



WINDSOR HILLSIDE

II

Linganahalli Village, Konaghatta Road, Doddaballapura

PREMIUM RESIDENTIAL PLOTS

EVERY GREAT STORY
STARTS WITH A GOOD PLOT!



VIHANA
PROPERTIES
PVT. LTD

Ground for Great Beginnings

About Us

Established in 2019, Vihana Properties Pvt. Ltd. is a Bengaluru-based real estate developer dedicated to creating thoughtfully designed plotted communities that combine innovative planning, superior quality and modern convenience. Every development is envisioned with an unwavering focus on detail and the guiding philosophy of ease of living.

Vihana has successfully completed two signature projects, **HAMLET** at Kadugodi, Whitefield and **WINDSOR HILLSIDE** at Konaghatta near the KIADB ITIR, has **ERAYA** under way at Savukanahalli off STRR, and is now launching Phase II of Windsor Hillside.

At Vihana, quality is a promise built into every square foot. From meticulous planning to enduring infrastructure, each community is crafted to offer comfort, convenience and pride of ownership, transforming land into lasting value.



ERAYA



HAMLET



THE FUTURE

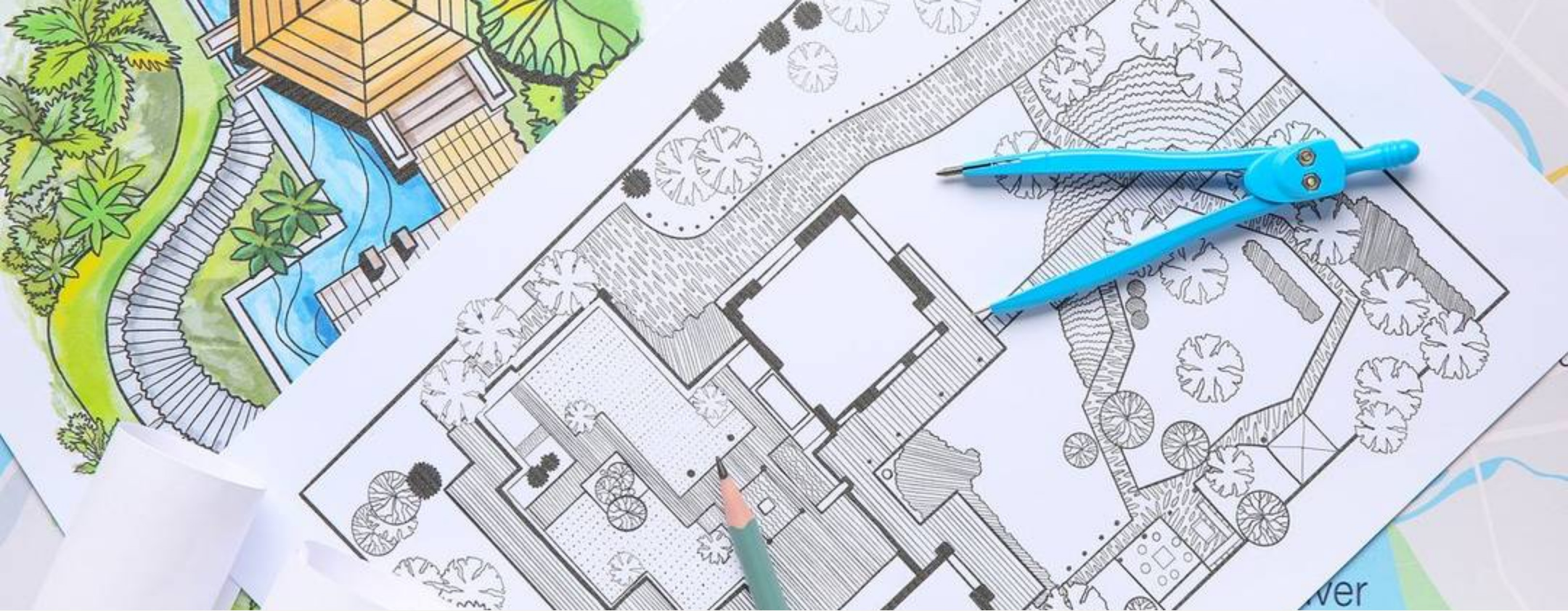
North Bengaluru: Where India's Next Growth Story Is Being Built

Bengaluru's growth is turning north, and the Satellite Town Ring Road is leading the way. Its northern arc, linking Doddaballapura, Devanahalli and Hoskote, is already open, bringing faster connectivity and new opportunity to every town along its route.

Just north of the airport, Karnataka is developing one of India's largest IT and electronics investment regions. At its heart is Foxconn, whose Devanahalli plant is already producing the latest iPhones for global markets, while electronics, aerospace and IT companies set up across the surrounding KIADB areas.

