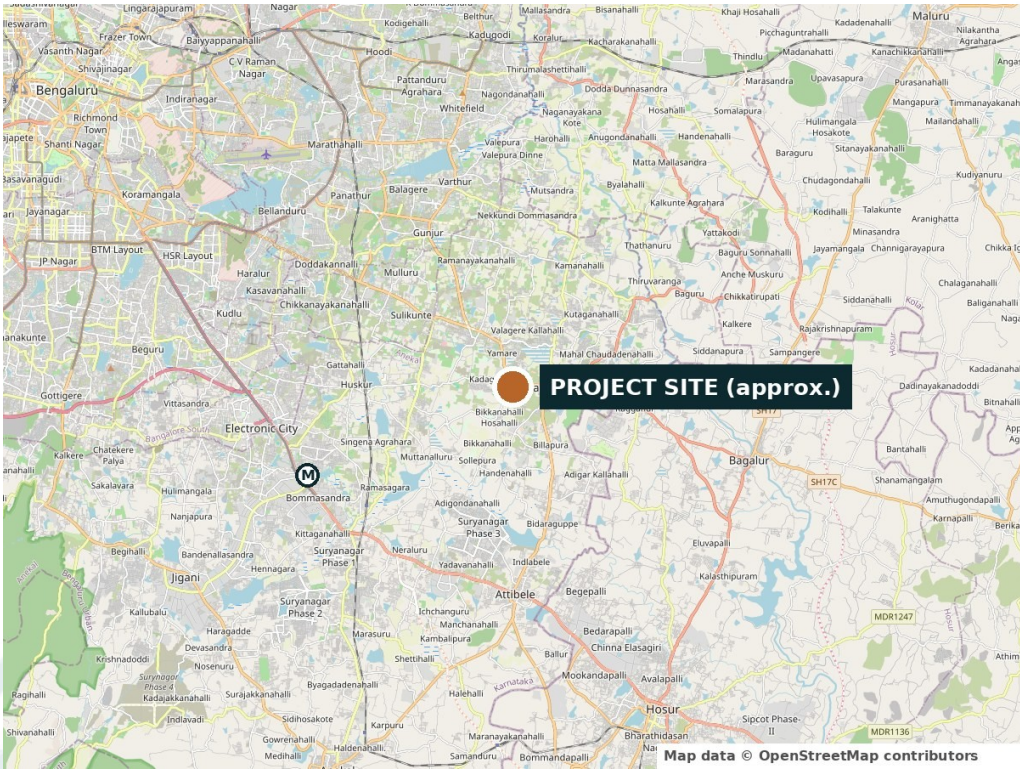
- Listed developer; launched Sep 2026.
- French-theme row villas off Soukya Road.

WATCH-OUTS

- Entry ₹4.85 Cr+ — top of this budget.
- Confirm RERA number and possession date.

Rival AD • South-east villa

National, listed • 4 BHK villa • Ready (resale)



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

4 BHK villa

LAND / HOMES

20.3 ac in 180-ac township / 149

SIZE (SQ FT)

3,344–3,612

TICKET

Launch ₹2.99–3.50 Cr

₹ / SQ FT

n/a

RERA

Verify on K-RERA

POSSESSION

Ready

STATUS

Ready (resale)

AMENITY RATING

4.5 / 5 • Township

CORRIDOR

South-east

38.3 km

AIRPORT
~53.6 km road • ~105 min peak

22 km

MG ROAD
~30.8 km road • ~60 min peak

10.8 km

WIPRO SEZ SARJAPUR RD
~15.2 km road • ~40 min peak

9.8 km

METRO: HEBBAGODI (YELLOW)
~13.7 km road • ~35 min peak

WHY CONSIDER

- Ready home inside a 180-acre listed-developer township.
- Launch pricing ₹2.99–3.50 Cr.

WATCH-OUTS

- Sold out — resale only.
- Resale asks vary widely; benchmark carefully.

Rival J • South-east villa

Mid-size, Bengaluru • Sarjapur • Near-ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

Mid-size, Bengaluru

CATEGORY

Other developer

CONFIGURATION

3–4 BHK duplex villa

LAND / HOMES

15 ac / 137

SIZE (SQ FT)

3,198–3,904

TICKET

₹2.75 Cr+

₹ / SQ FT

~₹8.6k

RERA

Verify on K-RERA

POSSESSION

Aug 2026

STATUS

Near-ready

AMENITY RATING

4.0 / 5 • Large enclave

CORRIDOR

South-east

40.1 km

AIRPORT
~56.1 km road • ~110 min peak

25.3 km

MG ROAD
~35.5 km road • ~70 min peak

14.2 km

WIPRO SEZ SARJAPUR RD
~19.9 km road • ~55 min peak

12.6 km

METRO: HEBBAGODI (YELLOW)
~17.6 km road • ~50 min peak

WHY CONSIDER

- Near-ready (Aug 2026); low ~₹8.6k / sq ft.
- Phase 1: 137 villas on 15 acres.

WATCH-OUTS

- Verify developer delivery record.
- Confirm RERA and OC before paying.

