VAJRAM CHRYSANTHEMUM

LUXURY 3 & 3.5 BHK BOUTIQUE RESIDENCES

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The Beginning of a

DIFFERENT KIND OF LIFE

There is a cadence to well-designed life. A *rhythm* shaped by light, material, and silence.

Framed by intention and softened by stillness, every detail exists to support a lifestyle that is elevated, balanced, and entirely your own.

LIMITED-EDITION BOUTIQUE RESIDENCES IN YELAHANKA, NORTH BENGALURU

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The Chrysanthemum



A Flower of Balance, Rhythm and Layered Structure

Our Philosophy

SOME HOMES
ARE BUILT TO IMPRESS
OURS ARE BUILT TO BELONG

Vajram Chrysanthemum is for those who seek elegance without excess — a place where architecture flows with nature, and every detail invites calm. Here, boutique living means fewer neighbours, more privacy, and spaces that breathe.

Inspired by the chrysanthemum's layered beauty, every space here is shaped for light, air, and connection — with nature, with neighbours, and with yourself.

This is more than luxury. It's living as it was meant to be. *Intentional, graceful, and deeply personal.*



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Low-Density Area Surrounded by greenery

In the midst of BDA's largest planned neighbourhood

UDS share 55% Exclusive Land Ownership Advantage

In the

HEART OF BDA'S PREMIER LAYOUT

High land appreciation potential due to location and future development

Preserved views and exclusivity due to low-rise zoning

Modern clubhouse with superb amenities for all age groups

Large and spacious 3BHK homes, open layouts and luxury finishes

Small, exclusive residential community for privacy and connection

Exclusive community in the heart of BDA layout with modern clubhouse and lush landscape

MULTI-GENERATIONAL WELLNESS LANDSCAPE DESIGN FOR REAL LIFE



SOCIAL

Community kitchen, BBQ spaces, and social lounges for vibrant social life.



LIFE

All homes above 2,400+ sq.ft. for comfortable multi-generational living.



DESIGN

Premium architectural planning fostering a peaceful, continuous landscape.



Wellness Oasis

Lush outdoor spaces for relaxation, play, and wellness



Gardens & Lawns

Sensory Gardens, Multipurpose Lawns for events and leisure



Work & Play

Interactive floor games, hobby pods, co-working lounge, and walking track



For the Kids

Designated play areas for toddlers & children
Healing gardens for holistic living

SANCTUARY FOR MODERN LIVING, WELLNESS AND APPRECIATION

A close-knit enclave of like-minded residents

115 Luxury boutique apartments

Designed for outward-looking, nature-loving families

Modern clubhouse, high-end amenities, and landscape features seamlessly integrated

Strong future appreciation, ideal for both end-users and investment buyers

Secure, exclusive, and connected living at the heart of Bangalore growth

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Boutique Homes

FOR THE DISCERNING FEW

Where spaces evolve with your family's journey.



An

OPULENT LIFE

In a city of endless high-rises, Chrysanthemum stands apart. Only 115 residences, spread across 3.3 Acres — each one thoughtfully positioned for privacy, openness, and light.

A signature feature of this community is its grand double-height corridors that run diagonally across the property. These light-filled walkways create a free-flowing rhythm of openness, allowing air and sunlight to pour in from every angle. Staggered corridors guide movement naturally and encourage warm, spontaneous interactions between neighbours.

This is thoughtful living for those who seek privacy, but not isolation.

Design that feels expansive yet intimate.

An Invitation

TO JOIN THE INNER CIRCLE

Boutique Residences for Generations to Come





When

REAL LUXURY SIMPLY FEELS MORE LIKE YOU

Vajram Chrysanthemum is a limited-edition community of 115 homes across 3.3 Acres, curated for those who value space, stillness, and elegant living without excess.

Tucked away in a serene pocket of Yelahanka, it offers a rare combination of boutique scale, biophilic design, and everyday comfort made architectural.

These 3 and 3.5 BHK residences are designed as a return to *intentional living*, where form follows feeling and your home becomes a frame for the life you truly want.

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A rare blend of seclusion and proximity. 5 mins from the main road, yet quiet enough to hold your thoughts.

With a luxurious clubhouse tucked inside a lush green enclave, Vajram Chrysanthemum invites you to experience exclusivity.

115 homes. Four elegant structures.
All curated for the life that fits *you*.

