



VAJRAM

CRAFTING LANDMARKS



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Overview

A Next-Gen Real Estate Company

Vajram Group, a Bengaluru-based real estate company, has been creating high-quality, sustainable spaces for over a decade. With a strong presence in commercial, residential, and logistics sectors in Bangalore & Hyderabad, the group is expanding into co-working, co-living, hospitality, and senior living. With a vision to deliver 20 million sq ft by 2030, Vajram collaborates with top structural engineers and architects to create lasting landmarks.



Crafting Landmarks



Vision

Crafting landmarks with design & engineering excellence, to be the premier choice for fine living and working spaces.

Mission

We uphold integrity, quality, & professionalism delivering lasting spaces that exceed expectations & build enduring relationships.

Core values

Vajram Group is passionate about everything we do, and the values we hold dear shape our work every day. From the smallest gesture to a strategy with far-reaching consequences, we keep our core values at the centre of it all. Every employee at Vajram imbibes these values and acts towards reaching the ultimate goal-creating projects that enhance the lives of those who will be a part of them.

01

Engineering & Design Excellence

Leveraging expertise to deliver exceptional quality and innovative solutions

02

Customer-Centric Approach with Commitment to Delivery & Quality

Prioritizing customer needs to deliver personalized, seamless experiences with timely project delivery and uncompromised standards.

03

Sustainable Communities

Building eco-friendly homes and creating value for future generations.

04

Ethical & Inclusive Development for Professional Growth

Ensuring integrity and transparency in every project while promoting ethical and professional growth for team members and partners.

History & Growth

Vajram Group, Founded in 2009, Vajram Group is a Bengaluru-based real estate company known for creating high-quality, sustainable spaces with exceptional design and engineering. We have also expanded into Hyderabad, strengthening our presence in the real estate market.

With over 3 million sq. ft. delivered and 7 million sq. ft. under development, our residential and commercial projects are built on user-centric design, quality, and environmental responsibility.

By combining prime locations with innovative engineering, we stand apart in a crowded market. Moving forward, we remain committed to building better living and working spaces that reflect our promise of excellence and sustainability.



2015
2014
2012
2009

- VAJRAM TIARA**
4.5 Acres, 265 Units, 800K Sft
Yelahanka, North Bangalore
- VAJRAM ELINA**
1 Acres, 87 Units, 100K Sft
Thanisandra, North Bangalore
- VAJRAM ESSENZA**
1.5 Acres, 142 Units, 200K Sft
Thanisandra, North Bangalore
- VAJRAM ORCHID**
8 Acres, 64 Villas, 540K Sft
Doddaballapura, North Bangalore
- VAJRAM ESTEVA**
200K Sft

2016
2019
2020
2021
2023

- VAJRAM ESTEVA**
2.5 Acres, 106 Units, 300K Sft
Bellandur, Bangalore
- VAJRAM NEWTOWN-I**
2.9 Acres, 272 Units, 530K Sft
Thanisandra, North Bangalore
- VAJRAM KYRIAD**
HOTEL (32 Rooms) | Guntur
- VAJRAM ONYX**
281K Sft | Bellandur, North Bangalore
- VAJRAM ORNATE**
550K Sft | Begumpet, Hyderabad

2024
2025

- VAJRAM KAMENAHALLI**
15 Acres, 300 Plots
Kamanahalli, North Bangalore
- VAJRAM NEWTOWN-IV**
7.5 Acres, 600 Units, 1Mil Sft
Thanisandra, North Bangalore
- VAJRAM NEWTOWN-III**
1.16 Acres, 88 Units, 100K Sft
Thanisandra, North Bangalore
- VAJRAM AMARANTE**
3.9 Acres, 130 Units, 400K Sft
Jakkur, North Bangalore
- VAJRAM CHRYSANTHEMUM**
3.42 Acres, 115 Units, 370K Sft
Yelahanka, North Bangalore
- VAJRAM VIVERA**
6.27 Acres, 343 Units, 864K Sft
Kogilu Main Road, North Bangalore
- VAJRAM NEWTOWN-II**
2.8 Acres, 272 Units, 490K Sft
Thanisandra, North Bangalore
- VAJRAM ORNATE-II**
120K Sft | Nacharam, Hyderabad
- VAJRAM KAIKONDRAHALLI**
300K Sft | Kaikondrahalli, Bangalore
- VAJRAM TIARA-II**
100K Sft | Yelahanka, Bangalore
- VAJRAM K R PURAM**
750K Sft | K R Puram, Bangalore
- VAJRAM HYDERABAD**
7 Acres, 800 Units, 1Mil Sft
Nacharam, Hyderabad
- VAJRAM DEVANAHALLI**
10 Acres, 200 Plots
Devanahalli, North Bangalore

The Vajram Edge



Engineering & Design excellence

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



Commitment To customers

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



Sustainable & Eco-friendly homes

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



On-time Delivery

A commitment to punctuality ensures timely project delivery without compromising on quality.



