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THIS IS KALPAVRUKSHA

YOUR TOWN-CENTRIC PLOTS

— Live in the Heart of the Town —



450 meters from  Big Banyan Tree



**MOST PREFERRED DEVELOPER OF THE YEAR 2024:
PLOTTED DEVELOPMENT**

Your precious plot in an already-developed area

Here's why it is precious



Last Opportunity

One of the final A-Katha plots near Dodda Alada Mara.



Unbeatable price

Priced affordably when compared to market prices in the region.



Ready to Build

No waiting – buy today, construct tomorrow.



Already Developed

Thriving community in the developed region.

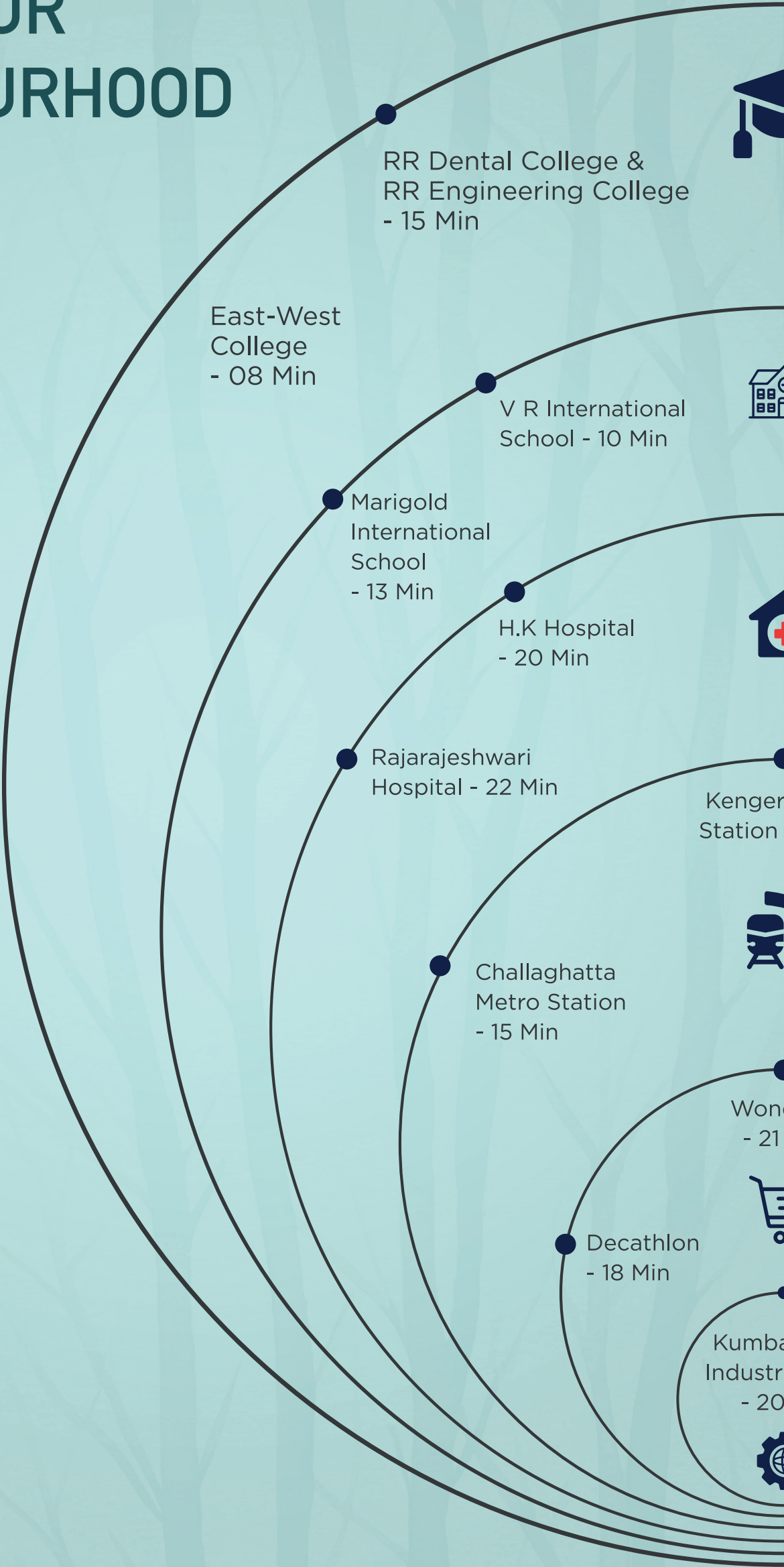


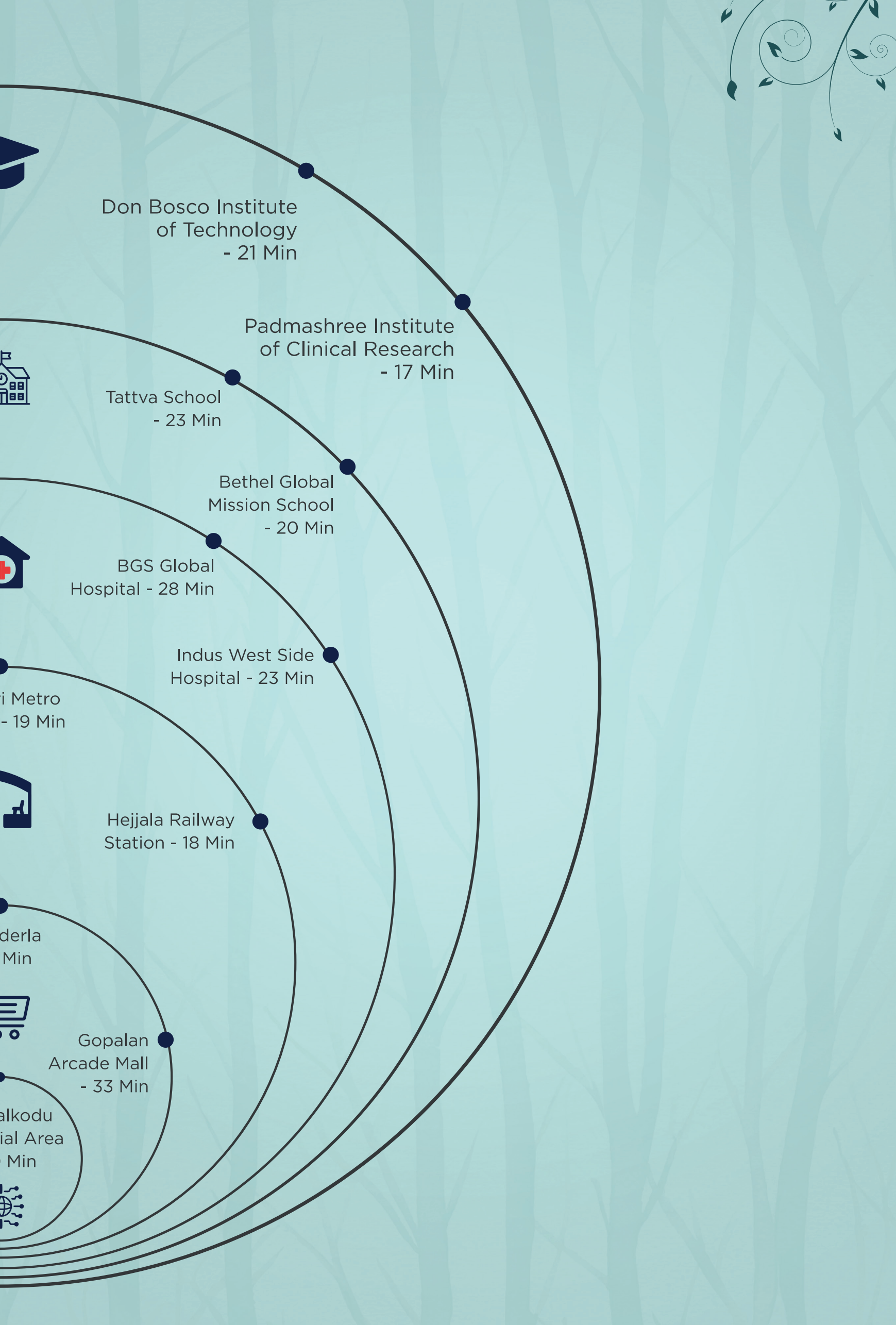


Why Choose Kalpavruksha

- **Great appreciation**
250% rise in property value in the last 5 years.
- **Prime Connectivity**
NICE Road & Bangalore Mysore Expressway.
- **Metro Advantage**
Future-ready with proximity to existing and upcoming metro lines.
- **Educational Excellence**
Close to renowned institutions for convenience.
- **Proximity Perks**
Easy access to prime locations & IT hubs.
- **Affordable Luxury**
Quality homes at a great value.

KNOW YOUR NEIGHBOURHOOD





Don Bosco Institute
of Technology
- 21 Min

Padmashree Institute
of Clinical Research
- 17 Min

Tattva School
- 23 Min

Bethel Global
Mission School
- 20 Min

BGS Global
Hospital - 28 Min

Indus West Side
Hospital - 23 Min

i Metro
- 19 Min

Hejjala Railway
Station - 18 Min

derla
Min

Gopalan
Arcade Mall
- 33 Min

alkodu
ial Area
Min



Mysore road - The darling of investors

Mysore Road a dream destination



Currently, the big plus point is the extension of the Metro rail.