Rival I • South-east villa

Mid-size, Bengaluru • Kada Agrahara, Sarjapur Rd • Ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

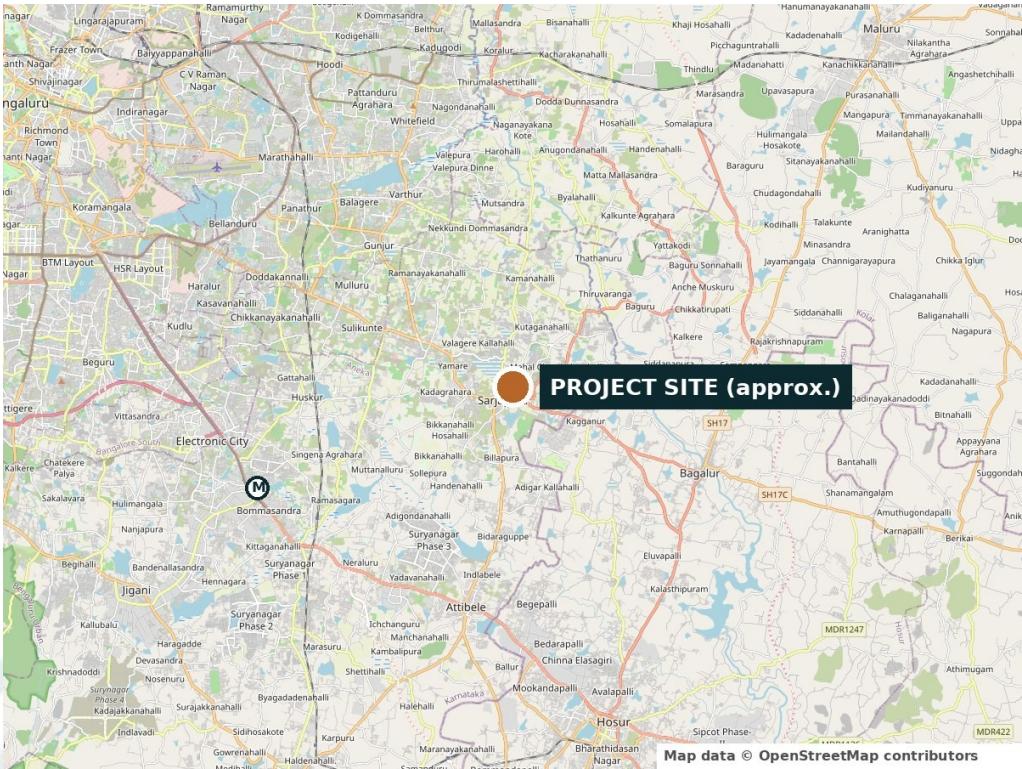
DEVELOPER	CATEGORY	CONFIGURATION
Mid-size, Bengaluru	Other developer	4–5 BHK villa
LAND / HOMES	SIZE (SQ FT)	TICKET
26.5 ac / 266	3,387–4,235	₹2.9–4.3 Cr
₹ / SQ FT	RERA	POSSESSION
~₹9.2k	Registered Feb 2023	Ready
STATUS	AMENITY RATING	CORRIDOR
Ready	4.0 / 5 • Large enclave	South-east

34.3 km	19.5 km	8.8 km	11.2 km
AIRPORT	MG ROAD	WIPRO SEZ SARJAPUR RD	METRO: KADUGODI (PURPLE)
~48.1 km road • ~95 min peak	~27.3 km road • ~55 min peak	~12.4 km road • ~35 min peak	~15.7 km road • ~45 min peak

WHY CONSIDER • Ready; 266 villas on 26.5 acres. • Closer to the ORR end of Sarjapur Road.	WATCH-OUTS • Last units and resale only. • Price spread ₹2.9–4.3 Cr — compare units.
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Rival U • South-east villa

Boutique, Bengaluru • Sarjapur • RERA ✓



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

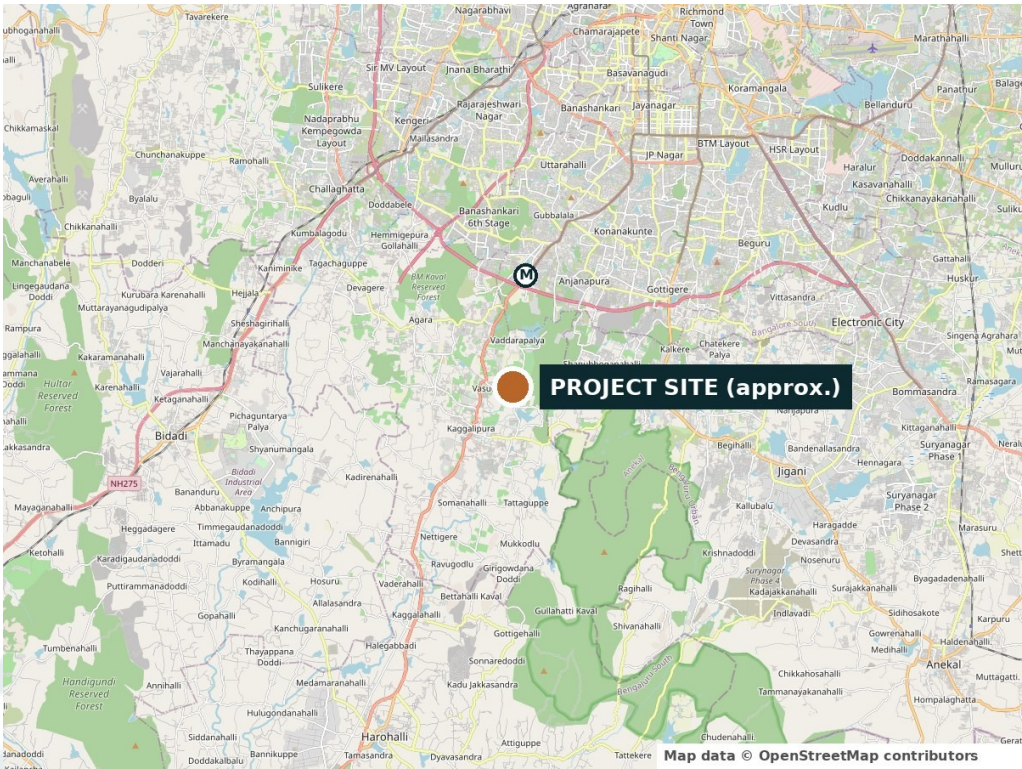
DEVELOPER	CATEGORY	CONFIGURATION
Boutique, Bengaluru	Other developer	4 BHK villa
LAND / HOMES	SIZE (SQ FT)	TICKET
n/a	3,000	₹2.70 Cr
₹ / SQ FT	RERA	POSSESSION
~₹9.0k	Registered 2025	Dec 2027
STATUS	AMENITY RATING	CORRIDOR
RERA ✓	Not rated	South-east

