

**2017-18 Guidance value for the Immovable Properties coming under the jurisdiction  
of Banaswadi Sub-Register Office.**

SI NO	Banaswadi Hobli/ Village/Area/	Ward Number	Residential Sites approved by Competent Authority and Residential Sites formed by House Building  Society (BDA/BMRDA/ Urban Planning Authority/	Agricultural Property	Apartments/Flats constructed on Residential Sites approved by Competent Authority/Local Organization
			(Rupees per Square Meter)	(Rupees in Lakhs per Acre)	(Rupees per Square Meter For Super Built up Area)
1	2	3	4	5	6
	<b>Amani Byrathi Kane</b>				
1	Amani Byrathi Kane	25	19580	245	
2	Arkavathi Layout Amani Byrathi	25	29590		
3	Geddalahalli Main Road/Hennur Main Road (80 feet Road)	25	45540	610	
	<b>Banasawadi</b>				
4	Banasawadi	27	26100	490	
5	New Ring Road facing Lands (100 feet Road) 10, 11, 12, 15, 16, 17, 18, 19, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 72, 73, 74, 75, 76, 80, 81, 82, 83, 84, 85, 86, 87, 308, 309, 310, 323, 324, 325, 326, 327, 328, 329, 332, 333, 334, 335	27		610	

6	Banasawadi - Ramamurthy NagaraMain Road (80 feet Road)	27	46000		
7	Ex-Servicemen Colony	27	32560		
8	Chandramma Layout	27	32540		
9	Kalyanamma Layout	27	32560		
10	Lakshamma Layout	27	32560		
11	Green Park Layout	27	32560		
12	Vijaya Bank Colony	27	32560		
13	Annaiah Reddy Layout	27	32560		
14	Skyline Apartments (Apartments)	27			75900
15	Canapoy Apartments (Apartments)	27			37070
16	Ex- Servicemen Colony/Layout	27	32600		
17	Gopala Reddy Layout	27	32600		
18	Krishna Reddy Layout	27	32560		
19	100 feet Road/10 th Main Road	27	65120		
20	Sai Charita Green Oaks (Apartments)	27			55000
21	Greens Cassia Court (Apartments)	27			42900
22	Jayalakshmi Residency (Apartments)	27			44000
23	Ensure Onyx (Apartments)	27			59400
24	Ishwerya Classic (Apartments)	27			52800
25	Ishwerya May Flower (Apartment s)	27			52800
26	Ishwerya Iris (Apartments)	27			52800
27	Navya Nidhi (Apartments)	27			53900
28	Saveria Pebble (Apartments)	27			64900

29	Ishwerya Sun Flower (Apartments)	27			52800
30	Sree Reddy Royal (Apartments)	27			58300
31	Ishwerya Prime (Apartments)	27			52800
32	Ishwerya Lotus (Apartments)	27			52800
33	Sree Lakshmi (Apartments)	27			51700
34	Bairavi Cruz Luxor (Apartments)	27			64900
35	N.C.N Gold (Apartments)	27			40150
	<b>East of N.G.E.F</b>				
36	East of N.G.E.F	27	53000		
37	Kasthuri Nagara 2nd Main Road (60 feet Road)	84	65200		
	<b>H.B.R. Layout</b>				
38	H.B.R. Layout	24	53000		
39	Kammanahalli Main Road (80 feet Road)	24	65120		
40	Outer Ring Road & Service Road-H.B.R 1st Block (160 feet Road)	24	78100		
41	Shubash Layout - H.B.R 1st Block	24	39050		
42	Teacher's Colony H.B.R 1st Block	24	39050		
43	80 feet Main Road/1st Main Road-H.B.R 2nd Block	24	65120		
44	1st Main Road/80 feet Main Road 3rd Block	24	65120		
	<b>H.R.B.R Layout</b>				
45	H.R.B.R Layout 1st Block	27	59200		
46	H.R.B.R 1st Block- Ring Road & Service Road (160 feet Road)	27	78100		

