



Ebony at Brigade Orchards

Brigade Enterprises Limited

Devanahalli, North Bangalore

under-construction

400 units

3.2 acres

Possession: 2028

₹1.35 Cr – ₹2.05 Cr

★ 4.1 (250 reviews)

Daily Walk and Power Backup stand out as key strengths for this project.

SCORE SUMMARY

Performance Overview 61/100



STRENGTHS

- ✓ Is there a safe, flat walking path?
- ✓ How many hours of DG backup? Solar?
- ✓ CCTV, boom barriers, visitor management — how secure?

CONSIDERATIONS

- △ Can you get an Ola/Uber at 11pm?
- △ How long to get fresh vegetables yourself?
- △ Forgot milk at 10pm — how far?

RERA, Title & Litigation

8/10

Legal Safety

ACTIVE

RERA Status

RERA Number PRM/KA/RERA/1251/309/PR/180524/006894

Completion Timeline 2028

Title Status **clear**

Khata Type A-Khata

Land Conversion completed

Litigation 0 cases

No major litigation found for this project

APPROVALS

RERA Registration **obtained**

Building Plan Sanction **obtained**

Environmental Clearance **obtained**

Fire NOC **pending**

Occupancy Certificate **not-applicable**

NCLT CHECK: No insolvency or winding-up cases found.

BUILDER PROFILE

Brigade Enterprises Limited

Est. 1986 · Bangalore · BSE (532929) & NSE (BRIGADE)

38

Years

4.1

Rating

30M+ sqft

Delivered

85% on-time

On-Time

Market Cap

~₹20,000+ Cr

Cities

Bangalore, Chennai, Hyderabad, Mysore, Kochi

Complaints (5yr)

12

Source: National Consumer Disputes Redressal Forum (NCDRC) records

AWARDS

CRISIL DA1 rating

India Today Best Builder

FINANCIAL HEALTH

Debt/Equity

0.68x

Promoter Pledge

4.2%

Stock (6m)

↑ +18%

JV Status

Own Land

Manageable leverage. Industry avg is 0.8-1.2.

Only 4.2% pledged — promoters are not leveraged.

Market confidence high. Strong Q3 results.

Brigade owns land outright. No JV partner. Lower dispute risk.

📍 Brigade acquired 12 acres in Devanahalli (2025) — expansion signal.

Commute, Access & Upcoming Infrastructure

DRIVE TIMES

KIA Airport	15 min	10 km
Manyata Tech Park	45 min	28 km
Whitefield IT Hub	60 min	38 km
Electronic City	80 min	55 km
MG Road (City Center)	55 min	38 km
Hebbal Flyover	35 min	22 km

Access Road	60 feet — Good (NH44 connected)
Nearest Metro	Airport Metro (planned) (5 km) — planned
Airport	Kempegowda International Airport — 10 km, 15 min

UPCOMING INFRASTRUCTURE

Peripheral Ring Road	2027	Major connectivity boost
Airport Metro Line	2028	Direct metro access
BIAL Phase 3 Expansion	2027	More jobs in corridor

⚠️ TOLL DEPENDENCY

Daily: ₹70-100 · Annual: ₹2-3L/year

Must cross Devanahalli toll for city-bound travel. Adds cost + 5-10 min wait during peak.

NEIGHBOURHOOD

Daily Essentials & Livability 72/100

Township is self-sufficient but city connectivity is limited.

SCHOOLS

- Brigade School (within township) ★4.3 0.5 km
- Canadian International School ★4.5 3 km
- Ryan International School ★4 8 km

HOSPITALS

- Columbia Asia Hospital ★4.2 5 km
- Akash Hospital Devanahalli ★3.8 3 km

GROCERY & SHOPPING

- More Supermarket (within township) ★4 0.5 km
- Ratnadeep Supermarket ★4.3 4 km

ENVIRONMENT

Air, Water, Climate & Hazards

65

AQI (Moderate)

35%

Green Cover

low

Noise

low

Flood Risk

Ground Water 200-400 ft · Moderate (hard water)

