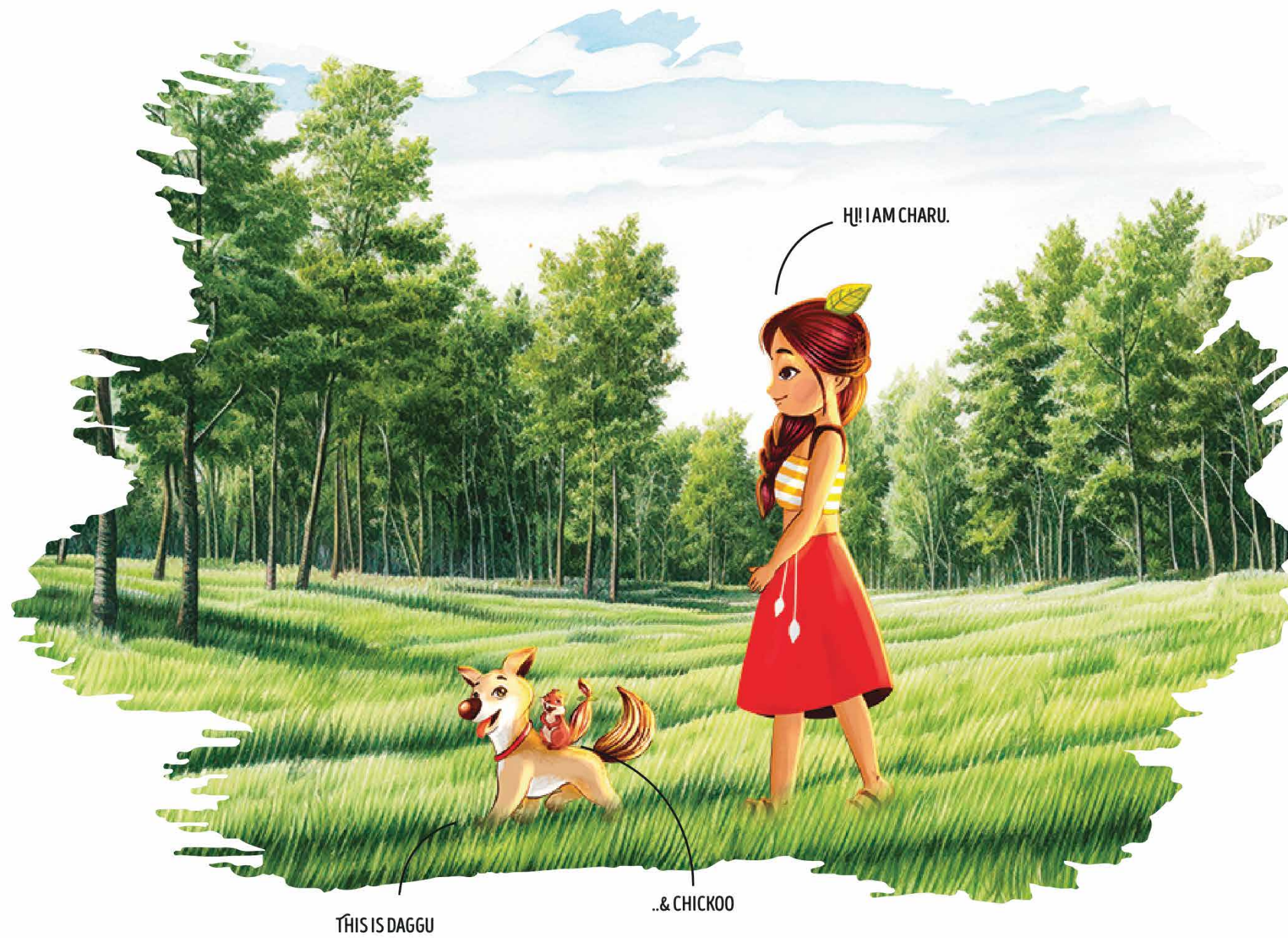




A DIARY OF
L'L CHARU
& HER
CHILDHOOD!



WELCOME TO MY DAYDREAM... MY WONDERLAND... MY SANCTUARY!

Imagine a place where the pages of a storybook come alive, where the magic of everyday living is witnessed with wonder.

Picture waking up to sun-kissed mornings in **East Bengaluru**, greeted by trees that seem to whisper secrets and pathways that lead to endless exploration.

In this enchanting haven of **14+ acres with 1, 3 & 4 bedroom homes** that are more than walls; discover chapters of a tale woven with laughter, dreams, and the untamed child-like imagination.

It's an invitation to be a part of **G+27** storeys where life unfolds in the most magical of ways with friends & family.





IN FRONT OF
CHICKOO'S HOME.



Artist's Impression.

Every tree, every blade of grass, and every bloom is meticulously nurtured to create an environment that soothes. Take the fork away from urban life and melt away as you wander through the lush pathways and witness the miracle of life blooming around you.





**MEET THE BREEZE
& THE RUSTLE OF LEAVES.**

TREES ARE LUSH AND THERE'S A CHIRP
IN THE FLOWERY BUSHES.

When the branches of trees make
sweet canopies and their shade
becomes the most comfortable
place in the world, that's when the
song of life flowers. You can hum
it with the wind, buzz it with the
bees or sing it with the birds!





Artist's Impression.

Step into a world where the wonders of childhood come alive. Share cherished moments with loved ones as you lounge in the company of vibrant wildflowers or have a picnic beneath the shade of trees. Whether you're seeking solitude or companionship, all the memories of a wandering spirit find their home here!



HAPPY MM...MOMENTS!





Artist's Impression.