- ◆ Our exceptional customer service, providing personalized attention and support to clients builds trust and encourage referrals.
- ◆ We have a good understanding of the local market, making our projects more appealing to buyers and sellers.
- ◆ Design & engineering excellence is at the core of what we do. Our vertical ntegration methodology passes on cost benefits directly to our customers.
- ◆ By utilizing modern marketing techniques, including social media strategies and drone photography, we showcase our properties effectively.
- ◆ Leveraging technology, such as a user-friendly website, mobile apps, and smart home technology we enhance the client experience.



The Vajram Craftsmanship

The Vajram Craftsmanship



Sub Basement Works

At Vajram, the foundation of engineering excellence begins with comprehensive soil testing to ensure a robust base for every project. Our team collaborates with leading geotechnical experts to assess soil composition, bearing capacity, and suitability for construction. This critical step minimizes risks and ensures the foundation design that aligns perfectly with site conditions guaranteeing long-term structural stability.



Design

Our designs blend functionality, aesthetics, and innovation to create timeless living spaces. Every blueprint is crafted precisely by a team of experienced architects & structural engineers, focused on optimizing such space. Natural light, and ventilation, the designs also incorporate modern trends and cater to diverse lifestyle needs, ensuring maximum comfort and convenience for residents.



Design Validation

To ensure the highest standards of safety and performance, every design undergoes a rigorous validation process. This includes peer reviews, advanced simulations, & adherence to national and international construction codes. Our validation protocols eliminate discrepancies enhancing the integrity and feasibility of the design before implementation.



Design Implementation

At Vajram, design implementation is executed with meticulous attention to detail, ensuring that every element of the plan is translated flawlessly on-site. Our project management teams work in tandem with expert contractors and suppliers, utilizing state-of-the-art technologies and practices to bring designs to life with precision.



Quality Audits

We prioritize the quality of every stage of construction through a structured audit framework. Internal and external quality checks are conducted after each slab is completed, ensuring compliance with industry standards and project specifications. These stringent audits help us maintain our commitment to delivering impeccable structures.



Finishing

The finishing stage at Vajram is a testament to our dedication to excellence. By sourcing the finest materials and employing skilled craftsmen, we ensure that every detail - from flooring and fixtures to wall finishes is executed to perfection. Our thorough processes result in a polished high-quality finish that meets the expectations of even the most discerning customers.



Overall Value & Long-term Maintenance

Vajram's focus extends beyond construction to delivering enduring value. All our projects are backed by requisite certifications, ensuring adherence to environmental safety and structural standards. Post-handover, we provide ongoing support for building maintenance, ensuring the longevity of the property and a hassle-free experience for all our occupants. Our dedication to quality and service establishes lasting trust with our customers.

The Vajram Framework



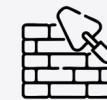
Land Identification

Strategic selection of prime locations to optimize value. ensure accessibility and align with developmental goals. This process involves analysing geographic, economic, and demographic factors to secure sites that promise high returns



Design & validation

Meticulous planning led by an expert design team to achieve architectural brilliance and functional perfection Every detail is carefully evaluated and validated to align with aesthetic, structural, and practical requirements ensuring a seamless blend of form and function.



Construction

Seamless project execution driven by industry best practices and cutting-edge construction methodologies. Our approach ensures efficiency, quality and timely delivery while adhering to the highest safety and sustainability standards.



Quality Assurance

Thorough quality checks at every stage of the project to ensure impeccable outcomes. Our stringent protocols and attention to detail guarantees that every aspect meets the highest standards of excellence, leaving no room for compromise.



Legal Compliances

A strict zero violation policy ensures full adherence to all regulatory standards and legal requirements. Our commitment to compliance fosters trust, minimizes risks, and guarantees a smooth transparent process of every stage.



Customer Engagement

Open and transparent communication channels ensure customers stay informed and engaged throughout the project. Regular updates, prompt feedback integration, and dedicated support create a seamless and collaborative experience.



Portfolio Overview

Vajram Group has successfully delivered over 3 million square feet of meticulously designed residential and commercial spaces, setting benchmarks in quality and innovation.

Our portfolio includes premium residential apartments, luxury condominiums, and state-of-the-art commercial developments, all tailored to meet the evolving needs of our customers. With an additional 7 million square feet of projects in the pipeline, spanning both residential and commercial segments, we continue to expand our footprint while maintaining our commitment to excellence.

