

BRIGADE INSIGHT

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THE NEWSLETTER OF THE BRIGADE GROUP
RELEASED IN JULY 2025



DRIVING URBAN INNOVATION WITH CONNECTED SPACES.

Heralding a New Era for
Bengaluru's Cultural Heritage

Venkatappa Art Gallery Restored
by Brigade Foundation



Watch the coming
together of this space.

The Venkatappa Art Gallery has reopened its doors following a thoughtful renovation. The initiative, undertaken by us through our not-for-profit Trust, Brigade Foundation, aims to enhance the gallery's functionality while preserving its historical essence.

The Gallery was inaugurated by Shri. D K Shivakumar, Deputy CM, Karnataka, Shri. H K Patil, Minister for Law & Parliamentary Affairs and Legislation and Tourism, GoK in the presence of Shri. Rizwan Arshad, MLA, Dr. Shalini Rajneesh, IAS, Chief Secretary, GoK, Smt. Salma K. Fahim, IAS, Secretary to Government, Dept of Tourism, GoK, Shri. Devaraju A, KAS, Commissioner, Dept of Archaeology, Museums & Heritage, GoK, Shri. M R Jaishankar, Executive Chairman, Brigade Group and Lifetime Trustee Brigade Foundation, and other dignitaries.

This renovation represents a significant milestone in our efforts to preserve Karnataka's artistic heritage, while also creating new opportunities for contemporary artists and art enthusiasts. Our Executive Chairman, M R Jaishankar, has played a pivotal role in driving this philanthropic initiative, ensuring that the gallery remains an invaluable platform for Karnataka's artistic community.

Key enhancements include structural repairs, upgraded lighting and climate control systems, improved accessibility, and modern display areas. We've also rejuvenated the iconic moat and lotus pond to restore the gallery's tranquil charm. The gallery will host permanent and rotating exhibitions, workshops, and cultural programmes – transforming it into a vibrant hub for artistic interaction and learning.



Art has the power to tell stories, bring people together, and shape society, & we must protect and nurture spaces that allow such expressions to thrive. We envisioned the space not only as a tribute to its legacy but also as an evolving platform where emerging artists can find inspiration and recognition. It is our hope that this initiative sets a precedent for more public-private partnerships aimed at preserving and promoting India's rich artistic heritage. Our commitment to this project is based on our belief that preserving art and heritage is crucial for fostering creativity and community engagement. This restoration ensures that the gallery remains a thriving hub for artists and visitors for generations to come.



– M R Jaishankar

Executive Chairman, Brigade Group & Lifetime Trustee, Brigade Foundation



Watch the entire speech by Mr. Jaishankar at the inauguration.



(L to R): Amar Mysore, Executive Director, Brigade Group, Pavitra Shankar, MD, Brigade Group, M R Jaishankar, Executive Chairman, Brigade Group, Rizwan Arshad, MLA, GoK, D K Shivakumar, Dy. CM, GoK, H K Patil, Minister for Law, Parliamentary Affairs & Legislation, and Tourism, GoK, Saleem Ahmed, MLC, GoK – at the inauguration.



Unveiling of foundation stone



M R Jaishankar felicitated by the Government



A Legacy Revived

Nataraj M

Sr. VP-Projects, Brigade Group

To honour K. Venkatappa's (1886–1965) contributions, the Government of Karnataka initiated the construction of a gallery in his name. The foundation stone of the Venkatappa Art Gallery (VAG) was laid by Chief Minister S. Nijalingappa in 1967, and it opened in 1975. Designed by the Karnataka Public Works Department, the building featured a unique modernist design with an artificial island structure, a moat, and lotus pond.

In 1993, internationally renowned painter K.K. Hebbar donated his art-works to VAG; the KK Hebbar Gallery (**W: hebbargalleryandartscentre.com**) wing was added in 1993–94. Further renovations were undertaken in 2004–2005, funded by Hebbar's daughter, Rekha Rao.

Over the years, VAG became a vital space for contemporary art. It hosted early exhibitions by artists like Pushpamala N. and Sheela Gowda, as well as events like the Kala Melas, the International Live Art Festival, and the Khoj International Artists' Residency in 2003. One landmark show, *Silence of Furies and Sorrows – Pages of a Burning City*, responded to the 1994 Bangalore communal riots and featured works by C.F. John and others.