Perk of a home here is that one can travel to anywhere in Bengaluru quite fast

There is a great traction among property and apartment buyers towards Mysore Road. With many projects from budget to premium coming up on Mysore Road, the eyes of investors as well as home buyers are now heading southwards. Property developers say that the key

(Source Bangalore Mirror)



What Lies Ahead For Real Estate Along Bangalore Mysore Expressway?

Fast Lane To Prosperity: Bangalore Mysore Expressway's Real Estate Impact

Bangalore and Mysore, both significant hubs for business and tourism, are currently linked by the congested 4-lane NH 275.

Bangalore Mysore Expressway: An In-depth Overview

Bangalore and Mysore, both significant hubs for business and tourism, are currently linked by the congested 4-lane NH 275. This route traverses through densely populated localities such as Mandya, Maddur, and Srirangapatna, causing considerable delays and traffic congestion. The proposed expressway, a strategic blend of brownfield upgrades (60%) and greenfield (40%), emerges as a viable alternative to the previously canceled NICE (Nandi Infrastructure Corridor Enterprises) Road project.

(Source Realtynxt)

An Overview of Bengaluru Mysuru Expressway

Bangalore Mysore Expressway is a dream project for many, especially the residents of the two great cities of Karnataka.

The time taken to travel from the Silicon Valley of India to Karnataka's Cultural Capital is usually 3 hrs, but once this grand road nexus is completed, it will be reduced to just 90 minutes!

The ambitious project began back in 2019 but took a toll due to the pandemic. But now, being in full swing, the expressway is set to be finished by 2022.