47	H.R.B.R 1st Block- 7th Main Road/80 feet Road	27	65120		
48	H.R.B.R 1st Block- 9th 'B' Main Road (60 feet Road)	27	65120		
49	H.R.B.R 2nd Block	27	59200		
50	Bethel Street	27	47410		
51	4th Main Road/4th Cross/Mariyappa Road-H.R.B.R. 2nd Block (50 feet Road)	27	78100		
52	H.R.B.R. 3rd Block	27	53250		
53	H.R.B.R. 3rd Block-4th Main Road/Kammanahalli Road (80 feet Road)	27	78100		
54	H.R.B.R. 3rd Block-4th Corss (40 feet Road)	27	59180		
55	100 feet Road/10th Main Road	27	65120		
56	Sahasra Grand (Apartments)	27			47300
57	Bethel Heights (Apartments)	27			70950
58	Vastav Sneha Enclave (Apartments)	27			59400
	<b>O.M.B.R Layout</b>				
59	O.M.B.R Layout	27	53250		
60	O.M.B.R Layout 4th Cross (40 feet Road)	27	69000		
61	O.M.B.R Layout 3rd Main Road to B.Channasandra (60 feet Road)	27	65120		
	<b>Byrathi Khane</b>				
62	Byrathi Khane	54	19600	245	

63	Arkavathi Layout Amani Byrathi Kane	54	31000		
64	Geddalahalli Main Road/Hennur Main Road (60 feet Road)	54	45540	610	
	<b>B.Channasandra</b>				
65	B.Channasandra	50	35600	485	
66	B.Channasandra-Banasawadi Main Road (60 feet Road)	50	65200		
67	Lal Bahadur Sastry Nagar	50	39050		
68	Doctor's Layout	50	39050		
69	Rakesh Fantasy Garden (Apartment)	50			37070
	<b>Chellakere</b>				
70	Chellakere/Babusabpalya	25	29600	245	
71	Arkavathi Layout Chellakere	25	35550		
72	Outer Ring Road facing lands (100 feet Road)	25		365	
	89, 90, 91, 92, 93, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110				
73	Ashirwad Colony / Bank Avenue Layout	25	32560		
74	Prakruthi Layout / Balaji Layout	25	32560		
75	Canapoy Apartments (Apartments)	25			37070
76	Sai Pride (Apartments)	25			33770
77	S.V.S Wind Gate (Apartments)	25			31700
78	Sethna (Apartments)	25			47080
79	D.S. Max (Apartments)	25			39160

80	Bairavi Cross Luxur (Apartments)	25			41140
81	Meghana Palya Main Road (50 feet Road)	25	39050		
82	(60 feet Road)	25	39050		
83	Babusapalya Main Road (60 feet Road)	25	39050		
84	Meghana Palya	25	32560		
85	Nanjappa Layout	25	32560		
86	Manthri Apartment (Apartments)	25			
	<b>Dasarahalli</b>				
87	Dasarahalli	6	19600		
88	Arkavathi Layout Dasarahalli	6	35530	245	
89	(Apartments)	6			30690
90	Shoba Apartment (Apartments)	6			40700
91	Manthri Apartment (Apartments)	6			40700
92	Coffee Board Layout	6	32560		33200
93	Canopy Builders (Apartments)	6			38500
94	Bhuvaneshwari Layout	6	26100		
95	Prakruthi Layout / Colony	6	26070		
96	Nandhan Layout	6	26070		
97	Maruthi Layout	6	26070		
98	Mariyannana Palya	6	27000		
99	Chowdeshwari Layout	6	26070		
100	Dasarahalli Main Road (80 feet Road)	6	32560		
101	Ligia Developers (Apartments)	6			33770
102	K.S.R. Cordilla (Apartments)	6			33770
103	Kaveri Layout	6	65120		
104	Legacy Celino (Apartments)	6			32450