Despite its importance, VAG fell into disrepair in recent years. A news report brought attention to its declining condition, prompting concern from art lovers and civic leaders alike. Among them was M R Jaishankar, Executive Chairman, Brigade Group, who visited the site and acknowledged the need for restoration. Recognizing the gallery's cultural value, he proposed a revitalization effort through the Brigade Foundation, the Group's

philanthropic arm. This led to high-level meetings between Mr. Jaishankar, Karnataka tourism officials, and members of the art community. They agreed on a comprehensive plan to restore the gallery's physical space and revive its role as a dynamic centre for art. Plans included upgrading exhibition areas, improving accessibility, and launching programmes for contemporary artists. Expert consultants were appointed to ensure historical preservation while integrating modern standards.

To formally launch the project, a Bhoomi Puja (groundbreaking ceremony) was held at the gallery, attended by dignitaries, officials, and artists. Mr. Jaishankar reaffirmed his commitment, stating the project would preserve Venkatappa's legacy. With restoration efforts now complete, the revitalized Venkatappa Art Gallery opened its doors as a renewed cultural landmark. The collaboration between the Government of Karnataka, the private sector, and the art community served as a powerful example of how cultural institutions can be preserved and reimagined. VAG will stand as both a repository of artistic heritage and a dynamic space for creative expression and public engagement.

Some Achievements

Feel Personal

We're happy to share that **Pavitra Shankar & Nirupa Shankar** have been named amongst **Fortune India's Top 100 Most Powerful Women 2025** list.

It's a proud moment for everyone at Brigade, and a well-deserved recognition for two leaders who are shaping our journey in so many ways.

Both Pavitra and Nirupa have always led by example – balancing ambition with empathy, and results with integrity. Their recognition by Fortune India is a reflection of their hard work, but also of the collective effort and spirit of our entire Brigade family.



As quoted in Fortune India



After getting more women on board, there has been an improvement in employee happiness, customer satisfaction, and sustainability.



– **Pavitra Shankar**
MD, Brigade Group



We have seen first-hand, how **diverse teams drive better problem-solving, collaboration** and **happier customers**.



– **Nirupa Shankar**
Jt. MD, Brigade Group



Scan here to view the full list.

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A Few Thoughts

M R Jaishankar

Executive Chairman, Brigade Group

We are living in a dangerous and unpredictable world. 'Here' today and 'Gone' tomorrow. No one knows. Crash of Air India 171 Flight is too chilling and sad. Add to this, the complications that are created almost on a daily basis by the maverick leader of the world's most powerful economy. Impossible to predict, what next?

The last few months have seen too much unwanted excitement – Trump's yo-yo tariff war on countries who are 'friends, foes & neighbours'; unpardonable terrorist killing of the worst kind in Kashmir (which was dealt firmly by the Indian government); and the daring attack from a distance of 2,300 kilometres by the tiny Israel on the huge 'don't care' Iran.

These recent developments have overshadowed the unfortunately prolonged war between Russia and Ukraine for the last three years, as if they don't have any other work, resulting in more than half a million casualties and a million people wounded on both sides. The only beneficiaries seem to be defence equipment manufacturers, who have got an opportunity to clear their stockpile and test their arsenal. Crazy.

In spite of the glooming geo-political situation and gloomy macro environment, there are positive developments within Brigade.

As of FY2025, we have reached the milestone of completing 100+ Mn Sq. ft. of construction in more than 300 buildings. Thanks to the patronage and support of more than 50,000+ valued customers!

As we near completing 39 years in the real estate business, Brigade also posted the best financial results as on March 31, 2025. 'Track 2 Realty Brand X Report 2024-25', who have been ranking RE brands for the past 13 years, have ranked Brigade as 'National Brand Leader of Indian Real Estate'. Brigade has once again been recognised as a Great Mid-size Workplace – now for the 15th consecutive year. Great news indeed! My sincere thanks to Team Brigade for their outstanding contribution to this achievement.

Brigade Hotel Ventures Ltd. (BHVL), the 100% subsidiary of the stock exchange listed parent Brigade Enterprises Ltd. (BEL), has received SEBI approval for an IPO (Initial Public Offer) to list the equity shares in BSE & NSE. The caveat is 'God Willing' and 'subject to macro-economic conditions' which has resulted in huge volatility in the stock market. Keeping fingers crossed.