Borehole Yield 1-3 lps

Nearest Lake Devanahalli Lake (2 km) — Restored (2022), 535M litre capacity

Temperature 15°C (Dec) – 36°C (Apr)

Rainfall 970mm

💧 Elevated terrain, no historical flooding reported

🚫 Away from highway, within gated township

HAZARD CHECKS

High Tension Lines Clear

Quarries Clear

No active quarries within 5km

Industrial Zone Clear

Aerospace SEZ 8km away (no pollution concern)

⚠️ **Water Table: declining**

Borewell depth increased from 200ft (2015) to 400ft (2024). Concerning long-term.

INFRASTRUCTURE

Water, Power, Internet & Utilities

WATER

Source	Borewell + STP recycled water
Cauvery	Not available (outside BWSSB limits)

Aquifer treatment plant serves Devanahalli town (6.4L litres/day)

ELECTRICITY

Provider	BESCOM
Reliability	Good (8-10 hrs backup via DG)

BROADBAND

JioFiber Airtel Xstream ACT Fibernet

UTILITIES

Gas Pipeline	Not available (LPG cylinder)
STP	Yes — Township-level STP
Solid Waste	Township managed (segregation at source)
Storm Water	Internal drainage connected to lake recharge

Recycled water for landscaping

POWER BACKUP

DG Backup	8-10 hrs full backup
Solar	Yes — Solar panels on clubhouse + common area lighting
Inverter	DB provision for home inverter/battery in every unit

INTERNET

JioFiber (1Gbps) · Airtel Xstream (300Mbps) · ACT Fibernet (300Mbps)

Fiber laid to each apartment. All 3 major ISPs active in township.

SPECIFICATIONS

Project Layout & Unit Details

4

Towers

400

Units

G+8

Floors

65%

Open Space

1.5 cars per unit

Parking

CONFIGURATIONS

3BHK 1200 sqft carpet · 1650 SBA · 27% loading **₹1.35 Cr**

3.5BHK 1450 sqft carpet · 2000 SBA · 27.5% loading **₹1.64 Cr**

4.5BHK 1800 sqft carpet · 2500 SBA · 28% loading **₹2.05 Cr**

Floor-to-ceiling: 10 ft (3.05m) · Architect: Sanjay Mohe

MATERIALS

Flooring

Vitrified tiles

Kitchen

Granite counter

Bathrooms

Jaguar/Grohe CP fittings

Windows

UPVC with mesh

Doors

Teak frame, flush doors

EV Charging

EV points in parking

AMENITIES (9)

Clubhouse (15,000+ sqft)

Swimming Pool (25m)

Gymnasium

Tennis Court

Basketball Court

Jogging Track

Children Play Area

Multipurpose Hall

Library

PRICING & INVESTMENT

Cost Breakdown & Market Position

Base Price ₹7500 /sqft super-built-up	Effective ₹8200 /sqft all-in	Rental Yield 3.5-4% Similar 3BHKs rent for ₹35-45k/month
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Stamp Duty + Reg	5% + 1% cess + 1%
GST	5%
Maintenance	₹4.5/sqft/month

HIDDEN CHARGES

Floor Rise	₹30/sqft per floor
Preferential Location	₹200-500/sqft
Car Parking (covered)	₹5,00,000
Club Membership	₹3,00,000

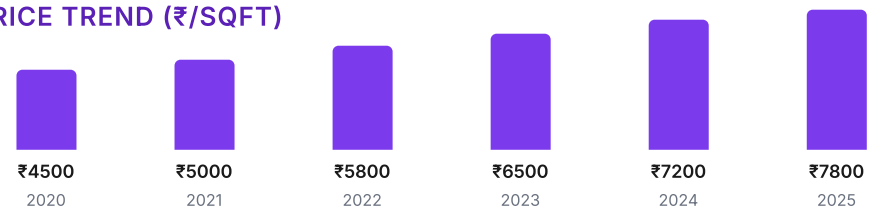
AREA COMPARISON

Prestige Finsbury Park	₹8500	3 km
Godrej Splendour	₹7200	15 km
Embassy Springs	₹9000	5 km