Over 2,00,000 jobs are expected as this ecosystem grows. Windsor Hillside II sits right next to the KIADB Hardware Park, just 7 km from Nandi Hills and 7 km from Doddaballapura.

**The growth story of North Bengaluru is already being written.
Own your page of it.**



Design Concept

Thoughtfully simple. At Windsor Hillside II, good design means a community that works beautifully every day, not one that impresses on paper and becomes a burden later.

Ease of Living

Every road, plot and open space is laid out around how people actually live. Plots are easy to reach, the clubhouse is a short walk away, and the layout is simple to find your way around.

Carefully Planned Utilities

Water supply, drainage, electricity and street lighting are planned from day one, not added as an afterthought, to serve residents reliably for years.

No Over-Design

We don't add features for the sake of a brochure. Every element earns its place by being useful, so you pay only for what adds real value.

Easy to Maintain

Simple, durable materials and practical landscaping keep upkeep low, so the community stays well kept without high maintenance charges.

Simple. Practical. Built to last.

Growth Drivers

10,500
acres

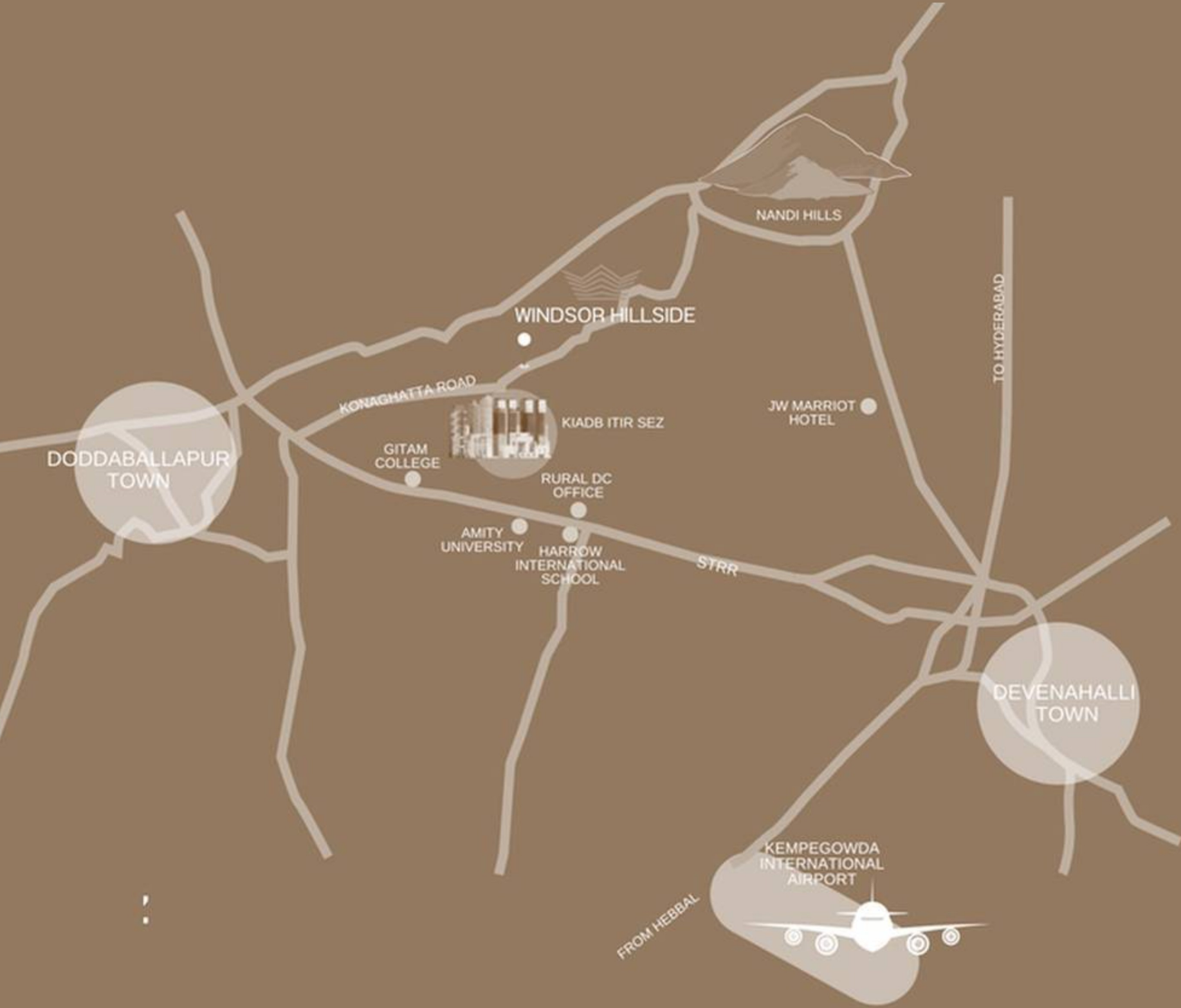
IT and electronics investment region (ITIR)
planned across Doddaballapura and
Devanahalli taluks

