

WHISPERING  
GREENS







A GOLDEN  
OPPORTUNITY  
TO OWN  
NORTH BANGALORE'S  
GREENEST ADDRESS





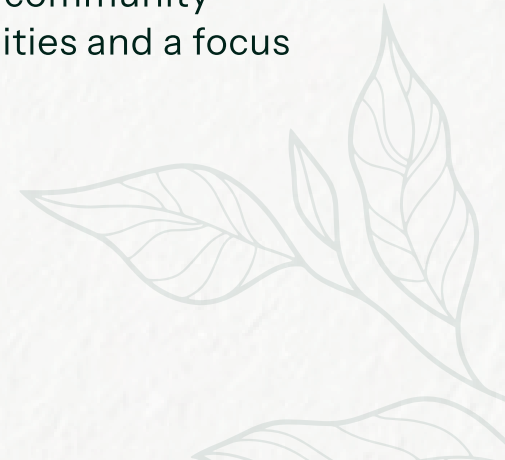


# LIVE IN HARMONY WITH NATURE

Imagine a life where expansive green surroundings, serene landscapes, and luxurious living come together in perfect harmony.

Welcome to Whispering Greens, a nature-inspired luxury villa-plots project located in the rapidly growing area of Rajanukunte, North Bangalore.

Spread across 21 acres, Whispering Greens is not just a residential project—it's a lifestyle crafted for those who value the essence of nature and aspire for a life of luxury. This exclusive community redefines sustainable living with resort-style amenities and a focus on wellness.



# WHERE GREEN



Spread across **21 acres of lush greenery** and expansive open spaces



Adjacent to **5,000 acres of Hesarghatta Reserve Grasslands**, ensuring cleaner air, cooler temperatures, and a tranquil environment



**Miyawaki forest**, vast parks, and landscaped gardens.



Proximity to **Avalahalli Forest**, a pristine haven for nature enthusiasts and adventure seekers.



Close to **Yelahanka's own Green Space**, themed on **Cubbon Park**, providing a serene urban retreat.



**Fruit Tree with Every Plot:** Every villa plot includes a fruit tree to promote greenery and sustainability.



**Dedicated Community Farming Area** for residents to grow their own organic produce.



Smart **temperature regulation landscaping** to ensure cooler and more pleasant surroundings.



**Butterfly and Habitat Gardens** to enhance biodiversity within the community.

# MEETS GOLD



**5,03,329 sq. ft. of saleable area**, offering premium villa plots designed for an unparalleled luxury living experience.



**282 premium villa plots** thoughtfully spread across 21 acres, ensuring a spacious, exclusive, and **low-density living experience**



A **25,000 sq. ft. luxury clubhouse** with world-class amenities.



