



Artist's impression

#Go4Gold

GALLIUM
AT
BRIGADE
EL DORADO

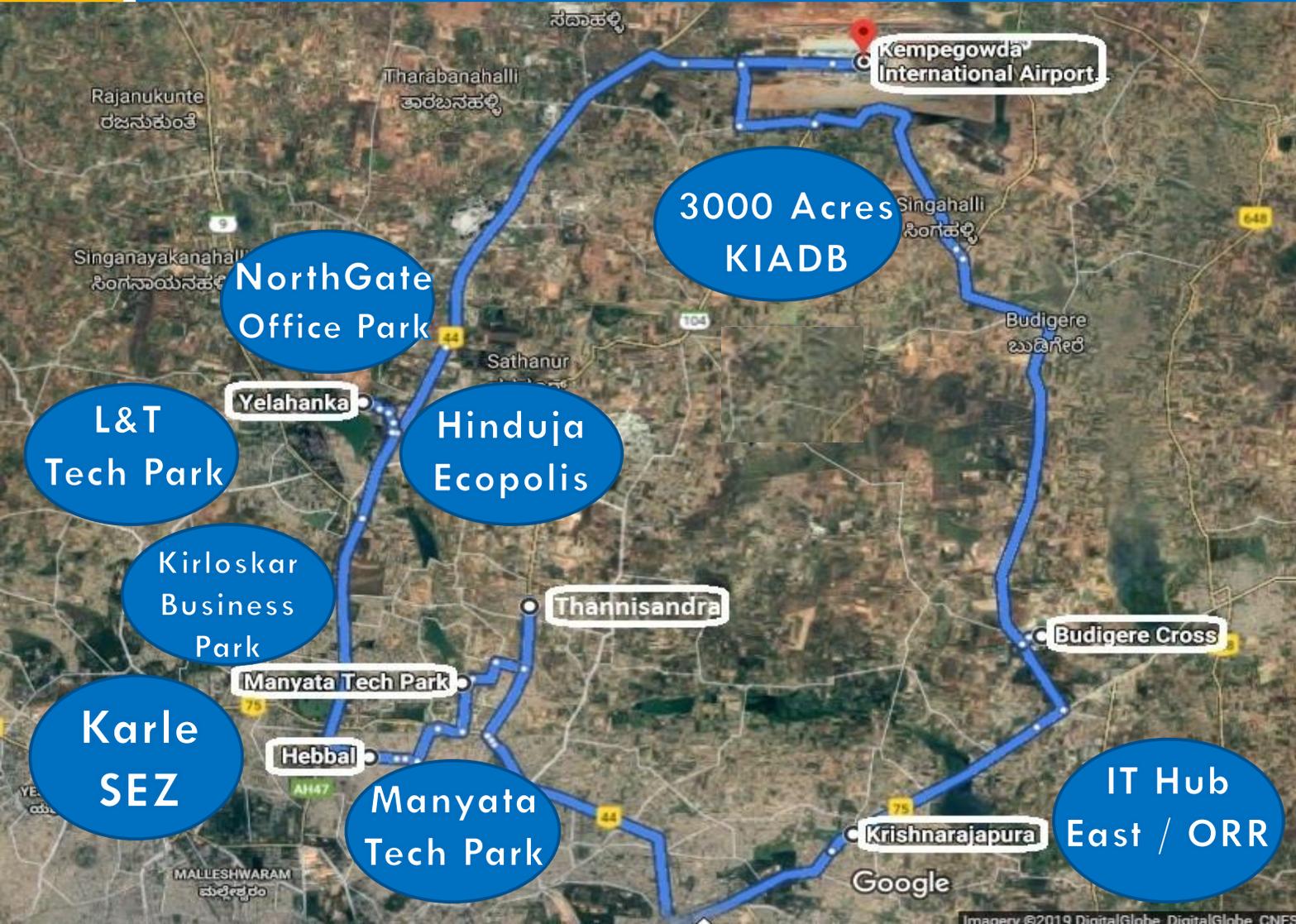
Aerospace Park, North Bangalore

RERA Reg. Number: PRM/KA/RERA/1251/472/PR/190427/00254
available at <http://rera.karnataka.gov.in>



North Bangalore Location and Market around

Commercial & Industrial Development



- 1 Lakh jobs will be created by 2022 through KIADB development. Companies like Shell, Wipro Aerospace, Thyssenkrupp Aerospace, and Centum Electronics are already operational. Overall KIADB development expected to be around 3000 Acres.
- Offices announced for Airbus, SAP Labs, Boeing, Rolls Royce etc.
- Bangalore is the major contributor to the Aerospace Industry in India.
- Business parks on Airport Road
- Existing SEZ of Manyata Tech Park
- IT hub of ORR and East Bangalore

Scope For Industrial Development

Emerging Trends in Real Estate®
 Asia Pacific 2019
 A publication from:



