



Investment Opportunity

Bellandur – Outer Ring Road



Vaishnavi Group – Developer Profile



22+
years of trust



4000+
happy customers



Winner of over **26**
prestigious awards across
national and international
platforms



Over **9** million Sq. ft.
of projects in various
stages of development



Over **7** million Sq. ft.
of residential, commercial
and retail developments
across Bengaluru



Prestigious
commercial
client base



Vaishnavi Sovereign, Bellandur, Off Outer Ring Road

- **Total Land Extent:** 1 Acre
- **Structure:** B + G + 3
- **Total Leasable Office Area:** ~100,000 Sq.Ft.
- **Typical Floor Plate:** ~25,000 Sq.Ft.
- **Landmark:** Opp. Sobha Mayflower
- **Location marker:**
<https://goo.gl/maps/9CtKPkaUL2DoZVUP6>
- **Access Road Width:** 9 Metres
- **Current Status:** Basement Slab being cast
- **Handover Timeline:** 2022





Investment Brief & Key Advantages

Particulars	Details
Area Offered (Minimum of 1 Floor)	~25,000 Sq.Ft.
Gross Purchase Price (Incl. GST, BESCOM & BWSSB Deposits & proportionate no. of Car Parking slots) – Excl. Stamp Duty & Registration	INR 8,960 per Sq.Ft.
Total Sale Consideration Value	INR 22.40 Cr
Expected Rent per Sq.Ft. per Month	INR 60
Expected Yield	8% - 9%
Key Advantages	<ul style="list-style-type: none"> ▪ Located amidst the IT Corridor in close proximity to major Fortune 500 firms like Microsoft, Capgemini, HP, Accenture, Cisco, Intel, 24[7], Adobe, SanDisk, Virtusa, Mediatek, KPIT etc., among others ▪ Grade – A Pre-Certified LEED Platinum Building ▪ Aggressive sale price & rentals for a fully compliant Grade A building ▪ Maintenance & Leasing support to be provided by the developer



For more details kindly contact:

Jaideep Gaandhie

98809 73322

jaideep@legion.co.in

Krishna Chaitanya

99864 50325

krishna@legion.co.in