Yes, it indeed will cause a revolution in the transportation industry, but there is another sector that can gain tremendous benefits because of the Bengaluru Mysuru Highway. None other than the real estate industry.

But before that, let's explore a bit more about the expressway.

(Source Homes247)



TRAINSPOTTING ON KENGERI-CHALLAGHATTA

The arrival of the metro transforming Bengaluru's Kengeri-Challaghatta region, a significant real estate hub.

C. Ramesh Kumar

@timesgroup.com

Metro stations have not only alleviated mobility challenges in urban areas but also spurred real estate growth in their vicinity. Proximity to station mitigates the impact of traffic congestion.

extended to Mysuru Road from Magadi Road. Significant progress was achieved in 2021 with a 7.5-km extension from Mysuru Road to Kengeri, adding six new stations in between. The dream was fully realised in October 2023 with the connection from Kengeri to Challaghatta. Presently, major stations between Kengeri and Challaghatta are Nayanaballi, Kengeri, Jnanabharathi, Kengeri Bus Terminal, and

becoming a satellite town. Over the years, Kengeri-Challaghatta experienced significant development with the establishment of numerous educational institutions and industries and robust rail and road connections. "It had everything, but something was still missing. The mood changed. Now, if you ask me to choose between Whitefield and Challaghatta for real estate investment, I will go for the latter because of its affordability and potential. I believe the future in Kengeri-Challaghatta will be much larger," he says confidently.

