



BRIGADE

Building Positive Experiences



Artist's impression

LIKE THE GARDEN OF EDEN BUT FOR FUTURISTIC BUSINESSES

PREMIUM OFFICE SPACES IN EAST BENGALURU

Part of a 47-acre integrated township

BRIGADE
CORNERSTONE
UTOPIA
WHITEFIELD-SARJAPUR ROAD

THE MAKERS OF BENGALURU'S MOST LOVED INTEGRATED ENCLAVES

At Brigade, we have always believed in crafting iconic landmarks and transforming the way communities live, work and play. Having pioneered the concept of 'Integrated Townships' in Bengaluru, we believe in continuing to bring positive change through the neighbourhoods we build today and tomorrow.

From crafting Bengaluru's 1st integrated enclave - Brigade Millennium at J.P. Nagar, to creating the city's 1st smart township - Brigade Orchards at Devanahalli, from creating a buzz in town with Brigade Metropolis, Whitefield, to building the new face of Rajajinagar with Brigade Gateway, we've always delighted Bengalureans old and new. With the seamless integration of residences, workspaces, retail and entertainment, there couldn't be a better place to be than at a Brigade Integrated Township.

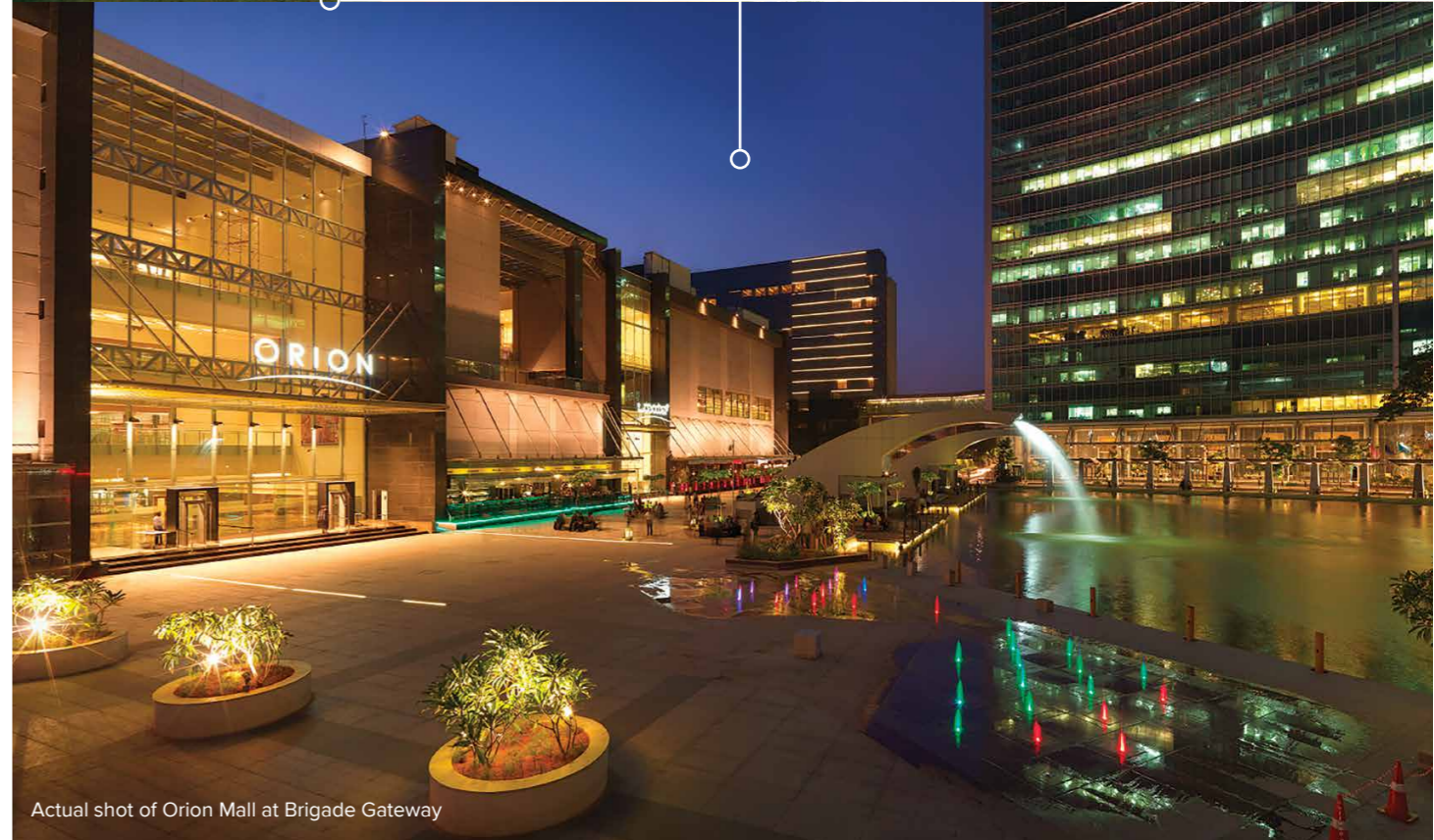


Actual shot of the world-class Sports Arena at Brigade Orchards



Actual shot of Brigade Tech Gardens

Actual shot of Signature Club Resort at Brigade Orchards



Actual shot of Orion Mall at Brigade Gateway



UTOPIA

Artist's impression of the Entrance Portal

THE FUTURE IS GEARING UP TO SURPRISE YOU



Bringing positive change to neighbourhoods and touching lives has been our focus at Brigade. We are now taking a giant leap into the future with a bold new vision to build something that is truly

- Extraordinary
- Adaptable
- Authentic

Presenting **Brigade Cornerstone Utopia** - a future-ready township, unparalleled in its design ethos and conceptualised to present you with the lifestyle you have always dreamt of.