**50+ thoughtfully curated amenities**, crafted to provide the lifestyle you truly deserve.



**Resort-Style Living:** Experience luxury with guest cottages, outdoor movie zones, and premium recreational spaces.



**Outdoor Sports Facilities:** Cricket nets, cycling tracks, tennis and badminton courts, golf putting, and more.



**Wellness-Focused Amenities:** Zen gardens, reflexology paths, and yoga decks for holistic living.



**Kids-Centric Features:** Nature-themed play areas, trampoline park, and skating rink.



**Manicured Landscapes and Sunset Parks,** creating a luxurious yet serene environment.



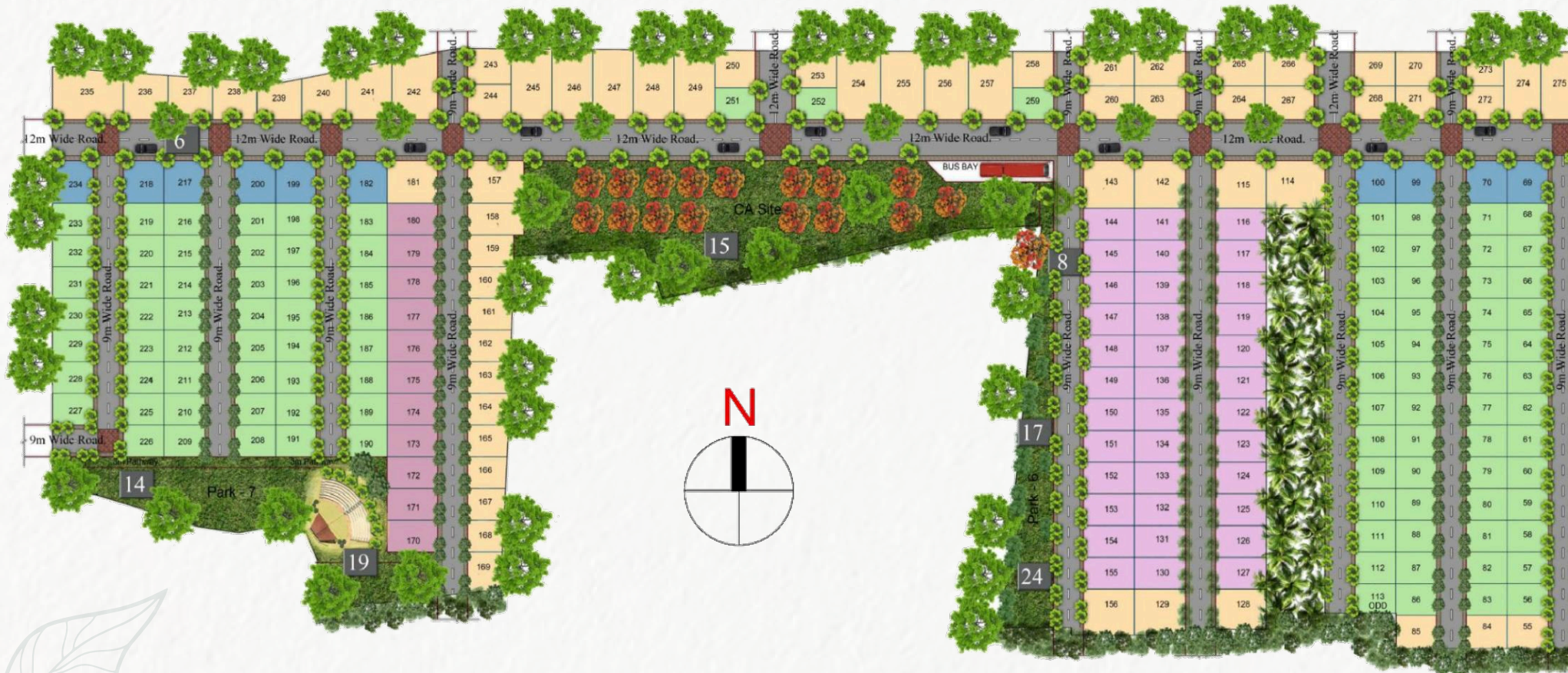
**Smart Infrastructure:** Solar-powered pathways and EV charging stations.



**Resort-style Guest Cottages** in the clubhouse for hosting visitors with unmatched comfort.

# A MASTER PLAN THAT BLENDS NATURE AND LUXURY

At Whispering Greens every detail has been thoughtfully crafted to blend luxury, functionality, and nature. Spanning 21 acres, the layout harmoniously integrates villa plots, lush green spaces, and over 50 world-class amenities, ensuring a balanced and enriching living experience.