Kengeri was initially developed as a satellite town by the Bangalore Development Authority over three decades ago before becoming part of the BMD. Besides several educational institutions, it houses several industries, including a tech park. Connectivity is a major strength in Kengeri-Challaghatta. The area is well-served by the metro, which has been a game-changer for the region. The metro solved the puzzle. The mood changed. Now, if you ask me to choose between Whitefield and Challaghatta for real estate investment, I will go for the latter because of its affordability and potential. I believe the future in Kengeri-Challaghatta will be much larger," he says confidently.

residents to bypass traffic and enjoy a quieter commute to Electronic City, Bannerghatta Road, Kanakapura Road, and Tumkur Road.

THE PRESENT

Abhishek Chakraverty, vice president (Research) at Anarock Property Consultants Pvt Ltd, sees the inclusion of Challaghatta in the purple line metro grid as a positive development likely to spur significant growth in the micro market's real estate sector. "Challaghatta is experiencing a steady rise in capital value. This micro market is poised to benefit not only from metro connectivity but also from the strong performance of the neighbouring Kengeri micro market, which is less than five km away. Over the past year, capital values in Kengeri have risen by 14 per cent, from Rs 4,996 per square foot in Q1 2023 to Rs 5,703 per square foot in Q1 2024. This suggests a positive trend in the micro market, which could benefit Challaghatta as well," he infers.

a remarkable increase in prices. Over the last year, prices have rocketed by nearly 30%-40% from Rs 7,500-21,000 in Q1 2023 to Rs 10,000-28,000 in Q1 2024," he shares.

According to Anarock, the line has been on a positive trajectory. The full line became operational in 2023. Property values in the area have seen a significant increase. "Residential property in the area has seen an average of 10 per cent increase in Q1 2023 and Q1 2024, with a 10 per cent increase in Q1 2024. This surge in demand is a testament to the area's potential as a satellite town. Over the years, Kengeri-Challaghatta experienced significant development with the establishment of numerous educational institutions and industries and robust rail and road connections. "It had everything, but something was still missing. The mood changed. Now, if you ask me to choose between Whitefield and Challaghatta for real estate investment, I will go for the latter because of its affordability and potential. I believe the future in Kengeri-Challaghatta will be much larger," he says confidently.

Kengeri-Hejjala railway underpass gets SWR nod

BENGALURU, DHNS

The South Western Railway (SWR) has given the green light for the construction of a new railway underpass connecting the Kengeri and Hejjala stations.

This development comes after the Bangalore Development Authority (BDA) sought permission to build a six-lane major arterial road through the Nadaprabhu Kempegowda Layout, linking Magadi and Mysuru roads.

The SWR swiftly approved the request on May 30, just two weeks after the BDA submitted it. "Structural drawing of RCC box, thrust bed, retaining wall and height gauge with foundation and design calculations duly proof checked by the Indian Institute of Technology Indian Institute of Science



The BDA is preparing groundwork for the railway underpass between Kengeri and Hejjala.

(IIT/IISC) shall be submitted to this office at the earliest," the SWR's letter states.

Members of the Nadaprabhu Kempegowda Layout Open Forum (NPFL), a collective of site allottees, expressed their satisfaction with the BDA's clearance.

"Similar work, which comes under Namma Metro's ambit, is already complete, but the BDA had not timed the project

well," Surya Kumar said.

Tenders for the underpass floated in May by the BDA take prior to the RUB work. The BDA will complete the earliest arterial road ready—to the

Business-related properties are gaining investors' favour, thanks to their significant returns and lower risks. Here's a closer look at it

Rupesh D. Bangalore

@timesgroup.com

Commercial real estate is looking more viable than ever. Between 2017 and 2021, foreign investment in Indian commercial real estate amounted to \$10.3 billion. Such properties offer great returns, but they come at a great cost, too. Aniket Gupta, a real estate consultant, explains, "Investment in commercial real estate can be very rewarding but it also demands significant capital outlay. You need to be in a good financial position to even consider it."