38.2 km	23.5 km	12.5 km	12 km
AIRPORT	MG ROAD	WIPRO SEZ SARJAPUR RD	METRO: HEBBAGODI (YELLOW)
~53.5 km road • ~105 min peak	~32.9 km road • ~65 min peak	~17.5 km road • ~50 min peak	~16.8 km road • ~45 min peak

WHY CONSIDER	WATCH-OUTS
• Lowest new ticket in the corridor (~₹2.70 Cr). • Possession Dec 2027.	• Land and unit count not published. • Small developer — verify financial strength.

Rival Y • South-west villa

National, Chennai-based • Kanakapura Rd • RERA ✓



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

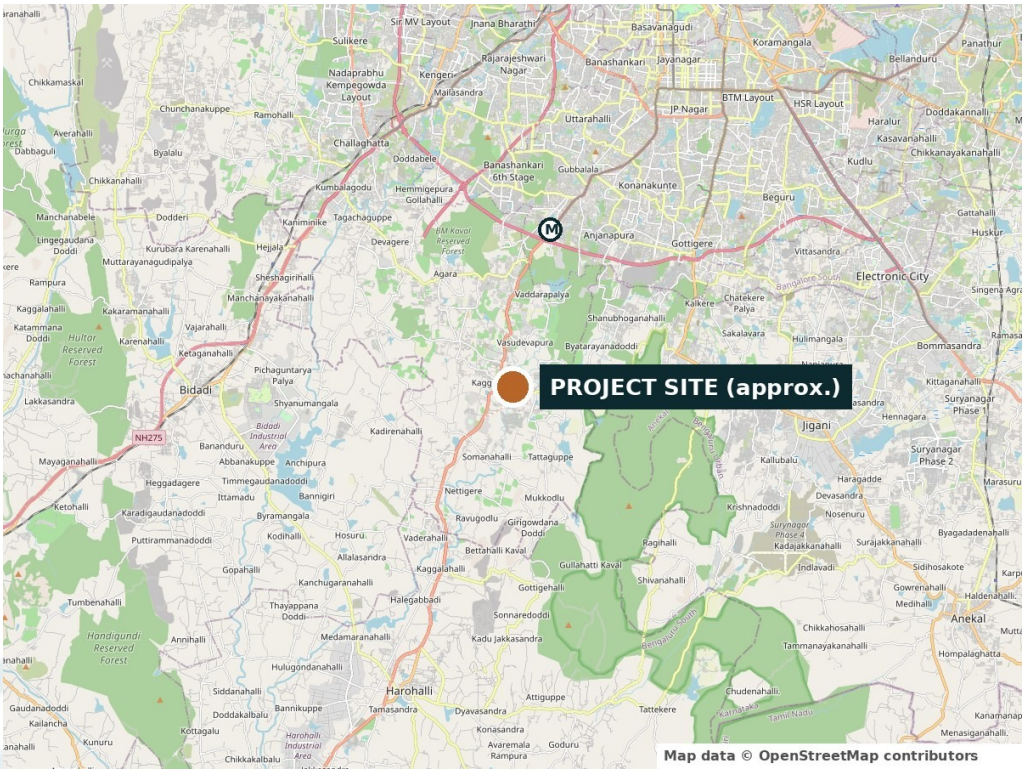
DEVELOPER	CATEGORY	CONFIGURATION
National, Chennai-based	Other developer	4-5 BHK villa
LAND / HOMES	SIZE (SQ FT)	TICKET
27 ac	4-5 BHK	₹2.43-3.70 Cr+
₹ / SQ FT	RERA	POSSESSION
n/a	PRM/KA/RERA/1251/310/PR/040524/006862	n/a
STATUS	AMENITY RATING	CORRIDOR
RERA ✓	4.0 / 5 • Large enclave	South-west

46.7 km	19.6 km	15 km	4.9 km
AIRPORT	MG ROAD	ELECTRONIC CITY	METRO: SILK INSTITUTE (GREEN)
~65.3 km road • ~130 min peak	~27.4 km road • ~55 min peak	~21 km road • ~40 min peak	~6.9 km road • ~20 min peak

WHY CONSIDER	WATCH-OUTS
• 27-acre theme township; RERA May 2024. • Entry from ~₹2.43 Cr.	• Outer Kanakapura Road stretch. • Confirm possession date.

