



Build Your Growth Journey

**DARBAR**



DEVBHUMI



DEVBHUMI

**A Project by Darbar Ventures**  
**Exclusively Marketed by -**  
**M/s. L A Ventures**

RERA NO - PRM/KA/RERA/1254/465/PR/301224/007325



# *Introducing Devbhumi*

**Bengaluru's Next Growth Hub | Invest Smart, Prosper Faster!**



Strategically located at Jangamakote ,  
Near Devanahalli, North Bangalore .



Ideal for mid- to- long-term  
investment or a second home/weekend retreat.



Ready for construction -  
Offering flexibility to construct your dream  
home .

DEVBHUMI

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# *Check List*



*Clear Titles*



*DTCP approved*



*DC Converted*



*RERA approved*



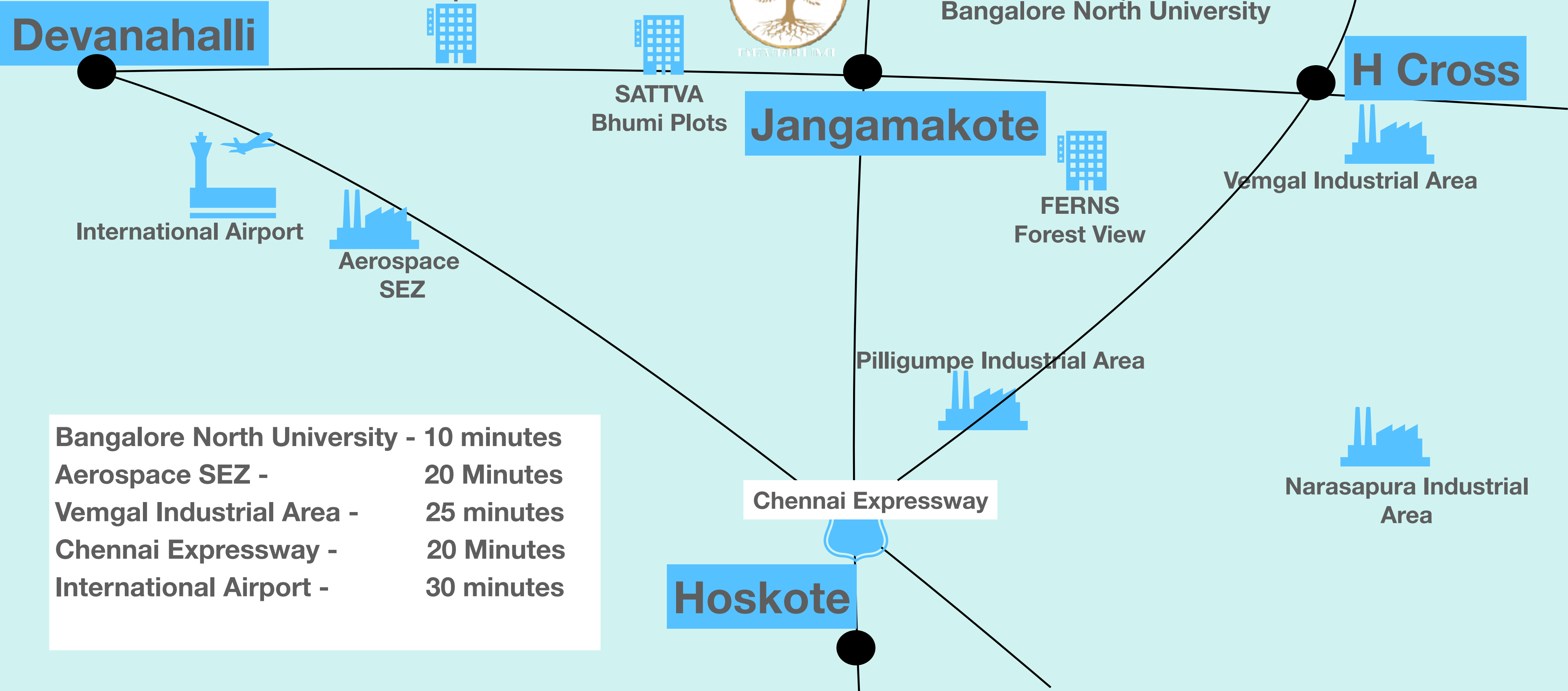
*Ekhata for Plots*





# Route Map

## Devbhumi Layout



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# Amenities

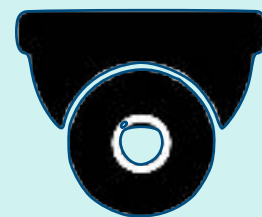


2 Parks & Children Play Area

Asphalted Road



Security Cabin with CCTV

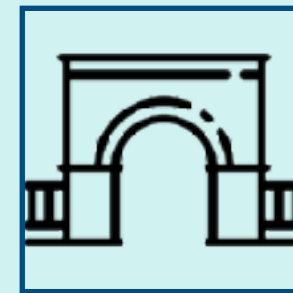


Water connection



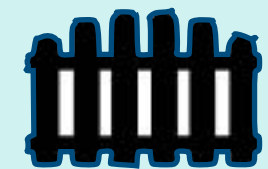
Common Borewell

Entry Arch

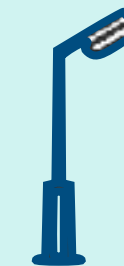


DEVVBHUMI

All around Fencing



Street Light



Storm Water Drainage



Electricity connection



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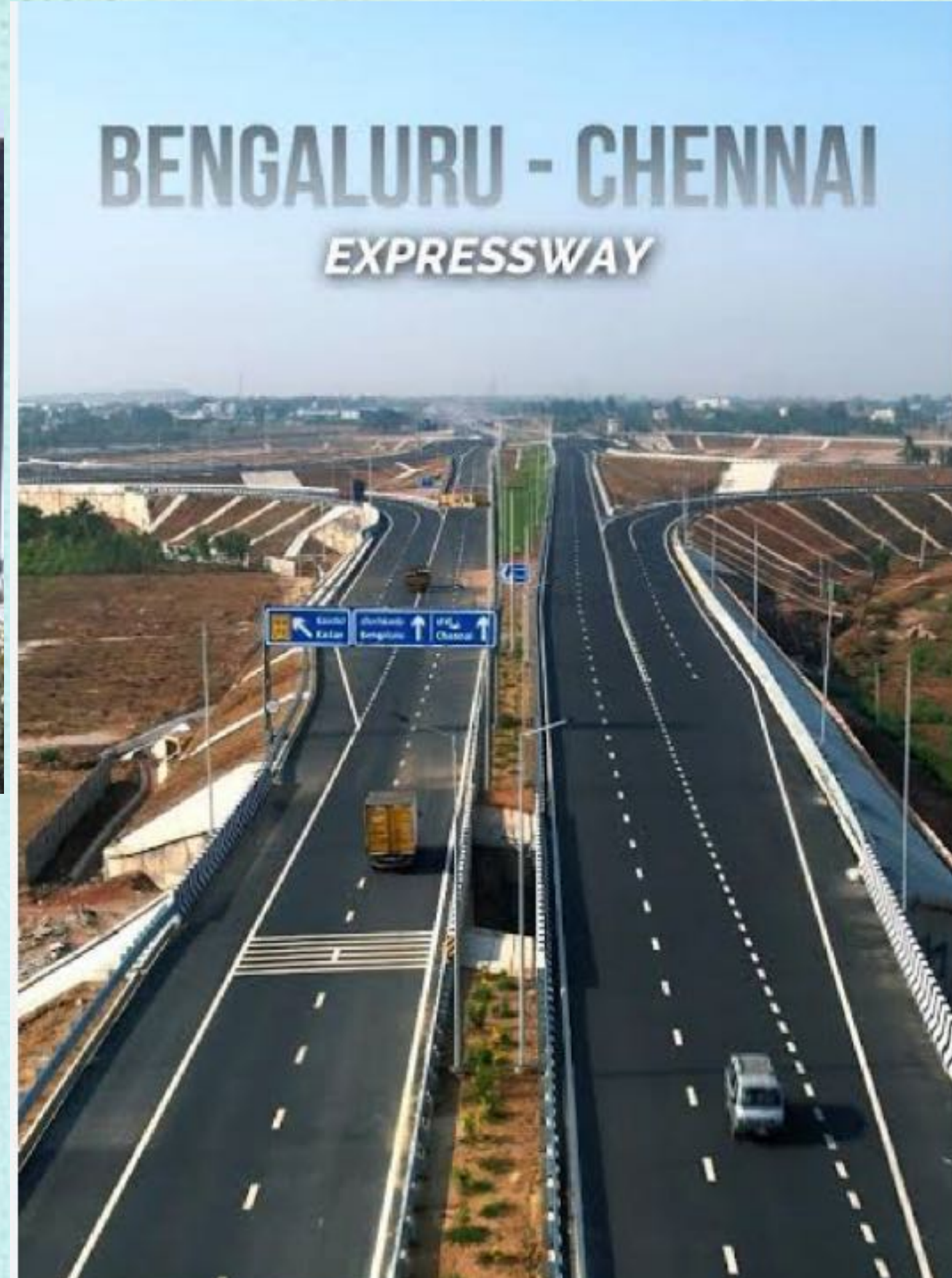
# 3 Big Reasons to Invest in Devbhumi