He adds that this avenue is very different from residential real estate investment. The success in commercial property investing, you must have considerable time and patience. He says, "If you're new to the investment game, you will even need a broker or someone who knows the area to help you out because it demands incredible research." Gupta adds, when it comes to commercial real estate, there are many options for investors. Depending on one's risk appetite, financial health, and preference, one can choose the avenue that suits best.

OFFICE SPACES

According to Aniket Gupta, a real estate expert, "In the commercial real estate sector, there is a growing demand for office spaces. The demand for office spaces is expected to grow by 12 per cent by 2027. So, to take optimum advantage of it, investors should look into investing in office spaces."

Typically, with these properties, tenants sign longer leases as they plan on establishing their base in a region or city, and they are very open to when it comes to rent and other costs. Besides commercial office spaces, you can also look into other options, he advises.

"However, for any property, there are many properties that combine shopping and office spaces. As such, there are commercial hubs that are home to both office and retail spaces," he illustrates. Space like this is ideal for those who want to invest in real estate.

INVESTORS' PARADISE

Invest in real estate. There are various ways to go about it," he explains. Gupta adds, within the real estate sector, there are many prospects, such as multipurpose commercial hubs.

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to live in or rent out. So, you won't have to worry about finding buyers.

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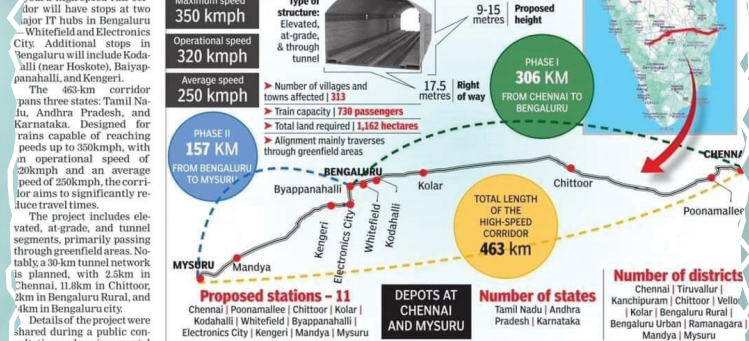
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Bangalore suburban rail project to extend to Kolar, Mysuru, Gauribidanur



High-speed rail to have 2 IT corridor stops

Chennai to Mysuru, via Bengaluru



has assigned National High-Speed Rail Corporation Limited to prepare detailed project reports for seven high-speed rail corridors nationwide. Akram Pasha, deputy commissioner of Kolar, told TOI: "The project is in its early stages. Once the authorities are concerned prepare a detailed project report and submit the same to the central govt, the govt will take a decision."

Compensation offered
The construction will require 1,102 hectares of land, of which 1,064 hectares are privately owned. The authorities have proposed offering compensation at twice the market price or circle rate in urban areas and four times in rural areas. In Karnataka, the process of land acquisition will follow the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, or the Railway Amendment Act, 2008.

In Kolar district alone, the alignment will affect 13,715 trees, including plantation and roadside trees such as eucalyptus, mango, and tamarind. The corridor will span 69 km in Kolar, necessitating the acquisition of 156 hectares of private land and 7.4 hectares of govt land.

SUBURBAN RAIL GETS ₹350-CR GRANT
The ongoing Bengaluru suburban rail project has been allocated a grant of Rs 350 crore in the Union Budget. The Rail Infrastructure Development Company Ltd-Karnataka (K-Ride) is tasked with implementing the 148-km suburban rail network in the city. It is a joint venture between the railway ministry and Karnataka govt. Acknowledging the grant, K-Ride official said, "We had requested for Rs 350 crore and it has been granted. It'll be used for under-construction suburban rail lines and for taking up package 1 of the suburban rail link to Devanahalli, linking KIR." In the past, K-Ride received Rs 500 crore from the railways and Rs 610 crore from the state govt. For the current financial year, Karnataka allocated Rs 400 crore for the project, which includes Rs 50 crore for doubling of rail lines being carried out by K-Ride.