TOTAL COST (ALL-IN)

3BHK (1650 sba)	₹1.35 Cr
3.5BHK (2000 sba)	₹1.64 Cr
4.5BHK (2500 sba)	₹2.05 Cr

PRICE TREND (₹/SQFT)



What Buyers & Residents Say

★ 4.1

Google Rating (250 reviews)

2

Forum Mentions

👍 POSITIVE

- ✓ Excellent township amenities
- ✓ Good build quality
- ✓ Airport proximity
- ✓ Green, peaceful environment

👎 NEGATIVE

- ✗ Far from city center (40+ km)
- ✗ Limited public transport
- ✗ Vehicle dependent
- ✗ Water is borewell only

📝 NEUTRAL

- Prices appreciated significantly
- Construction delays of 6-12 months in earlier phases

FORUM MENTIONS

Team-BHP

"Great for airport workers, too far for city jobs"

neutral

Quora

"Highly recommended for long-term stay"

positive

TOWNSHIP FEATURES

Brigade Orchards — 130 Acres Integrated Mixed-Use Township

Signature Club Resort leisure · Inside township

5-star resort with pool, spa, multi-cuisine restaurant. Available to residents.

Brigade Orchards Mall shopping · Inside township

Retail mall with supermarket, food court, retail stores. Planned operational by 2027.

Full-Size Cricket Ground sports · Inside township

Professional-grade cricket pitch with turf wicket. Open for resident matches.

Columbia Asia Hospital healthcare · 5 min drive

Multi-specialty hospital with 24/7 ER, ICU, pharmacy. Already operational.

Brigade School (ICSE) education · Inside township

ICSE-affiliated school from Nursery to Grade 10. Inside township — no school bus needed.

Orchards Lake nature · Inside township

Restored natural lake with walking trail, bird-watching spots. 2km jogging perimeter.

Clubhouse (15,000 sqft) recreation · Inside phase

Gym, swimming pool, badminton, squash, billiards, library, multipurpose hall.

Tennis & Basketball Courts sports · Inside township

Dedicated courts with floodlighting for evening play.

Jogging & Cycling Track fitness · Inside township

3.5 km dedicated track through landscaped areas. Flat, safe, no vehicle conflict.

Commercial Hub convenience · Inside township

ATM, salon, dry cleaning, grocery, cafes — daily needs within walking distance.

EV Charging Stations infrastructure · Inside phase

SECURITY (MULTI-TIER)

- Boom barrier entry
- CCTV at all gates + common areas
- Intercom to security
- 24/7 manned gates
- Visitor management system

DOMESTIC HELP — GOOD

Devanahalli village nearby — domestic help easily available. Township has maid registry.
Typical cost: cook ₹5-8k, cleaner ₹3-5k/month.

AIRPORT NOISE

Moderate — noticeable during early morning (5-7am) flights

Triple-glazed windows in bedrooms mitigate. Most residents report adjusting within a month.

FUTURE OUTLOOK

Growth Potential & Upcoming Developments

APPRECIATION FORECAST


40-60%


Over 5 years · Confidence: **High**


CDP Zoning

Residential (BDA Revised Master Plan 2031)

DEMAND INDICATORS

 Airport traffic growing 15% YoY

 3 IT campuses within 10km

 Peripheral Ring Road cuts ORR commute by 50%

 Limited land availability

UPCOMING DEVELOPMENTS

KIADB IT Investment Region

IT Park

5 km · Expected: 2027

Aerospace SEZ Phase 2

Industrial

8 km · Expected: 2026

Devanahalli Business Park

Commercial

3 km · Expected: 2027

Airport Metro Line

Transit

5 km · Expected: 2028

SITE INTELLIGENCE

Red Flags, Space & Project Signals

SPACE & DENSITY

37

Units/Acre

2

Exit Routes

35%

Unsold

37 units/acre. Low density for a township. Assetz Sora: 100/acre. More breathing room.