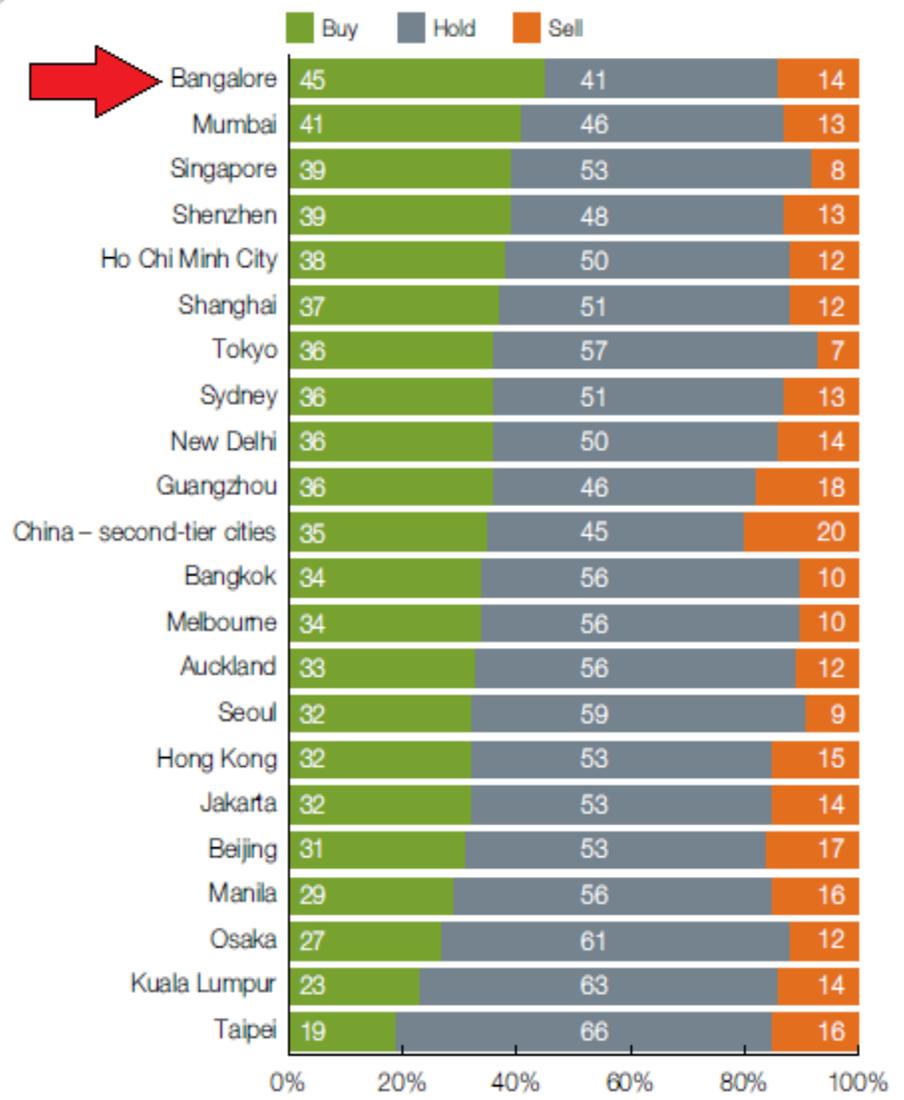
sector claim they ought to move in further, with one developer stating: "Our mature Japanese warehouses are 99 per cent let and that only dropped a few percentage points in the GFC. With the income stability the sector offers, it should not trade at a discount to other sectors."

Bangalore is rated #1 among other Major Cities of South-East Asia

markets in the region, but the past 12 to 18 months has seen growing interest in India and in Southeast Asia, where there is minimal modern warehousing available.

Another trend is for logistics owners to provide an increasing range of services to tenants, such as machinery and technology solutions. An ostensibly simple sector is therefore rapidly gaining in sophistication and becoming more of an operating business, providing real estate as a service.

Exhibit 3-7 Industrial/Distribution Assets Buy/Hold/Sell Recommendations for 2019, by City



Source: Emerging Trends in Real Estate Asia Pacific 2019 survey.

Metro Connectivity Under Planning



Namma Metro @ KIA

It's a 28-station metro route to Bengaluru airport

BENGALURU, FEBRUARY 16, 2019 00:07 IST

UPDATED: FEBRUARY 16, 2019 09:27 IST

BMRCL has set 2023 as the deadline for the route to be opened to the public. Managing director Ajay Seth said that 13 stations will come up between Central Silk Board and K.R. Puram [under phase II A] and 17 between K.R. Puram and KIA via Hebbal (under phase IIB).

“On the extended line – from K.R. Puram to Hebbal – the distance between every station will be 1.4 km. After Kogilu Cross, the number of stations will come down with an average distance of 4 km between each of them,” said Mr. Seth. K.R. Puram to Hebbal stretch was initially part of phase III project of BMRCL, but it has been advanced and the BMRCL will take up the project under phase II B.

Before entering the KIA campus, the train will halt at Trumpet interchange. “This will help people travelling towards Devanahalli and beyond,” he added. BMRCL will spend ₹16,579 crore to build this elevated line.

A few weeks ago, the State Cabinet had given its approval for extending the metro line from K.R. Puram to KIA. The BMRCL is all set to prepare a detailed project report. Thereafter, the Centre will be approached for approvals, said officials.