1



**Bangalore North University**  
150 acres campus

2



3



**2000 Acres of KIADB**  
**Industrial Area**  
**Jangamkote Hobli**

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# *Location Advantages*

## **Main Attractions**

- Attached to State Highway 35
- 25 Mins from the Kempegowda International Airport
- 10 Mins from North Bengaluru University
- 20 Mins from Hoskote Industrial Area
- 20 Mins from AERO SEZ Devanahalli IT Park
- 20 Mins Drive to Narasapura Industrial Area
- 20 Mins from Devanahalli Jain Temple
- 15 Mins from Vemgal Industrial Area
- 30 Mins from ITPL Whitefield Road
- 15 Mins from Cargo Road
- Karnataka Milk Federation – 10 KM's
- 20 Mins from Kolar Industrial Area
- Kaiwara Industrial Area
- 5 Mins from KIADB Industrial Area at Jangamkote
- 10 mints from Siddlaghatta Bus Depot

## **Educational Institutions**

- Gyan Jyoti School
- Navodaya Vidyalaya Residential High School
- Sahitya School
- SLV International School
- Wisdom International School
- Akash Intenrational School
- Oxford English School
- Akruti International School
- Sai Vidya Nidhi College
- Vidya Jyothi Public School
- Srigandha International School
- Sri Sai Jananaganga Degree College
- Gurukula International Schol
- Nagarjuna Engineering College
- Chanakya University
- SJC Institute of Technology
- Rishikul Vidyapeeth School

## **Hospitals**

- Shrishti Sai Hospital
- Suviksha Hospital
- Akash Super Speciality Hospital
- Akash Insitute of Medical Sciences
- Ramaiah Hospital Brigade
- Navodaya Nursing Home
- New Manasa Hospital
- Sri Shirdi Sai Multispeciality Hospital
- iDrishti Eye Hospital
- Bamgalore Baptist Hospital

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DEVBHUMI



SUMADHURA  
LOGISTICS PARK



# *Location Advantages*

## **Main Companies around Jangamkote**

- Tata Semiconductor Assembly
- Easybuy Warehouse
- Zudio Warehouse
- Enviro Biofuels
- Sterling Tools Limited
- Mitsubishi Electric
- Shivam Autotech
- Indo MIM
- Gopalan Aerospace SEZ
- MEDREICH



# Why Devbhumi is Your Perfect Investment?

Price Comparison around North Bangalore Outskirts			
Location	Price per Sq.Ft. (INR)	Growth Potential	Investment Attractiveness
Jangamakote	₹1,600 (Current)	High (Upcoming infra, expressway, university, SEZ)	Very High (Strategic location, affordability, future growth)
Doddaballapur Road	₹2,500 - ₹8,000	Moderate	Moderate
Hoskote	₹3,500 - ₹7,500	High (36.3% QoQ growth)	High
Devanahalli	₹4,500 - ₹9,000	High (Airport proximity)	High
Overall Bangalore	₹2,000 - ₹15,000	Varies (Depends on area)	Depends on locality
Projects around Jangamakote			
Area	Average Rate / sft	Distance from Devbhumi	Plot cost of 1200 Sft
Silver Kites 1	3500	0.9 Km	4200000
Silver Kites 2	2300	1.1 Km	2760000
Svomitva Silviya	2000	1 KM	2400000
Shreyas Sunrise	2000	1.3Km	2400000
North East Paradise	1600	6.4 Km	1920000