✓ Private terrace (83 sqft) — Rare find. Most competitors offer only standard balconies. Great for WFH, morning coffee, plants.

✓ Maid Room — Separate maid room with attached bath. Essential for families. Not standard in 3BHK configs at this price.

Outdoor: 83 + 71 (terrace) — Total 154 sqft outdoor space. MSR Godrej: 143 sqft. Assetz: 121 sqft.

PROJECT SIGNALS

Construction

on-track

RERA vs Reality

2028 → Est: 2028-Q2

Resale Listings

3

Payment

CLP (Construction Linked Plan)

Satellite imagery shows 2 floors added in last 6 months. Consistent with RERA timeline.

Only 3 resale listings — investors are holding, not exiting.

You pay as floors go up — lower risk than time-linked or subvention.

AREA INTELLIGENCE

Land History

Revenue site (converted from agricultural)

Political Risk

low

Crime Rate

low

Clean conversion in 2018. No disputed grant land.

Financial Intelligence & Society Restrictions

UDS (Undivided Share)

35-40% — 705 sqft

Excellent. Among highest in corridor. You own significant land share — boosts resale.

Assetz Sora: 25% (417 sqft) · MSR Godrej: 24% (456 sqft) · Birla Trimaya: 43% (583 sqft)

Loading Factor	27% ✓
Credit Card	Yes (100%)
Current Due	20% (Construction Linked Plan)
Parking	2 covered · Extra: ₹5L per covered slot

Full payment via credit card accepted. On a 2% cashback card, that's ₹3.8L savings on ₹1.93Cr.

Only 20% due now. Rest as floors come up. Low cash flow risk — you're not funding builder upfront.

2 covered parking included. In this corridor, second parking is ₹5-8L extra elsewhere.

⚠️ Brigade previous projects: actual possession cost was 8-12% above brochure price. Typical for premium builders.

Important Information for Non-Resident Buyers

FEMA COMPLIANCE

As an NRI, you are fully allowed to buy residential property in India under RBI rules. No special permission needed. You can buy up to any number of residential properties.

TDS ON RESALE

When you sell this property later, the buyer deducts 20% of your profit and pays it as tax to the government (TDS). Residents only pay 1%. This means you get less money in hand at the time of sale.

REPATRIATION

You can send the sale money back abroad only if you originally paid from your NRE/NRO account. Maximum 2 residential properties qualify for repatriation.

POWER OF ATTORNEY

A Power of Attorney lets someone act on your behalf for property matters. Use a "specific" POA (limited to this property only), not a "general" one. Register it at the Sub-Registrar office. Review and renew every year.

BUILDER NRI DESK — GOOD

Brigade has dedicated NRI sales desk. POA execution supported. Overseas payment via NRE account.

MAINTENANCE & RWA

Builder-managed for first 5 years, then RWA. Brigade Orchards RWA is active and well-organized (existing phases).


WHAT'S NEXT


Share More Details for a Deeper Analysis


When you share the following documents and specifics, we can provide a more comprehensive, unit-level assessment:


DOCUMENTS WE CAN ANALYZE


 Floor Plan — Room dimensions, ventilation, privacy, vastu compliance

 Master Plan — Tower placement, sun path, view blockage, wind flow

 Allotment Letter — Payment schedule validation, penalty clauses


 Sale Agreement — Hidden clauses, one-sided terms, exit conditions


 Cost Sheet — Breakup verification, hidden line items, inflated charges

 Title Documents — Chain of ownership, encumbrance check


 Sanctioned Plan — Building plan vs marketing plan differences


SPECIFIC DETAILS THAT HELP


 Tower & Floor Number — Sun exposure, noise, privacy, lift wait time


 Unit Facing — Morning/evening light, heat load, ventilation quality

 Parking Slot Location — Convenience, security, flooding risk

 Quoted Price & Discounts — Fair value check vs market data

 Payment Plan Type — CLP vs TLP risk assessment

 Loan Pre-approval — Bank's own due diligence signals

 Specific Concerns — Anything specific you want us to investigate

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