Invest in Your Future: Thriving



Access 3 Major Roads

Mysore Road: A lifeline connecting Bangalore to Mysore, this road ensures smooth access to both cities. Whether you're commuting for work or leisure, Mysore Road keeps you well-connected.

Madivala-Taverekere Road: This road weaves through bustling neighbourhoods, connecting you to essential amenities, schools, and recreational spots.

Bidadi Road: Bidadi Road opens up exciting possibilities. It's not just a road; it's a pathway to growth.



Affordable Price

In an era where property prices seem to defy gravity, town-centric plots stand out as an exception. Priced attractively, these plots offer an excellent entry point for investors and homebuyers alike.



Metro Connectivity (Chellaghatta)

Imagine stepping out of your home and seamlessly hopping onto a metro train. The convenience of metro connectivity not only reduces travel time but also enhances the overall quality of life, making your daily commute a breeze.



ing Town-Centric Plots Await!



Big Builders' Presence

Within a 15-minute radius, you'll find properties developed by renowned builders. Their presence signifies the area's growth trajectory. As they invest, you reap the benefits—whether it's improved infrastructure or increased property values.



Rental Appreciation

The town-centric advantage extends beyond ownership. As infrastructure improves and demand surges, rental rates are poised to rise. Whether you're an investor or a future homeowner, rental income becomes an attractive proposition.



Bangalore-Mysore Expressway Access

The expressway isn't just about faster travel; it's a conduit for economic growth. Imagine the ripple effect on property values as businesses thrive along this corridor. Owning a town-centric plot puts you at the heart of this transformation.



Essentials Within Reach

—they're all part of the ecosystem. Your town-centric plot isn't isolated; it's seamlessly integrated into the fabric of daily life.

**MOST PREFERRED DEVELOPER
PLOTTED DEVELOPER**

K SQUARE-S



TIMES BUSINESS



OF INDIA

OPER OF THE YEAR 2024: VELOPEMENT

SMART CITY



ESS AWARDS

K Square-Smartcity: From Humble Beginnings to Award-Winning Quality



Imagine a real estate company that started with a desire to do something, grew into a thriving enterprise fuelled by resilience and ultimately garnered the title of Most Preferred Developer of the Year 2024, Plotted Development. This is the story of K Square-Smartcity, formerly Sri Thirumala Properties.

Their journey isn't just about bricks and mortar. It's a testimony to the power of collaboration, expertise and dedication to exceeding customer expectations.

BUILDING A LEGACY

Founded by Subramani .N and Krishnamurthy .H, K Square has come a long way. The story began in 1966 with Subramani, a young man with a keen eye for opportunity. He laid the groundwork for K Square-Smartcity by establishing Cauvery Engineering Industries. This small venture blossomed into a successful company, providing employment and stability for over 60 families. This early growth fuelled his foray into real estate in 1988, where he embarked on a new venture that saw him sell more than 3,000 plots.

Life wasn't always easy for Krishnamurthy. Despite limited formal education due to his family's background, his spirit remained undaunted. In 1996, armed with years of hard work and a vision for a better future, he entered the real estate industry with Subramani. His dedication propelled him forward. His story is one of grit and determination, proving that growth can be achieved regardless of background and serving as an inspiration for aspiring entrepreneurs.

Rounding out this dynamic trio is Sunil C.S, CEO, Founder and Director of Smartcity, an all-rounder in the real estate domain. He brings an expertise in strategic planning, financial acumen, construction and customer relations to the table. Under his leadership, K Square-Smartcity embraced modern technologies and champions sustainable practices alongside design quality. Customer centricity is paramount under his leadership, ensuring quality and satisfaction in every project.

Together, these three individuals have strived to fulfil their mission of 'Delivering the perfect plots' and redefine

modern living by offering one-of-its-kind real estate experiences.

A VISION FOR TRANSFORMATIVE LIVING

Their dedication to quality was recently recognized by in the Times Business Awards, Bangalore 2024 where they were recognized as the Most Preferred Developer, solidifying their position as a leader in plotted development. This achievement signifies their position as a leader in the plotted development segment, consistently exceeding customer expectations.

