

PROPERTY FOCUS

THE FORMIST WAY

Shaping Bengaluru's Future with Design, Sensitivity, and Soul

When a real estate company is founded not to chase the next big square foot but to shape the way cities breathe, it tells us something about where Bengaluru is heading. The Formist Group is one such developer—a young, architect-led enterprise that treats every project as a design experiment and every home as an idea about how we should live tomorrow.

If “form follows function” has long been architecture’s guiding idiom, Formist takes it further—seeking not only to serve function but also to touch the aspirational and cultural core of a resurgent, resilient India.

THE ORIGINS OF FORMIST

The spark for this journey came from Praveen Bavadekar, who studied architecture in Bengaluru in the '90s and later pursued his Masters at the prestigious Architectural Association, London.

Praveen was soon joined by collaborators who shared his vision. Together, they founded The Formist Group in 2017—a company born of nostalgia for the “Garden City” Bengaluru they grew up in, and driven by the desire to reintroduce that essence into modern urban living.

Adding unique dimensions to the founding team was Marie Raghavan, a writer and poet. Coming from the world of literature and her love for nature, her perspective helped humanize the company’s projects in ways that purely technical minds could not.

“Every home should tell a story. At Formist, we try to weave poetry into brick and mortar—spaces that speak not just to the eye but to the heart. Mandala, for me, is where design meets narrative, turning daily living into something soulful,” Marie Raghavan, Co-Founder.

At the helm today is Amit Kulkarni, Architect and Managing Director, who leads a team of engineers, designers, and professionals dedicated to realizing Formist’s collective vision. Himself a second-generation architect, Amit has championed a philosophy where every project begins with questions—about lifestyles, aspirations, and urban contexts and answers them with meaningful architectural solutions.

A COLLECTIVE PHILOSOPHY

Unlike conventional developers, Formist is architect-led. Its directors bring decades of experience in design, urban planning, and cultural projects, giving them an edge in thinking beyond square footage or amenity lists.

Their practice draws on entrepreneurship, ecological sensitivity, construction technology, and even the humanities. At its core lies a simple belief: to improve how people live, one must begin by asking the right questions:

- How does one move beyond cookie-cutter living?
- How can landscapes become everyday extensions of homes?
- How can design encourage activity, community, and sustainability?

EARLY EXPERIMENTS IN LIVING

The Formist Treehouse: Activity-Driven Living

The company’s first project, Formist Treehouse, was a tower of 50+ residences that challenged the idea of the isolated clubhouse. Instead, amenities were distributed across floors—gyms, lounges, and gardens just outside every door, much like branches of a treehouse.

Balconies supported edible landscapes, while the rooftop pool was paired with miniature orchards. The design encouraged spontaneous activity and healthier, more communal living.



The Formist Cove: Personalized Homes in Belgaum

In Belgaum, Formist experimented with personalization at scale. The Formist Cove offered 2,700 possible layouts via a custom app, guided by a Vastu meter, thus turning home design into a participatory process.

Each house was unique yet united by brick facades and lush landscapes planted with Western Ghats species, which drew birds, bees, and butterflies back into the neighborhood.

Together, Treehouse and Cove set the tone for Formist: design-led experiments where built and unbuilt spaces work together to enrich life.

CONSTRUCTION QUALITY AT FORMIST

If design is the philosophy, execution is the proving ground. At Formist, construction is not outsourced to efficiency—it is pursued with precision. From exposed brick detailing to landscaped courtyards, the build is treated as carefully as the drawing board.

“Execution is where vision meets reality. At Mandala, our focus has been on precision and quality—whether in the detailing of double-height balconies, the rhythm of the chessboard grid, or the integration of green courtyards. Every step is about ensuring that the design intent is delivered without compromise,” so residents experience architecture at its best,” shared Sampath Kumar, AGM - Projects Head.



Sports Court - Formist Mandala



THE FORMIST MANDALA

Formist’s most ambitious project yet, Mandala is a 5-acre residential neighborhood in Hebbal Kempapura. It departs from Bengaluru’s high-rise skyline in favor of a more human-scaled, low-rise urbanism—crafted around courtyards, landscaped spines, and an intricate sense of community.

At Formist, our goal has always been to question the regular. Every project is an attempt to explore how tradition, technology, and contemporary life can coexist in harmony. We’re not just building homes; we’re shaping a way of life for the next generation of Bengaluru.