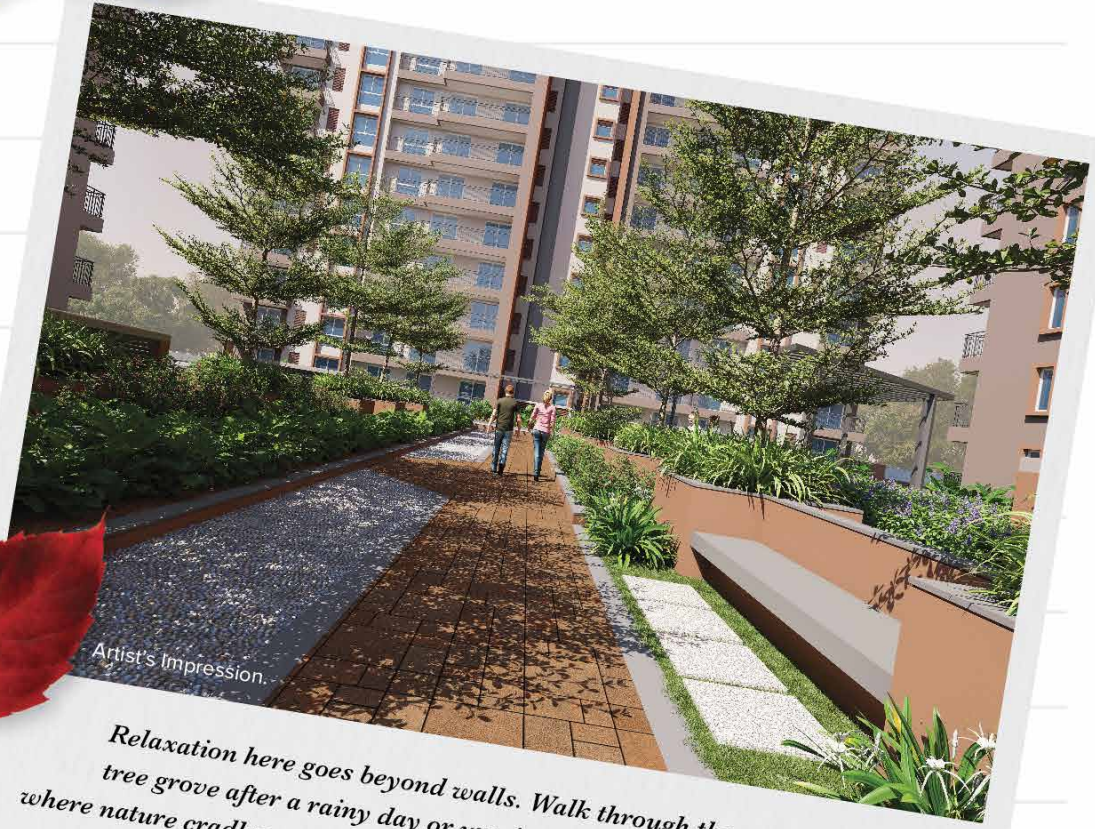
A NEST OF COSY MUSINGS.

LYING ON YOUR BACK
EXPLORING ON A WHIM.

Enter a home that's made for breezes to blow in and for the sunlight to play hide-and-seek.

Discover spaciousness that gives you the similar joy of the great outdoors, especially, on a rainy day when all you want is to look at the water splashing on the windows with a cup of hot chocolate in your hands. Oh! What comfort after a rainy day's explorations!





Artist's Impression.

Relaxation here goes beyond walls. Walk through the preserved tree grove after a rainy day or unwind in our hammock garden, where nature cradles your peace, and the world's worries gently sway away.