With a robust financial health, K Square-Smartcity offers a range of services beyond plotted development, encompassing property management, market analysis, risk mitigation and sustainability initiatives. Their in-house contractors ensure precision and quality in every project, supported by the necessary licenses and certifications for compliance and peace of mind.

For more details, contact:
Thirumala project (K square Smart city)
Sunil CS - 99865 59800

FROM HUMBLE ROOTS TO AWARD-WINNING HEIGHTS: K SQUARE-SMARTCITY

K Square-Smartcity, born from a desire to make a difference, isn't just another real estate company. It's an example of collaboration, expertise and customer centric approach. Founded by Subramani. N, who laid the groundwork with Cauvery Engineering Industries in 1966, their journey began with a vision for a better future. Subramani's fuelled their foray into real estate in 1988, selling over 3,000 plots.

Krishnamurthy. H, story is one of resilience, proving growth has no background limitations.

In 1996, armed with years of hard work and a vision for a better future, he



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Completing the trio is Sunil C S CEO founder and director of Smartcity, an all-rounder with expertise in everything from strategy to customer relations. Under his leadership, K Square-Smartcity embraced modern technologies and sustainability, prioritizing customer centricity in every project. Together, they strive to deliver

'perfect plots' and redefine modern living.

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Master Plan

(30x40) 9.14m x 12.19m		23 PLOTS
(20x30) 6.1m x 9.14m		02 PLOTS
(30x45) 9.14m x 13.72m		01 PLOTS
GARDEN PLOTS (600,1200,1350 UPTO 2960 SQFT)		45 PLOTS



AMENITIES

1. Treeline Park

2. Reflexology Park

3. Butterfly Park

4. Children Fitness Park

5. Open Gym

6. Pet Park

7. Senior Chit Chat Zone

8. Barbeque Area
9. The Bamboo Groove

10. Meditation Deck

11. Beach Volleyball

12. Badminton Court

13. Cricket Net

14. Walking Track

15. STP

16. Overhead Tank 50000 Lts



AMENITIES



TREELINE PARK

Serene walking trails for peaceful strolls

REFLEXOLOGY PARK

Experience relaxation and wellness through reflexology paths



BUTTERFLY PARK

Delight in the beauty of nature as butterflies flutter around

CHILDREN FITNESS PARK

Engage children in fun and fitness with dedicated equipment





OPEN GYM

Stay active outdoors with fitness equipment suitable for all

PET PARK

Provide a space for your furry friends to play and socialize



SENIOR CHIT CHAT ZONE

A designated area for seniors to relax and connect with others

BARBEQUE AREA

Enjoy outdoor cooking and gatherings in a dedicated barbeque space





THE BAMBOO GROOVE

Find tranquillity amidst lush bamboo surroundings

MEDITATION DECK

Unwind and find inner peace in a serene meditation area



BEACH VOLLEYBALL

Have fun in the sun with a beach volleyball court

BADMINTON COURT

Enjoy a game of badminton with friends and family



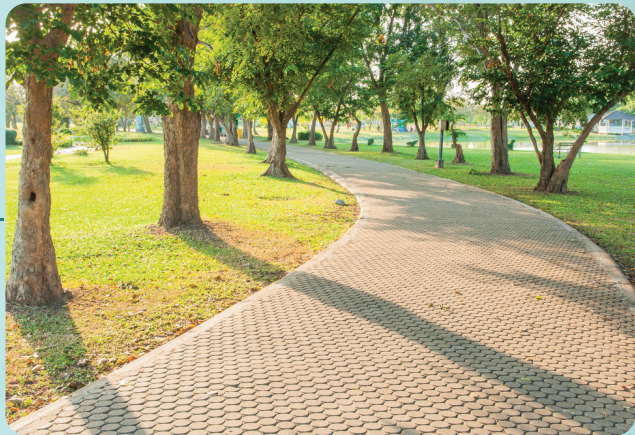


CRICKET NET

Practice your cricket skill in a dedicated netted area

WALKING TRACK

Stay active with a scenic walking track



SEWAGE TREATMENT PLANT

Ensuring environmental sustainability with efficient wastewater management

OVER TANK 50000 LTS

Providing ample water storage for the community's needs



• Bidadi



Upcoming Project
Lakshmisagara

• Don Bosco Institute Of Technology

• Rajarajeswari College of Engineering

Nandan Enclave
(Completed)