105	Vensa Lake View (Apartments)	6			41800
106	M/s Vaishnavi Group (Apartment)	6			55600
	<b>Geddalahalli</b>				
107	Geddalahalli	25	19600	245	
108	Arkavathi Layout Geddalahalli	25	29590		
109	Geddalahalli State Highway / Airport Road (100 feet Road)	25	45540	365	
110	Bens Sathya Enclave Layout	25	26070		
111	Ferns Builders Layout	25	39050		
112	Manthri Splendour Apartment	25			41690
113	Geddalahalli Main Road/Hennur Main Road (100 feet Road)	25	45540	610	
114	Elegant Astra (Apartment)	25			33440
115	Saroj Group (Apartment)	25			33440
116	B.D.S. Nagar / Garden	25	26070		
	<b>Horamavu</b>				
117	Horamavu	25	22000	365	
118	Horamavu to T.C.Palya Main Road / R.M. Nagar Main Road/Banasawadi (60 feet Road)	25	45540		
119	Horamavu to Kalkere Main Road (80 feet Road)	25	45540		
120	Brindavana Layout / K.Chikkapillappa Layout	25	26070		
121	Nandanavan Layout / Colony	25	26070		
122	Banjara Layout	25	26070		
123	Occenaus Greendale Apartment (Apartments)	25			42680

124	Skyline Apartments (Apartments)	25			38390
125	Prakruthi Township	25	26070		
126	P & T Layout	25	28000		
127	Canopy Apartment	25			39390
128	Outer Ring Road facing lands	25		485	
	91, 92, 101, 102, 103, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 123				
129	Vaddarapalya Main Road (50 feet Road)	25	32560		
130	D.S. Max (Apartments)	25			37620
131	Ashirwad Colony	25	36000		
132	Vijaya Bank Colony / Bank Avenue	25	32560		
133	Horamavu to Horamavu Agara (60 feet Road)	25	45540		
134	Manani Unnathi (Apartments)	25			57750
135	Living Walls Another Sky (Apartments)				71500
136	(Apartments)	25			67650
137	(Apartments)Sankalpa Aashirvaad	25			39050
138	United Crossandra (Apartments)	25			42900
139	Fortuna Krrish (Apartments)	25			44000
140	Chitrakut Amber (Apartments)	25			53350
141	Samitha Sarovar (Apartments)	25			36850
142	Satwis Vielle (Apartments)	25			43450
143	Dreamz Saakar (Apartments)	25			35200



144	Mounika Espancia (Apartments)	25			37950
145	Kalpa Arowana (Apartments)	25			53350
146	S.L.V Palntina (Apartments)	25			35750
147	Obel Banjara (Apartments)	25			30950
148	Nava Sannidi (Apartments)	25			37950
149	Jaya Hibiscus (Apartments)	25			50600
150	Satwis Calrinet (Apartments)	25			41800
151	(Apartments)Kamakshi Oak Mont	25			37400
152	Mother Palace (Apartments)	25			30950
153	Anjanadri Willows (Apartments)	25			44000
154	Sri Krishna Brindavan Platinum Park (Apartments)	25			45100
155	Nandanam Paradise (Apartments)	25			52250
156	SBC Sansu Regency (Apartments)	25			37950
157	Krishna Mohan Regency (Apartments)	25			31900
158	Sanvi Residency (Apartments)	25			38500
159	S.M Signature (Apartments)	25			46200
160	Gardenia Jasminoides (Apartments)	25			39050
161	Y.D Lotus (Apartments)	25			49500
162	Avasa Homes (Apartments)	25			34650
163	Swami Vivekananda Heights (Apartments)	25			53900
164	Soorya Serenity (Apartments)	25			40150
165	Soorya Symphony (Apartments)	25			40150
166	Manani Meadows (Apartments)	25			37950