Amit Kulkarni,
Architect & Managing Director

DESIGN INSPIRED BY TRADITION, ALGORITHM, AND A CHESSBOARD GRID

Mandala takes its cues from Vastu Shastra and the symbolic geometry of the mandala. Using parametric design tools, the layout balances privacy, natural light, and cross-ventilation.

Here, homes are reimagined as “Indepartments”—self-contained apartments flanked by balconies and courtyards, merging openness with seclusion.

The project’s signature move is its chessboard-like grid. Just as a chessboard alternates squares to create balance, Mandala alternates built and unbuilt spaces. Every home has light, ventilation, and views—there are no “standard” units, only equally premium ones.

“Mandala is our attempt to make architecture breathe again. Every Indepartment is designed to capture light, air, and privacy in ways that feel intuitive, not imposed. For us, it’s not about designing buildings, it’s about designing experiences that enrich everyday living,” said Sanvrita M, Project Coordinator

WHY CHOOSE FORMIST?

- Product-first approach: Every project is researched, designed, and refined like a crafted product
- Design-led development: Founded and led by architects who challenge the “regular” in real estate
- Sustainability at the core: Green planning, passive design strategies, and long-term efficiency
- Community-driven thinking: Spaces designed to encourage connection while balancing privacy
- Future-ready living: Seamless integration of Vastu, technology, and modern lifestyles
- Track record of innovation: New typologies and approaches that set benchmarks for Bengaluru

THE GREEN SPINE: COMMUNITY AT THE CORE

At the heart of Mandala lies its Central Spine—a landscaped corridor that links gardens, plazas, and wellness spaces.

Shaded walkways, play zones, reflexology gardens, and an open-air theatre are designed not as add-ons but as the community’s backbone.

“The Spine is more than an amenity corridor; it’s a social fabric connecting every resident,” said Aditya Raghavan, Director. And in the age of over-promised marketing, Raghavan is candid about what sets Formist apart.

“For a product-based developer like Formist, marketing is not about promises—it’s about communicating the design story with clarity. When people understand the intent behind a home, it stops being just real estate and becomes a product they truly desire,” said Aditya Raghavan.

CONNECTIVITY AND LOCATION

Hebbal Kempapura has become one of Bengaluru’s fastest-growing corridors, and Mandala sits at its heart. Just 2.5 km from Manyata Tech Park and 30 minutes from Kempegowda Airport, it is also close to upcoming metro stations at Hebbal, Kodigehalli, and Kempapura.

Top schools (NPS, Vidya Niketan, Canadian International), hospitals (Aster CMI, Manipal), and shopping hubs (Elements Mall, Phoenix Mall of Asia) all cluster nearby—making Mandala one of North Bengaluru’s most desirable addresses.

VISION BEYOND TODAY

For Formist, Mandala is not just about the present but about the way Bengaluru will live in the years ahead.

“For us, sales is not about closing transactions—it’s about opening doors to a new way of living. At Mandala, every home carries a story of design and intent, and when that story resonates with people, choosing becomes effortless,” said Aditya Kilari, Vice President – SMCP.

Looking ahead, Formist plans to expand beyond Hebbal into Kanakapura Road and North Bengaluru with both residential and commercial developments. Affordable housing, luxury villas, and commercial projects are on the table, but what binds them is philosophy, not formula.

Whether vertical towers or horizontal enclaves, the starting point will remain the same: people, their rhythms of life, and the city around them.



Project Details

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RERA : Formist Cove- PRM/KA/
RERA/1249/447/PR/210130/003808
Formist Tree House- PRM/KA/
RERA/1251/472/PR/2001121/003213
Formist Mandala – PRM/KA/
RERA/1251/309/PR/260825/008037



The Formist Cove



The Formist Tree House

Stay where the city spends

Perfectly positioned just minutes away from Kempegowda International Airport, Hyatt Centric Hebbal Bengaluru is more than just a hotel, it's a lifestyle hub designed for the modern traveler. Whether you're visiting the city for business, leisure, or simply passing through, the hotel places you right at the center of everything Bengaluru has to offer. From thriving tech parks and luxury malls to trendy cafés and serene lakeside trails, every part of the city is within easy reach.