Brigade El Dorado

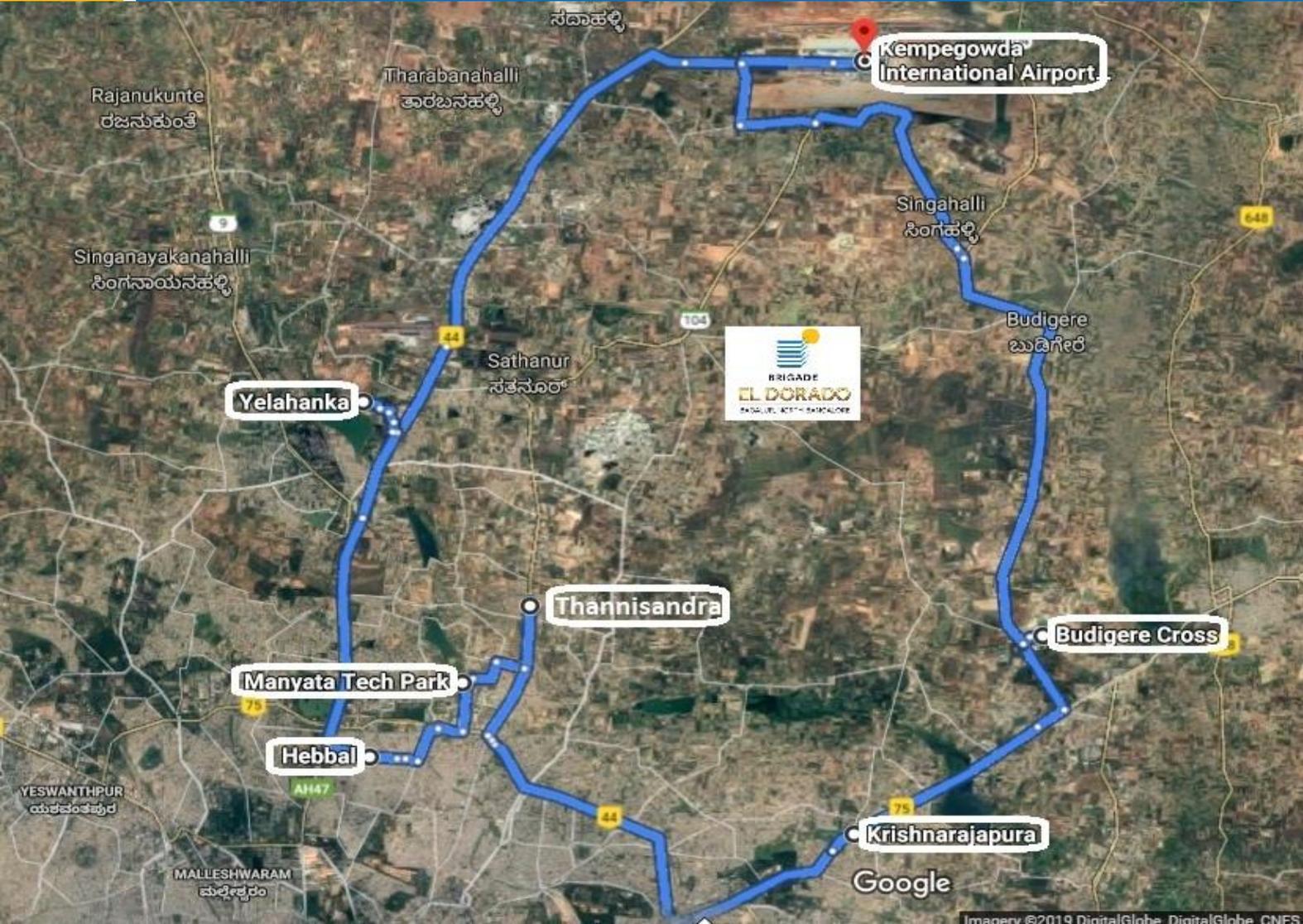


Brigade El Dorado – Quick Snapshot

Developer	Brigade Group
Name	El Dorado
Location	Aerospace Park, KIADB, North Bangalore
Nearby Landmark	Near Shell Office
Land Parcel	50 Acres
Total No of Towers	12 Towers
Building Height	1 B + G + 21

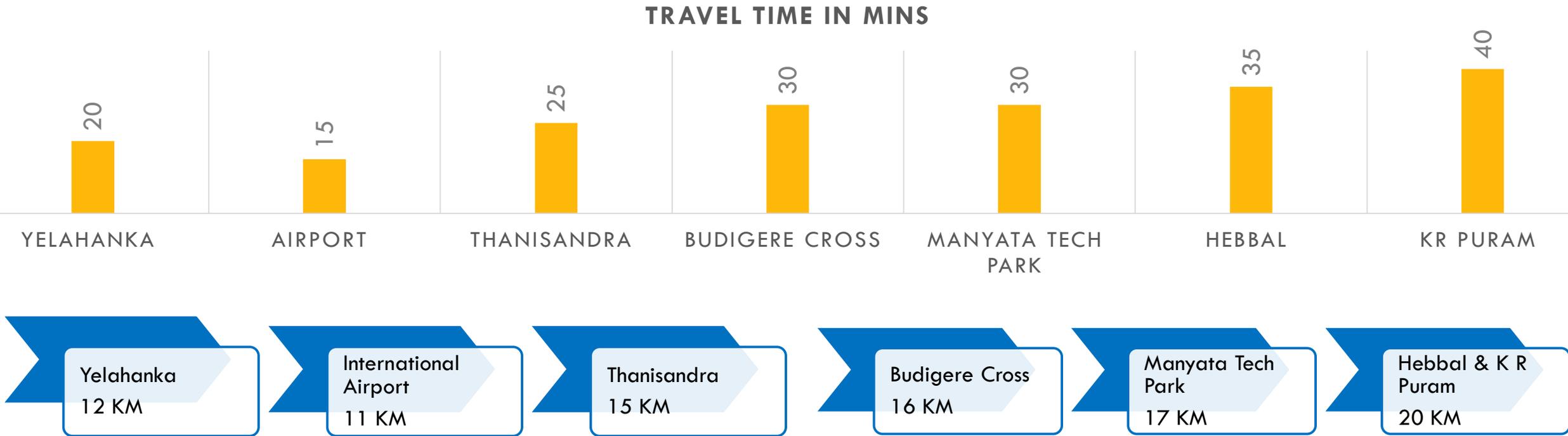
Development Concept	Integrated Residential Enclave
Phases	Multiple Phase Development
Landscape Area	10 Acres of open space
Clubhouse	Proposed 40K sqft Clubhouse in Phase 1
Outdoor sports	10+ Sports Facilities
Unit Mix	2 BHK & 3 BHK

The Location



- Airport – 11 km (15 Mins)
- Yelahanka – 12 km (20 Mins)
- Thannisandra – 15 km (25 Mins)
- Budigere Cross – 16 km (30 Mins)
- Manyata Tech Park – 17 km (30 Mins)
- Hebbal – 20 km (35 Mins)
- KR Puram – 20 km (40 Mins)