Rival L • South-west villa

National, Chennai-based • Off Kanakapura Rd • Near-ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, Chennai-based

CATEGORY

Other developer

CONFIGURATION

4 BHK villa

LAND / HOMES

24 ac / 219

SIZE (SQ FT)

2,459–2,966

TICKET

₹3.13–4.64 Cr

₹ / SQ FT

~₹12.7k

RERA

Registered Feb 2023

POSSESSION

2026

STATUS

Near-ready

AMENITY RATING

4.0 / 5 • Large enclave

CORRIDOR

South-west

48.9 km

AIRPORT
~68.5 km road • ~135 min peak

21.8 km

MG ROAD
~30.6 km road • ~60 min peak

16.5 km

ELECTRONIC CITY
~23.1 km road • ~45 min peak

7.1 km

METRO: SILK INSTITUTE (GREEN)
~9.9 km road • ~25 min peak

WHY CONSIDER

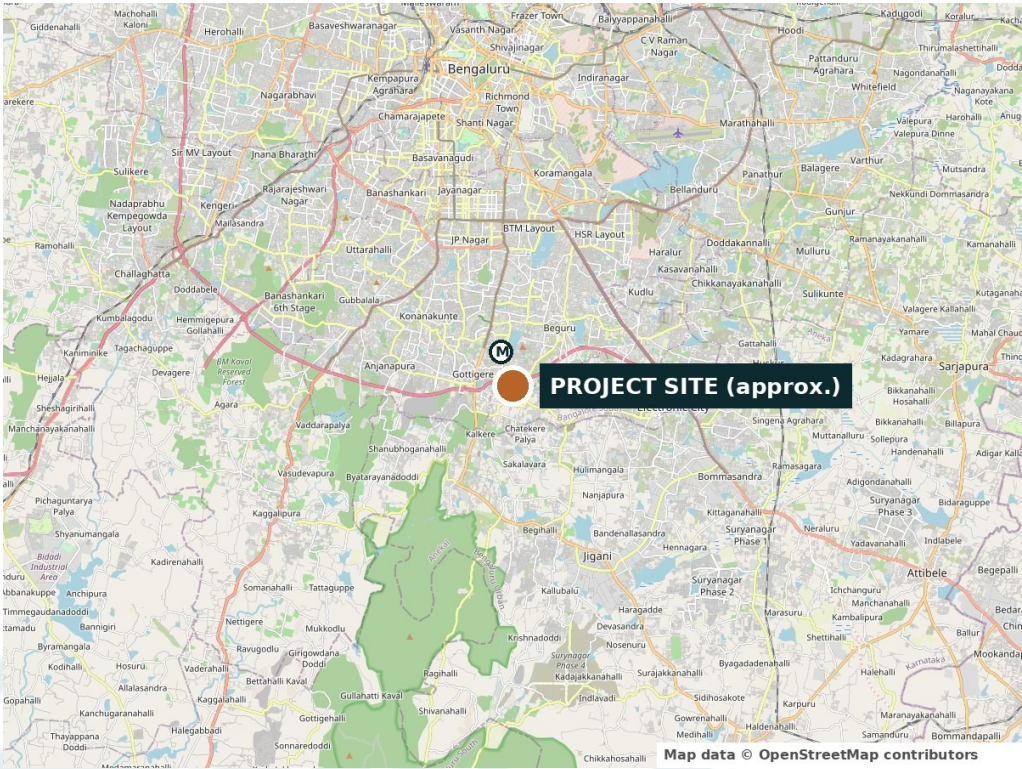
- 24 acres / 219 villas; possession 2026.
- Entry ~₹3.13 Cr.

WATCH-OUTS

- Smaller homes (2,459–2,966 sq ft).
- Denser estate than boutique peers.

Rival M • South-west villa

National, listed • Off Kanakapura / Bannerghatta • Ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

3 & 4 BHK villa

LAND / HOMES

20 ac / 207

SIZE (SQ FT)