INTEGRATED

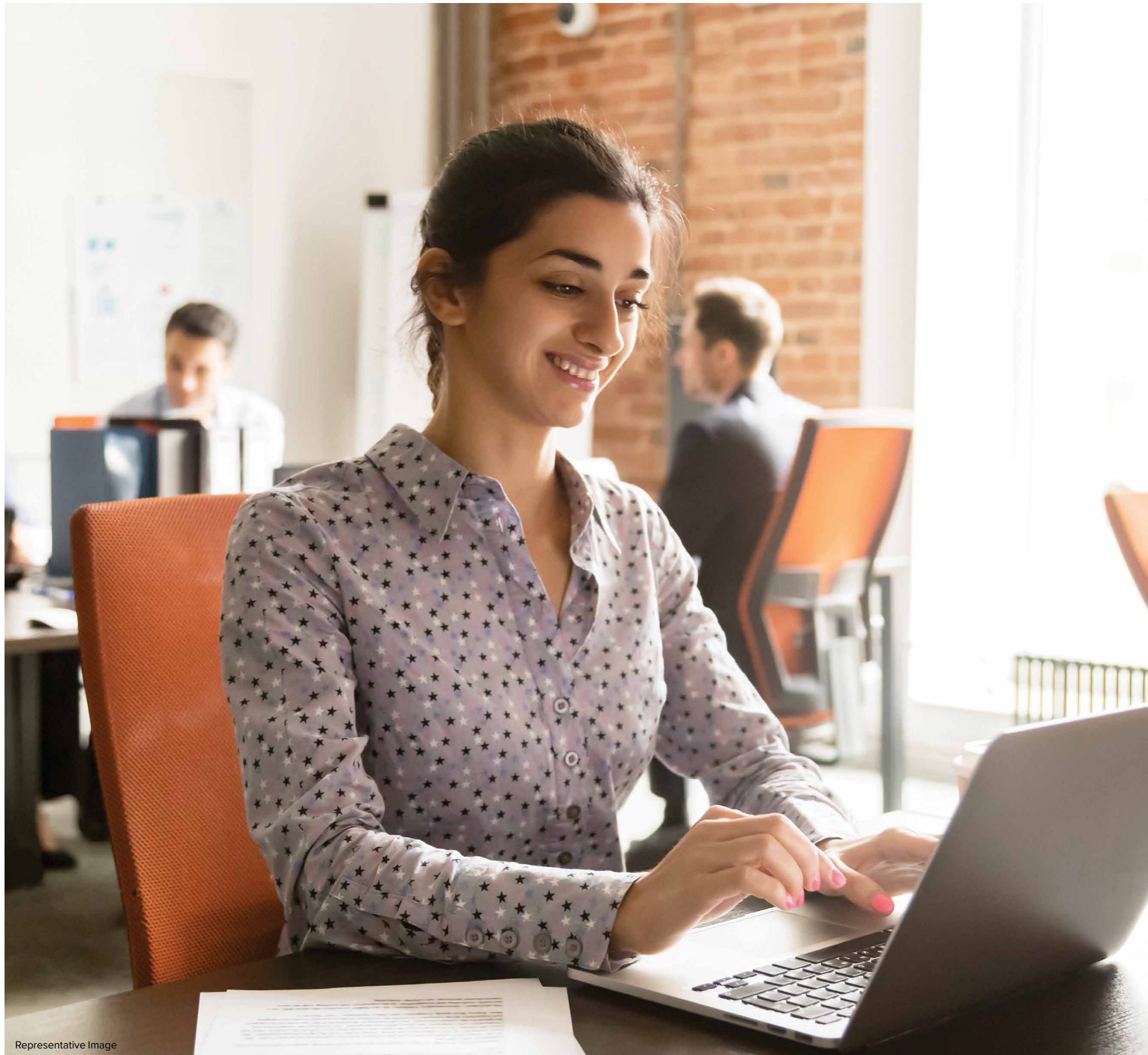
LIKE YOU NEVER IMAGINED

Brigade Cornerstone Utopia is truly an extraordinary, future-ready, mixed-use township that is all set to redefine tomorrow while celebrating technology, sustainability and wellness. The retail outlets, offices and entertainment spaces are designed to lend vibrancy to the outdoor spaces. The township will be a microcosm of an ideal city where smart and user-friendly designs have been used to plan the aesthetics and amenities.

- 47-acre integrated township being developed over multiple phases
- Residential apartments
- High-street shopping and dining experience
- Iconic work spaces
- A multiplex



Artist's impression



Representative Image

WORKSPACES AT EDEN

A ONCE IN A FUTURE-READY
OPPORTUNITY

There couldn't be a better place than Bengaluru's very own IT corridor - Whitefield! And Brigade Cornerstone Utopia is at the very heart of it all. Workspaces at Eden, part of an integrated township, offers a euphoric amalgamation of high-street retail and residential lifestyles perfectly designed with the millennial workforce in mind.