167	SAI PALACE (Sadguru Developers) Apartment	25			41300
168	M/s Chitrakoota Estates Pvt.Ltd (Apartment)	25			52600
169	Sri Balaji Oasis (Apartment)	25			42000
	<b>Horamavu Agara</b>				
170	Horamavu Agara	25	22000	275	
171	Banjara Layout	25	26070		
172	Prakruthi Layout	25	27000		
173	Anugraha Medona Layout	25	26070		
174	Skyline Constructions (Apartments)	25			38300
175	Manthri Developers (Apartments)	25			42680
176	Horamavu to Kothanuru Main Road / Horamavu Agra Main Road (50 feet Road)	25	45540		
177	D.S. Max (Apartments)	25			38390
178	K.B.S (Apartments)	25			38390
179	Sree Keerthi Constructions (Apartments)	25			38390
180	S.L.N Splendor Villa	25	52200		46600
181	Sampathi Sarovar (Apartments)	25			38390
182	Neraja Helcon Villa	25	47410		43000
183	S.V.S Wind Gate Apartments	25			31700
184	Mounika Espancia (Apartments)	25			37950
	<b>Kalkere</b>				
185	Kalkere	25	17800	245	
186	Kalkere Main Road (80 feet Road)	25	46000		

187	Kalkere T.C. Palya Main Road (80 feet Road)	25	39050		
188	Banjara Layout	25	26070		
189	Green Garden Layout	25	26070		
190	Soverign Apartment (Apartments)	25			26730
191	N.R.I Layout	25	34000		34100
192	Kalkere Main Road / Horamavu Agara/K.Channasandra (80 feet Road)	25	39050		
193	Riches Garden	25	26070		
194	Vaibhav Green Garden	25	26070		
195	Sree Sun Moon (Apartments)	25			27900
196	M/s Satwi Infra (Apartment)	25			37700
197	Satwi's Vielle (Apartment)	25			37700
	<b>Kylasanahalli</b>				
198	Kylasanahalli	25	17800	185	
199	Kanakashree H.B.C.S	25	21000		
200	Rohan Constructions (Apartments)	25	23000	185	26400
201	Fern's	25	39050		37700
202	M/s Puravankara Projects Ltd (Apartment)	25			61100
	<b>K. Narayanapura</b>				
203	K. Narayanapura	25	19600	220	
204	Arkavathi Layout K. Narayanapura	25	29600		
205	K.H.B. Sites	25	26070		
206	B.D.S Nagar Garden	25	26070		
207	Subin Layout	25	26070		
208	Golden Palms Apartament (Apartments)	25			47070

209	Ferns Builders	25	39050		37700
210	K.Narayanapura Main Road (60 feet Road)	25	32560		
211	Chethan Habit (Apartments)	25			33700
212	Defence Enclave (Apartments)	25			33700
213	D.S. Max (Apartments)	25			33700
214	Y.M.R (Apartments)				33700
215	Brigadia Altamont (Apartments)	25			33700
216	Lineann Cornetion (Apartments)	25			33700
217	Bijith Enclave (Apartments)	25			33700
218	Skyline (Apartments)	25			33700
219	The Wisdom Tree (M/s Expat Projects & Develop) (Apartments)	25			45000
	<b>K.Channasandra</b>				
220	K.Channasandra	25	19600	245	
221	Kanakanagar	25	26070		
222	Pooja Garden	25	26070		
223	Lake View	25	26070		
224	K.Channasandra Main Road (80 feet Road)	25	39050		
	<b>Kothanuru</b>				
225	Kothanuru	25	19600	245	
226	Outer Ring Road Facing Lands / Air Port Road / Hennur Main Road 47, 60 and others facing main road, (100 feet Road)	25	45540	610	
227	Salarpuria Apartment (Apartments)	25			42680
228	Manthri Developers (Apartments)	25			42680