Step into one of the 152 thoughtfully designed rooms and suites, where contemporary style meets everyday comfort. Bold accents, sleek furnishings, and expansive windows create an atmosphere that feels both vibrant and relaxing. Wake up to stunning views of the city skyline, and let your room become your personal launchpad to explore Bengaluru with ease.

Food lovers will find plenty to indulge in at Hyatt Centric Hebbal. COSMO, the all-day dining and poolside restaurant, brings together global flavors on a plate, from hearty buffets to à la carte favorites, all served in a lively setting. For something more relaxed yet buzzing, head to CRAFT, a modern deli-bar where artisanal bites, handcrafted cocktails, and a welcoming vibe set the tone for casual catch-ups or evenings out with friends.

When it's time to unwind, the hotel has plenty of options to recharge your body and mind. Take a refreshing dip in the indoor pool with panoramic skyline views, squeeze in a workout at the fully equipped 24/7 fitness center, or escape into pure bliss at Arise Spa, where rejuvenating therapies and express treatments create a sanctuary of relaxation.

Hyatt Centric Hebbal Bengaluru is also a destination for gatherings that matter. With elegant banquet spaces, stylish meeting rooms, and expert planning services, the hotel ensures that everything from intimate celebrations to large-scale conferences is seamless, sophisticated, and unforgettable.

Sustainability is woven into the hotel's ethos. By eliminating single-use plastics and offering refill stations across the property, Hyatt Centric Hebbal takes conscious steps to reduce its footprint while maintaining the high standards of guest comfort.

From the boardroom to the bar, from spa indulgence to skyline views, Hyatt Centric Hebbal Bengaluru captures the true essence of being connected to the city yet offering a retreat of your own. Stay central, explore with ease, and discover Bengaluru in style, this is your gateway to go anywhere.

For more details, contact:
Hotel Board Line: +91 80 6986 1234 / +91 63649 32068

Hyatt Centric Hebbal Bengaluru
43/4, Hebbal Village, Ballari Road, Bengaluru, Karnataka, 560092



CONNECTING BRANDS WITH MILLIONS EVERY DAY



At Pacific Mediacom, they specialize in creating impactful Out-Of-Home (OOH) solutions that transform how brands connect with millions of people daily. We believe in crafting conversations that resonate, extending beyond mere visibility to enhance reach, engagement, and ultimately, return on investment.

As your trusted OOH partner, we combine deep market intelligence with advanced digital and traditional media solutions. We work closely with our clients to understand their unique goals, developing tailored OOH media strategies that maximize reach and impact. Their services encompass strategic campaign planning, optimal asset selection, and seamless coordination with vendors and media owners, ensuring flawless execution. They also provide performance measurement tools to track effectiveness and ROI, while managing all compliance requirements to ensure campaigns are legally sound and risk-free.

Their turnkey solutions cover the entire value chain, from site acquisition and customized design to

seamless installation, real-time monitoring, and robust performance analytics. Every stage of execution is handled with precision, accountability, and a commitment to delivering measurable results.

As Prashanth G. Venkatappa, Managing Partner at Pacific Mediacom, states: "At Pacific Mediacom, scale is not just about size, it's about impact. With our extensive OOH network and state-of-the-art facilities, we reach millions of people daily and help brands leave a lasting impression on the cityscape. Our focus has always been on delivering visibility with credibility, and that's what makes us a trusted partner for leading advertisers."

Furthermore, our in-house printing facility ensures high-quality, large-format output across various materials, including vinyl and fabric. Equipped with imported machines, expert teams, and stringent quality control, we guarantee faster turnarounds, cost efficiency, and flawless execution for every campaign.

Mallikarjuna P.G., CEO of Pacific Mediacom, adds, "Our strength lies in doing things differently, creating OOH experiences that go beyond visibility and truly connect brands with people."

With our unmatched market presence and unwavering dedication to excellence, Pacific Mediacom empowers brands to tell their stories with clarity and impact. We transform spaces into stages where your brand gains visibility, authority, and resonance.

With Pacific Mediacom, your brand doesn't just show up—it stands out.

For more details, contact:
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Prashanth G



Mallikarjun



to understand their unique goals, developing tailored OOH media strategies that maximize reach and impact. Their services encompass strategic campaign planning, optimal asset selection, and seamless coordination with vendors and media owners, ensuring flawless execution. They also provide performance measurement tools to track effectiveness and ROI, while managing all compliance requirements to ensure campaigns are legally sound and risk-free.