**NAPS ARE MY
FAVOURITE TREAT.**

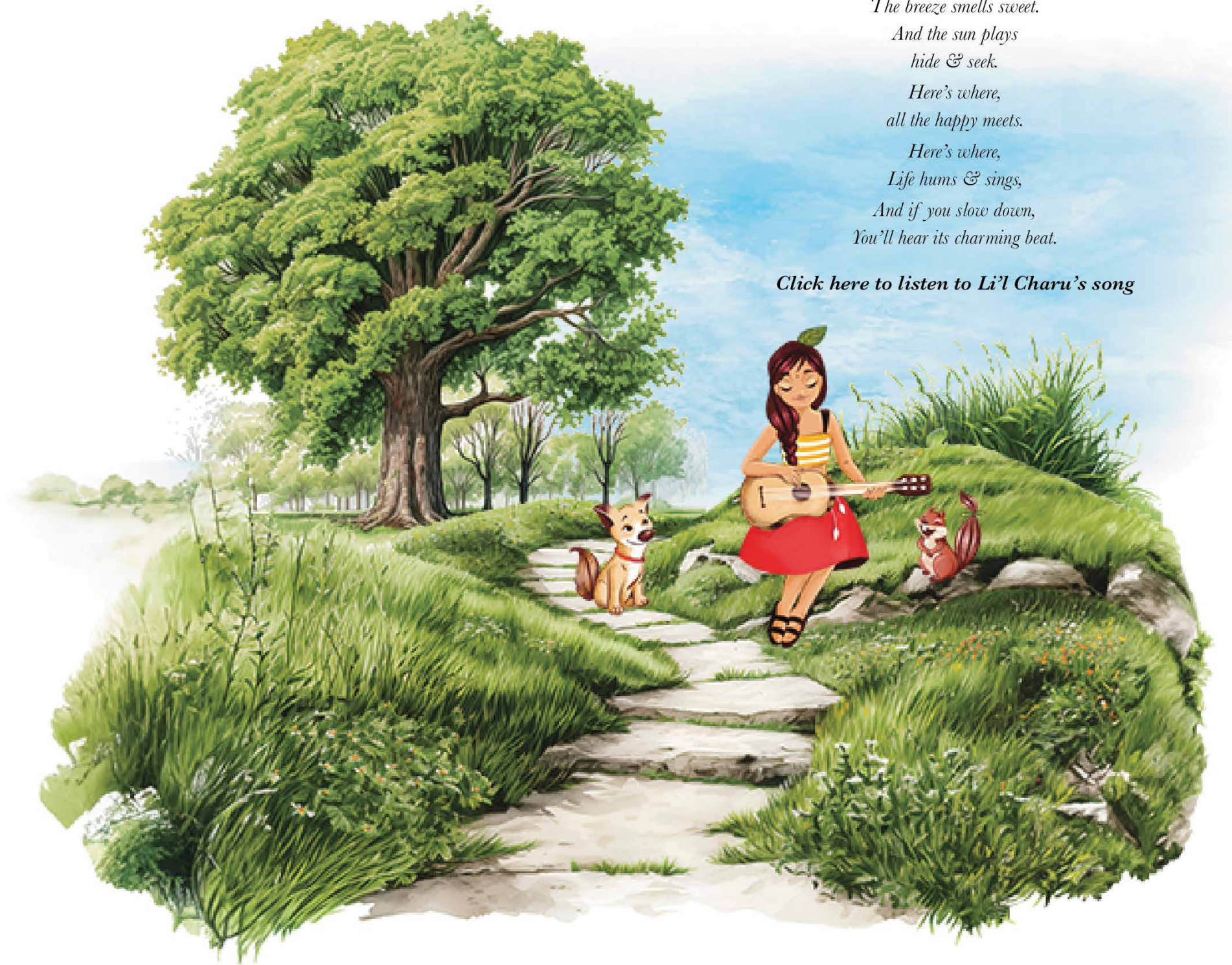


The air is filled with the invigorating scent of earth and leaves, while the symphony of birdsong provides a harmonious backdrop. Charu's lyrics come to life, weaving seamlessly into the landscape.



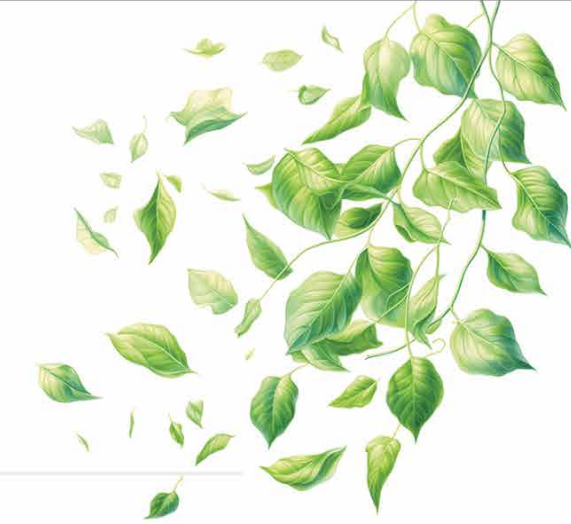
*Under the tree
Where the grass grows free,
The breeze smells sweet.
And the sun plays
hide & seek.
Here's where,
all the happy meets.
Here's where,
Life hums & sings,
And if you slow down,
You'll hear its charming beat.*

[Click here to listen to Li'l Charu's song](#)





Artist's Impression.



CLUBHOUSE AMENITIES

- Association Office
- AV Room
- Badminton Courts
- Business Centre
- Clinic*
- Convenience Store*
- Crèche*
- Gym
- Indoor & Outdoor Children's Play Areas
- Multipurpose Halls
- Outdoor Café*
- Party Terrace
- Pool Table
- Space for Aerobics/Yoga
- Squash Court
- Swimming Pool & Changing Rooms
- Table Tennis

*Space provisioned



**THE DAYS
ARE JUST PACKED.**

THERE'S TREASURE TO BE FOUND, EVERYWHERE!

**THE
GOLDEN ZONE**

- Reflexology Walkway
- Leisure Pavilions
- Butterfly Park
- Aromatic Garden
- Gazebo

**TOGETHERNESS
ZONE**

- Community Gathering
- Amphitheatre
- Pet-friendly Park
- Outdoor Camping Site
- Wooded Area
- Orchard