**LEGEND**

SI No	Details	SI No	Details
1	MAIN ENTRANCE & ACCESS ROAD	16	SWIMMING POOL
2	ENTRANCE LANDSCAPED	17	CHILDERN'S PLAY AREA - SAND PIT
3	WATER POND	18	TENNIS COURTS
4	MARKETING & SALES OFFICE	19	AMPHITHEATER
5	RESIDENTIAL SHADED AVENUE	20	YOGA DECK
6	AXIS MAJOR WITH ACCENT PLANTING	21	ELDER ZONE
7	FLOWER BOULEVARD	22	OPEN TO SKY GYM
8	PARK STREET	23	SKATING RING
9	HABITAT GARDEN	24	BASKETBALL COURT
10	CLUB HOUSE		
11	PET PARK - FLOWERS AND FIELD	25	9.14 x 12.19 (30'0" x 40'0")
12	PRODUCTION GARDEN	26	9.14 x 15.24 (30'0" x 50'0")
13	MOON GARDEN	27	12.19 x 12.19 (40'0" x 40'0")
14	WESTERN GARDEN - SUNSET PARK	28	12.19 x 18.29 (40'0" x 60'0")
15	FRUIT ORCHARD	29	EVOLVED SERIES





# **OWN YOUR LAND SHAPE YOUR DREAM**

## **Freedom to Build Your Dream Home**

Owning a plot at Whispering Greens means more than just investing in land—it's the freedom to design and build a home that reflects your unique style and aspirations.

Unlike apartments, where you adapt to predefined layouts, a villa plot offers the flexibility to create a space tailored to your family's needs.

# WHY BUILD YOUR OWN HOME ON A PLOT?



## Personalized Design

Customize every detail—from the architecture to layouts to room sizes, ensuring your home is a true reflection of your vision.



## Space and Privacy

Enjoy the luxury of space with no shared walls, and relish the privacy of your own sanctuary amidst a vibrant community.



## Access to 50+ Amenities

At Whispering Greens, 50+ world-class amenities are shared by 282 families, ensuring a low-density living experience. Unlike multi-storey apartments where the population density is significantly higher, you'll have the space, peace, and time to enjoy the luxurious facilities without overcrowding.



## Better Investment Returns

A plotted development typically appreciates faster, giving you better long-term value compared to apartments.



### **Future Expansion**

Plan for today, but build with tomorrow in mind. Add more rooms, a garden, or even a private pool as your needs evolve.



### **Own the Land, Build Your Legacy**

When you own a plot, you're investing in an asset that doesn't just serve your current needs but also becomes a legacy for future generations. Unlike apartments, where the value diminishes over time, land ownership is permanent and continues to appreciate over the years.



### **Eco-Friendly Living**

Build sustainably with green architecture, energy-efficient designs, and eco-conscious materials, aligning with the project's commitment to nature.



### **Community Living, Your Way**

Be a part of a thriving, like-minded community while enjoying the autonomy of your independent home.

**At Whispering Greens, you're not just buying a plot—you're creating the foundation for your family's future. The vast green spaces, serene surroundings, and luxury amenities provide the perfect backdrop for your dream home. It's time to take control and build not just a house, but a legacy.**



**EARTHERN  
PROJECTS**

# THE FIVE PILLARS OF OUR VISION

- 1. Sustainable Materials:** Uses natural and locally sourced resources and materials. #VocalForLocal
- 2. Energy-Efficient:** Designs that ensure efficient use of energy reducing energy usage.
- 3. Eco-Conscious:** Preserve natural terrain and foster biodiversity in every project.
- 4. Innovative Architecture:** Blend traditional techniques with modern design for sustainable living.
- 5. Community Focused:** Build eco-friendly spaces that prioritize quality community living and environmental harmony.



Established  
In: **2024**



Area in Upcoming Projects:  
**20 L + sqft**



Total Area Developed  
+ Under Development: **15 L + sqft**



Upcoming  
Projects: **3+**



**BIRDWATCHER'S PARADISE: The Indian Paradise-Flycatcher spotted at the Hesaraghatta Grasslands.**

# NATURE'S TREASURES NEAR GOLDEN GREENS

Whispering Greens is enveloped by North Bangalore's natural gems like the Hesarghatta Grasslands, Saalumarada Thimmakka Botanical Garden, and Avalahalli Forest, offering a serene and eco-rich lifestyle.

## Hesarghatta Grasslands

5,010-acre ecological reserve adjacent to Whispering Greens.