3,335–4,477

TICKET

₹4.80 Cr+

₹ / SQ FT

~₹14.4k

RERA

PRM/KA/RERA/1251/310/PR/210907/004300

POSSESSION

Ready

STATUS

Ready

AMENITY RATING

4.0 / 5 • Large enclave

CORRIDOR

South-west

40.1 km

AIRPORT
~56.2 km road • ~110 min peak

13.8 km

MG ROAD
~19.3 km road • ~55 min peak

6.2 km

ELECTRONIC CITY
~8.7 km road • ~25 min peak

1.5 km

METRO: KALENA AGRAHARA (PINK,
LATE 2026)
~2.2 km road • ~5 min peak

WHY CONSIDER

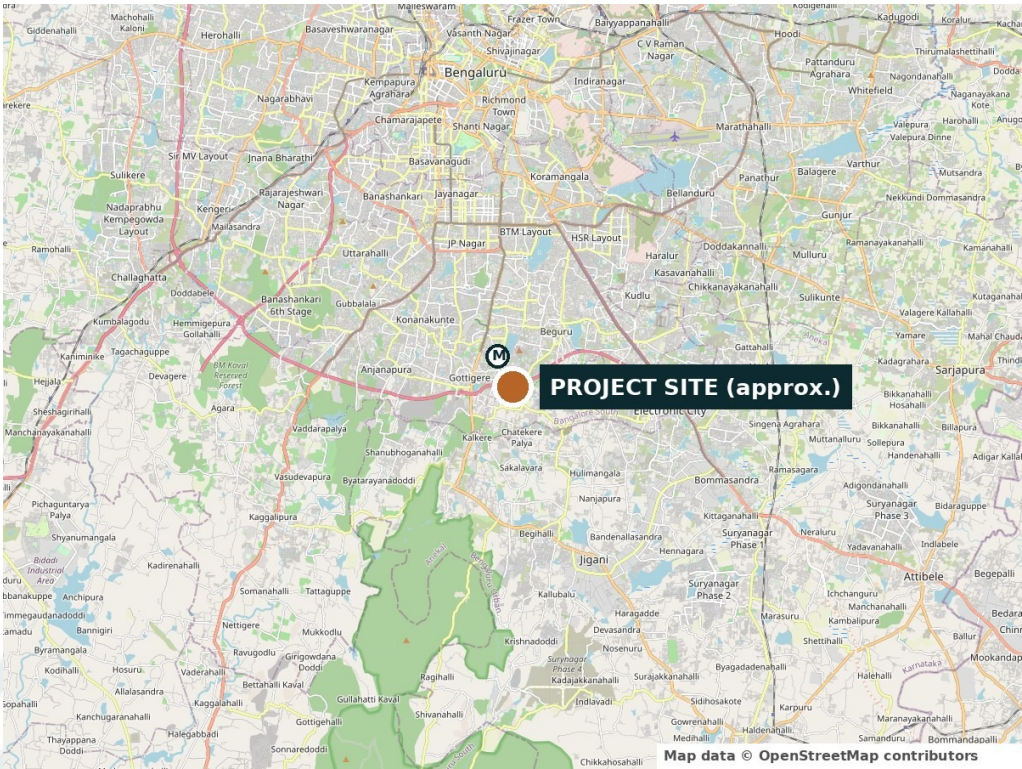
- Ready; listed developer; 20-acre water-themed estate.
- Pink Line terminal ~2 km (opening late 2026).

WATCH-OUTS

- Entry ₹4.80 Cr+.
- Phase 3 construction next door until 2027.

Rival AF • South-west villa

National, listed • 3 & 4 BHK villa • Under construction



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

3 & 4 BHK villa

LAND / HOMES

Same 20-ac estate

SIZE (SQ FT)

3,290–4,480

TICKET

₹4.70–6.40 Cr

₹ / SQ FT

n/a

RERA

PRM/KA/RERA/1251/309/PR/070622/004965

POSSESSION

Jun 2027

STATUS

Under construction

AMENITY RATING

4.0 / 5 • Large enclave

CORRIDOR

South-west

40 km

AIRPORT
~56 km road • ~110 min peak

13.6 km

MG ROAD
~19.1 km road • ~50 min peak

6 km

ELECTRONIC CITY
~8.5 km road • ~25 min peak

1.5 km

METRO: KALENA AGRAHARA (PINK, LATE 2026)
~2.1 km road • ~5 min peak

WHY CONSIDER

- Same estate; RERA completion May–Jun 2027.
- Entry ~₹4.70 Cr.

WATCH-OUTS

- Under construction.
- Upper range reaches ₹6.4 Cr.

Rival AG • South-west villa

National, listed • 3 & 4 BHK villa • Ready



Locality pin approximate. M = nearest metro station. Map © OpenStreetMap contributors.

DEVELOPER

National, listed

CATEGORY

Cat A developer

CONFIGURATION

3 & 4 BHK villa

LAND / HOMES

n/a

SIZE (SQ FT)

3,009–5,455

TICKET

₹3.90–6.20 Cr

₹ / SQ FT

n/a

RERA

Verify on K-RERA

POSSESSION

Ready

STATUS

Ready

AMENITY RATING

Not rated

CORRIDOR

South-west

39.5 km

AIRPORT
~55.4 km road • ~110 min peak

12.9 km

MG ROAD
~18.1 km road • ~50 min peak

7.3 km

ELECTRONIC CITY
~10.2 km road • ~30 min peak

0.7 km

METRO: KALENA AGRAHARA (PINK, LATE 2026)
~1 km road • ~5 min peak

WHY CONSIDER

- Ready villas off Bannerghatta Road.
- Close to Fortis and Apollo hospitals.

WATCH-OUTS

- Land and unit count not published.
- Wide range ₹3.90–6.20 Cr.