Eagleton Resort

Toyota Bosch India •

Christ university •

Kumbalgodu
Induastrial Layout •

Rajarajeshwari
Medical college
& Hospital •

Kengeri Bus
Terminal •

Kengeri Bus
Terminal metro
station •

R. V. College of
Engineering •

Global Village
Tech Park •

Metro wholesale
hypermarket •

Bosch Rexroth •

Jnanabharathi
metro station •

Rajarajeshwari
Entrance Arch •

Bangalore - Mysore Expressway

MYSORE ROAD

• Marigold international school

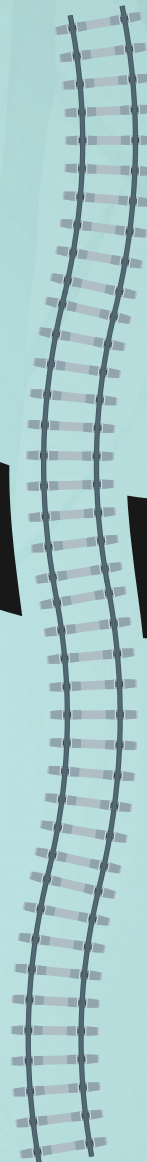
• Challaghatta metro station

• Kengeri satellite town

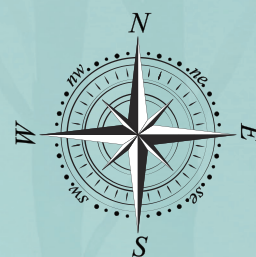
• BDA Jnanabharathi Apartment



Bangalore university



LOCATION MAP



Map not to scale

Big Banyan tree


Ruppi's Resort


Proposed
kempegowda
layout




Ranch Resort




Nisarga
Homes
Escape to nature's hideout
(Ongoing)


Upcoming Project
Ganakallu

Ramohalli

Chikkanahalli


Upcoming Project
Ramohalli




KALPAVRUKSHA
(Upcoming)


Sri Gokul Residency
(Completed)


Completed


Ongoing


Upcoming

Projects of



Scan QR Code for Location

Ongoing Projects



Chikkanahalli
Nisarga Homes

Upcoming Projects



Ganakallu Village
Coming Soon



Lakshmisagara Village
Coming Soon



Kalpavruksha



Sylvan Woods
Coming Soon

Completed Projects



Attur Layout Yelahanka
Layout 1



Attur Layout Yelahanka
Layout 2



Nirmaan Park View
Ullal, Bangalore



S S Ghati
Doddaballapura



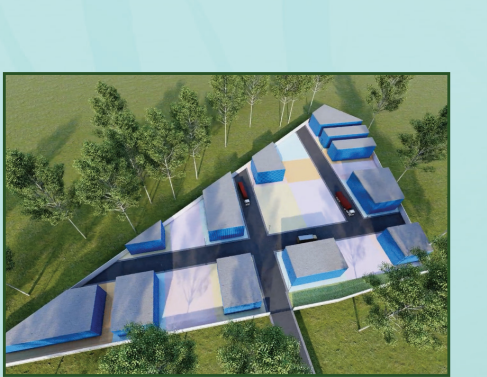
Rajarajeshwari
Residency (RR5)
Ullalu Village



Nandan Enclave
Billakempanahalli



Sri Gokula Residency
Ganapathihalli



Industrial Layout
Kumbalagudu



Sondekappa Road
Mallapura Cross

Great Metro Connectivity



ನಮ್ಮ ಮೆಟ್ರೋ

namma metro



3600+
Happy
Customers

10+ Year
of Real Estate
Excellence

100+ Acres
of land bank

1000s
of families

Corporate Office

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Outer Ringroad, Near Ravi Gym, Nagarabhavi
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