**CHARU & FRIENDS'
FAVOURITES**

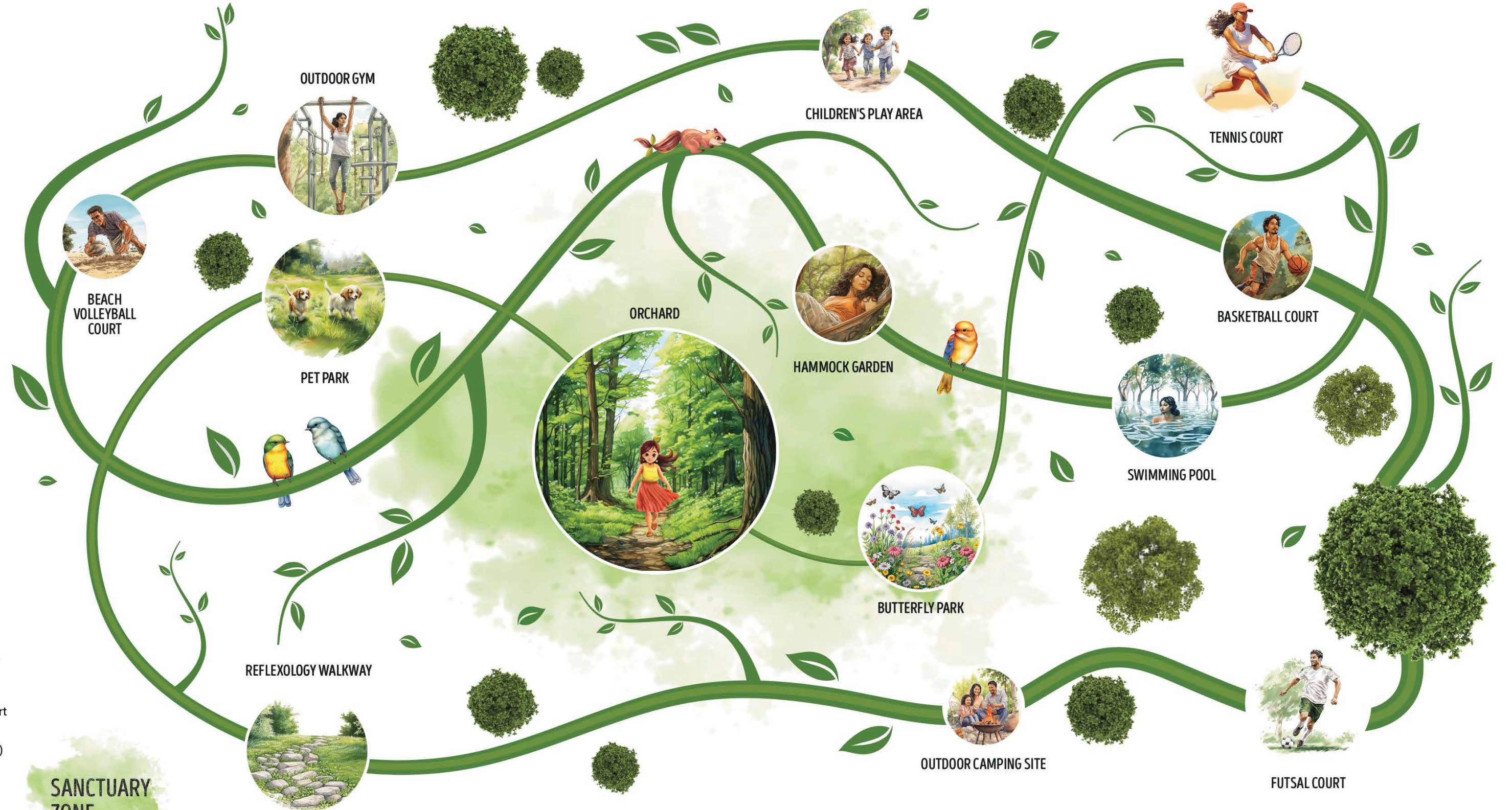
- Children's Play Area
- Tot Lot Play Area
- Cognitive Play Area
- Hammock Garden

**ACTIVE
PLAY ZONE**

- Tennis Court
- Basketball Court
- Beach Volleyball Court
- Cricket Practice Nets
- Futsal Court (5-a-side)
- Outdoor Gym
- Skating Rink
- Bicycle Parking Lots

**SANCTUARY
ZONE**

- Meditation Garden
- Jogging Track/Stroll Walkway



MASTER PLAN

WHITEFIELD-SARJAPUR ROAD



- 1 ARRIVAL PLAZA
- 2 SECURITY CABIN
- 3 CLOCK TOWER
- 4 CAR PARKING
- 5 SERVICES
- 6 TROPICAL ISLAND
- 7 SENIOR CITIZEN COURT
- 8 REFLEXOLOGY WALKWAY
- 9 LEISURE PAVILIONS
- 10 BUTTERFLY PARK/
AROMATIC GARDEN
- 11 TOT LOT PLAY AREA
- 12 COGNITIVE PLAY AREA
- 13 FLAG POST
- 14 COMMUNITY GATHERING
- 15 AMPHITHEATRE
- 16 CHILDREN'S PLAY AREA
- 17 TENNIS COURT
- 18 BASKETBALL COURT
- 19 BEACH VOLLEYBALL COURT
- 20 FUT-SAL COURT (5-A-SIDE)
- 21 GAZEBO
- 22 CRICKET PRACTICE NETS
- 23 OUTDOOR GYM
- 24 BICYCLE PARKING LOTS
- 25 SKATING RINK
- 26 RAINWATER HARVESTING POND
- 27 WOODED AREA
- 28 OUTDOOR CAMPING SITE
- 29 HAMMOCK GARDEN
- 30 PET PARK
- 31 ORCHARD

- - - - POS BOUNDARY
- - - - C.A. BOUNDARY
- - - - 90 m ROAD WIDENING
- - - - KHARAB AREA

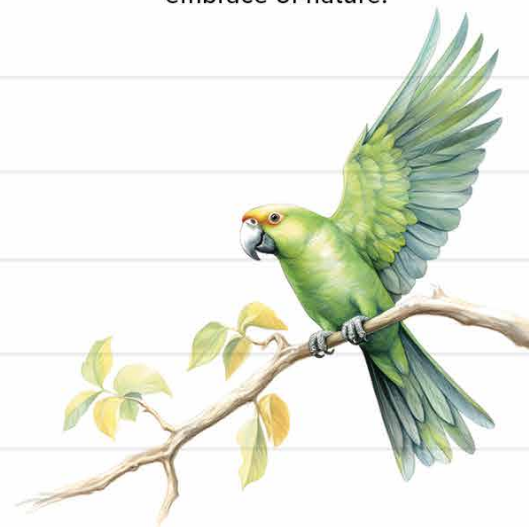
The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the Developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m.), and imperial system (Ft./Sq.ft.) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