Why a Villa, Why These Picks, Why Now

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

- 01 You own land, not a slab share.**
 Each villa sits on a defined plot of 1,160–2,370 sq ft. Concrete depreciates; land is what compounds.
- 02 Villa land is running out inside 30 km.**
 Most new supply on every corridor is high-rise. Gated villa plots are a small, shrinking pool.
- 03 Infrastructure is still arriving.**
 Blue Line to the airport (2027–28), the Pink Line (Oct 2026) and STRR sections are not yet priced in.
- 04 Construction-linked plans protect cash.**
 ~10% down; the rest moves with progress under RERA escrow.
- 05 Four outskirts, four job engines.**
 Whitefield IT, Hosur–Attibele industry, the airport–aerospace belt and the Kanakapura metro corridor.

THE COST OF WAITING ONE YEAR

PICK	TICKET	AT 6%	AT 9%
₹2 Cr EAST	₹2.70 Cr	+₹16 L	+₹24 L
₹3 Cr SOUTH-EAST	₹3.32 Cr	+₹20 L	+₹30 L
₹4 Cr NORTH	₹4.64 Cr	+₹28 L	+₹42 L
₹5 Cr SOUTH-WEST	₹5.16 Cr	+₹31 L	+₹46 L

If values grow 6–9% a year, a twelve-month wait adds ₹16–46 lakh to the same villa — more than the stamp duty and registration on it.

Illustrative, not assured. Values can also fall; see the Case Against (slide 72).

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 ×
₹2 Cr • König Fortune County	₹2.70 Cr	4.5 yrs	₹2.69 Cr	1.6%	1.06×	₹3.06 Cr	5.1%	1.20×	₹3.47 Cr	8.6%	1.35×
₹3 Cr • NVT A Wonderful World — Eterna	₹3.32 Cr	7.2 yrs	₹3.63 Cr	2.7%	1.14×	₹4.46 Cr	6.8%	1.39×	₹5.45 Cr	10.9%	1.69×
₹4 Cr • Merusri Antelopes	₹4.64 Cr	6.5 yrs	₹4.91 Cr	2.2%	1.10×	₹5.91 Cr	6.2%	1.32×	₹7.08 Cr	10.2%	1.57×
₹5 Cr • Sattva Springs	₹5.16 Cr	4 yrs	₹5.07 Cr	1.2%	1.04×	₹5.68 Cr	4.6%	1.16×	₹6.35 Cr	7.9%	1.29×

How the model works

Cash out: ticket paid 10% at booking, 80% evenly through construction, 10% at possession (construction-linked plan).

Value today: ticket ÷ 1.12, i.e. stripped of GST and stamp costs that resale buyers do not pay you back.

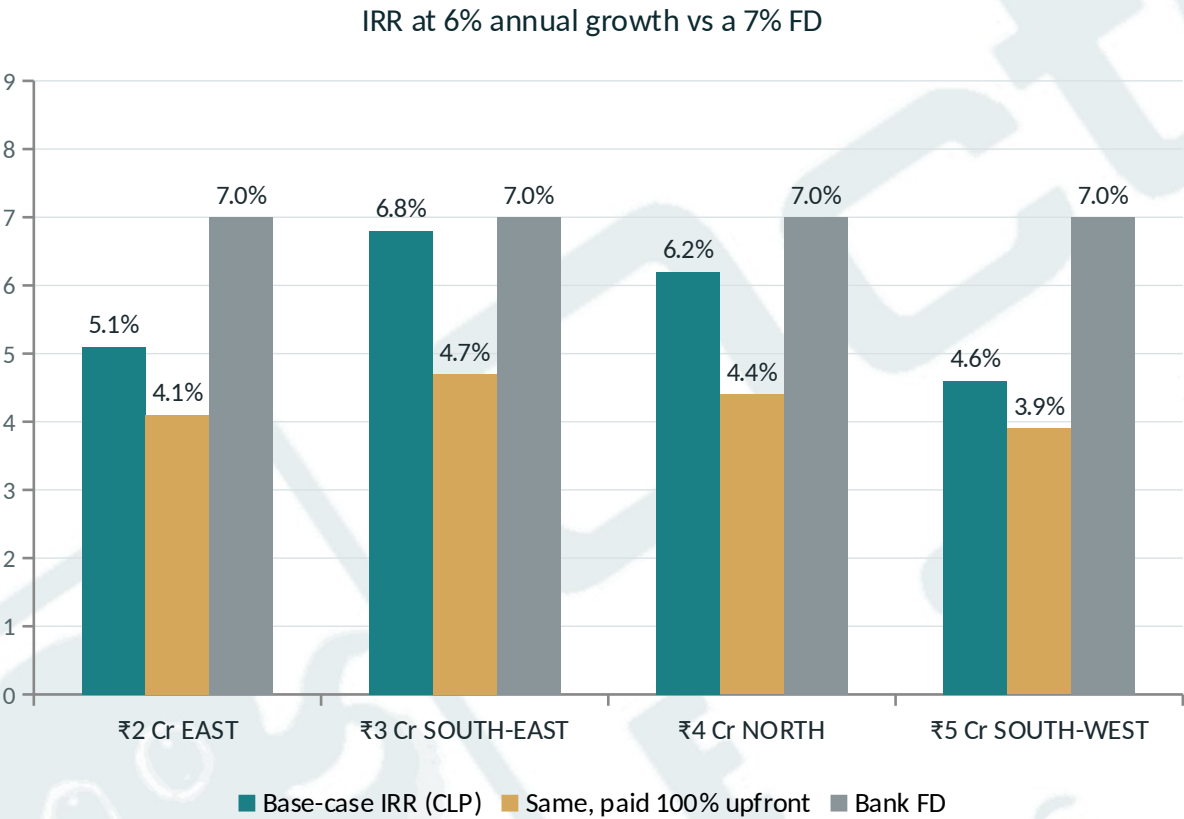
Cash in: net rent (80% of gross, +5% a year) for three years, then exit less 2% selling costs.