With 1600+ keys in 9 operating hotels in 5 cities, BHVL has aggressive plans to more than double the key count by/ before 2030 and help take part in the growth of the burgeoning Indian Hospitality sector. Naturally, it requires greater focus and additional financial resources. Hence, the IPO.

In spite of a temporarily 'soft' RE market in Hyderabad, the response to our launch of Residences in Brigade Gateway (mixed-use project in Neopolis) was huge. The last few months have seen a number of other new launches: In Chennai, Brigade Altius on OMR and Brigade Morgan Heights in Perumbakkam; in our own Bengaluru, Brigade Eternia in Yelahanka, Ebony at Brigade Orchards in Devanahalli, shortly Brigade Avalon in Whitefield, and Brigade Lakecrest on OMR; in Mysore, Brigade Misty Greens.

Brigade Foundation (BF), our not-for-profit Trust, is in overdrive with many CSR and philanthropic initiatives. Based on the good response to the 'not-for-profit' hospital by St. John's at Brigade Meadows, the foundation stone for the 2nd 108-bed St. John's Medical College Hospital was laid at Brigade El Dorado in Aerospace Park; a large assembly hall was completed in the government school at Viswanathpura village in Devanahalli; one lakh trees planting is initiated in Aerospace Park 2 in Haralur; the Freedom Fighters Memorial is nearing completion in Chikkamagalur, as well as the renovation of the 104-year-old Viswa Vidyalya school.

BF has established an IT Sec 8 company – Brigade Centre of Excellence & Skills Foundation (BCESF) – to take up NSDL recognised skill development programmes in the field of Construction, Hospitality, Manufacturing and Retail. Of course, the recent highlight is the formal reopening of the well-renovated 50-year-old Venkatappa Art Gallery on Kasturba Road, Bengaluru for the benefit of the public. It's much appreciated by the artist community and by the State Government.

The Tourism sector which has tremendous potential to generate employment and earn foreign exchange has unfortunately, not received any real fillip by the governments at the centre and state. Very surprising, in spite of their intentions and realisation of opportunities that exist.

The four European cities – Barcelona, London, Paris and Rome – each of them receive 65–80 million tourists a year! In fact, more than the population of their countries. Whereas, our country Bharat, with its rich history and 100s of great monuments and 1,460 million population, receive only 6–8 million tourists, not counting visitors from Bangladesh! It's a shame actually to lose the opportunity to showcase the country. Hopefully, someday the Tourism sector will receive the attention it deserves from the authorities.

Jai Hind ■



Shaping Hyderabad's Skyline

Brigade Group continues being one of the top players in India's real estate sector, with a focus on the booming residential markets of Bengaluru, Chennai, and Hyderabad.

Hyderabad, with its similar demographic and economic profile to Bengaluru, has experienced impressive growth, thanks in part to recent infrastructure investments. This makes it a prime target for expansion. We see significant opportunities in the city, especially in meeting the pent-up demand for high-quality residential developments.

Following the success of our Bengaluru Brigade Gateway project, we're excited to bring a similar offering to Hyderabad. Brigade Gateway in Neopolis Kokapet, located in the prestigious Western Corridor, will be the city's most integrated mixed-use development.

Spread across 10 acres, it will feature

the World Trade Center, Brigade Residences, an InterContinental Hotel with 300+ rooms, and Orion Mall, a premier lifestyle destination.

The Brigade Gateway Residences, one of the tallest buildings in Hyderabad, will offer 600 premium homes in 3, 4, and 5-bedroom formats, including duplex options. With expansive living room decks offering panoramic views, these residences promise privacy, with no common walls and wide corridors ensuring no apartments face each other. High-end fixtures, marble flooring, and double-glazed windows enhance the luxury experience. Residents will also enjoy a 50,000 sq. ft. exclusive clubhouse.

In line with our commitment to sustainability and our goal of achieving Net Zero by 2045, the project aims for IGBC Platinum certification. It will feature solar power, stormwater harvesting, and an on-site sewage treatment plant.