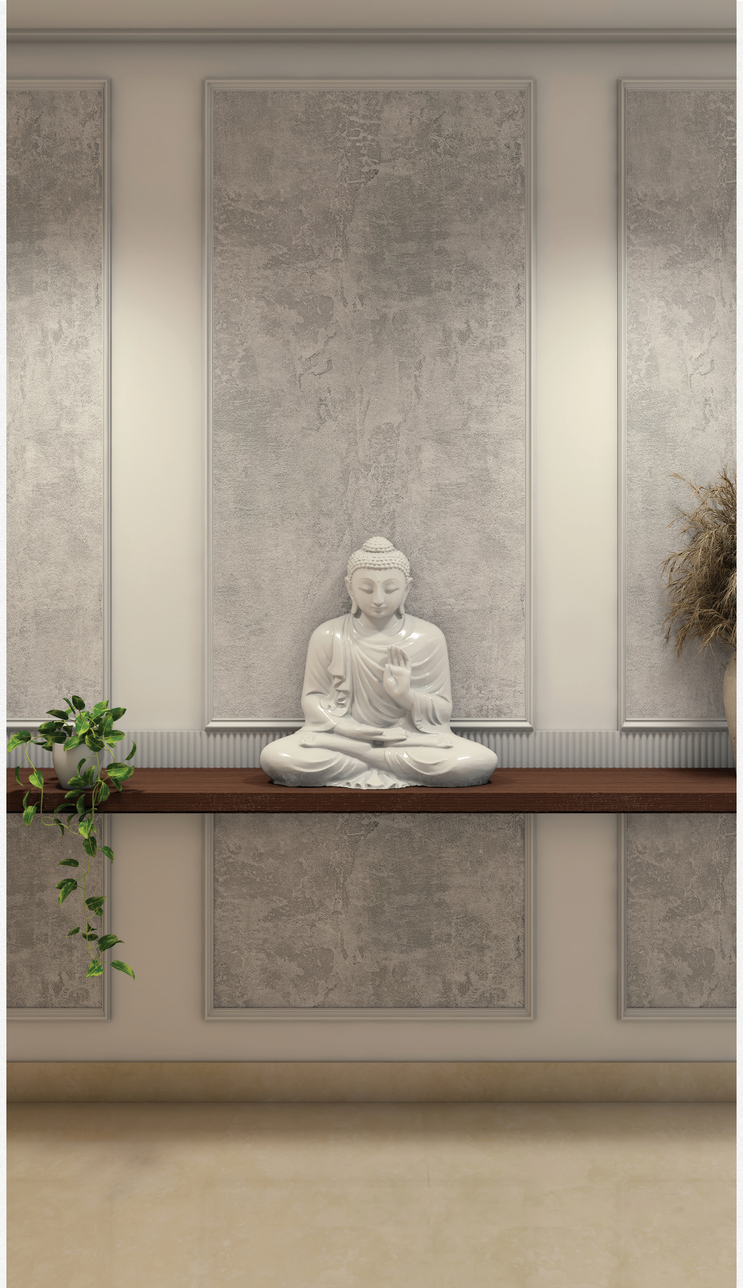
Everyday Rituals

ROOTED IN RHYTHM, CALM AND BALANCE









In Pursuit of a

THOUGHTFUL LIFE

Here, life unfolds in layers — sunlit mornings, footsteps along tree-lined trails, and soft pauses between routines. With over 80% open space and native species across the landscape, each moment is wrapped in calm.

This is the Vajram way of life: a delicate balance between architectural clarity and biophilic connection, inviting you to live more intentionally, and more meaningfully.



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When your

EVERYDAY FEELS ELEVATED



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Where

AMENITIES MEET AFFINITY

Start your mornings with a swim or a walk through landscaped trails. Sweat it out in a gym that doesn't just train your body, but frees your mind. And when it's time to wind down, the community spaces are ready to host your laughter, stories, and weekend rituals.





GYM

For those who find freedom in movement, the gym is your daily reset button. Outfitted with state-of-the-art equipment, separate yoga room — it's a space where strength is sculpted and the mind finds its focus.



PLAY

Childhood belongs to the outdoors. It's where learning begins, friendships bloom and imagination runs wild. Designed to hold space for growing minds and happy messes.



WELLNESS

Wellness begins with the architecture around you. Pools designed for calm, pathways that ease movement, and spaces that invite pause. This is wellness imagined not as a lifestyle, shaped by space.

With Nature

AS YOUR NEIGHBOUR





Herbal Garden


Outdoor Lounge


Multipurpose Lawn

Where the

OUTDOORS IS ALWAYS WITHIN REACH

Greenscapes and winding trails that soften the pace of life. From gardens and landscaped pathways to calming water features and expansive lawns, every space is designed to draw you out of routine, and connect with nature.


Water Bubblers

Lifestyle

THAT FEELS LIKE A LEGACY

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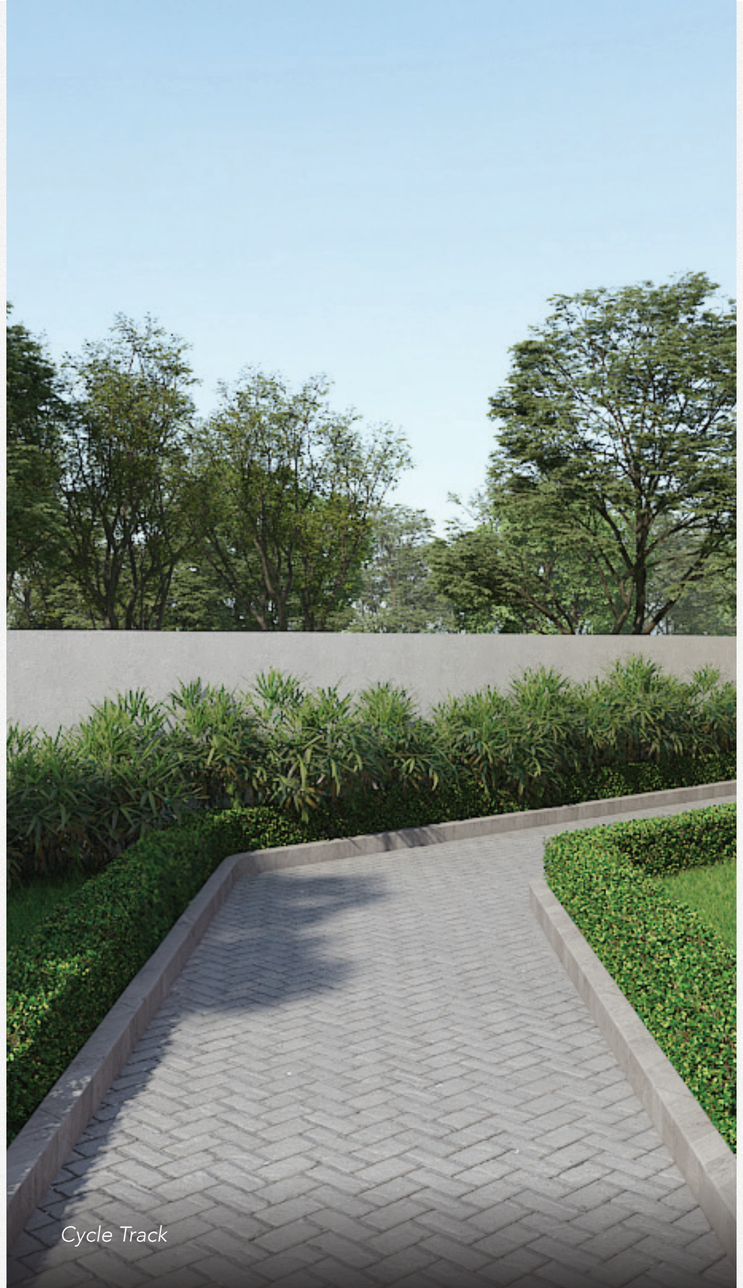
The

ARCHITECTURE OF VITALITY

Wellness is more than a space. It's a culture. One that believes great habits come from great environments. That habit and rituals don't need reminders when the architecture does the remembering for you.