229	Kothanur Main Road (80 feet Road)	25			42680
230	Hegde Nagar Main Road (60 feet Road) Arge Helios apt	25			40600
231	D.S Max (Apartments) Eazy (Apartments)	25			33770
232	Orchid woods (Apartments)				42680
233	Adonai Glory (Apartments)	25			42680
234	Prakash Hibiscus (Apartments)	25			39050
235	M/s Shell Promoters and Infra	25			39050
236	Pvt.Ltd (Apartment)	25			39700
237	M/s Sameer Exports (Apartment)	25			39700
238	Arge Helios (M/s Sameer Exports) (Apartment)	25			49600
	<b>Nagareshwara Nagenahalli</b>				
239	Nagareshwara Nagenahalli	25	17700	245	
240	Outer Ring Road facing lands (100 feet Road)	25	45540	320	
	12/P1, 14/P1, 25, 26, 29/1, 29/2				
241	Sobha Developers	25	45540		42000
242	Manthri Apartment Homes Pvt Ltd	25	45540		42000
	<b>Rachenahalli</b>				
243	Rachenahalli	6	19600	365	23700
244	Manyatha Developers	6	65200		54200
245	Manyatha Tech Park	6	78100		61600
246	N.R Developers/constructions	6			30500
247	Manytha Pinnacle (Apartments)	6			45650
248	Central Excise	6	35530		34900
249	Central Revenue	6	35530		34900

250	M C E H S	6	35530		34900
251	Sarayi Palya Main Road (80 feet Road)	6	32560		
252	Bhagyasree Royal Layout	6	32560		
253	Road)	6	32560		
254	R K Hegde Nagar	6	16600		
255	Shiridi Sai Ratna Layout	6	32560		
256	R & S River (Apartments)	6			
257	Mestri Palya	6	26070		
258	Rachenahalli Main Road (50 feet Road)	6	32560		
259	Arkavathy Layout	6	35530		
260	Manyatha Paras (Apartments)	6			37070
261	N.R Orchid	6			35200
262	M/s Manthri Technology Consultation Pvt.Ltd (Apartment)	6			54200
263	M/s Shobhan Constructions and Developers (Apartment)	6			39700
	<b>Subbaianpalya</b>				
264	Subbaianpalya	27	23700	330	
265	Banasawadi Main Road (80 feet Road)	27	45540		
266	80 feet Road- Ring Road facing /7th Main Road	27	65120		
267	P.N.S Layout	27	26070		
268	Nagappa Layout	27	26070		
269	Grape Garden	27	26070		27900
	<b>Thanisandra</b>				
270	Thanisandra	6	23700	365	
271	Arkavathy Layout Thanisandra	6	29590		
272	M.C.E.H.S Layout	6	29590		

273	Telecom Layout	6	29590		
274	Shiridi Sai Ratna Layout	6	26070		
275	Bhagyasree Layout	6	26070		
276	Ferns Residency Layout	6	32560		
277	Hegde Nagar	6	15500		
278	Nagavara Ring Raod to Thanisadra /Main Road (80 feet Road)	6	45540		
279	Manthri Apartment (Apartments)	6			49280
280	Canopy Apartment (Apartments)	6			49280
281	Shoba Apartment (Apartments)	6			65520
282	Shabari Layout	6	26070		27900
283	Annam Enclave	6	26070		
284	Shiridi Sai Nagar	6	26070		
285	Golden City (Apartments)	6			37070
286	R.R Developers (Apartments)	6			37070
287	A.T.R Splendor (Apartments)	6			37070
288	Vidyanagar Layout	6			
289	Siddarth Layout	6			
290	Apartment G.Corp Homes Pvt.ltd.	6			65120
291	Queens Necklace (Apartments)	6			46200
292	Arun Kaustubha (Apartments)	6			53350
293	(Apartments)	6			62700
294	Unishire Sky Villas(Apartments)	6			61600
295	Lake View (Apartments)	6			47300
296	(Apartments)	6			44550
297	(Apartments)	6			58850
298	M.V. Periwinkle (Apartments)	6			53350
299	Amrutha Grandeur (Apartments)	6			51150

300	Green Edge (Apartments)	6			48950
301	Aryan Pebble Bay (Apartments)	6			46200
302	M.N Guru Gokulam (Apartments)	6			36850
303	White Petals (Apartments)	6			45650
304	Safco Blue Sky (Apartments)	6			42900
305	Defence Enclave (Apartments)	6			34650
306	Sansita Pride (Apartments)	6			44000
307	Saroj Paradise (Apartments)	6			41800
308	A.T.Z Splendor (Apartments)	6			45900
309	M/s Sahasra Propertie's(Apartments)	6			45900



