



BANYAN

—Rooted in Trust, Growing in Value.—

Whispering Hills

Where Nature Meets Legacy

www.banyanlandventures.com





A 26-acre premium private estate
of exclusive individual estates in

Perumal Malai Kodaikanal

Why Whispering Hills?



A True Getaway

Escape into nature while staying perfectly connected — just 40 minutes from Kodai Lake, yet blissfully away from tourist crowds and noise.



Future-Proof Investment

With the government's new main road project and several civic institutions (GH, Court, etc.) shifting to Perumal Malai, this region is on the brink of transformation — making Whispering Hills one of the most promising price appreciation zones in the hills.



360° Valley Views

Panoramic, breathtaking vistas from every plot — a rare privilege in Kodaikanal.



3-Way Approach

Excellent road connectivity from Palani, Theni & Madurai.



No E-Pass Needed

Seamless access year-round without permits.



Neighbouring Luxury Resort

A star-category hotel next door ensures long-term value and livability.



Reliable Local Manpower

Skilled, genuine and affordable workforce readily available.



Turnkey Support

From design to build, Banyan offers trusted architects and contractors for end-to-end assistance.



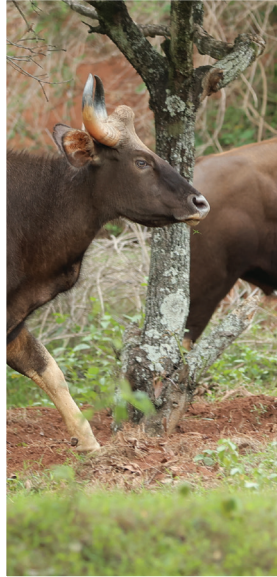
Abundant Water Sources

365 days of natural water



Construction-Ready Land

Naturally rich rock mixture soil providing an ideal foundation for villas.



Living with Nature

Whispering Hills is more than a plotted development — it's a living ecosystem.

Wildlife Harmony

Bison and deer wander freely; rare elephant sightings from nearby Elephant Valley.

Avian Paradise

Over 100 species of birds fill your mornings with song.

Native Beauty

Rabbits, wildflowers and forest flora create an ever-changing canvas.

Ancient Heritage

The 5,000-year-old Dolmen Curve stands as a silent guardian of time.

Flora of Abundance

Fruit-bearing Amla, Jamun (Naval), Jackfruit and Ayurvedic “Green Volcano” trees flourish naturally.



Estate Features That Enhance Every Acre

- **Private Hill Enclave** – Securely demarcated estate with natural boundaries and internal access.
- **All-Weather Estate Roads** – Smooth internal estate access maintained by Banyan.
- **Water Access** – Reliable borewell and storage facility for the estate.
- **Power Access** – EB connection points available for individual buyers at the time of registration or construction.



Investment That Grows With Time

Whispering Hills offers the rare combination of beauty and opportunity — pristine land today that becomes prime real estate tomorrow.

As development expands toward Perumal Malai, land values are expected to rise exponentially, positioning early investors for exceptional returns.

Where Every Private Estate Has a Story

Private Estate 1

Elephant Walk (1.00 Acre)

A pathway once frequented by gentle giants, this plot carries the spirit of strength and calm. Here, the whisper of the woods tells tales of timeless majesty.

Private Estate 4

Whispering Valley (1.00 Acre)

With panoramic valley views and morning mist rolling over the ridges, Whispering Valley captures the true soul of Kodaikanal. Every dawn feels like poetry in motion.

Private Estate 2

Ivory Glen (1.00 Acre)

Nestled amidst mist-kissed trees, Ivory Glen glows with serene light and quiet grace. Perfect for those who seek peace woven into every sunrise.

Private Estate 5

Bison Trail (1.21 Acres)

Where wild bison roam in quiet confidence, this plot celebrates the balance between raw power and peace. A rare chance to live where nature still leads.