300 acres

Foxconn’s manufacturing campus in the ITIR,
already in production

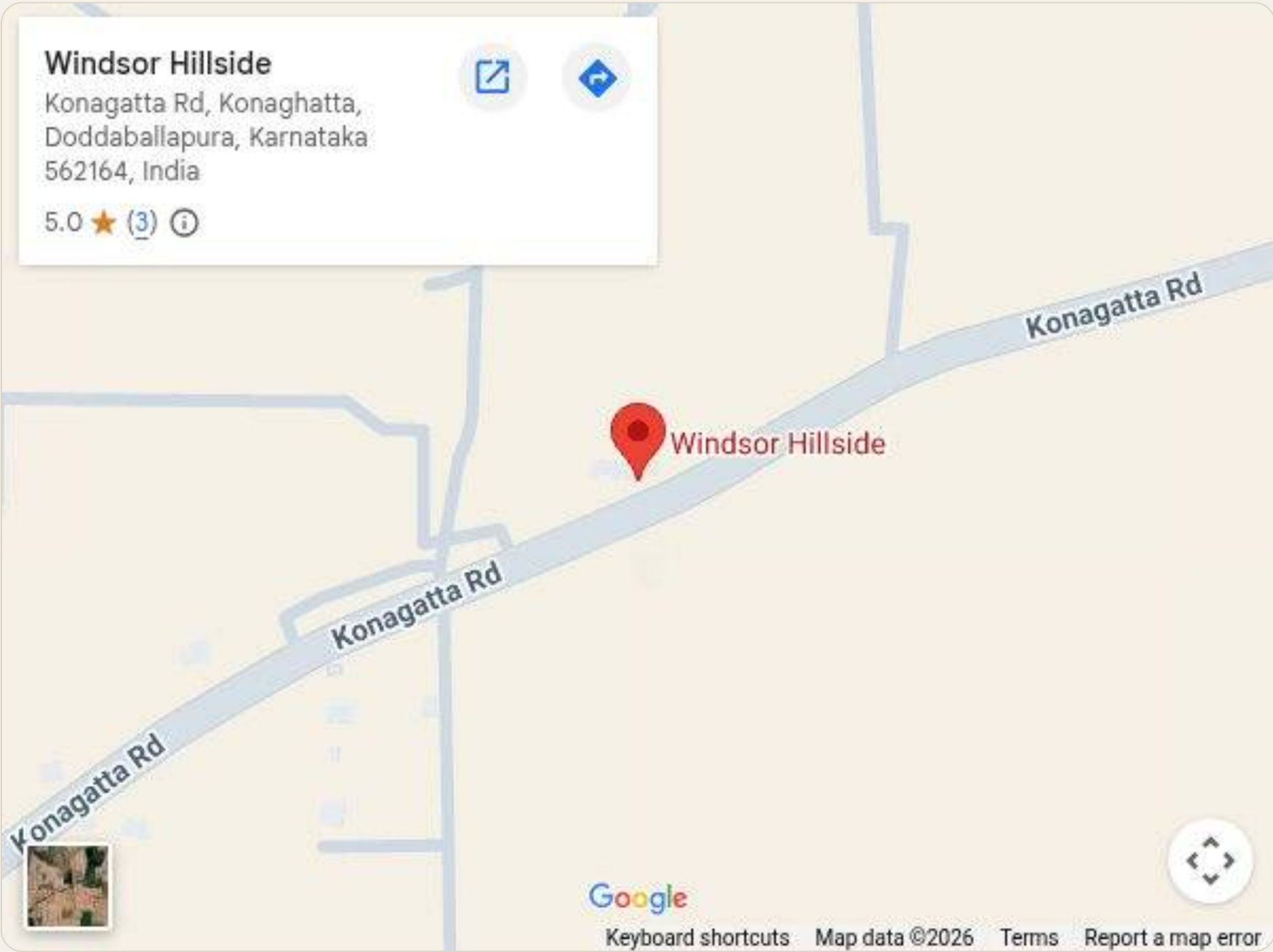
2,00,000+

Jobs expected as the region’s industrial base
grows



Positioned right next to **KIADB ITIR SEZ**

LOCATION



Windsor Hillside

Konagatta Road, Konaghatta, Doddaballapura,
Karnataka 562164



Open in Google Maps

Tap the map or the button for directions to the site

MASTER PLAN



Pinch to zoom. Layout is indicative and subject to final approval.