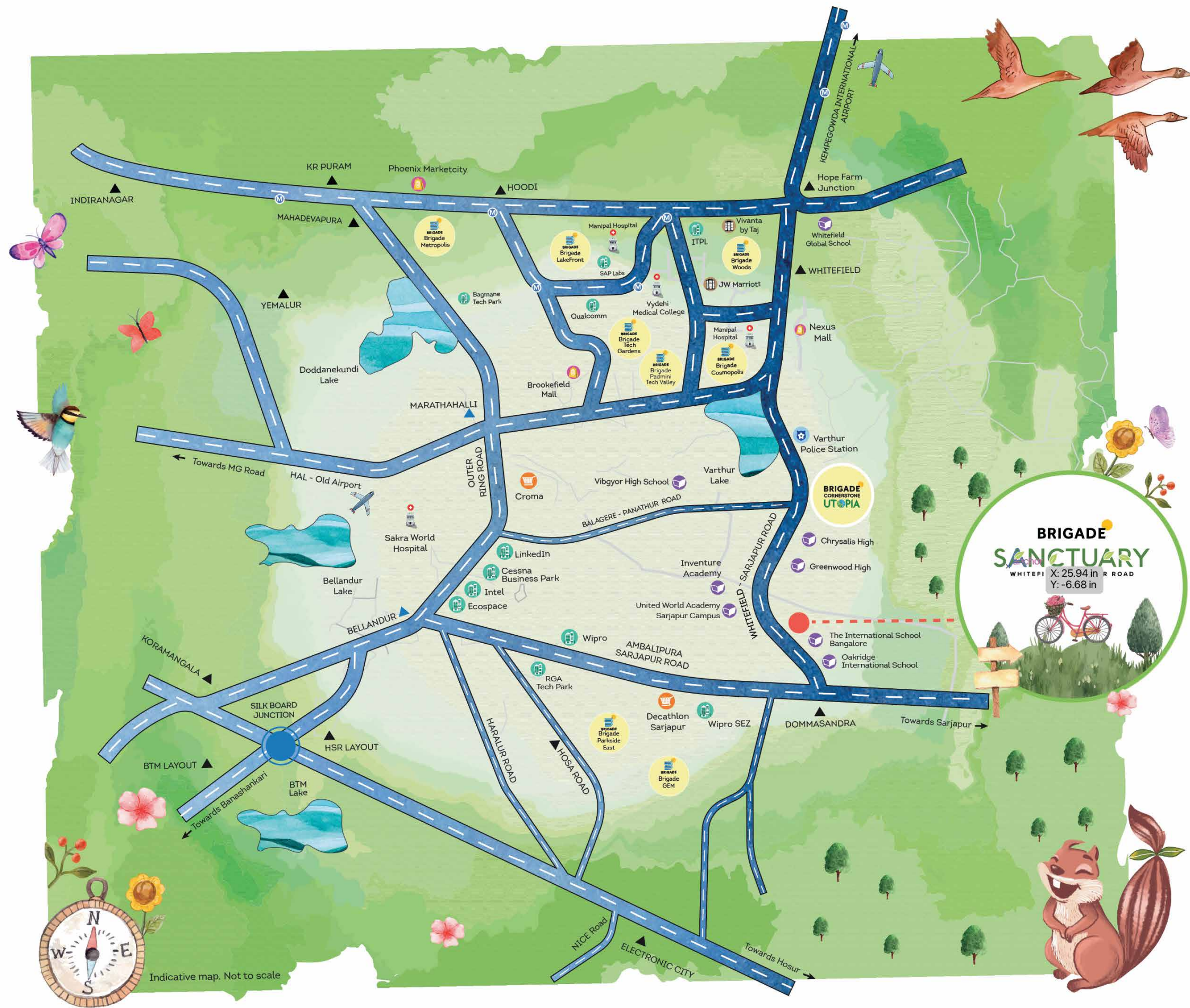
PERFECTLY CURATED HOMES WITH THE GREATEST OUTDOOR EXPERIENCES.

Welcome to the homes that are built to cater to diverse lifestyles and preferences. Whether you seek spacious family residences or cosy apartments you get to choose it all from **1, 3 & 4 bedroom homes.**

Designed for **comfort, functionality, and aesthetics**, homes here ensure that you experience the best of contemporary living.

Enjoy morning coffee accompanied by the chirping birds. And as the day draws to a close, let your home become your sanctuary, where you unwind in the soothing embrace of nature.





EVERYTHING A SURPRISING HOP, JUMP & A SKIP AWAY!



1-9 MINS

EDUCATIONAL INSTITUTIONS

- ✓ The International School Bangalore
- ✓ Inventure Academy
- ✓ Global Indian International
- ✓ Oakridge International
- ✓ Chrysalis High
- ✓ Greenwood High



25-30 MINS

IT/SEZ

- ✓ Wipro SEZ
- ✓ PayPal
- ✓ Sigma Soft Tech Park
- ✓ Ecospace
- ✓ RGA Tech Park



20-30 MINS

HOSPITALS

- ✓ Manipal Hospital, Whitefield
- ✓ Sathya Sai Specialty Hospital
- ✓ Sakra Hospital
- ✓ Manipal Hospital, Sarjapur