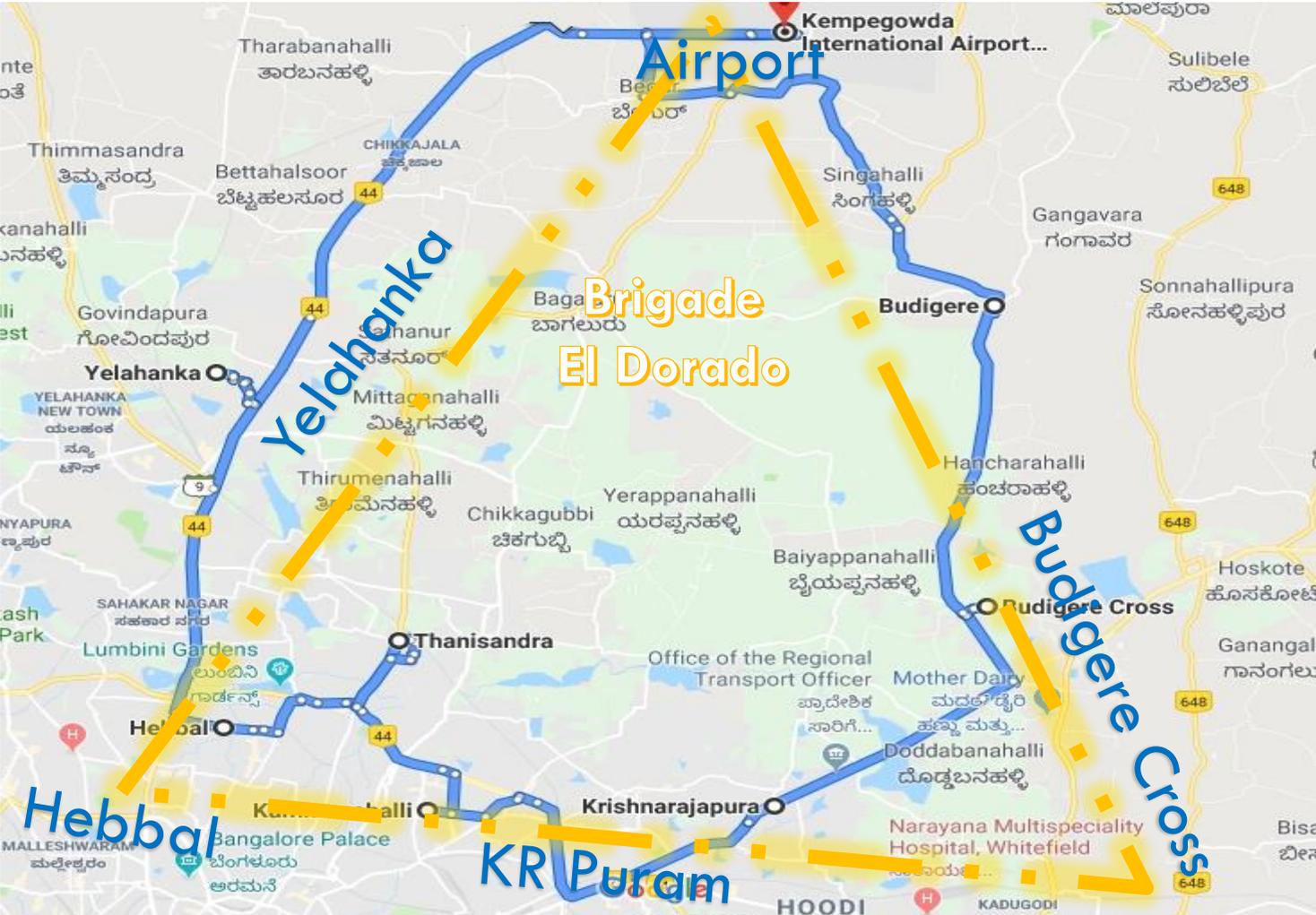
Travel Time To Major Locations



- Nearest Railway station – Yelahanka & KR Puram
- Nearest Bus Stop – within 0.5 KM
- Proposed Shuttle bus for added convenience

Travel duration mentioned above is at 2 PM on a working day

Connecting The Golden Triangle

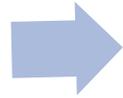


Life Around The Vicinity



Entertainment/Shopping

Elements Mall
Esteem Mall
RMZ Galleria
Gubbi Cross – Lulu's
Decathlon
Byg Brewsky



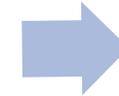
Hospitals

Chaithanya Hospital
Columbia Asia
Hospital Aster Hospital
Sri Maruthi Hospital



Schools

Delhi Public School
National Public School
VIBGYOR School
Chrysalis High
Stonehill Intl School
Ryan Intl School
Canadian Intl School
EKYA School



Colleges

Presidency College
CMR University
REVA University
Brindavan College



World within Brigade El Dorado

Options To Your Choice Sport

Sports themed lifestyle...