CLUBHOUSE

4,000 sq ft OF TOGETHERNESS

At the heart of Windsor Hillside II is a clubhouse designed for the moments that make a community feel like home.

Party Hall

Birthdays, anniversaries, festivals and family get-togethers, celebrated close to home.

Gym

Stay fit without the commute, a short walk from your plot.

Pool Table

Friendly matches and easy evenings for residents of every age.

Board Games Room

Chess, carrom and classic games, where kids and grandparents meet.

Rooftop Seating

Sunrise coffee or sunset breeze, with Nandi Hills on the horizon.

INSIDE THE CLUBHOUSE



Representative images for illustration only. Clubhouse design is in progress and final interiors may vary.

AMENITIES



Children's Play Area



Amphitheatre & Water Feature



Gazebo & Gardens

Representative images for illustration only. Amenity designs are in progress and the final design may vary.

ABOUT THE PROJECT

Where is Windsor Hillside II located?

At Konaghatta, Doddaballapura Taluk, Bengaluru Rural, right behind the sold-out Windsor Hillside and next to the KIADB Hardware Park. Nandi Hills and Doddaballapura town are each about 7 km away.

How many plots are available, and in what sizes?

86 plots in total, with 30×40 ft and other sizes to suit different budgets and home plans. Our sales team can share current availability.

What amenities does the project offer?

A 4,000 sq ft clubhouse with a gym, party hall, board games room, table tennis, pool table and a rooftop terrace overlooking Nandi Hills, plus [parks, landscaped green spaces, avenue trees, a grand entrance and security].

Who is the developer?

Vihana Properties Pvt. Ltd., a Bengaluru-based developer of plotted communities established in 2019. Our first Windsor Hillside project, right next door, is completely sold out.

APPROVALS AND LEGAL

Is the project approved and RERA registered?

The layout is approved by BMRDA/DTCP and registered under Karnataka RERA, No. [_____]. Approval documents are available for inspection at our office.

Are the land titles clear?

Yes. The land has clear, marketable title, verified by [legal firm / bank]. We encourage buyers to have their own lawyer review the documents.

What type of khata will the plots have?

Plots will carry panchayat e-swathu, issued in the buyer's name after registration.

Can I build a house immediately after registration?

Yes, subject to local building bye-laws and plan approval from the relevant authority.

PAYMENTS AND FINANCING

Are bank loans available?

Yes, plot loans are available from ICICI Bank, Tata Capital and Axis Bank. Our team can help you with the paperwork.

What is the payment schedule?

A booking amount of ₹2 lakhs reserves your plot. The balance is payable as per the agreed schedule; full details are in the sale agreement.

What costs are there beyond the plot price?

Typically stamp duty, registration charges, [development charges, BESCOM and water connection charges, clubhouse membership, maintenance deposit]. We provide a full cost sheet upfront, with no hidden charges.

OWNERSHIP AND AFTER-SALES

When will the plot be registered in my name?

Registration takes place on completion of development, expected by December 2027.

Who maintains the layout after handover?

Vihana Properties will maintain the common areas for an initial period of 2 years, after which maintenance passes to the residents' association.

Is buying a plot a good investment?

Plots on Bengaluru's northern growth corridor benefit from the STRR, the airport region and large employers such as Foxconn nearby. Land values depend on many factors, so we recommend buying with a long-term view.

How do I book a site visit?

Call **63646 50300** or visit **www.vihanaproperties.com**. We can arrange pickup from Hebbal for site visits.



Our Process

01

Enquiry and site visit

Call us or visit our website for availability and pricing, then see the layout, the neighbourhood and the sold-out Windsor Hillside next door.

02

Choose your plot

Pick the size, facing and location that fit your plans and budget.

03

Document review

Go through the title documents, approvals and RERA registration with our team or your own lawyer.

04

Booking and agreement

Reserve your plot with a booking amount, then sign the agreement to sell with clear payment terms and a complete cost sheet.

05

Payments and loan assistance

Pay as per the agreed schedule, with receipts at every stage. Our team helps with plot loans from partner banks.

06

Registration and handover

After the final release, your plot is registered in your name. You receive your khata and take possession, ready to build.



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PREMIUM RESIDENTIAL PLOTS

BOOK YOUR SITE VISIT NOW

 **63646 50300**

Tap to call

 info@vihanaproperties.com

 Pebble Bay, Tower 1, G-1, 1st Main Road, RMV 2nd Stage, Dollars Colony, Bengaluru 560094



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