The commercial tower, standing at 212 metres, will become an iconic part of Hyderabad's skyline. The tower will house the Orion Mall, the World Trade Center (spanning 22 floors), the InterContinental Hotel (across 12 floors), and serviced residences. This World Trade Center, the fifth of its kind to be developed by Brigade, will offer flexible office spaces, the largest floor plates in the city, cutting-edge technology, and top-tier security.

With a design that integrates office, residential, and retail spaces while prioritizing sustainability, Brigade Gateway will accommodate approximately 10,000 employees and 3,000 residents, solidifying its place as a future landmark in Hyderabad. The project received an exceptional response in the market, with inventory worth ₹1,000 crore selling out at launch.



A first-of-its-kind
INTEGRATED *lifestyle* ENCLAVE
in Hyderabad



Premium
Residences



World Trade
Center



InterContinental
Hotel



Orion Mall



Artist's impression



The press meet held in Hyderabad saw an overwhelming response, with engaging conversations and strong media presence. The event highlighted our vision for the city and the exciting journey ahead.



Our allocation event marked an exciting new chapter for our valued homebuyers.



Scan to watch
Brigade Gateway's story.



TOI

Brigade Group to invest ₹4,500 cr in Hyderabad project

To Build Hyd's Tallest Twin Skyscrapers

Times News Network

Hyderabad: Realty major Brigade Group is setting up its largest project yet at an investment of over ₹4,500 crore in Hyderabad.

The mixed-use project, which will feature one of Hyderabad's tallest twin skyscrapers towering 312 metres above the city's skyline, will be developed on a 10-acre parcel of land in Hyderabad's priciest real estate neighbourhood of Neopolis.

"This land parcel was the largest in Neopolis to be auctioned by HMDA and project marks the highest land and investment in terms of project value for us. This includes the ₹1,000 crore that we paid during the HMDA auction in August 2023 and another ₹3,500 crore that we will be investing in developing it," Brigade Enterprises Ltd Executive Director Amar Mysore told TOI on Wednesday.

The integrated project will comprise a commercial tower that will house a 6 lakh sq ft Orion mall on the first seven floors, followed by a 1 million sq ft World Trade Centre spread over 23 floors, a 350-key Intercontinental hotel across 12 floors above that,



TOWER TO BE 58-STORY TALL

be the fourth WTC to be developed by the Brigade Group, which already has licenses for six WTCs in India.

The 58-storeys tall second tower will house around 600 premium residences spread over three, four, and five bedrooms, starting from 3,000 sq ft up to 9,000 sq ft, with a sales potential of around ₹3,300 crore.

The proposed project, on which excavation work has begun, is expected to be completed by the end of 2028.

This will be the group's second Brigade Gateway project after Bengaluru, where the listed realty company is headquartered.

The company said the project will accommodate around 10,000 employees across offices and commercial spaces and around 3,000 residents. According to Mysore, Brigade was the first to bring all the asset classes – residen-

Business Diary

Brigade unveils luxury residential project in Hyd

Brigade Residences, one of the tallest buildings in city with 58 floors, is set to redefine urban luxury living

By Buzz Buzz Bureau
HYDERABAD

BRIGADE Enterprises Limited has announced the launch of Brigade Gateway n Neopolis, a state-of-the-art mixed-use development spanning 10 acres in Hyderabad. Designed as the city's most integrated lifestyle hub, the project will feature premium residential towers, the prestigious World Trade Centre, Inter-Continental Hotel, and Orion Mall.

Brigade Residences, one of the tallest buildings in city at 58 floors, is set to redefine urban luxury living. The project includes around 500 meticulously designed residences, offering 3, 4, and duplex 5-bedroom formats. Each unit boasts expansive decks for panoramic city views, marble flooring, high-performance double-glazed windows, and air-conditioning systems. Ensuring privacy, apartments feature wide corridors with no shared walls or opposing units.

Complementing the residences is a premium 50,000 sq. ft clubhouse and a host of world-class amenities, all crafted to deliver an unparalleled living experience. With a sales potential of ₹3,300 crore, the project has already garnered an overwhelming response from discerning buyers.