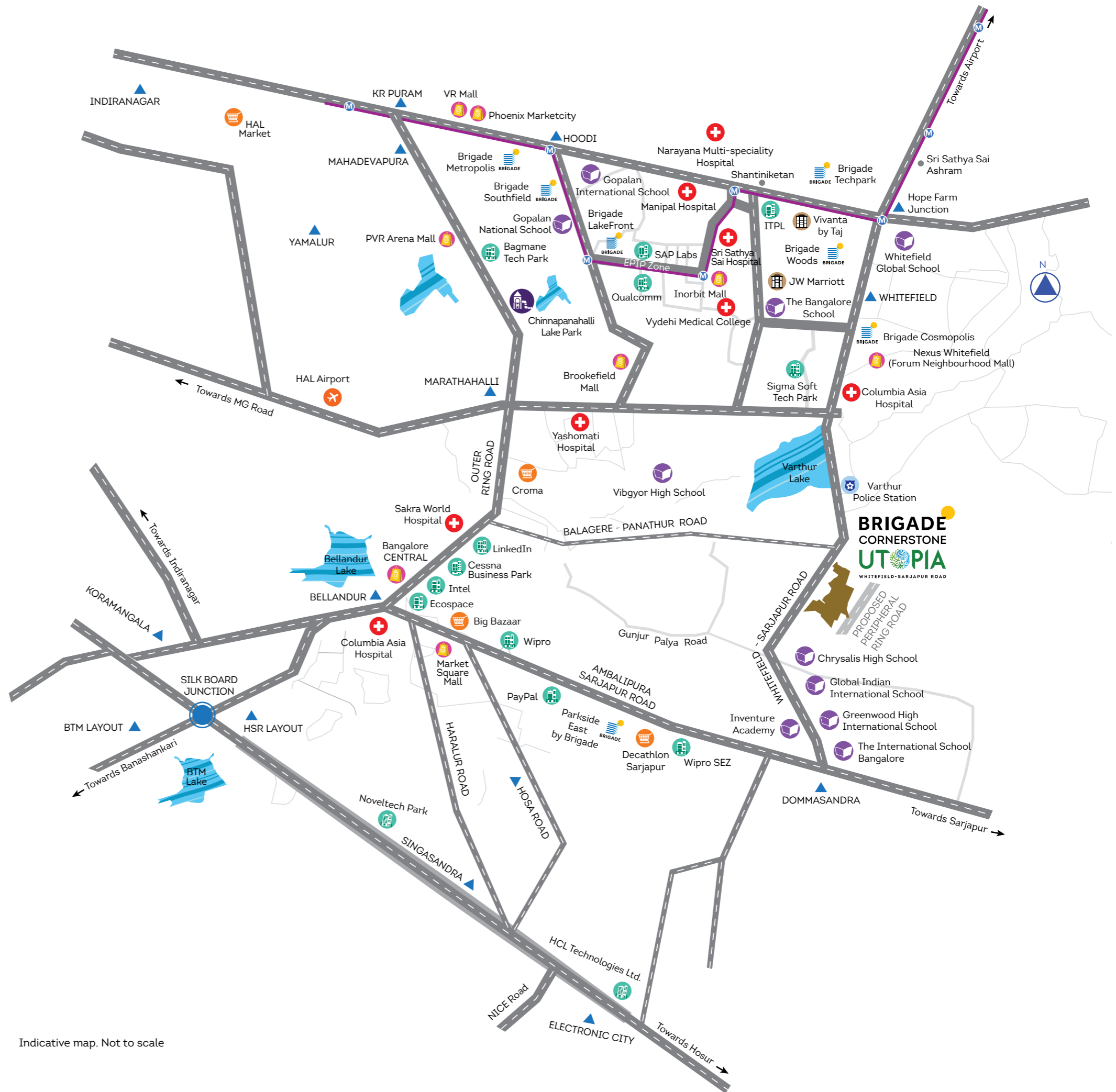
Workspaces at Eden boast of a work-lifestyle that sets itself apart in ways one could only imagine.

- Premium office spaces available for sale
- Office units from 2334 Sq.ft. to 4648 Sq.ft.
- A captive audience of 4,000+ families

GIVING
WHITEFIELD
 A SPECTACULAR BOOST

Brigade Cornerstone Utopia is located conveniently on Whitefield - Sarjapur Road and has easy access to schools, colleges, hospitals, offices, software parks and the Outer Ring Road. We are confident that this vibrant township consisting of residences, retail outlets and offices along with large green open spaces will soon become a destination in itself. The forward-thinking design of the project ensures that you can retreat to the warm comfort of your home, yet remain well-connected to all major hubs of employment, social infrastructure and daily conveniences.

- Close to tech parks and office campuses
- Good connectivity to various parts of the city
- Surrounded by numerous world-class educational institutions and healthcare facilities



Indicative map. Not to scale

MASTER PLAN

Legend

- 01 Arrival Plaza
- 02 Entry Portal
- 03 Water Feature
- 04 Driveway
- 05 Bus / Transit Drop-off
- 06 Multiplex Event Lawn
- 07 Skywalk
- 08 Multiplex Arrival Plaza & People Mover Pick-up
- 09 Eden Commercial Space
- 10 Building Drop-off



Eden Block



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 are 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.