A haven for birdwatchers with rich biodiversity.

Acts as a green lung for Bangalore, improving air quality and cooling the microclimate.

## Avalahalli Forest

A serene forest with scenic trails and natural rock formations.

Ideal for hiking, jogging, and bird-watching.

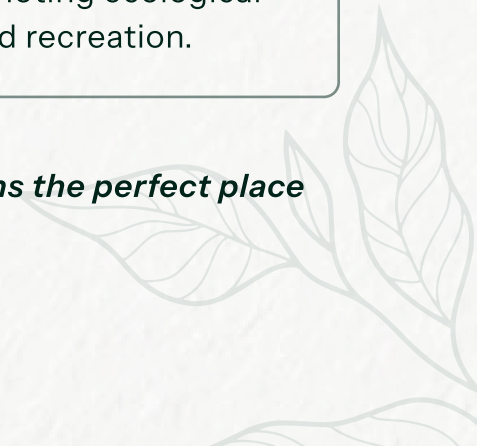
Plays a key role in preserving Bangalore's green cover.

## Saalumarada Thimmakka Botanical Garden

Spanning 153 acres, this upcoming project will feature diverse flora, themed gardens, and educational exhibits.

Set to be one of North Bangalore's largest botanical gardens, promoting ecological awareness and recreation.

*These natural landmarks bring serenity and ecological charm to the region, making Whispering Greens the perfect place to call home.*





# RAJANUKUNTE

**THE EMERGING JEWEL  
OF NORTH BANGALORE**

# WHY RAJANUKUNTE IS THE IDEAL LOCATION?



## Seamless Connectivity

Perfectly positioned in North Bangalore, Rajanukunte offers unmatched connectivity to major tech parks, industrial hubs, and is a short drive from the Bangalore International Airport.



## Proximity to Major Commercial Hubs

Seamlessly connected to North Bangalore's key business and industrial zones, including Sattva Horizon, Brigade Magnum, Kirloskar Tech Park, Prestige Tech Cloud, KIADB Industrial Area, Yelahanka Air Force Base, and the upcoming Foxconn Apple Manufacturing Plant.



## Easy Access to PRR, STRR, and Metro

The upcoming Peripheral Ring Road (PRR) and Satellite Town Ring Road (STRR), along with the planned Namma Metro expansion, will enhance Rajanukunte's connectivity.



## Educational and Healthcare Hub

Surrounded by renowned schools like Presidency University and Stonehill International School, and top-tier hospitals like Manipal Hospital.



## Natural Surroundings

Adjacent to the 5,000-acre Hesarghatta Reserve Grasslands and close to the Avalahalli Forest.



## High ROI Potential

As a fast-developing region in North Bangalore, with enhanced connectivity and infrastructure, Rajanukunte offers excellent appreciation potential, making it a future-ready investment hotspot.



# THE PERFECT BALANCE OF GROWTH AND GREEN LIVING

Located in Rajanukunte, just 2 km from Presidency University, Whispering Greens offers excellent connectivity to business hubs, tech parks, schools, colleges, hospitals, and entertainment centers. Live amidst nature while being in close proximity to North Bangalore's key hubs:



## EDUCATION HUBS

- Presidency University - **2 km - 4 mins**
- Orchids The International School - **6 km - 10 mins**
- Vibgyor High School - **7 km - 14 mins**
- New Age World School - **8 km - 15 mins**
- BMS IT - **10 km - 15 mins**
- Stone Hill International School - **11 km - 20 mins**
- Kendriya Vidyalaya Yelahanka - **14 km - 24 mins**
- Vidyashilp University - **14 km - 24 mins**
- Mallya Aditi International School - **14 km - 24 mins**
- Nitte Meenakshi Institute - **14 km - 25 mins**
- Ryan International School - **15 km - 25 mins**