Basketball Hoops



Cycle Track



Reflexology Path



Children's Play Area

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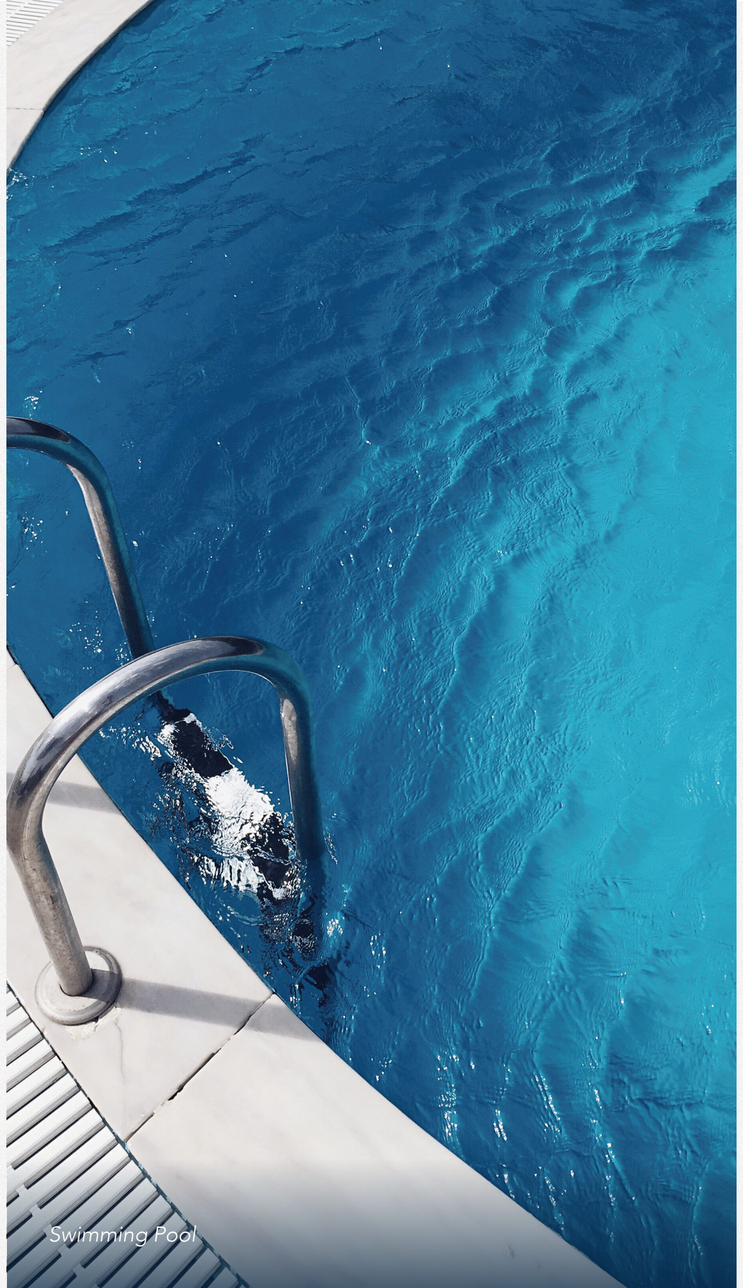
for Moments

THAT DESERVE A SETTING

Some memories are made by chance. Others deserve a setting. Here, there's always room for stories to be shared, celebrated, and beautifully remembered.



Multipurpose Hall


Swimming Pool



Co-Working Space

CONVENIENCE, REIMAGINED

Luxury is knowing your time is valued. Whether it's finding focus in the co-working space, meeting a deadline without leaving home, or stepping back into the calm of your residence.

Convenience here feels refined and rare - helping you live productively, yet uninterrupted.

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The future is

NORTH BENGALURU

BENGALURU'S MOST DYNAMIC FRONTIER

North Bengaluru is rewriting the city's growth narrative. The vision is clear: Airport City with its global business district, aerospace and defence SEZs, tech parks, and upcoming data centres are already redefining the region. The upcoming **Metro Phase-2B** line seamlessly links Yelahanka to the airport and city centre, while **broad arterial roads and flyovers** are transforming connectivity across the region.

This convergence of world-class projects is more than development—it's a complete repositioning of **Bengaluru's urban axis.** For homeowners, it means access to a lifestyle shaped by global standards. For investors, it signals one thing with certainty: long-term capital appreciation backed by the ***city's most ambitious infrastructure pipeline.***





UPCOMING INFRA

From Expressways to the ***Satellite Town Ring Road*** *— every route North Bangalore builds now bends toward Yelahanka. This is no longer the city's outskirts.*

This is its next core.



AIRPORT CITY

A self-contained urban ecosystem of retail, wellness, finance, hospitality, and innovation — all taking shape around Terminal 2.

A future where global meets local, just minutes from home.



TECH HUB

When global companies invest in a location, it's not about the present - it's about potential.

From Aerospace SEZs to data campuses, the Yelahanka belt is emerging as the next tech frontier.

The

YELAHANKA ADVANTAGE

AN ADDRESS BUILT FOR TODAY AND TOMORROW

Among North Bengaluru's fast-evolving neighbourhoods, Avalahalli in Yelahanka stands apart. Defined by wide new roads, a prestigious **BDA mega-layout of over 28,000 sites,** and a serene green environment, it offers a rare blend of growth and calm. Here, exclusivity is built into the very fabric of the location.