FLOOR PLAN

THIRD FLOOR



| SL.NO | FLOORS | SBA (SFT) |
|--------------------|--------|-----------|
| THIRD FLOOR | | |
| 37 | 301 | 4648 |
| 38 | 302 | 2428 |
| 39 | 303 | 2334 |
| 40 | 304 | 2548 |
| 41 | 305 | 3280 |
| 42 | 306 | 2883 |
| 43 | 307 | 3075 |
| 44 | 308 | 2479 |
| 45 | 309 | 3608 |
| 46 | 310 | 918 |
| 47 | 311 | 1082 |



INDEX :

- OFFICE AREA
- COMMON AREA

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FLOOR PLAN FOURTH FLOOR

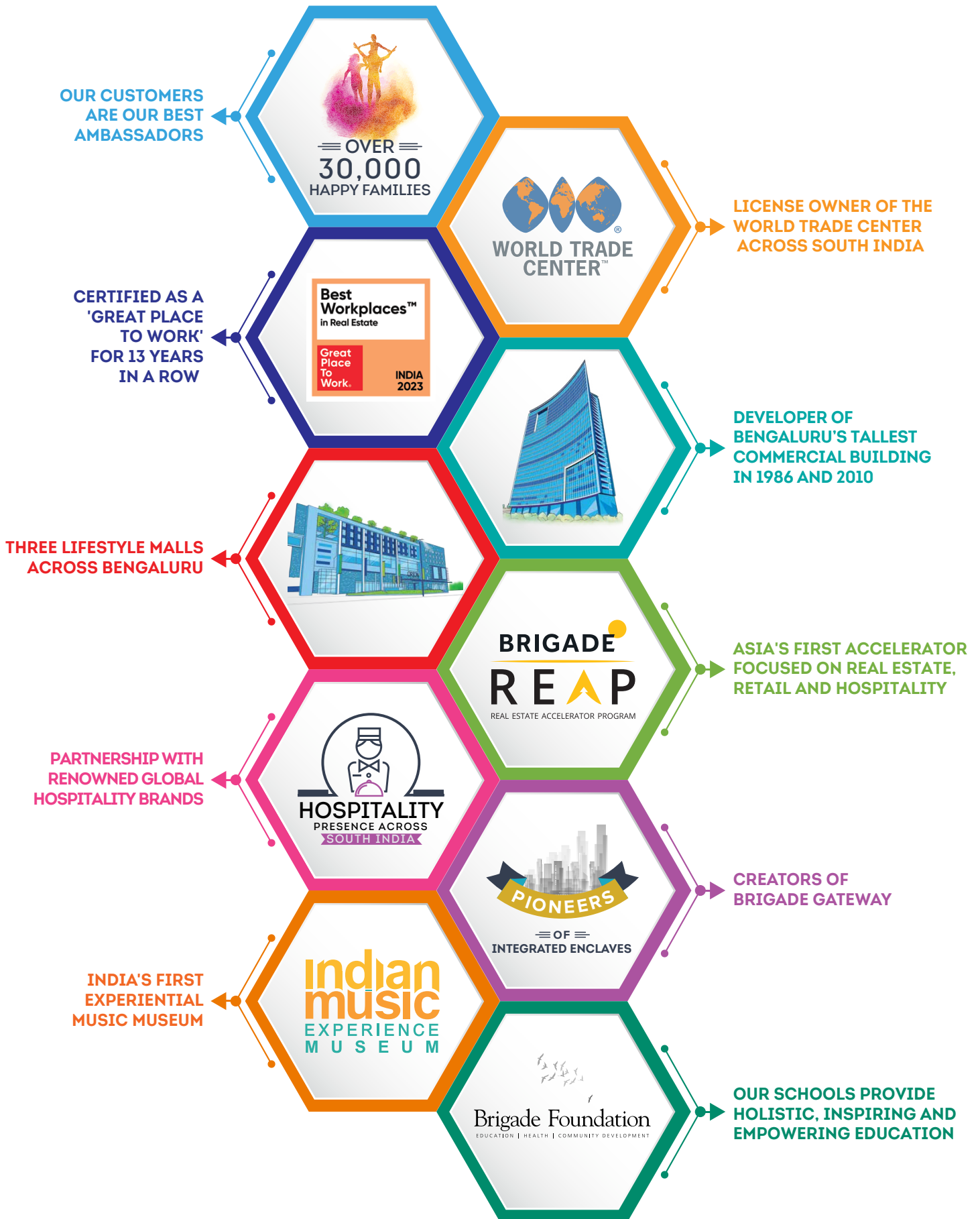


| SL.NO | FLOORS | SBA (SFT) |
|---------------------|--------------|--------------|
| FOURTH FLOOR | | |
| 48 | 401 | |
| 49 | 402 | |
| 50 | 403 | |
| 51 | 404 | 1819 |
| 52 | 405 | 2731 |
| 53 | 405A | 699 |
| 54 | 406 | 2883 |
| 55 | 407 | 3075 |
| 56 | 408 | 2479 |
| 57 | 409 | 3608 |
| 58 | 410 | 918 |
| 59 | 411 | 1082 |
| | TOTAL | 19294 |

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WORLD OF BRIGADE



AWARDS & ACCOLADES



GREAT PLACE TO WORK

Brigade has been 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 TECH GARDENS

Was awarded the 'Commercial Project of the Year' (South) at the Estate Awards 2020

CIDC Vishwakarma Awards 2021

Was awarded the 'Commercial Project of the Year' at the 12th Realty Plus Excellence Awards (South)

Awarded the 'Best Commercial High Rise Development India' by Asia Pacific Property Awards Development in Association with American Standard 2023-24

BRIGADE INTERNATIONAL FINANCIAL CENTRE

Brigade International Financial Centre (BIFC), Gujarat was awarded the 'Commercial Property of the Year' (West) at the Realty Plus Excellence Awards 2019

BRIGADE OPUS

Brigade Opus was awarded the 'Best Commercial Complex' at the CREDAI Awards for Real Estate (CARE) 2019

BRIGADE GROUP

Was awarded the 'Developer of the Year' – Residential at the 12th Realty Plus Excellence Awards (South)

Brigade was awarded 'India's Top Builders for the Year 2020' at the Construction World Architect & Builders (CWAB) Awards for 10 plus years