Private Estate 3

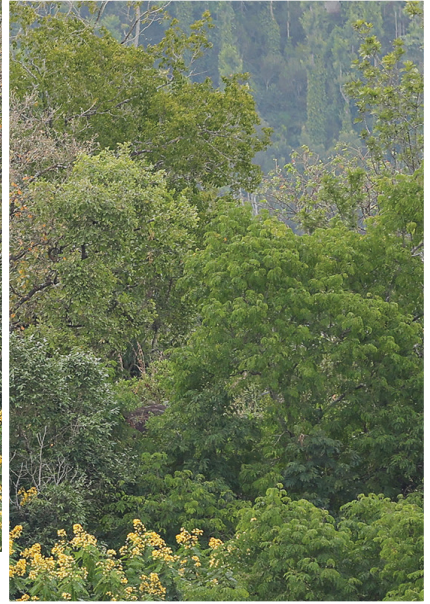
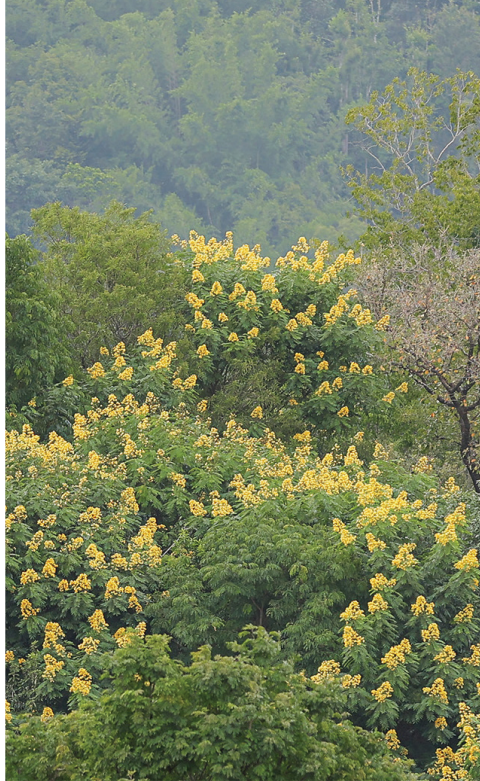
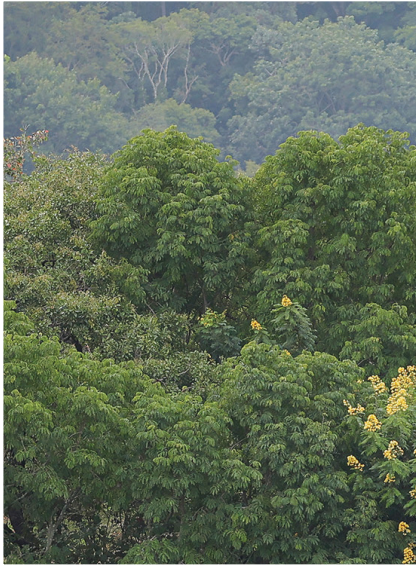
Tranquil Grove (0.80 Acre)

Shaded by canopies and kissed by breeze, Tranquil Grove invites deep reflection. This is your private retreat into stillness and natural harmony.

Private Estate 6

Wildflower Walk (1.00 Acre)

A carpet of blossoms marks this serene stretch, painting every season in vivid color. The air here hums with the rhythm of renewal.



Private Estate 7

Mystic Meadow (1.00 Acre)

Blanketed in soft green and kissed by morning dew, Mystic Meadow whispers secrets of the earth. It's a place to dream, to wander, and to belong.

Private Estate 10

Emerald Downs (1.00 Acre)

Rolling green slopes define this tranquil expanse, where every corner glows in shades of life. A vision of nature's luxury at its purest.

Private Estate 8

Peacock Pride (1.00 Acre)

Radiant and regal, this plot mirrors the peacock's elegance. Watch colors dance across the landscape as sunlight filters through the hills.

Private Estate 11

Golden Crest (1.00 Acre)

Bathed in sunlight from dawn till dusk, Golden Crest stands proud. Its elevation and glow make it a landmark within Whispering Hills.

Private Estate 9

Sunset Bluff (1.00 Acre)

Golden evenings melt over the horizon here. Sunset Bluff offers endless skies, gentle winds, and a front-row seat to nature's nightly masterpiece.

Private Estate 12

Deer Hollow (1.12 Acres)

Gentle deer often wander these meadows, leaving trails of grace. A sanctuary for those who find beauty in quiet company and open space.



In the hills where luxury meets legacy.
This is not just land — it's a sanctuary you
inherit and a legacy you pass on.



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**Perumal Malai,
Kodaikanal**