## ENTERTAINMENT & RETAIL HUBS

- Terraform Arena - **11 km - 20 mins**
- Jinvara - **12 km - 20 mins**
- Galleria Mall - **15 km - 25 mins**
- Phoenix Mall of Asia - **18 km - 30 mins**
- Ikea Nagasandra - **21 km - 40 mins**



## HEALTHCARE

- Chiguru Multispeciality Hospital - **6 km - 10 mins**
- Manipal Hospital Doddaballapur - **13 km - 20 min**
- Navachethna Hospital - **14 km - 25 mins**
- Sparsh Yelahanka - **18 km - 30 min**
- Aster CMI - **20 km - 35 mins**
- Bangalore Baptist Hospital - **23 km - 40 mins**



## OTHER LANDMARKS

- Hesaraghatta Grasslands Conservation Reserve (5,010 acres) - **Next Door**
- Saalumarada Thimmakka Botanical Garden (153 acres) - **6 km - 10 mins**
- Avalahalli Forest - **8 km - 15 mins**
- Just Cricket Academy & Ground - **4 km - 10 mins**
- Padukone - Dravid Centre of Sports Excellence - **11 km - 20 mins**



## BUSINESS, TECH AND INDUSTRIAL HUBS

- Doddaballapur Industrial Estate - **11 km - 20 mins**
- Yelahanka New Town - **13 km - 20 mins**
- RMZ Galleria - **15 km - 25 mins**
- Yelahanka Air Force - **15 km - 25 mins**
- Sattva Horizon (Amazon Office) - **17 km - 30 mins**
- L&T Tech Park - **18 km - 30 mins**
- Sahakar Nagar - **19 km - 30 mins**
- Brigade Magnum - **19 km - 30 mins**
- Hebbal - **20 km - 35 mins**
- Foxconn - **21 km - 35 mins**
- KIADB Bagalur Industrial Zone - **22 km - 39 mins**
- International Airport - **25 km - 40 mins**
- Manyata Tech Park - **25 km - 45 mins**
- MG Road - **30 km - 50 mins**
- Nandi Hills - **35 km - 50 mins**



40 mins

  
Prestige  
Tech Cloud

30 mins

  
Yelahanka  
Air Force

20 mins

  
Vishal  
Mega Mart

10 mins

  
Chiguru  
Multispeciality  
Hospital

  
Presidency  
university

  
Stone Hill  
International  
School

  
Sahakar  
Nagar

  
KIADB Bagalur  
Industrial Zone

  
KIA Airport

  
The  
Galleria Mall

  
Vibgyor High  
School

  
Orchids the  
international  
school



WHISPERING  
GREENS

  
Hesaraghatta  
Grasslands (5,010 acres)

  
Yelahanka  
New Town

  
Manipal  
Hospital  
Doddaballapur

  
Phoenix  
Mall of Asia

  
Manyata  
Tech Park

  
Vidyashilp  
University

  
Oxygen  
Park

  
Ikea  
Nagasandra

# THE RISE AND RISE OF NORTH BANGALORE





## Metro Connectivity Transforming Mobility

- Metro Phase 3: The 37-km Brown Line will connect Carmelaram to Yelahanka.
- Metro Phase 2B: The 39-km Blue Line from KR Puram to Kempegowda International Airport enhances accessibility.
- Line 5 (Central Silk Board-KIA Terminal): Stations in Hebbal, Yelahanka, and Jakkur Cross will make travel seamless and boost investment. Completion expected by mid-2025.
- Phase 2B Extension: A 29.62-km extension of Line 4 (Gottigere-Nagawara) will connect to the Airport, enhancing convenience for commuters.



## Strategic Investment Potential

- Enhanced connectivity through Metro, STRR, and PRR, combined with proximity to the Airport and upcoming business parks, positions North Bangalore as a high-growth investment corridor.



## Improved Road Infrastructure

- 6-Lane Satellite Town Ring Road (STRR): Will connect the Airport Corridor with Doddaballapur, Tumkur, Hosur, and Kanakapura.
- 65-km Peripheral Ring Road (PRR): Offers faster routes from Electronic City, Sarjapur Road, and KR Puram to the Airport Corridor.