Their turnkey solutions cover the entire value chain, from site acquisition and customized design to



Premium Living Meets Affordability in North Bengaluru

Defence Habitat Housing Co-operative Society Ltd (Regd Under karnataka Co-operative Society Act)

In North Bengaluru, where the city's expansion is reshaping once-quiet outskirts into bustling hubs, a housing initiative is offering a blend that many buyers' thought was out of reach, premium living at prices that remain affordable. Defence Habitat Housing Co-operative Society, led by defence veteran, is creating residential layouts designed not just for investment but for building communities.

The society, registered under the Karnataka Co-operative Society Act of 1960, has been steadily working to deliver housing options that serve both defence families and civilians. Its approach reflects a mix of discipline and foresight, ensuring that buyers get secure ownership and long-term value.

A drive through North Bengaluru shows why the location matters. Large tracts of land have been earmarked for ITIR and SEZ projects, with global names like Foxconn already setting up bases. The proximity to KIADB industrial zones and Kempegowda International Airport only adds to the momentum. What was once a far-flung area is now viewed as a future growth engine and land here is fast turning



into a prized asset. Against this backdrop, the society is offering plots ranging from 1,200 to 2,400 sq. ft., all backed by clear titles. The pricing between 1,099 and 1,399 per sq ft positions them well below the premium rates seen in other parts of the city. An interest-free instalment plan makes the purchase process easier, particularly for young professionals and families taking their first step into property ownership.

But it isn't only about affordability. The layouts are being planned with community spaces in mind including a clubhouse, swimming pool, children's play areas and landscaped parks. Nearby schools, hospitals and shopping centres ensure that buyers won't have to wait for basic infrastructure to catch up with their homes.

For defence veterans, the project offers secure, well-planned housing as recognition of their service. For civilians, it opens the door to join a neighbourhood shaped by trust

We wanted to create something that honours the service of our defence fraternity while also welcoming civilians into a thoughtfully planned community. Our focus has always been on transparency, security and long-term value for every member.
Group Captain T R Ravi (Retd.),
Vice President of the society.

and inclusivity.

In a city where real estate often feels like a race beyond the average buyer's reach, this initiative is carving a different path. By combining accessibility with growth potential, it is offering not just plots of land but the promise of a community and a stake in the city's future.

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www.defencehousingsociety.com
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Redefining Digital Storytelling with PCH AI Studio



In an era where artificial intelligence is reshaping creativity, PCH AI Studio emerges as a game-changer, blending innovation with strategy to deliver AI-powered images, videos, marketing automation, and digital storytelling. With its future-ready approach, the studio simplifies production, accelerates campaigns, and unifies brand visuals, enabling businesses to stay ahead in a competitive market. "We envision a world where creativity is limitless and powered by AI," says Nishant Jayant, Founder & Director at PCH-AI. Whether it's startups seeking visibility or established brands strengthening their digital presence, PCH AI Studio provides tailor-made solutions that align with evolving market dynamics. By integrating AI into the creative process, it ensures faster turnarounds, cost efficiency, and consistent quality—making marketing more impactful and brand identity stronger.



Beyond technology, PCH AI Studio champions storytelling as its core strength, combining the power of AI with human imagination to create content that resonates on a deeper level. Every project is designed to simplify complexities, foster engagement, and deliver measurable results. What sets the studio apart is its holistic one-stop model covering everything from production to marketing automation, streamlining workflows, and enabling brands to launch smarter and unified campaigns. "My vision is to scale PCH AI Studio into a multinational that redefines how the world experiences content creation," shares Nutan Guleria, who heads the business for PCH AI Studio. Guided by the pioneering vision of PCH, the studio has positioned itself as a leader in next-gen digital production. Its commitment to innovation and creativity ensures that businesses not only keep pace with change but also redefine the way stories are told in the AI era.