10-15 MINS

ENTERTAINMENT/RETAIL

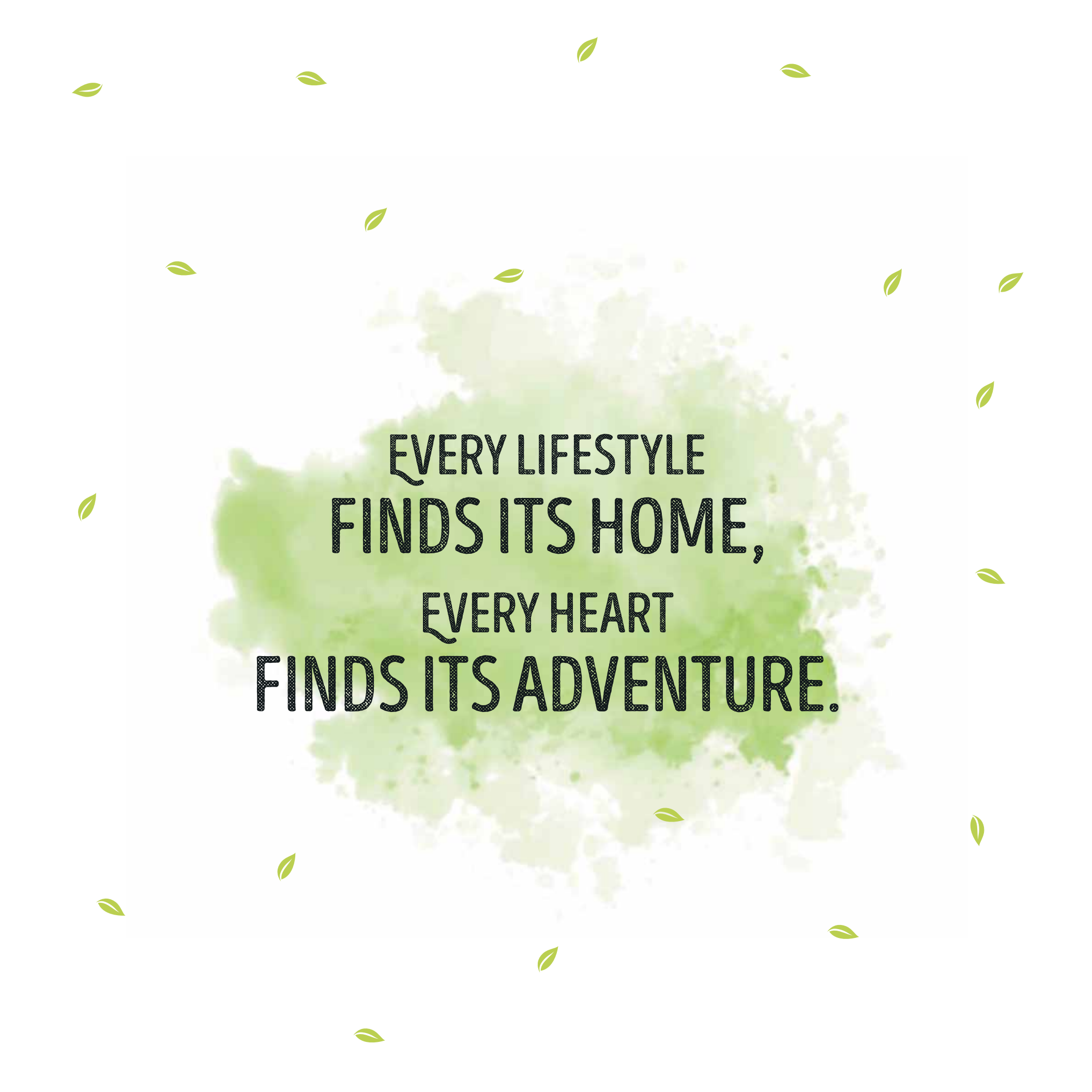
- ✓ Upcoming Inox
- ✓ High Street Retail
- ✓ D Mart
- ✓ Decathlon





Artist's Impression.

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EVERY LIFESTYLE
FINDS ITS HOME,
EVERY HEART
FINDS ITS ADVENTURE.