## Major Economic Zones

- Aerospace SEZ, IT & Hardware Park, and Devanahalli Business Park to be built on 1,900 acres by KIADB, creating a thriving business ecosystem.



## Job Creation and Office Space

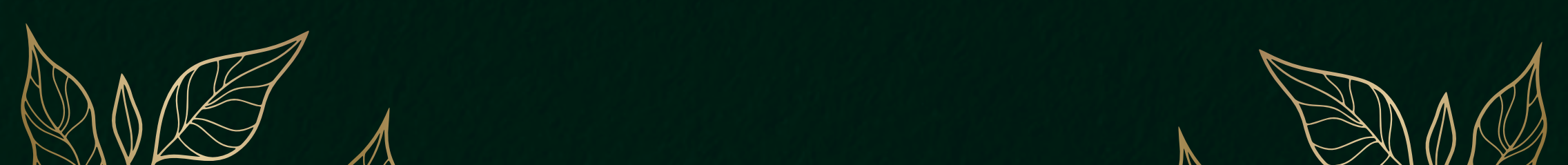
- Addition of 15 million sq. ft. of office space in the region is projected to generate 2 lakh new jobs, attracting professionals and driving housing demand.



# WORLD-CLASS AMENITIES FOR ALL AGE GROUPS

Whispering Greens offers 50+ thoughtfully designed amenities, blending nature, recreation, wellness, and luxury to create a perfect living experience for all age groups.

From vibrant play zones for kids and engaging sports facilities and serene wellness spaces for teens and adults and tranquil retreats for seniors, every amenity is crafted to meet diverse needs.



# RESORT-STYLE LIVING



## "Every Day Feels Like a Vacation for Everyone"

Indulge in resort-inspired amenities that cater to all. Enjoy outdoor movie screening, host loved ones in guest cottages, or take in breathtaking views from watch towers overlooking the Hesarghatta Grasslands.



- Outdoor Movie Screening Zone
- Watch Tower
- Bird Watching Tower
- Pavilion/ Gazebo
- Camping Zone
- Guest Cottages
- & More

# SPORTS AND RECREATION



## "Stay Active, Stay Happy"

The sports and recreation facilities are designed for every age group, offering something for everyone. Kids and teens can enjoy cycling tracks and skating rinks, adults can sharpen their skills in tennis, basketball, futsal, pickleball, squash, and badminton courts, while families can bond over games at the golf putting or cricket nets.



- Badminton Court
- Cricket Net
- Cycling Track
- Tennis Court
- Golf Putting
- Archery
- & More

# WELLNESS AND HEALTH



## "Wellness Spaces for Every Generation"

Prioritize health and relaxation with amenities that nurture both the body and mind. Seniors can enjoy the peaceful zen garden or a soothing stroll on the reflexology path, while adults rejuvenate at the spa and jacuzzi, and the whole family practices mindfulness together at the yoga deck.



- Open Air Gym
- Elder's Zone
- Yoga & Meditation Zone
- Reflexology Park
- Habitat Garden
- Pet-Park
- & More



# KID-FRIENDLY FEATURES



## "A Wonderland for Young Explorers"

Whispering Greens creates a safe and engaging space for children to play, learn, and grow. From nature-themed play zones and trampoline parks to adventure playgrounds and a skating rink, kids of all ages have plenty to keep them entertained.



- Skating Rink
- Kids Play Area - Nature Theme
- Artificial Rock Climbing
- Hopscotch
- Trampoline
- Sandpit
- & More



# THE 25,000 sq. ft. LAVISH CLUBHOUSE



## "The Heart of Luxury and Community Living"

The 25,000 sq. ft. Lavish Clubhouse at Whispering Greens is a hub of recreation, relaxation, and celebration. Thoughtfully designed spaces like the mini-theatre, multi-purpose halls, and lounges create a luxurious and vibrant community atmosphere.