For more details, contact:
PCH AI Studio |
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Nishant Jayant
Founder, Peritum Group

A Home Designed For Life



Indicative image representation only

On a quiet morning in Bagalur, the first thing you notice is not the construction cranes or traffic diversions that usually mark Bengaluru's growth corridors. Instead, it is the sound of leaves brushing against each other; the sweep of light across an open stretch of land, and the suggestion that a neighbourhood can still grow around trees rather than in spite of them. This is where Kalyani Developers is shaping LivingTree, a residential community that leans on nature, shared spaces and careful design to answer a question many city dwellers have begun asking: what should the next chapter of urban living feel like?



HOMES SHAPED AROUND PEOPLE, NOT JUST PLANS
For decades, Bengaluru has been known for reinventing itself. The bungalows of yesteryears gave way to IT parks, and gated enclaves rose alongside flyovers. But the essence of home ownership has never been static. Families today are not only looking for a convenient address but also for homes that carry an atmosphere. Places that can soften the edge of busy routines, make children feel safe, and bring back the

culture of neighbourhoods where people know each other's names.
LivingTree tries to build on that aspiration. Spread over 25 acres, it is designed not as a series of towers placed on a plot, but as a living fabric. Pathways connect open courtyards, gardens stitch together clusters of homes, and the amenities are framed less as checklists and more as community anchors. A clubhouse is not only a fitness space but a meeting ground. Play areas are designed to be overlooked by greenery, so families can pause, interact and watch over children without needing to step away from the everyday rhythm of life.
At a time when many developments still rely on scale or luxury as their calling card, LivingTree offers a subtler promise. The everyday experience of living in a place that feels open, shaded and connected. Its apartments may carry the efficiencies of modern architecture but what the developer is really selling is a way of life, one that doesn't ask buyers to choose between convenience and comfort.



Indicative image representation only

A GREEN THREAD IN A GROWING CITY
The idea of nature as an afterthought is all too familiar to Bengaluru residents. As the city expanded, trees were often the first casualties to make way for concrete. It is against this

backdrop that LivingTree offers a refreshing reversal. Instead of relegating green spaces to the periphery, the project places greenery at its heart. Landscaped lawns, shaded walkways, and tree canopies form the foundational layer of the design, with apartments thoughtfully positioned to overlook these natural elements rather than turn away from them.
For homebuyers, this design is more than just aesthetics—it's a pursuit of balance in a bustling city that pulses with energy yet craves moments of calm. Imagine starting your day with a jog under the canopy of trees instead of on hard asphalt or enjoying an evening gathering in a communal courtyard that fosters connection rather than isolation. Even a balcony opening to fresh air becomes a cherished escape. These small, meaningful experiences are redefining what makes a home truly valuable today.
LivingTree also offers thoughtful amenities and features including complimentary Juliet balconies, Vastu compliance, no common walls, over 60 amenities, and two expansive clubhouses spanning 50,000 sqft each. Located just 15 minutes from Bangalore International Airport in KIADB, Bagalur, the project presents a range of 1, 2, 2.5, and 3 BHK apartments designed to enhance your lifestyle. The response to the launch was so overwhelming that 1, 2 and 2.5 BHK are sold out.
Sustainability runs alongside this green emphasis. Rainwater harvesting, energy-efficient lighting and eco-conscious waste management are not highlighted as features but woven into the overall design. In an era where conversations around climate and urban living are finally intersecting, this approach makes LivingTree feel less like a one-off and more like a direction in which housing needs to move.
Importantly, the project does not distance itself from the city Bagalur; located along the expanding northern corridor, is already being reshaped by infrastructure investments, employment zones and improved connectivity to the airport. For families, this means the comfort of being within reach of schools, workplaces and civic facilities, while still retaining a sense of retreat at home. It is the rare combination of being plugged into the city's growth story while stepping back from its noise.
THE DEVELOPER'S QUIET CONFIDENCE
Behind the project is Kalyani Developers, a name that has grown steadily in Bengaluru's real estate landscape without the fanfare of some of its larger peers. Its philosophy has been consistent to deliver on promises, designed for people and built with longevity in mind. In a sector where trust often makes or breaks reputation, this quiet confidence has helped the company cultivate credibility. Kalyani Developers have completed 12 Million Sq. Ft of office spaces, with 30 years of experience, Kalyani is also present into Hospitality, Automobile, Commercial and Green Energy.
LivingTree is in many ways is a culmination of that approach. Rather than competing on scale or opulence, the developer is betting on experience and sustainability as the new differentiators. It is a strategy that aligns with broader trends in the market, where buyers are increasingly scrutinising not just square footage but the lived reality of projects, how they look, feel and function once families move in.
Industry watchers note that North Bengaluru is poised for long-term demand, fuelled by infrastructure growth and the airport's economic pull. Yet within this momentum, projects that can articulate a lifestyle edge are likely to command both attention and value. LivingTree enters this space not as a high-decibel launch but as a thoughtful addition, one that mirrors the maturing expectations of Bengaluru's homebuyers.
For Kalyani Developers, it also represents an opportunity to push its brand identity further. In the coming years, as competition in the mid-to-premium segment intensifies, being able to show a project that prioritises green living and community will serve as more than just differentiation; it will act as a signal of intent.
THE BROADER STORY
What makes LivingTree worth noticing is not only what it offers but also what it hints at for the city's future. Bengaluru's housing market is at an inflection point. Affordability will continue to drive volumes but lifestyle-focused projects that manage to balance connectivity, community and sustainability are likely to set benchmarks. The real demand is not for isolated towers but for neighbourhoods that feel rooted, where growth does not come at the cost of belonging.
For buyers, the decision to invest in such projects is no longer about immediate utility alone. It is about the long arc, how a home can grow with a family, retain value and provide quality of life that goes beyond walls. In that sense, LivingTree is less about Bagalur alone and more about Bengaluru's aspirations as a whole. It tells us that the city is ready to imagine housing as more than shelter as an ecosystem where modernity and mindfulness can coexist.
And perhaps that is why the project resonates. Because at its heart, LivingTree is not just an apartment complex. It is an idea that Bengaluru can still be a city of trees, light and community even as it surges ahead as India's technology capital.
RERA No - PRM/KA/RERA/1251/309/PR/260924/007084
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Times Realty Expo, Bengaluru 2025 Highlights Realty Growth