KEY NUMBERING PLAN



UNIT PLAN

1 BEDROOM + 1 TOILET - TYPE 7



KEY PLAN



BLOCK PLAN

TOWER H



1BED + 1TOILET

H-0146 - H-2746, H-0147 - H-2747

SUPER BUILT-UP AREA

CARPET AREA

BALCONY AREA

60.96 Sq.m.

39.42 Sq.m.

2.59 Sq.m.

656 Sq.ft.

424 Sq.ft.

28 Sq.ft.

UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 5

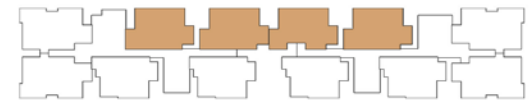


KEY PLAN

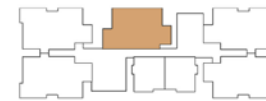


BLOCK PLAN

TOWER B & C



TOWER H



3BED + 2TOILET

B-0105 - B-2705, B-0106 - B-2706
C-0115 - C-2715, C-0116 - C-2716
H-0043 - H-2743

SUPER BUILT-UP AREA

CARPET AREA

BALCONY AREA

132.33 Sq.m.

89.56 Sq.m.

3.03 Sq.m.

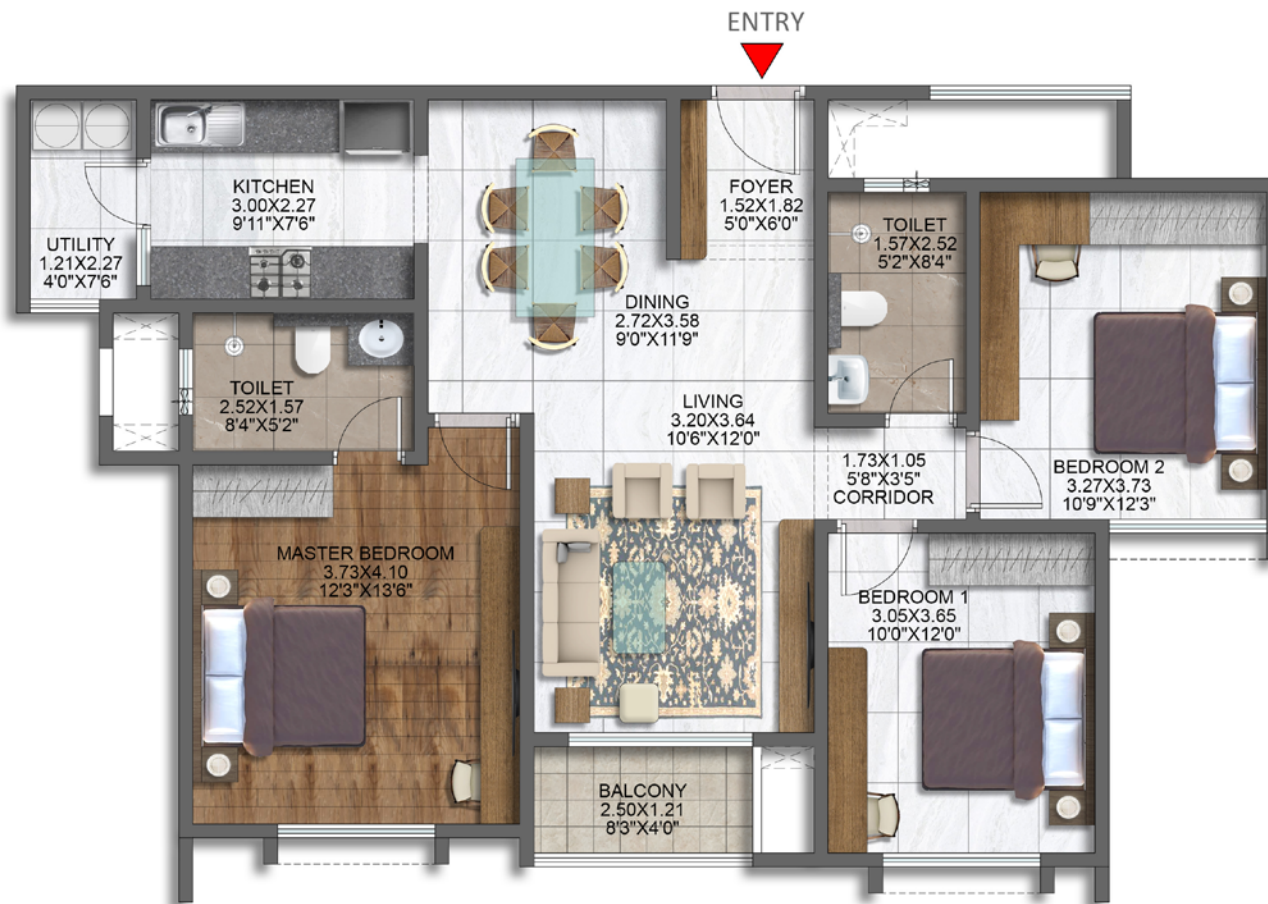
1424 Sq.ft.

964 Sq.ft.

33 Sq.ft.

UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 6



KEY PLAN



BLOCK PLAN

TOWER B & C



3BED + 2TOILET

B-0007 - B-2707, B-0008 - B-2708
C-0013 - C-2713, C-0014 - C-2714

SUPER BUILT-UP AREA

CARPET AREA

BALCONY AREA

132.93 Sq.m.

90.70 Sq.m.

3.03 Sq.m.

1431 Sq.ft.

976 Sq.ft.

33 Sq.ft.

UNIT PLAN

3 BEDROOM + 3 TOILET - TYPE 3



KEY PLAN



BLOCK PLAN

TOWER B & C



TOWER H



3BED + 3TOILET

B-0009 - B-2709, B-0210 - B-2710

C-0211 - C-2711, C-0012 - C-2712

H-0241 - H-2741, H-0042 - H-2742, H-0044 - H-2744,

H-0145 - H-2745

SUPER BUILT-UP AREA

CARPET AREA

BALCONY AREA

157.22 Sq.m.

101.63 Sq.m.

8.38 Sq.m.

1692 Sq.ft.

1094 Sq.ft.

90 Sq.ft.

UNIT PLAN

3 BEDROOM + 3 TOILET + STUDY - TYPE 2

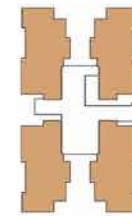


KEY PLAN



BLOCK PLAN

TOWER D



3BED + 3TOILET + STUDY

D-0017 - D-2717, D-0118 - D-2718,
D-0219 - D-2719, D-0020 - D-2720

SUPER BUILT-UP AREA

CARPET AREA

BALCONY AREA

188.30 Sq.m.

120.45 Sq.m.

11.52 Sq.m.

2027 Sq.ft.

1297 Sq.ft.

124 Sq.ft.

UNIT PLAN

4 BEDROOM + 4 TOILET + MAID'S ROOM - TYPE 1

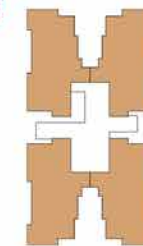


KEY PLAN



BLOCK PLAN

TOWER A



4BED + 4TOILET + MAID

A-0001 - A-2701, A-0202 - A-2702, A-0103 - A-2703,
A-0004 - A-2704

SUPER BUILT-UP AREA

231.45 Sq.m.

2491 Sq.ft.

CARPET AREA

146.63 Sq.m.

1578 Sq.ft.

BALCONY AREA

15.29 Sq.m.

165 Sq.ft.

WORLD OF BRIGADE

OUR CUSTOMERS
ARE OUR BEST
AMBASSADORS


OVER
40,000
HAPPY FAMILIES

CERTIFIED AS A
'GREAT PLACE
TO WORK'
FOR 13 YEARS
IN A ROW

**Best
Workplaces™**
in Real Estate
**Great
Place
To
Work.** INDIA
2023

THREE LIFESTYLE MALLS
ACROSS BENGALURU



PARTNERSHIP WITH
RENOWNED GLOBAL
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HOSPITALITY
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BENGALURU'S TALLEST
COMMERCIAL BUILDING
IN 1986 AND 2010

**BRIGADE
REAP**
REAL ESTATE ACCELERATOR PROGRAM

ASIA'S FIRST ACCELERATOR
FOCUSED ON REAL ESTATE,
RETAIL AND HOSPITALITY


PIONEERS
OF
INTEGRATED ENCLAVES

CREATORS OF
BRIGADE GATEWAY

Brigade Foundation
EDUCATION | HEALTH | COMMUNITY DEVELOPMENT

OUR SCHOOLS PROVIDE
HOLISTIC, INSPIRING AND
EMPOWERING EDUCATION

SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge / Reception / GF Lobby / Lift Lobby: Granite / Vitrified Tiles