WHAT THE TABLE SAYS

Villas are a land-and-lifestyle asset, not a yield play. Under 6% growth, three of four picks return close to a fixed deposit. The excess return comes only if land re-rates — which is why location and timing matter more than finishes.

Against a Bank Fixed Deposit

How much growth each villa needs to beat a 7% fixed deposit, and what the construction-linked plan is worth.



₹2 Cr • Konig Fortune County			
7.6%	2.4%	4.1%	+1.0 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP vs UPFRONT IRR
₹3 Cr • NVT A Wonderful World — Eterna			
6.2%	2.3%	4.7%	+2.1 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP vs UPFRONT IRR
₹4 Cr • Merusri Antelopes			
6.6%	1.8%	4.4%	+1.8 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP vs UPFRONT IRR
₹5 Cr • Sattva Springs			
8.2%	2.3%	3.8%	+0.7 pts
BREAK-EVEN GROWTH VS FD	GROSS RENTAL YIELD	CAGR ON CASH (BASE)	CLP vs UPFRONT IRR

Rents assumed (monthly, Octopus estimate): ₹2 Cr ₹50–60k • ₹3 Cr ₹60–70k • ₹4 Cr ₹65–75k • ₹5 Cr ₹90k–1.1 L. FD at 7% pre-tax; taxes, interest and interiors ignored. Illustrative only.

Eight Findings for Your Site Visit

Findings from the RERA records, price sheets and plans — the questions to bring to every site visit.

- 01 Confirm the carpet area.**
Some listings quote a smaller area alongside the super built-up area without saying whether it is plot or carpet. Ask for the RERA carpet area in writing for your exact unit.
- 02 Density decides the feel at year ten.**
NVT Eterna has 11.7 homes per acre; Konig Fortune 14.4; Rival F has 18.5. Fewer homes per acre means wider lanes and quieter streets.
- 03 Benchmark the ₹4 Cr pick.**
Merusri at ~₹13.6k / sq ft is in line with listed-developer pricing (Rival E). Compare all charges before booking.
- 04 Sattva is cheaper than a ready rival.**
At ~₹13.4k / sq ft with keys in Sep 2027, Sattva sits ~7% below Rival M, which is ready at ~₹14.4k.
- 05 Mind the timeline gap.**
Merusri's target is Jun 2028 but its RERA date is Mar 2030 — 21 months of slack. RERA interest only starts after the RERA date.
- 06 The payment plan is worth real money.**
Construction-linked payment lifts base-case IRR by 0.7–2.1 points versus paying upfront — never accept a heavy down-payment discount without running this maths.
- 07 Supply competes, not neighbours.**
In Devanahalli, Rival B's 67-acre township and plotted launches will meet you at resale. In Sarjapur-Attibele, NVT's own 90 acres of later phases will.
- 08 Check land disclosure per project.**
Every K-RERA filing carries a land-litigation declaration. Confirm it for the exact project and promoter entity, then back it with an independent title report.

North and East 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	₹/SQFT	RERA	KEYS	SHORT VERDICT
₹2 Cr PICK • Konig Fortune County	Konig Homes	Budigere Cross	~10 ac / 144	4	₹2.70–4.57 Cr	~₹10.4k	Apr 2025	Mar 2028	Lowest ticket for a gated 4 BHK villa in the East.
₹4 Cr PICK • Merusri Antelopes	Merusri Developers	Devanahalli (Boodihal)	9 ac / 118	4	₹4.64–5.18 Cr	~₹13.6k	Aug 2024	Mar 2030	Landscape-led amenities; compare all-in pricing.
Rival A	Mid-size, Bengaluru	Devanahalli (IVC Rd)	7 ac / 99	4	₹3.19–3.39 Cr	~₹10.0k	Nov 2024	Dec 2027	Similar product, lower North ticket; slimmer amenity list.
Rival B	National, group-backed	Shettigere, Devanahalli	67 ac (Ph-1 19) / mixed	3–5	₹1.31–4.38 Cr*	n/a	Aug 2025	Sep 2031	Large township; possession Sep 2031.
Rival C	National, listed	Devanahalli (SH-96)	18 ac / 128	3.5	~₹2.0–2.8 Cr	~₹8.5k	Feb 2022	Ready	Villament format (shared lift); ready to move.
Rival D	Mid-size, Bengaluru	Devanahalli	12.75 ac / 125	4	₹3.0 Cr+	~₹9.4k	n/a	May 2027	Near-ready; confirm RERA and OC.
Rival E	National, listed	IVC Rd, Devanahalli	n/a	4	₹4.66 Cr+	~₹13.6k	n/a	Dec 2027	Listed developer at a similar ₹/sq ft.
Rival F	Mid-size, Bengaluru	Budigere Cross	10 ac / 185	4	₹1.96–2.74 Cr	~₹8.2k	Jul 2022	Jun 2026	Earlier launch at a lower ticket; near-ready.
Rival G	National, listed	Devanahalli	23 ac	4	₹6.9 Cr+	~₹16.9k	n/a	Nov 2025	Top-end North benchmark — sets the ceiling.