Esha Gupta

A STAR-STUDED INAUGURATION
Inauguration was done in grand style with the presence

of acclaimed Bollywood actor and passionate environmentalist Esha Gupta. The inauguration ceremony began with the traditional ribbon cutting and lamp lighting, marking an auspicious start to the event. Esha Gupta was joined by eminent dignitaries including V N Sarma, General Manager (Network-1) Bengaluru Circle, State Bank of India; Manish Chandra, Deputy General Manager (REH), Bengaluru Circle, State Bank of India; and Amit Kulkarni, Managing Director, The Formist Group, Bengaluru.
Over the course of the two-day event, held on the 6th and 7th of September 2025, visitors had the opportunity to explore an extensive and diverse range of properties, including premium plots, luxury villas and modern, well-planned apartments. The selection was designed to cater to a wide spectrum of buyers, from families seeking spacious, comfortable homes to investors looking for high-potential real estate opportunities.
To ensure a seamless and convenient experience, participating developers also

arranged dedicated site visit facilities directly from the hotel venue. This thoughtful provision allowed prospective buyers to easily visit their shortlisted properties without logistical difficulties, making it simpler for them to make informed decisions while experiencing



the full scope of Bengaluru's thriving residential market.

SPONSORS AND STRATEGIC PARTNERS

The grandeur of the Times Realty Expo 2025 has been made possible with the support of its proud sponsors and partners. The event was supported by The Formist Group as Associate Sponsor; the State Bank of India as Exclusive Banking Partner; Pacific Mediacom as OOH Partner; Red FM 93.5 - Bajate Raho as Radio Partner; Peritium Media House as Digital Partner; Hyatt Centric as Venue Partner and Baker's Day as Refreshment Partner.
Their combined efforts ensured the smooth execution of the event and contributed significantly to creating an engaging and memorable experience for all attendees and participants.