Staircases: Cement Step Tiles

Other Lift Lobby and Corridors (Upper): Vitrified Tiles / Industrial Tiles

Terrace: Clay Tiles / Industrial Tiles

UNIT FLOORING

Living / Dining / Family / Foyer / Bedrooms / Kitchen / Utility: Vitrified Tiles

Master Bedroom: Wood Finish Vitrified Tiles

Balcony: Ceramic Tiles / Vitrified Tiles

Toilets: Ceramic Tiles / Vitrified Tiles

Maid's Room and Toilet: Ceramic Tiles / Vitrified Tiles

WALL DADO

Kitchen: Provision for Modular Kitchen (No Granite Slab / No Dado will be provided)

Toilets: Ceramic Tiles / Vitrified Tiles

PAINTING & FINISHES

Exterior Finish: Combination of Exterior Texture Paint with External Grade Emulsion

Unit Internal Ceilings: Emulsion Paint / OBD

Unit Walls: Emulsion Paint

KITCHEN

Counter: Provision for Modular Kitchen (No Counter will be provided)

Plumbing / Electrical:

Plumbing: Water Inlet / Drain Provision for Water Purifier / Sink, Washing Machine and Dishwasher

Electrical: As per design



DOORS:

Main Door: Hardwood Frame with flush shutter with both side veneer

Internal Doors: Hardwood Frame with flush shutter

Balcony Door: UPVC / Aluminium

Windows: UPVC / Aluminium

TOILETS:

CP Fittings: Grohe or equivalent

Sanitary Fixtures: Wall-mounted EWC (Grohe / Duravit / equivalent)

ELECTRICAL

Switches: Modular Switches - Anchor Roma Plus or Panasonic Vision or equivalent make

DG BACKUP

100% DG Backup for Common Area

100% Backup for Units*

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM & AUTOMATION

Provision for Intercom Facility

*At an additional cost.



AWARDS & ACCOLADES



APARTMENTS
VILLAS
INTEGRATED ENCLAVES
SENIOR LIVING



OFFICES
RETAIL SPACES



CLUBS
HOTELS
CONVENTION CENTRES
SCHOOLS



MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

The Brigade Group is one of India's leading property developers with over three decades of expertise in building positive experiences for all stakeholders. Instituted in 1986, the company has developed many landmark buildings and transformed the skyline of cities across South India, namely – Bengaluru, Chennai, Hyderabad, Mysuru, Kochi, Mangaluru, Chikmagalur, and also has a presence in GIFT City, Gandhinagar in Gujarat, with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 275+ buildings amounting to over 80 million Sq.ft. (7.45 million Sq.m.) of developed space across a diverse real estate portfolio. Brigade assures best-in-class design and top-of-the-line facilities that exude elegance and sophistication. The Residential developments include villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors, plotted developments and mixed-use lifestyle enclaves and townships. Over the years, the projects have been one-of-a-kind in the sector, for example Brigade developed Brigade Gateway, Bengaluru's first lifestyle enclave and Brigade Exotica, one of the tallest residential buildings in Bengaluru.

Brigade is among the few developers that also enjoys a reputation of developing Grade A Commercial properties. License owners of the World Trade Center across South India, the Group's commercial spaces have top international clients operating out of them. Brigade also entered the co-working space with 'BuzzWorks' in March 2019.

Brigade Retail's first venture was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres and The Baking Company, a unique patisserie. Brigade is the founder of The Indian Music Experience (IME) – a monumental and philanthropic initiative that is India's only hi-tech interactive music museum. It was conceived to give back to society and sensitise the present generation to the rich culture of Indian music. The Group contributes in numerous ways towards community development, health, education, and the environment. Through the Brigade Foundation, the brand has successfully opened three schools in its name, offering a holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, established a skill development centre; and will be establishing two not-for-profit 100-bed hospitals.

Brigade Real Estate Accelerator Program (REAP), Asia's first PropTech accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable and scalable businesses in the real estate industry. The 'Great Place to Work Institute' has consistently recognised the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mindset combined with uncompromising quality of the projects over the years has created a brand of outstanding repute.

Brigade Group

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 13 years in a row, at the 'Great Place To Work' 2023.

Brigade Group

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022.

M R Jaishankar

Recognised as 'Realty Personality of the Year' at The Economic Times Real Estate Awards 2022 - South.

Brigade El Dorado - North Bengaluru

Received the prestigious 'Pradhan Mantri Awas Yojana' award under the Affordable Housing projects at the PMAY - Empowering India Awards 2022.

Brigade Orchards - North Bengaluru

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South.

Brigade Palmgrove - Mysuru

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards 2018.

Brigade Cornerstone Utopia - East Bengaluru

Won the 'Integrated Township Project of the Year' award at the 11th Realty Plus Awards 2019 - South.

Brigade Panorama - West Bengaluru

Won the award for 'Excellence in Delivery' at the 11th Realty Plus Awards 2019 - South.

Brigade Mountain View - Mysuru

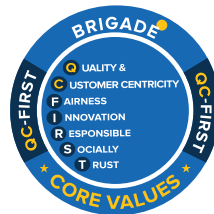
Won the award for 'Best Residential Dwellings above 50 units in Mysuru' at the CARE Awards 2019.



BRIGADE

Building Positive Experiences

Our core values



Founders



To **UPGRADE TO BRIGADE**, reach us on **1800 102 9977** • **BrigadeSanctuary.com**

Site Marketing Office:

Opp. Muneshwara Swamy Temple
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Anekal Taluk, Bangalore Urban District
Bengaluru - 562 125

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WTC Bangalore@Brigade Gateway Campus
Dr. Rajkumar Road, Malleswaram-Rajajinagar
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Dubai

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dubaisales@brigadegroup.com

Offices also at: **CHENNAI • HYDERABAD • MYSURU**



In association with

Mr. Iqbal Hothur