Brigade Gateway will host city's first World Trade Centre, an iconic commercial tower standing at 212 metres. The 22-floor structure will



(L to R) Siddheshwari Rajesh, Field Hyderabad Operations, Amar Mysore, Executive Director Brigade Group, Vineet Verma, Director Brigade Hospitality and MD World Trade Centre and Vinod Prasad Desai, COO Brigade Residential addressing media

feature the largest office floor space in the city, measuring approximately 4,000 square meters, alongside cutting-edge technology and state-of-the-art security systems.

The first seven floors of the tower will house Orion Mall, offering a lifestyle shopping and entertainment destination. Above that, the 12-floor Inter-Continental Hotel will bring global hospitality standards to Hyderabad, while two additional floors will serve as serviced residences.

RESIDENTIAL
BengaluruBRIGADE
ETERNIA

A Home

Above the Ordinary



3 & 4 BHK apartments



14 acres



Yelahanka, Bengaluru



Artist's impression

Yelahanka has transformed into one of Bengaluru's most sought-after destinations, seamlessly balancing urban convenience with natural tranquility. With proximity to Kempegowda International Airport, NH 44, and the upcoming Metro, the area offers exceptional connectivity while retaining its charm. The presence of leading educational institutions, top healthcare facilities, and thriving business hubs has further fueled demand for premium residences. Additionally, Yelahanka's lush green landscapes, serene lakes, and well-planned infrastructure make it an ideal retreat from the city's hustle while keeping every convenience within reach.

Recognizing this immense potential, we bring you Brigade Eternia – a thoughtfully designed residential enclave that embodies the best of Yelahanka. At its heart lies a vibrant central courtyard, a multi-functional space where residents can stay active, engaged, and connected. Surrounded by expansive green spaces and world-class amenities, Brigade Eternia redefines contemporary living with spacious homes, stunning views, and an inspired lifestyle – crafted for those who seek more.

Visit www.BrigadeEternia.com to know more.

BRIGADE
INSIGNIA

The Finer
Side of Life



3, 4 & 5 BHK apartments



6 acres



Yelahanka, Bengaluru

At Brigade, we strive to shape distinctive lifestyles through thoughtful design and uncompromising quality. Brigade Insignia is a reflection of this intent – an address that reimagines what premium living can be. From its refined architecture to its carefully curated amenities, the project is designed to offer a lifestyle that's both elevated and effortless.

The positive response from the market reinforces our belief in the growing demand for well-conceived, high-quality developments. It also underscores Brigade's experience and insight in delivering homes that align with the aspirations of today's urban homeowners. With Brigade Insignia, we continue to contribute to the evolving definition of premium living in the city.

Visit www.BrigadeInsignia.com to know more.



Actual shot—show flat



Artist's impression

RESIDENTIAL
Bengaluru

**BRIGADE
AVALON**

A Signature Address of Distinction



3.5 & 4 BHK apartments



4.16 acres



Whitefield Main Rd., Bengaluru

A one-of-a-kind project, inspired by the agrarian heritage of Whitefield and the timeless elegance of homes once built for the Eurasian community. These heritage homes known for their understated luxury, openness, and deep connection to nature formed the foundation of Avalon's design philosophy.

Strategically located on the arterial Whitefield Main Road, this premium development comprises 206 expansive units spread across three elegant towers, offering seamless access to key destinations in East Bengaluru.

Every space within Brigade Avalon has been handcrafted to enrich the daily lives of its residents. Whether it's the comfort of their home, the time spent on the deck, or the moments shared in community spaces, each detail contributes to a lifestyle that's both meaningful and future ready.

Visit www.BrigadeAvalon.com to know more.



Lobby - Artist's impression



Artist's impression



A Lakeside Address

A City Life Upgrade



Studio, 1, 2 & 3 BHK
apartments



5 acres



Old Madras Road, Bengaluru

Brigade Lakecrest brings thoughtfully designed urban living to Old Madras Road, Bengaluru. Spread across four elegant towers with 21 floors each, the development offers 604 apartments — many with expansive decks and panoramic lake views.

The master plan seamlessly blends modern architecture with nature-inspired open spaces, featuring vast open areas, car-free podium levels, tree-lined walkways, and

vibrant community zones for all age groups. Residents enjoy a curated lifestyle with premium amenities and thoughtfully zoned spaces for recreation, relaxation, and wellbeing.

Brigade Lakecrest reimagines city living — offering the perfect balance of connectivity, serenity, and timeless design.