EXHIBITING DEVELOPERS

The Expo brought together 20 of Bengaluru's most reputed developers, each showcasing marquee projects that reflect the growth, innovation and long-term potential of the city's real estate landscape. These developers presented a wide range of residential offerings, from

luxury villas and modern apartments to premium plots, highlighting the diversity of options available to homebuyers and investors alike. The exhibiting developers included:
1. The Formist Group
2. Asstet
3. Aratt Developers
4. Beegru India Pvt. Ltd.
5. Casagrand
6. CKPC Properties
7. BCD Royale
8. Defence Habitat Housing Co-operative Society Ltd
9. DS-MAX Properties
10. Goyal & Co Hariyana Group
11. Hydenben Developers
12. Kalyani Developers
13. KNS Infra Projects Pvt Ltd
14. Ranka Group
15. SATTVA Group
16. SB Urbanscapes
17. Sentient Developers
18. Shriram Properties Ltd
19. State Bank of India
20. Sumadhura Group
21. Urbanest Realty

Where Life Shapes the Walls Around You

Winds of Change by CKPC is a vision of future living where there is life without limits



Low-Density Living. High-Quality Life

Cities evolve constantly. Jobs shift, families expand and priorities change. Yet most homes remain stuck in the era they were built, designed for a moment in time rather than the journey of life. CKPC Properties, with its deep-rooted expertise in shaping business ecosystems, has now expanded its footprints to reimagine what residential living can mean. Its newest project, Winds of Change in Yelahanka, Bengaluru, is a natural extension of a legacy that has already transformed how people work and connect.

The company has over five million square feet of Grade A+ office space under development, which houses some of the world's leading Fortune 100 companies including Bosch, Siemens, Manipal and Syngene, to name a few. Their campuses are not merely buildings but ecosystems that have set benchmarks for quality, sustainability and people-centric design.

FROM WORKSPACES TO DREAM HOMES

A typical family here starts their day with a brisk walk along the jogging track, while their children cycle along shaded paths and explore the pet corner. Weekends are spent in aromatic gardens, picnicking lawns or taking the family to the clubhouse pool. Evening strolls on the skywalk connect them to neighbours, creating casual moments of community bonding. Every space, from the forest trails to the sports courts, encourages activity, connection and growth, turning a home into a living, breathing environment.

Winds of Change by CKPC is not just another step forward for CKPC but a natural continuation of the journey the company has been shaping for decades. The group has long been known for transforming workspaces, setting new benchmarks for how offices are created, experienced and lived in. Now, the same philosophy is being brought home, literally. The idea is simple but it carries weight. The qualities that make workplaces function well including thoughtful design, sustainability, and a focus on people's needs are just as crucial when building homes.

What makes their maiden residential project stand out is how these principles are woven into every detail. From carefully selecting the location to planning layouts that anticipate the way families grow and evolve, to ensuring construction and delivery meet the highest standards. More than just houses, these are living spaces designed to support real life. Spaces where daily routines, shared moments and personal retreats all find their place naturally.

Winds of Change by CKPC group, is positioned much more than a housing project. It is the group's way of extending the trust and consistency it has earned from the corporate world into the personal spaces where people live, offering homeowners the same sense of reliability and confidence that businesses have counted on for years. Chirag Purushotam, the managing director and CEO of CKPC Properties, reflects on this journey, "At CKPC, our guiding principle has always been to put the customer first. Across both commercial and residential developments, our focus is on creating spaces that are functional, sustainable and people-centric. We have earned the trust of global

CKPC Properties is at a pivotal growth phase. On the commercial front, we have over 5 million square feet of Grade-A+ office space under construction, reinforcing our position as a preferred partner for global enterprises. Simultaneously, our residential foray is accelerating as we are on course to launch ₹1,000 crore of residential inventory this financial year and are targeting around 35 percent year-on-year growth as we scale this vertical.

Chirag Purushotam
Managing Director of CKPC Properties

occupiers by delivering on time, upholding quality and maintaining transparency. Innovation fuels our journey but it is trust and consistency that truly define us," he shares.

PX PHILOSOPHY: PEOPLE FIRST, ALWAYS

At the core of CKPC's approach is PX or People Experience, a philosophy that prioritises human needs over mere aesthetics or construction metrics. In commercial projects, PX manifests in thoughtfully designed collaborative zones, wellness amenities and layouts that encourage interaction while respecting privacy. Winds of Change by CKPC marks PX's first residential manifestation, translating decades of corporate experience into spaces that inspire, engage and elevate daily life.

The project is designed with four intertwined themes of thoughtful designs, community, wellness and sustainability. Thoughtful design is reflected in homes that evolve with families, whether converting a spare room into a nursery, a home office or a creative studio. The interiors are designed to adapt seamlessly to the changing routines and priorities of residents, ensuring that what feels right today remains relevant years down the line. Community is nurtured through carefully planned shared spaces, landscaped courtyards, walking trails and multipurpose halls where casual interactions naturally foster connections.