- Gymnasium
- Library
- Cafe/ Restaurant
- Business Center
- Co-Working Space
- Swimming Pool
- & More

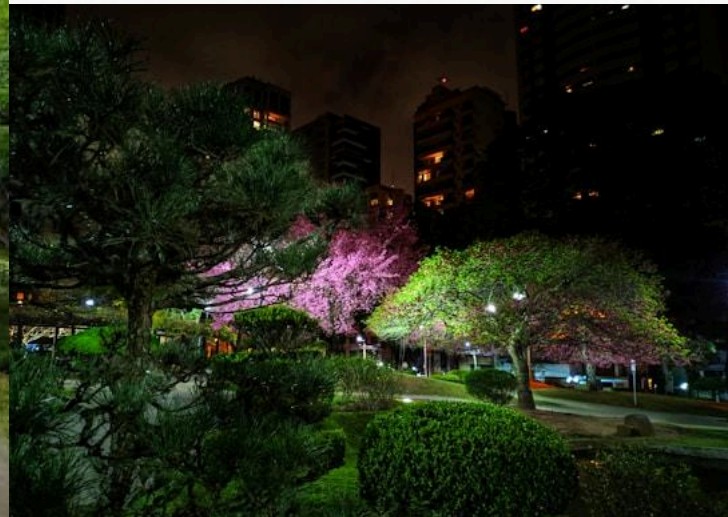


# GREEN AND NATURE-CENTRIC AMENITIES



## "Reconnect with Nature at Every Stage of Life"

Whispering Greens brings everyone closer to nature with a Miyawaki forest, organic farming areas, and serene spots. Children can explore the butterfly gardens, while adults and seniors find peace in the lush surroundings.



- Organic Farming Garden
- Moon Garden
- Miyawaki Forest
- Solar-Powered Pathways
- Natural Rock Garden
- Tree Orchard
- & More



**50+  
WORLD-CLASS  
AMENITIES**



**THOUGHTFULLY  
DESIGNED FOR  
ALL AGE GROUPS**



**ACTIVITY,  
HEALTH,  
WELLNESS &  
RECREATION**



# THE WHY? A **GOLDEN** CHANCE THAT WON'T COME AGAIN.



## Unbeatable Location

Strategically positioned in North Bangalore, with seamless access to tech parks, industrial hubs, and Bangalore International Airport. Close to future-ready projects like PRR, STRR, and Metro extensions.



## Exclusive Living

### Exclusive Living

With just 282 villa plots across 21 acres, enjoy low-density, high-privacy living, a rare luxury in urban environments.



## Thriving Growth Corridor

North Bangalore's 15 million sq. ft. of new office space and projects like KIADB Industrial Area and Devanahalli Business Park promise exceptional economic growth and job creation.



## Nature Meets Luxury

Adjacent to Hesarghatta Grasslands, close to Avalahalli Forest, with amenities like a Miyawaki forest and organic farming areas, blending tranquility with modern comforts.



### **Resort-Style Amenities**

Over 50 world-class features, including a 20,000 sq. ft. clubhouse, sports zones, wellness spaces, and play areas for all age groups.



### **Freedom to Create**

Design your dream home with the flexibility of land ownership, ensuring a personalized and lasting asset.



### **Exceptional Returns on Investment**

Whispering Greens offers excellent appreciation potential, making it a secure and profitable investment choice.



### **A Legacy for Generations**

Land ownership at Whispering Greens is not just an investment, it's a legacy to pass down, offering lasting value and pride for generations to come.

**Whispering Greens combines the best of growth, nature, and luxury, making it the ultimate choice for a secure and enriched future.**



DON'T MISS THE  
CHANCE TO INVEST  
IN LAND AS  
PRECIOUS AS GOLD.







# EARTHERN PROJECTS

IN PARTNERSHIP WITH



+91 9513319002 Seethakempanahalli, Near Presidency University, Hesaragatta Hobli, Yelahanka, Bengaluru - 560 089

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