# Visualise This as Your Family's Legacy



## Weekend Retreat

Reconnect with Nature

## Secure Investment

Gift for future generations

## Peace & Rejuvenation

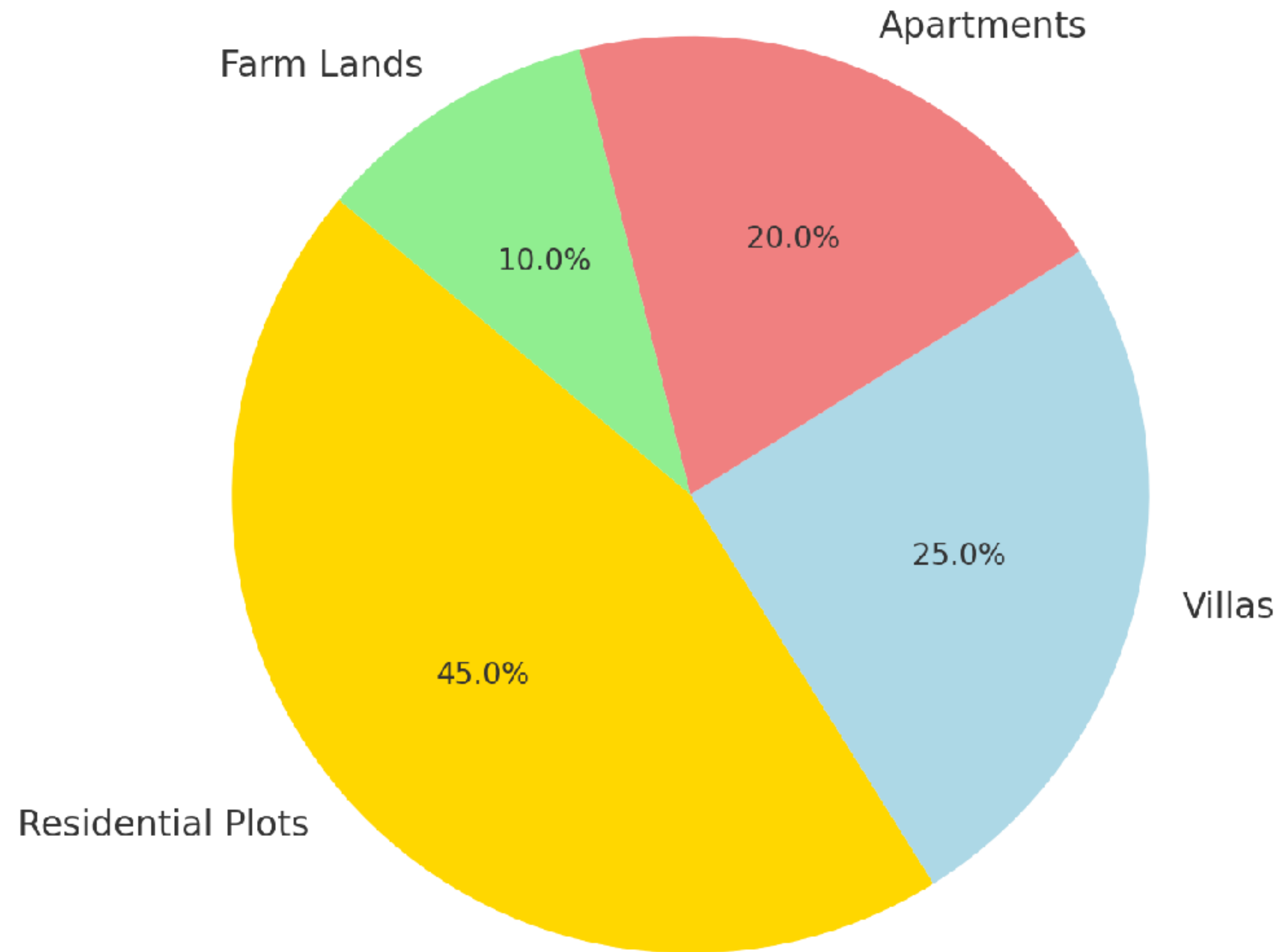
Escape the city noise

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# Your Smartest Investment Awaits!

Real Estate Demand Distribution in Developing Outskirts



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# Why Invest Now? – The S.M.A.R.T. Investment Advantage

## ✓ S – Strategic Location 📍

Near Airport, Expressway & SEZ – The future growth corridor!

## ✓ M – Market Trends 📈

Plotted developments in high demand – Prices rising fast!

## ✓ A – Appreciation Potential 💰

30-50% growth in nearby areas – Jangamakote is next!

## ✓ R – Regulatory Clearances ✓

DTCP & RERA Approved – Safe & secure investment!

## ✓ T – Timing Advantage ⌚

Pre-launch pricing + Limited plots = Best time to invest!

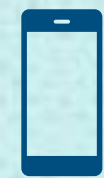
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# Your Future Starts Here!

**Contact Us:**

**Book Your Plot Today!**



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**Exclusive Offer:**



Early bird discounts available  
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**Thank You  
for your interest**