Football



Golf



Cricket



Swimming



Basketball



Indoor Games



Tennis



Volleyball



Table Tennis



Badminton



Indoor Games



Skating



List of sports amenities

Soccer Field & Multi Purpose Lawn

Cricket Field

Swimming Pools

Tennis Courts

Badminton Courts

Volleyball Court

Basketball Court

Skate Rink

Golf Putting Green

Cricket Practice Nets

Open air amphitheater

Multiple Childrens' Playgrounds

Planned Landscape To Accommodate Various Needs



Landscape to accommodate various needs

Pet Park

Retention Pond

Butterfly trail

Woodland Reserve with Hammock Garden

Bioswales

Community Gardening & Café

Open Air Amphitheatre



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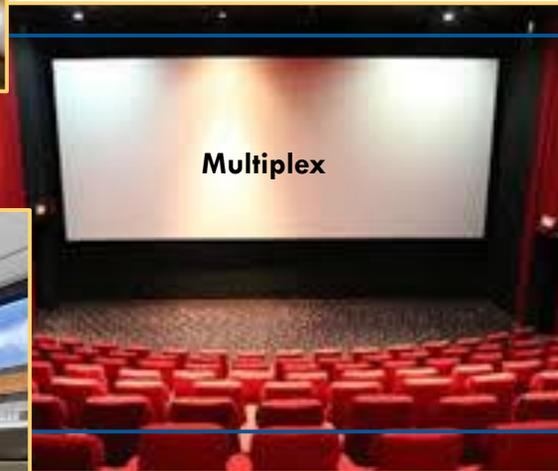
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World Class Clubhouse Amenities

- Multi-purpose halls/ Party halls
- Creche
- Pool Tables
- Squash Court
- Table Tennis
- Badminton
- Library
- Gym
- Yoga + Aerobics
- Spa
- Swimming Pool
- Meeting Rooms
- Convenience Store

World Of Convenience At Doorstep

- Brigade's 8th Integrated Enclave
- Creating City's Within itself since 1986
- Emphasizing on "Live – Work & Play"
- Development is proposed to accommodate Retail, Multiplex, Shopping needs and other convenience at door step





Gallium @ Brigade Eldorado

Launching Gallium @ Brigade El Dorado

Architectural render

GALLIUM
AT
BRIGADE
EL DORADO
Aerospace Park, North Bangalore

Phase Launch

**Gallium @ Brigade
El Dorado**

Unit Mix

2 BHK & 3 BHK

2 BHK SBA(sqft)

795 & 799 sqft

3 BHK SBA(sqft)

1043 & 1068 sqft

Completion

Dec 2023

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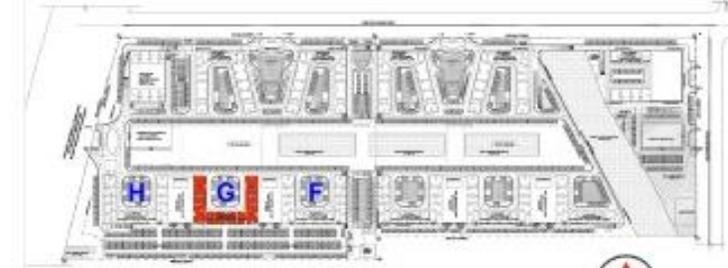
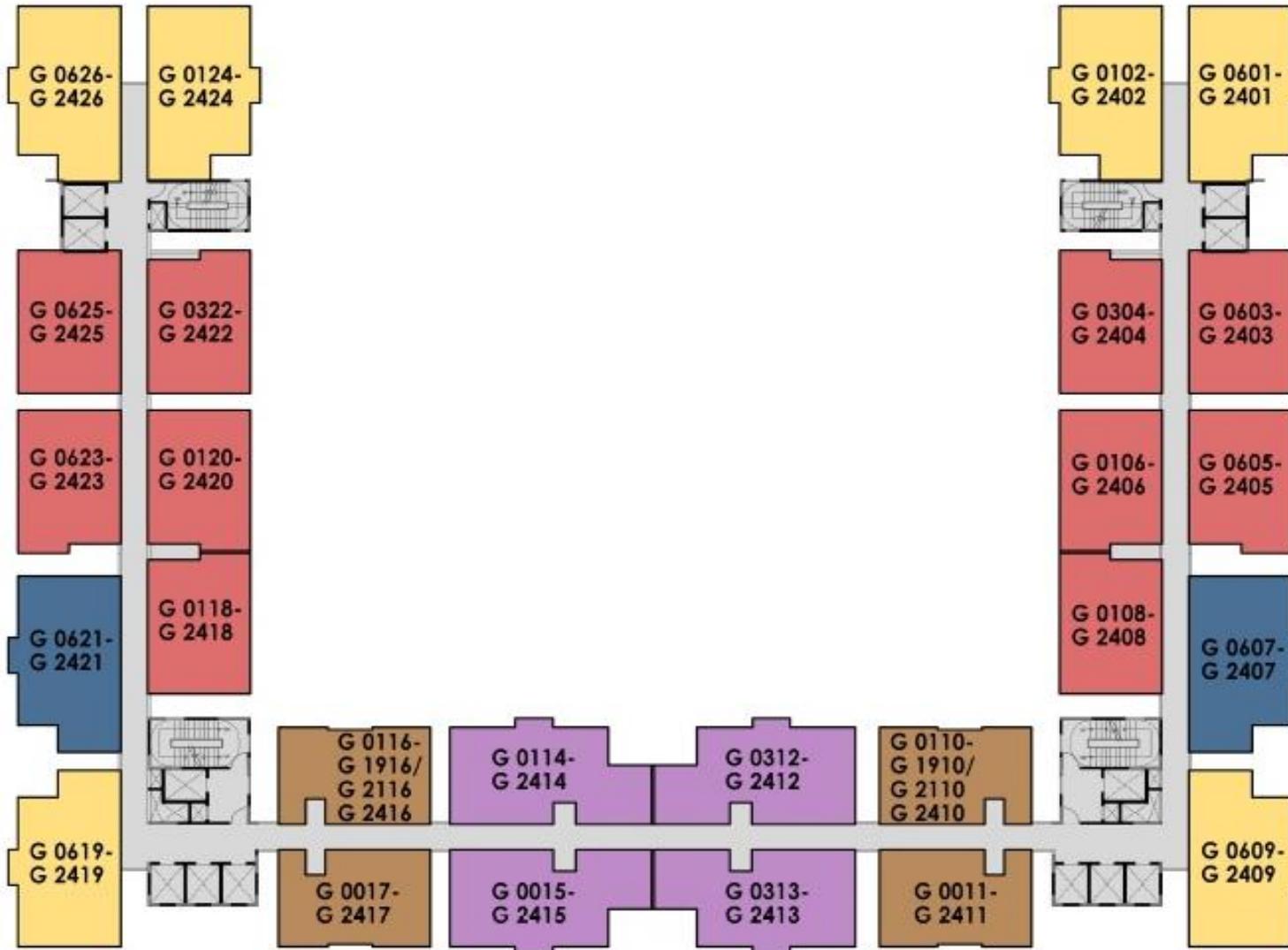
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Floor Plans