Venturing into new horizons, we are now stepping into the development of logistics hubs, further diversifying our portfolio & addressing the growing demand for efficient infrastructure solutions.





Residential Portfolio

Vajram Group's residential projects designed to create living spaces that inspire and elevate every day in carefully selected prime locations and prioritise innovative design, ensuring our homes offer the perfect blend of comfort, convenience, and contemporary living.

Delivered 3 Mil Sft



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 Acres | 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
Bellandur, North Bangalore



VAJRAM NEWTOWN - I

2.9 Acres | 272 Units | 530K SFT
Thanisandra, North Bangalore

Ongoing 2.2 Mil Sft



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 Mil Sft

VAJRAM NEWTOWN - III

1.16 Acres | 88 Units | 100K SFT

Thanisandra, North Bangalore

VAJRAM HYDERABAD

7 Acres | 800 Units | 1 Mil SFT

Begumpet, Hyderabad

VAJRAM KAMANAHALLI

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

VAJRAM 95 SOUTH

1 Acres | 30 Units | 100K Lakh SFT

Bannerghatta, 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 Mil Sft



VAJRAM ESTEVA
200K SFT
Bellandur, North Bangalore



VAJRAM ONYX
281K SFT
Bellandur, North Bangalore

Ongoing 0.6 Mil Sft



VAJRAM ORNATE
550K SFT
Begumpet, Hyderabad

Upcoming 2.1 Mil Sft





Office Leasing, Leisure, Logistics, Co Working, Senior Living

We have partnered with leading coworking brands and have elevated our office spaces, including our upcoming Grade A building in Hyderabad. This new office space project features top-notch facilities, designed to provide a premium and productive environment for businesses. Additionally, Vajram Group has ventured into the logistics and infrastructure sector with the acquisition of 110 acres in Hosur for a state-of-the-art logistics park featuring world-class infrastructure to be leased to leading operators. These initiatives reinforce our commitment to high-quality, sustainable developments across diverse sectors, especially in commercial real estate

Upcoming 2 Mil Sft

Our Leadership



PAVAN VAJRAM

FOUNDER & MANAGING DIRECTOR

Pavan is a technocrat with over two decades of experience and a distinguished track record in identifying business opportunities and building high-growth organizations in the technology and real estate sectors. Since 2009, he has spearheaded Vajram Group's successful entry into the Indian real estate market. Previously, he co-founded and managed several technology companies with a global footprint. Pavan holds an MBA in International Business and was recently recognized as the Most Enterprising CEO.



PRADEEP VAJRAM

NON EXECUTIVE CHAIRMAN

Pradeep Vajram is a successful entrepreneur and a veteran of the semiconductor and embedded systems industry, with over 30 years of experience in designing and developing cutting-edge semiconductor products. He has co-founded several technology companies as well as Vajram Group. Some of his notable successful exits include Spike Technologies (2004) and SmartPlay Inc. (2015). For the past two decades, Pradeep has also been an active investor in deep-tech ventures across India and the USA, as well as in hospitality and real estate companies in India.

Management Team



VAMSI KRISHNA
VP SALES & MARKETING

Vamsi Krishna brings over 28 years of expertise in sales, marketing, and international business development. For more than 13 years at Vajram Group, he has led the sales, marketing, CRM, and collections divisions, implementing strategies that drive revenue growth and strengthen the company’s market presence. His extensive industry knowledge supports Vajram’s sustained leadership in the real estate sector.



RAMANA
VP OPERATIONS

As a core member since inception, Ramana has been instrumental in shaping Vajram Group’s operational excellence. His deep passion and discernment for and bank identification have enabled the acquisition of prime locations crucial to the company’s portfolio. Ramana’s strategic approach to operations and land sourcing underpins Vajram’s commitment to redefining residential and commercial landscapes.



SITARAM
CFO

Sitaram Peddibhotla, a Chartered Accountant certified by the Institute of Chartered Accountants of India (ICAI), commands over 21 years of experience in financial management across consultancy and industry. His career spans leading Big 4 firms and varied enterprises, providing robust financial governance and driving value creation. Sitaram’s leadership ensures the financial agility and growth of Vajram Group.

Awards & Accolades

We Never Dreamed Of Success, We Worked For It.

At Vajram Group, excellence isn't just a goal—it's our foundation. Every milestone we achieve is built upon a commitment to quality, innovation, and integrity.

Our dedication to creating world-class living and working spaces has earned us recognition from prestigious industry bodies and institutions.