Avalahalli is also witnessing extraordinary investor confidence, with annual property appreciation of nearly 30% and rising demand across luxury segments. Just five minutes from the Yelahanka–Doddaballapur main road, the address ensures strategic access without congestion. And unlike newer corridors, it comes with a ready social ecosystem — from reputed schools and colleges to specialty hospitals, renowned resorts & hotels.

Where every generation of your family can flourish together.

30%
INCREASE IN PROPERTY DEMAND

5MINS
FROM YELAHANKA–DODDABALLAPUR MAIN ROAD

READY SOCIAL ECOSYSTEM

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SEAMLESS ACCESS

At Chrysanthemum, exclusivity doesn't come at the cost of access. quietly nestled in one of North Bangalore's greenest pockets, yet just minutes from the city's most vital access points. From daily conveniences to lifestyle destinations, every route is thoughtfully connected, while retaining the calm of a retreat.

TRANSPORT

Upcoming Yelahanka Metro Station	*7.2 KMs*
Yelahanka Railway Station	*7.7 KMs*
STRR	*23 KMs*
Kempegowda International Airport	*26 KMs*

HEALTHCARE

Manipal Hospital	*8.1 KMs*
Sparsh Hospital	*8.4 KMs*
Cytecare Hospital	*9.2 KMs*
Aster CMI	*12 KMs*

EDUCATIONAL INSTITUTIONS

BMS Institute of Technology and Architecture	*1.1 KMs*
Vishwa Vidyapeeth School	*1.9 KMs*
Mallya Aditi International School	*5 KMs*
Ryan International School	*8 KMs*
Presidency University	*8.3 KMs*
Stonehill International School	*8.7 KMs*
Canadian International School	*10 KMs*



IT PARKS

RMZ Galleria Office	*6.4 KMs*
Sattva Horizon	*9.4 KMs*
L&T Tech Park	*9.7 KMs*
Kirloskar Business Park	*11 KMs*
Bhartiya City	*14 KMs*
Embassy Edge	*16 KMs*
Prestige Tech Cloud	*16 KMs*
Manyata Tech Park	*16 KMs*
Foxconn	*26 KMs*
KIADB Aerospace Park	*27 KMs*

ENTERTAINMENT

RMZ Galleria Mall	*6.5 KMs*
Phoenix Mall of Asia	*9.2 KMs*
Esteem Mall	*13 KMs*
Grover Zampa Vineyards	*21 KMs*
Bren Raceway - FIA Grade 2 Racetrack	*23 KMs*
JW Marriott & Prestige Golfshire	*36 KMs*
Nandi Hills	*39 KMs*

SPORTS

Padukone - Dravid Centre for Sports Excellence	*8 KMs*
Embassy Intl. Riding School	*9 KMs*

HERITAGE

Devanahalli Fort	*27 KMs*
Bhoga Nandishwara Temple	*41 KMs*

Designed

AROUND WHAT MATTERS MOST



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MASTER PLAN

01. Entrance to the Project
02. Entry Portal
03. Security Cabin
04. OWC
05. Services
06. Entrance Water Feature
07. Vajram Feature Wall
08. Cycle Track
09. Entry Path to Social Plaza
10. Multipurpose Lawn
11. Stage
12. Group of trees
13. Water body
14. Planters with Seaters
15. Entry to OAT
16. Water Bubblers
17. Interactive Floor Games
18. Swing Court
19. Co-Working Space
20. Outdoor Lounge
21. Community Kitchen/ Barbeque Zone
22. Herbal Garden
23. Seating Bay
24. Pickleball Court
25. Outdoor Gym
26. Basketball Hoops
27. Reflexology Path
28. Barefoot Walking Zone
29. Aroma Garden
30. Bamboo Garden
31. Toddler's Play Area
32. Parents' Bay
33. Children's Play Area
34. Stepping Stones
35. Pet Park
36. Art Wall
37. Tropical Plantation
38. Tower - A
39. Tower - B
40. Tower - D
41. Tower - C
42. Clubhouse



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TYPICAL PLAN



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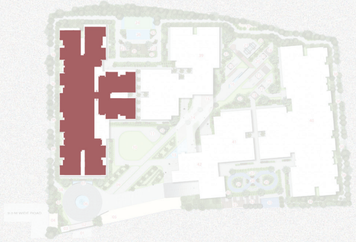
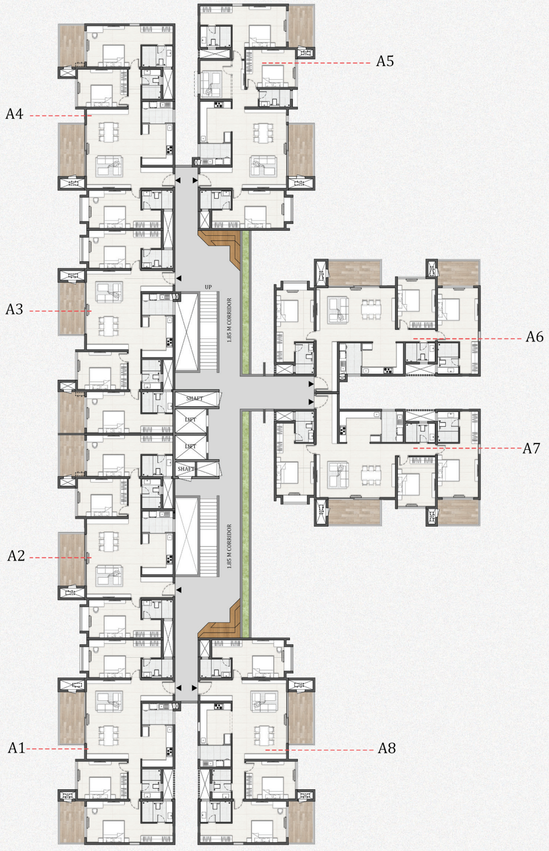
BLOCK A