Floor Plan for Gallium



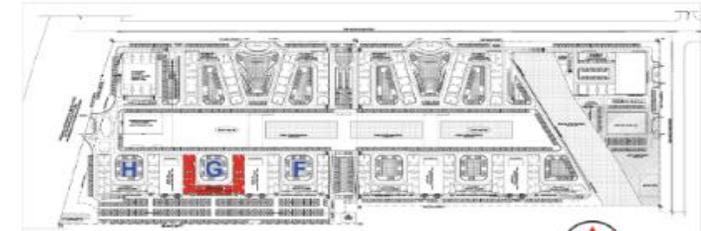
KEY PLAN



LEGEND

- TYPE - A 3 BHK UNIT
- TYPE - A1 3 BHK UNIT
- TYPE - A2 3 BHK UNIT
- TYPE - B 2 BHK UNIT
- TYPE - B1 2 BHK UNIT

2 BEDROOM UNIT - (TYPE - B)



KEY PLAN



CLUSTER PLAN

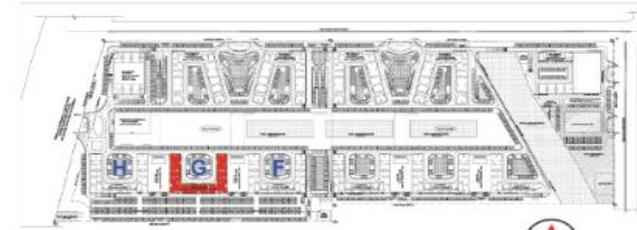
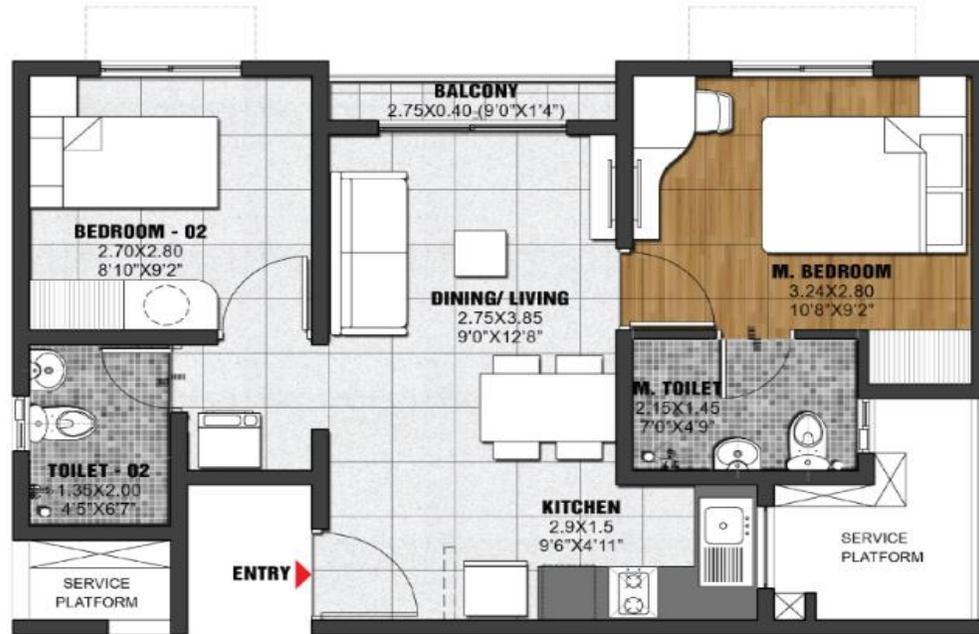
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
795 Sq.ft / 73.86 Sq.m.	466 Sq.ft / 43.32 Sq.m	16 Sq.ft / 1.512 Sqm

UNITS
G-0603-2403, G-0304-2404, G-0605-2405, G-0106-2406, G-0108-2408, G-0118-2418, G-0120-2420, G-0322-2422, G-0623-2423, G-0625-2425

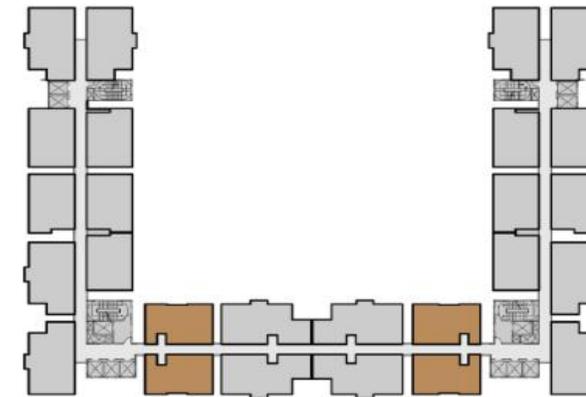
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2 BEDROOM UNIT - (TYPE - B1)