Best Enterprising
CEO of the year



Best Residential
Project of the year



Best Design
Premium Apartment
Project of the year



Vajram Tiara wins for
Best Architecture (GABA)



The Best
Emerging Developer



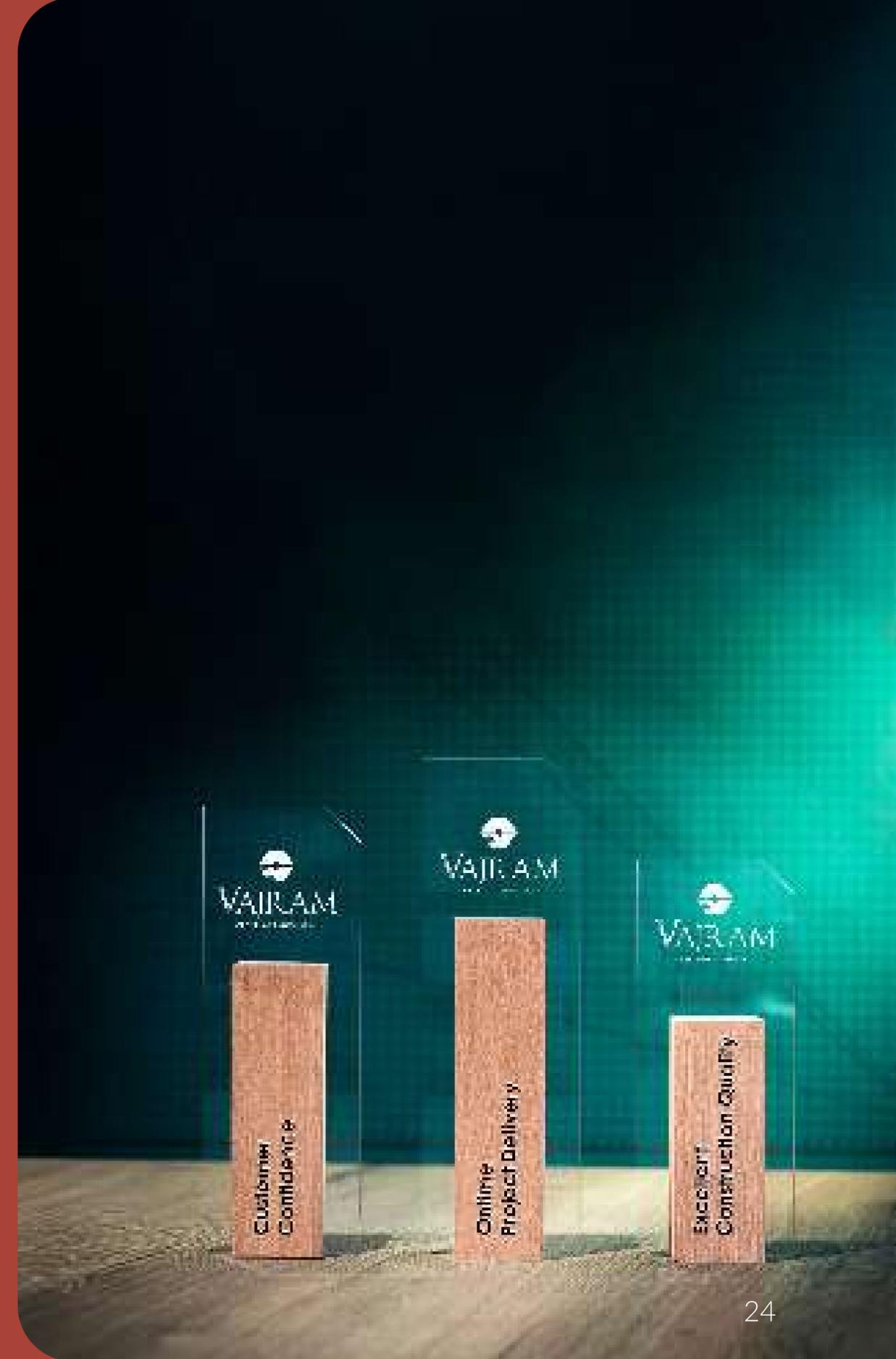
The most admired
Residential project
Vajram Newtown



Vajram Tiara wins for
Best Residential
Project of the year



Vajram Esteva
Mixed use project



The Vajram

Strong Alliances



Maximized Returns

Unlock the full potential of your land with industry-best profit-sharing models.



Transparent Process

Open communication and clarity at every stage of development.



Customizable Agreements

Flexible terms tailored to your requirements.



Risk Mitigation

Open communication and clarity at every stage of development.

Our Partners

Architecture & Design



Consultants



Financial Partners



Technology Partners



Future Outlook

We Never Dreamed Of Success, We Worked For It.

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