Brigade won the 'Real Estate Luminary Award' for Exemplary Contribution to Real Estate at the Times Business Awards 2018

Brigade was recognised as one of Bengaluru's Hot 50 Brands at the Brand Summit & Hot Brands 2018 by Paul Writer

Brigade won the 'Integrated Township of the Year' - (South) and 'Developer of the Year' - Mixed Use at the Estate Awards - 2017

WORLD TRADE CENTER CHENNAI

Brigade won the 'Commercial Project of the Year' – World Trade Center Chennai at the 13th Realty+ Conclave & Excellence Awards 2021 (South)

WORLD TRADE CENTER KOCHI

Won the 'Commercial Property of the Year' at the 9th Realty Plus Excellence Awards (South) - 2017

BRIGADE NALAPAD CENTRE

Recognised by CNBC - AWAAZ Real Estate Awards as one of India's Best Commercial Project - South Zone

ORION MALL AT BRIGADE GATEWAY

Won the 'Most Admired Shopping Centre of the Year' - 2017

ORION AVENUE MALL

Won in the 'Shopping Malls' category at the CREDAI Karnataka's CARE Awards - 2017

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, Mysuru, Mangaluru, Chikmagalur, Hyderabad, Chennai, Kochi, 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 250+ buildings amounting to over 76 million sq. ft 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. The 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. The commercial segment has seen consistent growth over the last few years with over 5 million sq.ft. of office spaces under development.

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, to name a few.

Brigade Real Estate Accelerator Program (REAP), Asia's first start up 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 mind-set combined with uncompromising quality of the projects over the years has created a brand of outstanding repute.

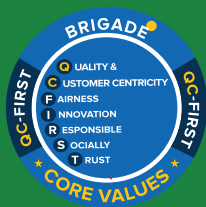




BRIGADE

Building Positive Experiences

Our Core Values



Founders



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