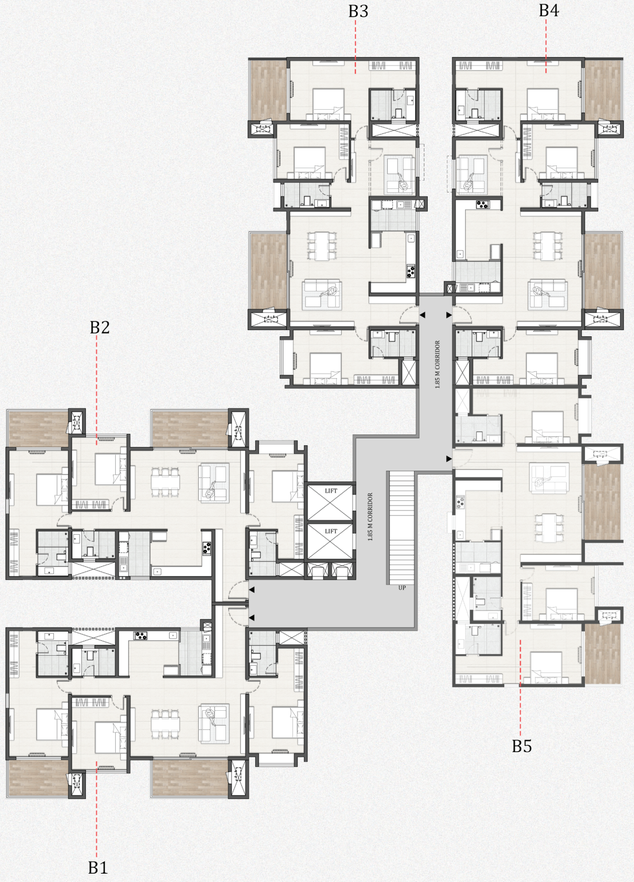






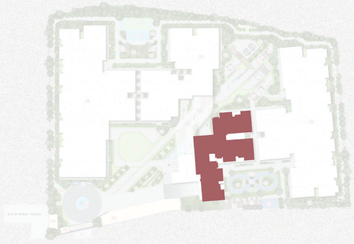
BLOCK B







BLOCK C

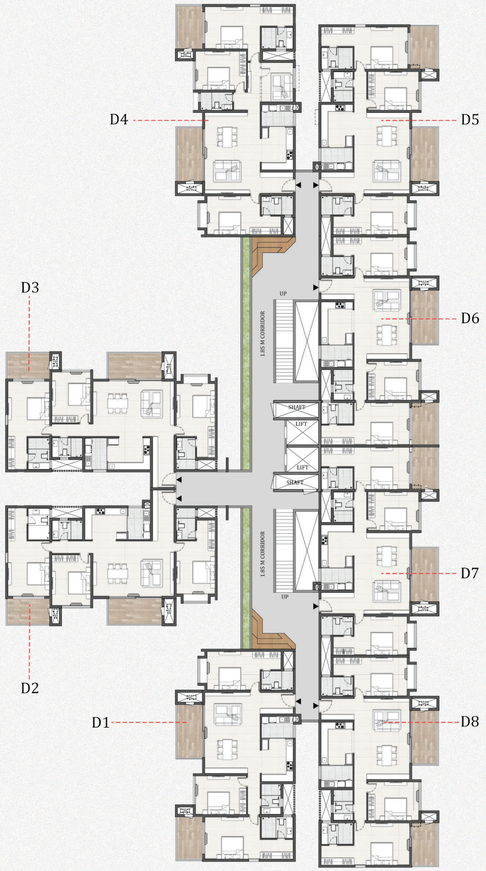






BLOCK D







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The Part of

THE WORLD THAT'S JUST YOURS

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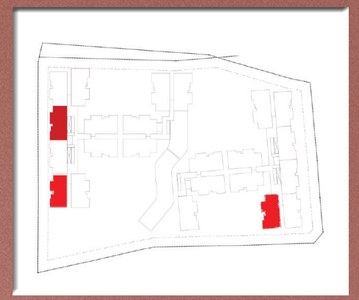
3BHK

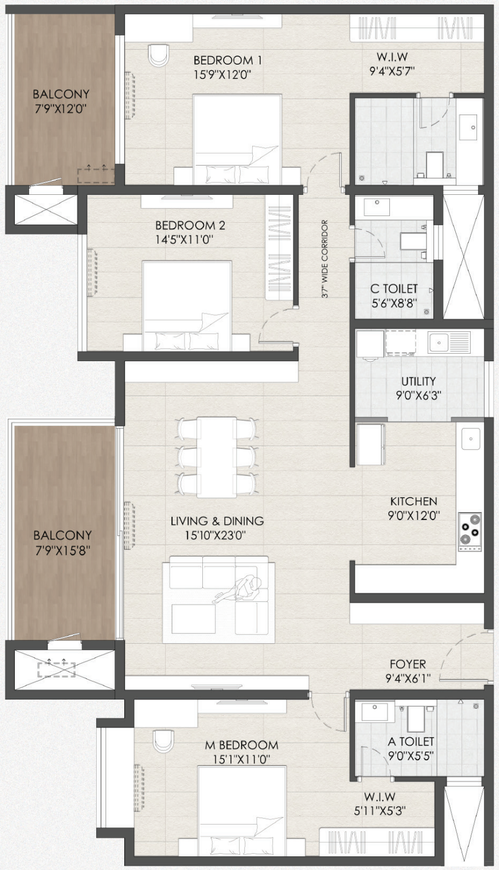
SBA (2263-2412 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN