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KEY PLAN



CLUSTER PLAN

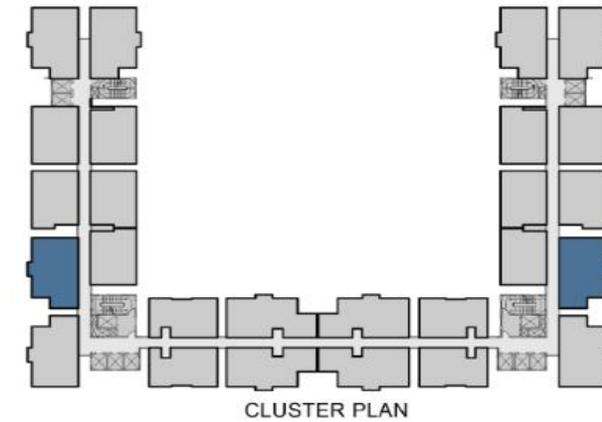
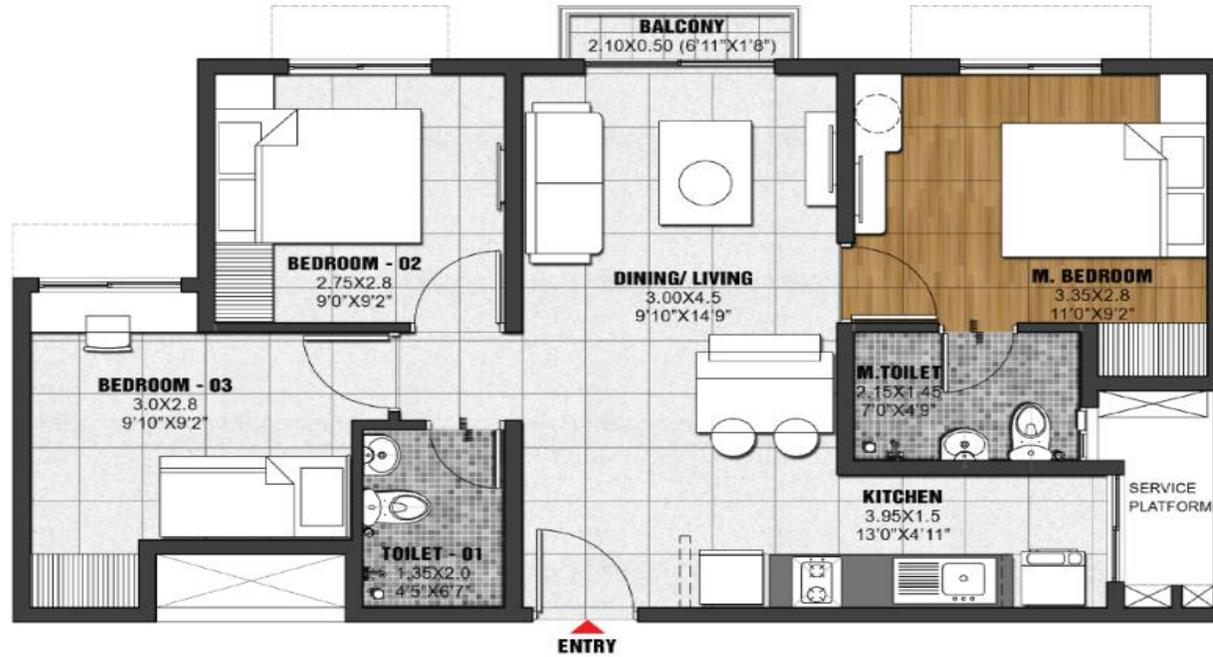
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
799 Sq.ft / 74.23 Sq.m.	471 Sq.ft / 43.72 Sq.m	12 Sq.ft / 1.1 Sqm

UNITS
G-0116-1916/ 2116-2416, G-0110-1910/ 2110-2410, G-0011-2411, G-0017-2417

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3 BEDROOM UNIT - (TYPE - A)



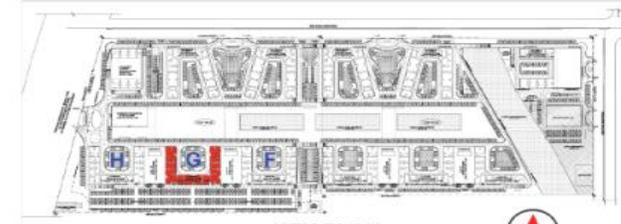
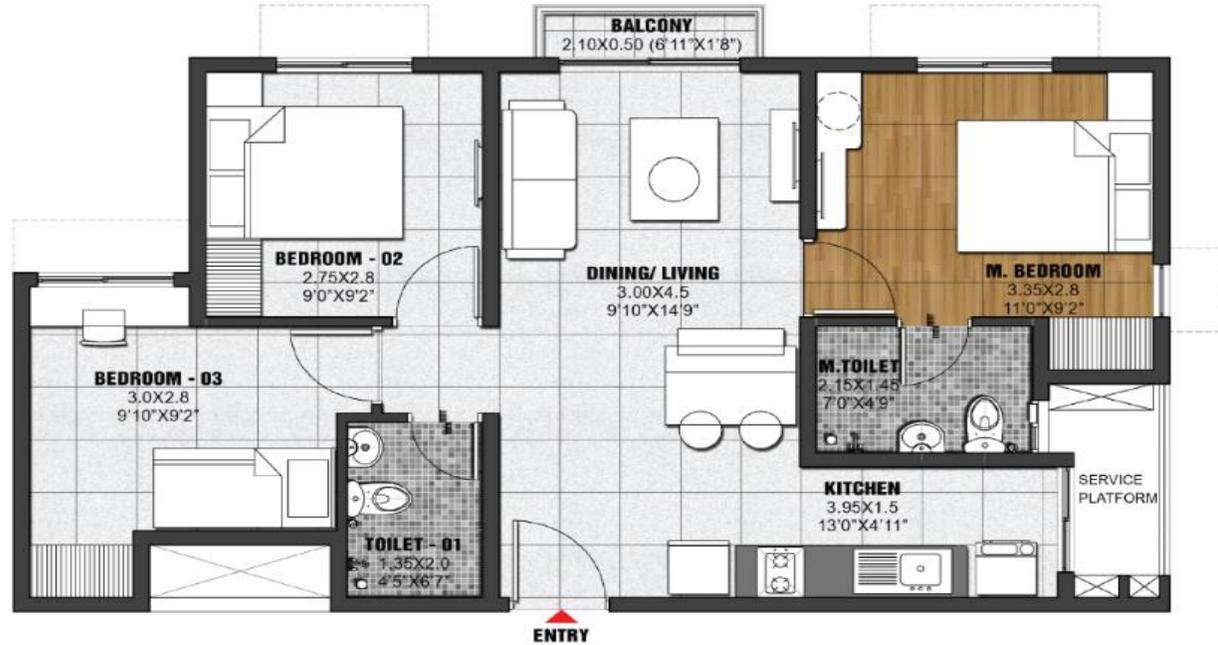
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1043 Sq.ft / 96.90 Sq.m.	628 Sq.ft / 58.31 Sq.m	11 Sq.ft / 1.05 Sqm

