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Shriram Properties to Develop Premium Row Houses in North Bengaluru



Shriram Properties Limited (SPL), a leading mid-market and mid-premium residential developer, has entered into a Joint Development Agreement for a 7-acre land parcel, part of a larger 15-acre prime tract in North Bengaluru. The project, valued at an estimated gross development value (GDV) of around Rs 6 billion, will feature premium row houses combining contemporary architecture with sustainable, nature-inspired design. Strategically located in one of North Bengaluru's most sought-after micro-markets, the upcoming development is set to offer a refined and exclusive living experience. It will be adjacent to the upcoming Madappanahalli Biodiversity Park, popularly known as 'Mini Lalbagh'. Spread across 154 acres, this park is being transformed from eucalyptus plantations into a biodiversity haven featuring themed gardens, a nature park, an aviary, and a medicinal plant zone. Residents of the Shriram project will enjoy serene views of this expansive green landscape, blending urban sophistication with ecological tranquility. Planned for launch in the next financial year, the project is expected to become a landmark addition to SPL's growing Bengaluru portfolio. The new development reinforces SPL's asset-light growth strategy, focusing on partnerships and efficient capital deployment in high-potential areas. It reflects the company's commitment to creating community-centric, environmentally balanced homes aligned with modern urban lifestyles. Commenting on the announcement, Mr Akshay Murali, Vice President – Business Development at Shriram Properties, said, "At SPL, we believe great homes should connect people with their surroundings. Our upcoming Yelahanka project captures this essence, combining modern design, premium amenities, and lush green views. Yelahanka's expanding infrastructure and proximity to the biodiversity park make it a truly exceptional site for premium living." With this project, Shriram Properties continues to strengthen its presence in Bengaluru's premium housing segment, delivering sustainable and design-led living experiences for discerning homebuyers.

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Shriram Properties Expands Footprint in Pune



BENGALURU / PUNE : Shriram Properties Limited (“SPL”), a leading mid-market and mid-premium focused residential real estate developer, has signed a Joint Development Agreement (“JDA”) for development of a ~0.7 million square feet (“msf”) premium residential project in the highly sought-after micro markets of Hinjewadi, Pune. This marks SPL’s second project in the Pune, underscoring its strategic intent to deepen its presence and establish a strong foothold in one of India’s most vibrant real estate hubs. The Company forayed into the Pune markets with its maiden project at Undri in May’25 that met with encouraging response by selling over 55% of available inventories within six months of launch already. The Company is now embarking on the second project in Hinjewadi, Pune in the form of a high-rise mixed- use development that redefines urban living and lifestyle experiences, The project comprises

6.5 lakh sqft of premium apartments complemented by thoughtfully designed retail and commercial spaces, aggregating to a total saleable area of over 7 lakh sqft. The project has GDV potential of ~₹700 crores. Strategically located in a high-demand residential corridor, the product is designed to set new benchmarks in vertical living. The development will feature a Sky Clubhouse offering panoramic views of the city, exclusive leisure amenities, and social spaces that elevate the residents’ experience. With its strategic location, integrated design, and contemporary architecture, the project is envisioned as a landmark destination within Hinjewadi. The addition of this new project reinforces SPL’s commitment to geographical diversification and capital-efficient growth through asset-light development models. Hinjewadi, known as Pune’s largest IT and business district, has emerged as one of the city’s most preferred residential destinations, driven by its robust employment ecosystem, excellent connectivity, and strong social infrastructure. The micro-market continues to attract both end-users and investors, with sustained housing demand supported by steady rental yields and proximity to the Hinjewadi IT Park, the Mumbai-Pune Expressway, and key educational and healthcare institutions. With this project, Shriram Properties is further strengthening its portfolio in the western region, building on the encouraging response to its maiden project in Pune. The company remains focused on expanding its footprint across high- growth micro-markets of Pune while maintaining its leadership in South India’s mid-market housing segment. Commenting on the development, Mr. Akshay Murali, Vice President – Business Development at Shriram Properties said, “Pune continues to offer strong demand fundamentals driven by its thriving IT and industrial ecosystem. The signing of our second project marks an important step in our expansion strategy and reflects our confidence in the

city's long-term potential. We are excited to strengthen our presence in Pune. This latest addition aligns with Shriram Properties' broader growth strategy to scale up its presence across key residential markets through partnerships and development alliances, while maintaining its focus on delivering value-driven, high-quality homes."

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Shriram Properties Expands Presence in Pune; Signs JDA for INR700-Crore Project in Hinjewadi



Shriram Properties Limited (SPL), a leading developer focused on the mid-market and mid-premium housing segments, has signed a Joint Development Agreement (JDA) for a premium residential project in Hinjewadi, Pune, with an estimated development potential of ~0.7 million sq. ft. and a gross development value (GDV) of about INR700 crore. This marks SPL's second project in Pune, following its successful debut in Undri earlier this year, where over 55% of units were sold within six months of launch. The new project, a high-rise mixed-use development, will feature approximately 6.5 lakh sq. ft. of premium residences alongside retail and commercial spaces, offering a total saleable area exceeding 7 lakh sq. ft. Strategically located in Pune's largest IT and business district, the project aims to redefine vertical living with contemporary architecture, integrated design, and leisure amenities, including a Sky Clubhouse with panoramic city views. Akshay Murali, Vice President – Business Development, Shriram Properties, said, "Pune's strong demand fundamentals make it a key market for us. This signing reinforces our confidence in its long-term potential and aligns with our strategy of capital-efficient growth through partnerships."