Entry price. Konig Fortune is the cheapest new 4 BHK villa here; only Rival F and the villament at Rival C start lower, both older stock.

Brand premium. Rival E and Rival G set the North's ceiling. Merusri's ₹/sq ft is already at the listed-brand level.

Timing. Rival B gives the best brand but 2031 keys; our picks deliver in 2027–30.

South-East and South-West 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	₹/SQFT	RERA	KEYS	SHORT VERDICT
₹3 Cr PICK • NVT A Wonderful World — Eterna	NVT Quality Lifestyle	Sarjapur–Attibele Rd	10.5 ac / 123	4	₹3.32–4.23 Cr	~₹10.1k	Jan 2026	Dec 2030	Lowest density, most plot per rupee; longest wait.
₹5 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; ~7% below a ready listed rival.
Rival H	Boutique, Bengaluru	Varthur	n/a	4–5	₹2.76–3.38 Cr	n/a	n/a	Oct 2026	Near-ready; closer to Whitefield.
Rival I	Mid-size, Bengaluru	Kada Agrahara, Sarjapur Rd	26.5 ac / 266	4–5	₹2.9–4.3 Cr	~₹9.2k	Feb 2023	Ready	Closer to the ORR; last units and resale.
Rival J	Mid-size, Bengaluru	Sarjapur	15 ac Ph-1 / 137	3–4	₹2.75 Cr+	~₹8.6k	n/a	Aug 2026	Near-ready at a lower ₹/sq ft.
Rival K	National, listed	Mullur, Sarjapur Rd	26–27 ac / 290	4	₹7.95–8.53 Cr	~₹18.8k	n/a	Dec 2029	Ultra-premium ceiling for the South-East.
Rival L	National, Chennai-based	Off Kanakapura Rd	24 ac / 219	4	₹2.88 Cr+	~₹11.5k	Feb 2023	Mid-2026	Larger estate at a lower ticket; near-ready.
Rival M	National, listed	Off Kanakapura / Bannerghatta	20 ac / 207	3–4	₹4.80 Cr+	~₹14.4k	Sep 2021	Ready	Ready, listed brand at the same ticket as our ₹5 Cr pick.

Value. NVT Eterna gives more plot per rupee than Rival I or Rival J, at the cost of a longer wait.

Ceiling. Rival K at ~₹18.8k / sq ft shows how far South-East villa pricing can stretch.

South-West. Sattva undercuts the ready Rival M by ~₹1,000 / sq ft; Rival L is cheaper but denser.

Key Risks — Read These Before You Sign

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

₹2 Cr • EAST

Konig Fortune County

Private mid-size developer with no listed disclosure.

Heavy apartment supply at Budigere Cross will compete at resale.

₹3 Cr • SOUTH-EAST

NVT A Wonderful World — Eterna

Longest wait: RERA possession Dec 2030.

The township's own later phases are the main competing supply.

₹4 Cr • NORTH

Merusri Antelopes

Premium pricing — compare all-in ₹/sq ft before committing.

21-month gap between target and RERA possession.

₹5 Cr • SOUTH-WEST

Sattva Springs

Highest ticket and lowest yield on entry (~2.3%).

Small 66-home estate: higher per-home maintenance share.

Under-construction risk. Three of four are 1–4 years from keys; delays happen even under RERA.

Yield below FD. Gross rent of ~1.8–2.4% means returns depend on land re-rating.

Panchayat khata and services. E-Swathu khata, borewell water and road upkeep can lag city standards.

Illiquid asset. Villa resale takes months, not weeks; buyers are fewer at ₹3–5 Cr.

Infrastructure slips. The airport metro has already moved to Mar 2028; never pay for a promise.

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
- ☐ Joint development / GPA registered
- ☐ No acquisition or court notice on survey nos.

APPROVALS & RERA

- ☐ K-RERA certificate and latest quarterly update
- ☐ Layout / building sanction and CC
- ☐ RERA carpet area for your exact unit
- ☐ Escrow bank and account named in agreement
- ☐ Zonal extract and buffer 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
₹2 Cr • EAST Konig Fortune County	First-time villa buyer near Whitefield; wants keys by 2028 at the lowest ticket.	You need a listed brand or a large plot.	3.6
₹3 Cr • SOUTH-EAST NVT A Wonderful World — Eterna	Long-horizon buyer who values land, privacy and a lake-side township.	You need to move in before 2030.	3.7
₹4 Cr • NORTH Merusri Antelopes	Airport-belt professional or NRI who values amenities and design.	You are price-sensitive and expect a brand discount.	3.4
₹5 Cr • SOUTH-WEST Sattva Springs	Family wanting a branded home with keys within a year.	You are chasing yield or a sub-₹5 Cr ticket.	4.0

Octopus view. For safety, Sattva Springs. For value and land, NVT Eterna. For the lowest entry, Konig Fortune County. For airport-belt lifestyle, Merusri Antelopes — after negotiation. In every case: buy the land, not the render, and verify before you pay.

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 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**

Agreement, sale deed, khata transfer and interiors.



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