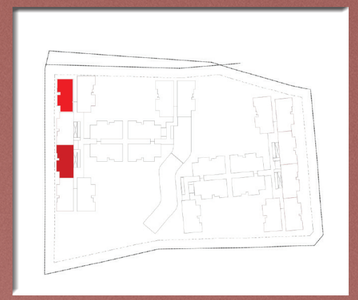


3BHK

SBA (2259-2395 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN



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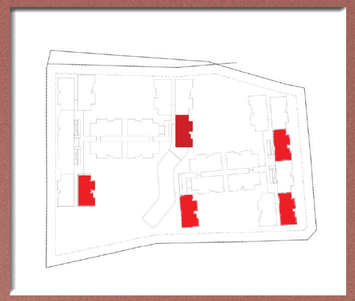
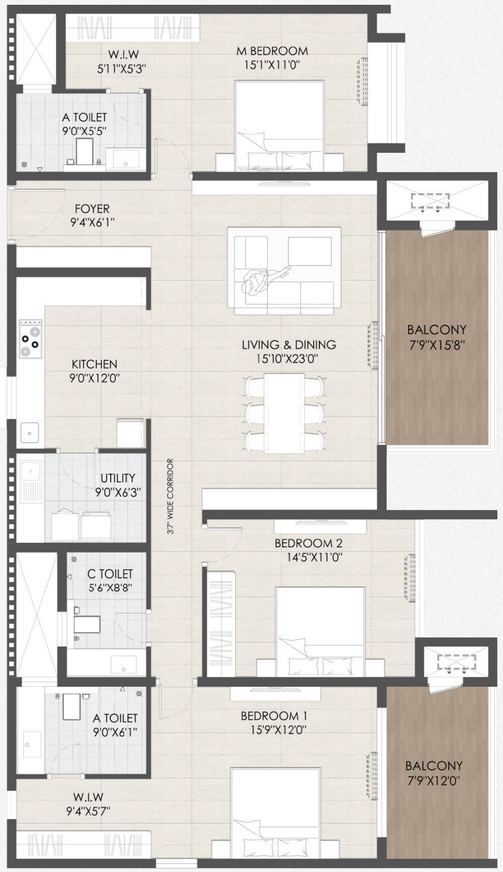
3BHK

SBA (2238-2408 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN











3BHK

SBA (2406-2449 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN



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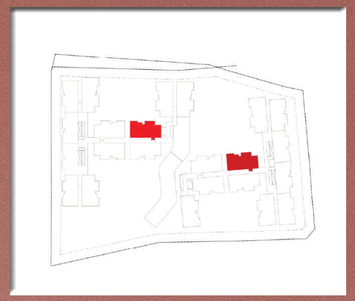
3BHK

SBA (2403-2446 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN











3BHK

SBA (2403-2446 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN



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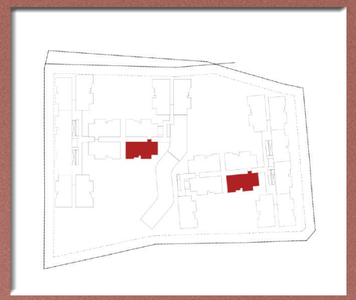
3BHK

SBA (2406-2449 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN









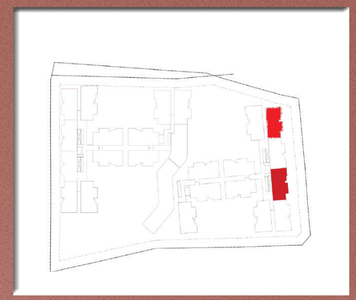


3BHK

SBA (2263-2399 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN



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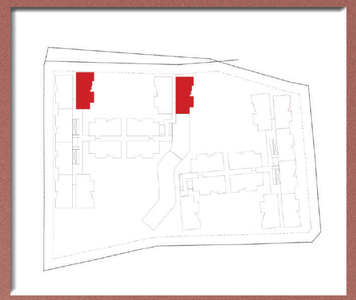
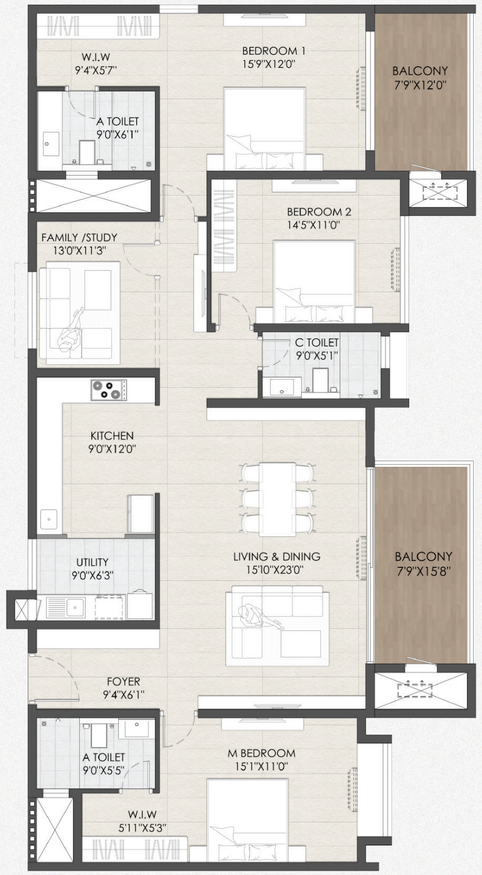
3.5BHK

SBA (2573-2630 SFT)

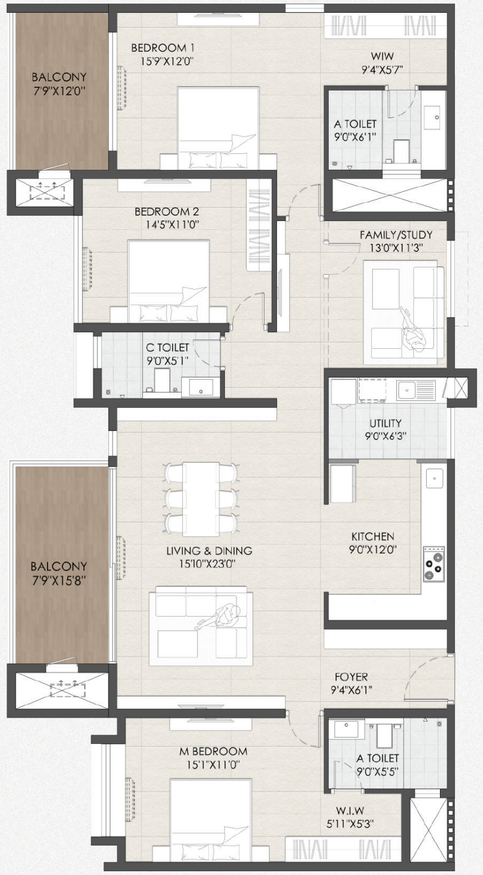
RERA Carpet Area -1626 sq.ft

KEY PLAN









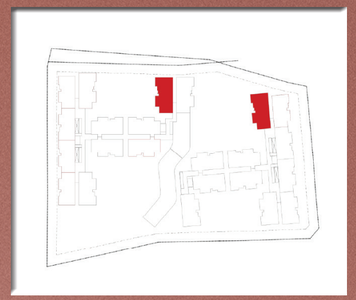


3.5BHK

SBA (2585-2628 SFT)