UNITS
G-0607-2407, G-0621-2421

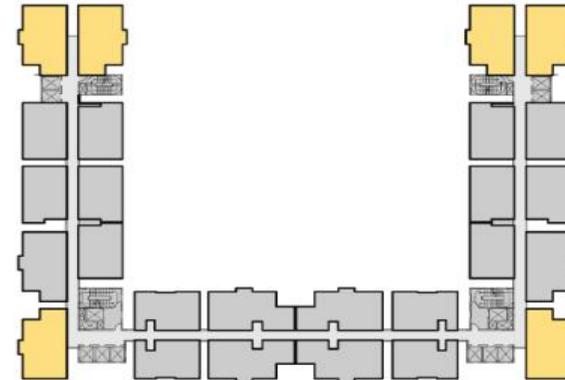
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3 BEDROOM UNIT - (TYPE - A1)

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KEY PLAN



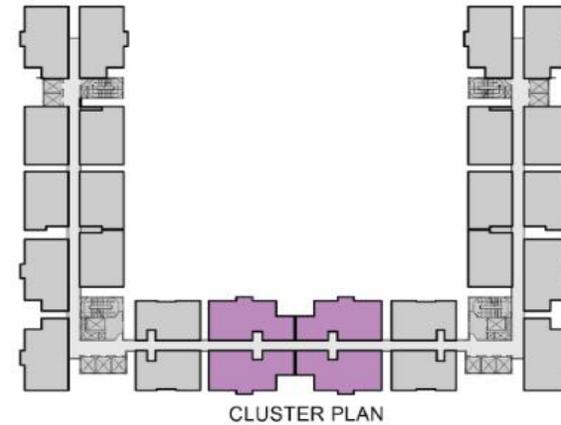
CLUSTER PLAN

SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1043 Sq.ft / 96.90 Sq.m.	628 Sq.ft / 58.31 Sq.m	11 Sq.ft / 1.05 Sqm

UNITS
G-0601-2401, G-0102-2402, G-0609-2409, G-0619-2419, G-0124-2424, G-0626-2426

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3 BEDROOM UNIT - (TYPE - A2)



SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1068 Sq.ft / 99.22 Sq.m.	643 Sq.ft / 59.69 Sq.m	11 Sq.ft / 1.05 Sqm

UNITS
G-0312-2412, G-0313-2413, G-0114-2414, G-0015-2415

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Pricing

All Inclusive Price Range

Typology	SBA	Range (All-inclusive price)*
2 BHK	795	34.2 - 35.1 Lakhs
	799	34.4 - 35.3 Lakhs
3 BHK	1043	42.3 - 44.3 Lakhs
	1068	43.6 - 44.6 Lakhs

*Excluding GST, Registration/Stamp Duty, maintenance & deposits

Cherry On The TOP!!!

1%

GST

GOODS AND SERVICES TAX

Brigade El Dorado GST Savings @ 1%

GST Benefits			
	Case 1	Case 2	Case 3
GST Rate	12%	5%	1%
Area	1,068	1,068	1,068
Base Price	3,790	3,790	3,790
Agreement Value	40,47,720	40,47,720	40,47,720
GST Charges	4,85,726	2,02,386	40,477
Clubhouse fees @50K	56,000	52,500	50,500
Infrastructure Charges @125 psft	1,49,520	1,40,175	1,34,835
Property Assesment @15K	16,800	15,750	15,150
Total Cost	47,55,766	44,58,531	42,88,682
Savings			4,67,084
Savings in %			11%

Brigade Supports Pradhan Mantri Awas Yojana

CLSS Scheme Type	EWS and LIG	MIG 1 **	MIG 2 **
Eligibility (Household Income)	Upto Rs.6,00,000	Rs. 6,00,001 to Rs.12,00,000	Rs. 12,00,001 to Rs.18,00,000
Carpet Area-Max (sqm)	60 sqm	160 sqm	200 sqm
Interest Subsidy (%)	6.50%	4.00%	3.00%
Subsidy calculated on a max loan of	Rs. 6,00,000	Rs. 9,00,000	Rs.12,00,000
Loan Purpose	Purchase/ Self Construction/Extension	Purchase/Self Construction	Purchase/Self Construction
Max Subsidy (Rs.)	2.67 Lacs	2.35 Lacs	2.30 Lacs
Woman Ownership	Yes *	Not Mandatory	Not Mandatory

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Thank You