Wellness is embedded in every aspect of the

development. Ample natural light, cross ventilation, green gardens, walking paths and a clubhouse that integrates fitness and leisure facilities create a holistic environment for physical and mental well-being.

A vehicle-free podium enhances safety, ensures a quiet environment for children and seniors, and promotes seamless pedestrian movement across the community. Residents can enjoy stress-free walks or bike rides without worrying about vehicular traffic, making everyday living more secure and serene. Complementing this is a skywalk connecting towers and community spaces, allowing families and neighbours to move effortlessly above ground, with scenic views and shaded pathways that highlight CKPC's attention to experiential living. Purushotam elaborates, "We are creating environments where people can pause, connect, rejuvenate and grow, all within the same space."

A NEIGHBOURHOOD THAT GROWS WITH YOU

The choice of Yelahanka as the site for Winds of Change by CKPC is strategic and deliberate. Historically known for its greenery, calm neighbourhoods, and serene environment, Yelahanka now balances tranquillity with rapid infrastructural growth. Metro expansions, improved road connectivity, proximity to IT hubs, airports, reputed schools and healthcare facilities make it an ideal blend of convenience and liveability. Residents get a chance to enjoy the rare advantage of peaceful surroundings without sacrificing accessibility to urban necessities.

For homebuyers and investors alike, Yelahanka represents a corridor of potential. Property values have shown steady appreciation, and with ongoing infrastructure projects, the growth trajectory is set to continue. The latest housing project by CKPC is positioned within this evolving ecosystem, offering residents both a sanctuary and a wise long-term investment. The development's low-density B+G+6 layout, 438 thoughtfully designed homes, abundant open spaces ensure a premium living experience.

CKPC's residential strategy further strengthens trust in this location. Winds of Change by CKPC is not a standalone venture. It is part of a deliberate and future-oriented expansion into residential liv-



Sports & outdoor amenities



Community courtyard

Indicative images representation only



The Heart of Community & Joy

ing future retrofits or renovations.

Residences here are thoughtfully designed to suit every lifestyle. Options include spacious 2 BHK residences ranging from 1206-1219 sq ft, 2 BHK and study residences between 1457-1506 sq ft, 3 BHK residences sized 1630-1767 sq ft and expansive 4 BHK residences of 2353-2368 sq ft.

EVERY CORNER CRAFTED FOR COMFORT

Winds of Change by CKPC is a living embodiment of CKPC's philosophy. Landscaped courtyards, walking trails, recreational zones and communal facilities are all crafted to nurture interaction while respecting individual privacy.

Luxury at the housing project is understated and integrated. A 33,000 sq ft, G+2 level clubhouse becomes a hub for wellness, leisure and social engagement, offering spa facilities, yoga and fitness programs, hospitality suites and childcare services. Aromatic gardens, jogging paths and pet-friendly areas enrich everyday life. By blending convenience, leisure, wellness and safety through the vehicle-free podium, CKPC has ensured that living here is about enhancing the quality of life, not ostentation.

EVERY DAY, A LITTLE MORE EXTRAORDINARY

Winds of Change by CKPC offers 438 thoughtfully designed homes across 9 towers, ranging from 1-bedroom to 4-bedroom residences with Vastu-compliant layouts. Large windows maximize natural light and ventilation, while private balconies, wide corridors, and intelligent interiors ensure comfort and functionality. Every feature, from rainwater harvesting and sewage treatment to dedicated play areas, forest trails and sports facilities, is purpose-built for families seeking a secure, vibrant and well-connected lifestyle.

The skywalk and vehicle-free podium redefine movement and community engagement, while the low-density layout promotes privacy alongside neighborly interaction. With an expansive clubhouse, multiple outdoor and indoor sports zones, and thoughtful children and senior-friendly amenities, Winds of Change by CKPC offers a holistic living experience. It is not just a home, it is a lifestyle investment designed to grow with your family, preserve value and enrich every day.

With Winds of Change, CKPC has created more than a residential address, it has crafted a living, breathing ecosystem where families flourish, communities connect and every detail is designed for life as it unfolds. Making it a rare opportunity to invest in a home that blends reliability, legacy and a vision for the future.

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Clubhouse Terrace Pool



Clubhouse Interior

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