RERA Carpet Area -1626 sq.ft

KEY PLAN



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SAMSUNG
Hotpoint


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Behind Every Detail

A NEW STANDARD HAS BEEN RAISED

STRUCTURE

- *Single Basement + Ground Floor + 4 Upper Floors, compliance to seismic zone II.*
- *Framed Structure - RCC Columns, Beams and Slab*
- *Masonry - Solid Block Masonry and Cement Plaster*

DOORS & WINDOWS

- *Main Door - Engineered wood frame with veneer finish shutter with architrave.*
- *Internal Door - Engineered wood frame with laminate finish shutter with architrave.*
- *Windows - 2.5 track sliding windows*
- *Superior quality door hardware accessories.*
- *Balcony - 2.5 track sliding windows.*
- *All balcony sliding doors and windows fitted with mosquito mesh.*

BALCONY & UTILITY AREA

- *Superior quality anti-skid ceramic tiles for balcony & utility.*
- *Glass Handrail with paint finish as per design in all Balconies.*

COMMON AREA

- *Flooring - Granite/ Vitrified*
- *Premium emulsion paint finish.*
- *MS Handrail as per design.*

TOILETS

- *Superior quality ceramic tile wall dado up to false ceiling.*
- *Superior quality anti-skid ceramic flooring.*
- *False ceiling with grid panels.*
- *Granite counter for master bedroom wash basin.*

LIFTS

- *1 Passenger and 1 Service lift in each Block*

DISCLAIMER: Plans/ Areas/Specifications Subject to Change based on Approvals



LOBBY / CORRIDORS

- *Ground floor lobby with granite flooring/cladding*
- *Upper floor & basement lobbies with combination of Granite /Vitrified tiles for flooring/cladding*
- *Masonry- Solid Block Masonry and Cement Plaster*
- *All corridor walls in texture paint & ceiling in OBD.*

KITCHEN

- *Superior quality double charge vitrified tiles flooring.*
- *Provision for chimney exhaust in kitchen*

FOYER/ LIVING/ DINING/ BEDROOMS

- *Superior quality Double charged vitrified tiles in all Bedrooms.*
- *Premium Emulsion paint finish for walls.*

ELECTRICALS

- *BESCOM power supply - 6 KW for 3 BHK units.*
- *Generator power backup - 1.5 KW for each apartment.*
- *100 % Power backup for common facilities.*
- *Superior quality modular switches from reputed brands.*
- *Television points in living and bedrooms.*
- *Telephone points in living and master bedroom.*
- *Provision for Split AC in living and bedrooms.*
- *CCTV is made for all common areas in the premises.*
- *Wifi facility in all common area in the premises.*
- *Provision for EV charging point for visitors.*

PLUMBING & SANITARY

- *CP Fittings and sanitary wares from reputed brands.*
- *Water supply & drainage pipes from reputed brands.*

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Guided by Purpose

VAJRAM GROUP

Vajram Group has successfully delivered over 3 million sq. ft., encompassing both residential and commercial projects. This includes premium residential developments across key locations and high-end commercial office spaces that have been leased to leading corporations. Additionally, we have partnered with co-working companies to meet the growing demand for flexible office spaces. Currently, we are executing another 8 million sq. ft., with an ambitious roadmap to achieve 20 million sq. ft. by 2030.

With a strong presence in Bengaluru and Hyderabad, our portfolio is expanding to include ultra-luxury and themed villas, alongside a foray into developing state-of-the-art logistics cen-ters. Vajram's commitment to sustainability, design excellence, and quality has earned us numerous accolades and industry recognition, making us a trusted name in real estate.

10+ YEARS
IN THE INDUSTRY

3M	8M+	20M+
SQ.FT DELIVERED	SQ.FT IN PIPELINE	SQ.FT IN VISION



RESIDENTIAL PORTFOLIO

DELIVERED
3 MILLION SQ FT

VAJRAM ORCHID
8 Acres, 64 Villas, 540K Sft
Doddaballapura, North Bangalore

VAJRAM TIARA
4.5 Acres, 265 Units, 800K Sft
Yelahanka, North Bangalore

VAJRAM ELINA
1 Acre, 87 Units, 100K Sft
Thanisandra, North Bangalore

VAJRAM ESSENZA
1.5 Acres, 142 Units, 200K Sft
Thanisandra, North Bangalore

VAJRAM ESTEVA
2.5 Acres, 106 Units, 300K Sft
Doddaballapura, North Bangalore

VAJRAM NEWTOWN-I
2.9 Acres, 272 Units, 530K Sft
Thanisandra, North Bangalore

ONGOING
2.2 MILLION SQ FT

VAJRAM NEWTOWN-II
2.8 Acres, 272 Units, 490K Sft
Thanisandra, North Bangalore

VAJRAM VIVERA
6.27 Acres, 343 Units, 864K Sft
Kogilu Main Road, North Bangalore

VAJRAM CHRYSANTHEMUM
3.42 Acres, 115 Units, 370K Sft
Yelahanka, North Bangalore

VAJRAM AMARANTE
3.9 Acres, 130 Units, 400K Sft
Jakkur, North Bangalore

UPCOMING
2.1 MILLION SQ FT

VAJRAM NEWTOWN-III
1.16 Acres, 88 Units, 100K Sft
Thanisandra, North Bangalore

VAJRAM HYDERABAD
7 Acres, 800 Units, 1M Sft
Begumpet, North Bangalore

VAJRAM KAMENAHALLI
15 Acres, 300 Plots
Kamanahalli, North Bangalore

VAJRAM DEVANAHALLI
10 Acres, 200 Plots
Devanahalli, North Bangalore

VAJRAM NEWTOWN-IV
7.5 Acres, 600 Units, 1Mil Sft
Thanisandra, North Bangalore



COMMERCIAL PORTFOLIO

Vajram Group's commercial project is strategically located in Bengaluru's thriving business districts. We understand the evolving needs of businesses and strive to create workspaces that foster productivity, collaboration and success. Our projects are strategically posted rapidly burgeoning sectors like Bellandur, KR Puram, Yelahanka and Koramangala in Bengaluru, which houses fortune 500 giants including Goldman Sachs.

DELIVERED
0.5 MILLION SQ FT

VAJRAM ESTEVA
200K Sft
Bellandur, North Bangalore

VAJRAM ONYX
281K Sft
Bellandur, North Bangalore

ONGOING
0.6 MILLION SQ FT

VAJRAM ORNATE
550K Sft
Begumpet, Hyderabad

UPCOMING
2.1 MILLION SQ FT

VAJRAM NEWTOWN-III
100K Sft
Thanisandra, North Bangalore

VAJRAM LUXOR
750K Sft, Bangalore

VAJRAM TIARA-II
100K Sft, Bangalore

VAJRAM KAIKONDRAHALLI
300K Sft, Bangalore

HYDERABAD-II
120K Sft, Bangalore

LOGISTICS & INFRASTRUCTURE PORTFOLIO

Vajram Group has ventured into the logistics and infrastructure sector with the acquisition of 110 acres in Hosur. This strategic initiative will see the development of a state-of-the-art logistics park designed to meet the evolving needs of the industry. Featuring world-class infrastructure and facilities, the park will be leased to leading operators, further reinforcing our commitment to delivering high-quality, sustainable developments across diverse sectors.

UPCOMING
2M SQ.FT



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Partnered

WITH ONLY THE BEST

Our success is built on strategic partnerships with carefully selected experts, including visionary design firms, seasoned consultants, top-tier suppliers, and specialized quality control professionals. Each partner is chosen for their expertise and alignment with our core values, ensuring that every project is meticulously planned, executed, and upheld to the highest standards of quality.

By collaborating with the best in the industry, Vajram Group consistently delivers projects that set new benchmarks in construction. From innovative design to the finest materials and rigorous quality inspections, we create spaces that are not just buildings but enduring legacies of craftsmanship and excellence.

URBAN FRAME ARCHITECTS	GEO MARINE THE SPIRIT OF ENGINEERING SOIL INVESTIGATION CONSULTANT	eco INSCAPE LANDSCAPE CONSULTANT
Smarter Dharma IGBC CONSULTANT	esigntree Service Consultants Pvt Ltd MEP CONSULTANT	stedrant TECHNOCLINIC PVT LTD PEER REVIEW CONSULTANT

VAJRAM
CRAFTING LANDMARKS

AWARDS & ACCOLADES



2019
CF Award Best Luxury Condominium Vajram Tiara

2019
CF Award
Most Enterprising CEO

2020
Realty Conclave & Excellence Award Vajram Tiara [Best Residential project South India]

2020
Realty Conclave & Excellence Award
Vajram Esteva [Mixed use project]

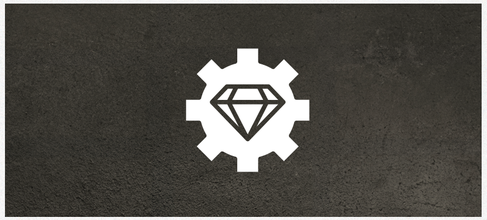
2021
Silicon India Real Estate Awards (North - Bangalore)
Vajram Newtown

2021
Times Business Awards
The Best Emerging Developer 2021
Vajram Group

2021
Times Business Awards
The Most Admired Residential Project
Vajram Newtown

2022
Times Business Awards
Best Enterprising CEO Of The Year

2023
Times Business Awards
Best Residential Project Of The Year
Vajram Newtown



Engineering & Design Excellence

Vajram Group combines innovative design thinking with advanced engineering practices to deliver aesthetically pleasing, structurally sound and functional spaces.



Sustainable & Eco-Friendly Homes

The Group prioritizes environmental stewardship by incorporating green building practices, energy efficiency and sustainable development principles into every project.

THE VAJRAM EDGE

Redefining Spaces. One Landmark at a Time



Commitment to Customers

By maintaining transparency, adhering to timelines and providing exceptional service, Vajram Group has built enduring trust with its customers.



On-Time Delivery

A commitment to punctuality ensures that projects are delivered on time without compromising quality.



A

PLACE CALLED HOME

There's a certain quiet that only a well-designed home can offer. The kind that follows you from room to room, where natural light lingers just long enough, and every corner feels intuitively yours. At **Vajram Chrysanthemum,** this stillness is intentional. It's embedded in the proportions, the materials, the rhythm of the layout. Every detail has been designed to complement the way you live.

And beyond the architecture, there's a **deeper intent**: to create a home that adapts across generations, holding not just your life, but the lives you'll build within it.

Curated Life

AND A HOME THAT HOLDS IT ALL



VAJRAM

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Disclaimer: Information in this brochure, about the project are very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are illustrations and demonstrations of the concept of the development. The furniture and fixtures, artifacts, kitchen ware, crockery and cutlery, light fittings are being shown only to give our esteemed customers the gauge and idea of how they could furnish the apartment in our project. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the company's sales team prior to concluding any decision for buying in Vajram Vivera. Site images shown in brochure are computer generated rendered images which are artists' impression* and are for general information purpose only. The contents of this brochure should not be treated as any kind of offer by the company

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