Visit www.BrigadeLakecrest.com to know more.



Artist's impression

RESIDENTIAL
Bengaluru

Ebony@
BRIGADE
ORCHARDS

Your Home in a Thriving Destination

 **3 & 4 BHK apartments**

 **3 acres**

 **Devanahalli, Bengaluru**

Once a quiet suburb, Devanahalli has rapidly evolved into a thriving real estate hub, attracting major investments and transforming into Bengaluru's next IT corridor. With Kempegowda International Airport, large land parcels, and upcoming SEZs for aerospace, hardware, and manufacturing, the region is poised to become a key business destination. Property values have surged 15–20% in the last two years, with experts projecting an 8–12% annual rise, making it one of the most promising realty markets in the city.

Amidst this remarkable growth, Brigade Group presents Ebony at Brigade Orchards, an exclusive residential enclave within its expansive 135-acre township.

Set across three acres, Ebony features 230 thoughtfully designed homes spread across four elegant blocks. Blending contemporary architecture with superior functionality, every home is designed for those who seek more than just a residence – offering an elevated lifestyle in Bengaluru's fastest-growing locality.

With seamless connectivity, world-class amenities, and a location primed for the future, Ebony at Brigade Orchards is your opportunity to own a home in a destination that's shaping the city's next chapter.

Visit www.EbonyAtBrigadeOrchards.com to learn more.



Artist's impression

Ebony is nestled inside Brigade Orchards, Devanahalli — a 135-acre township that over 2,000 residents call home.



Actual shot of Brigade Orchards

BRIGADE
altiusLive at the
Heights of Luxury

3, 4 BHK & duplex apartments



6.5 acres



Sholinganallur, Chennai

Once a quiet suburb, Sholinganallur has rapidly evolved into one of Chennai's most sought-after neighbourhoods. Its rise as a major IT hub, home to numerous corporate offices and tech parks, has fueled demand for premium residences. With strong infrastructure, well-connected roads, and the upcoming metro extension, the area offers seamless connectivity to the rest of the city and beyond.

Amid this dynamic growth, Brigade Altius stands as a land-

mark residential development, spanning 43-storeys across three high-rise towers. A striking skybridge connects the towers, complementing an array of world-class amenities.

Brigade Altius redefines luxury with its sky residences, panoramic views, visionary architecture, and elevated living experience – crafted for those who aspire for more.

Visit **www.BrigadeAltius.com** to know more.



Artist's impression

RESIDENTIAL
Chennai

BRIGADE
MORGAN
HEIGHTS

A Better Life

Begins Here



2, 3 & 4 bed-homes



15 acres



Sholinganallur – Medavakkam, Chennai

Medavakkam, located on Sholinganallur Road in South Chennai, has steadily transformed into one of the city's most sought-after neighbourhoods. Previously a quiet suburb, the area has evolved in phases, attracting industrial enterprises and commercial activity. Its strategic location between Sholinganallur and Velachery, along with proximity to key IT hubs like OMR and SIPCOT, has sparked significant demand for premium residential developments.

Strong infrastructure – wider roads, new flyovers, and the upcoming metro extension – has greatly improved connectivity.

With access to major roads and public transport, Medavakkam is well-connected to the city's core.

Recognising this momentum, Brigade is bringing a world-class residential project to Medavakkam – designed to meet the lifestyle aspirations of Chennai's discerning homebuyers. With its balanced growth, connectivity, and investment promise, Medavakkam stands tall as one of South India's most dynamic property hotspots.

Visit www.BrigadeMorganHeights.com to know more.



Artist's impression

Live, Work and Unwind The Iconic Way

RESIDENTIAL
Chennai



3, 4 & 5 bed residences



5 acres



Mount Road, Chennai

Chennai, the cultural heart of South India, blends rich heritage with modern energy, offering a thriving job market, top-tier educational institutions, and a dynamic lifestyle. From the scenic Marina Beach to its bustling commercial hubs, the city promises the perfect balance of tradition and progress.

At the core of Chennai's vibrancy lies Anna Salai (Mount Road) – a historic and iconic stretch that has long been the city's epicentre. Steeped in legacy yet constantly evolving, this landmark location embodies Chennai's spirit, seamlessly connecting its past, present, and future.

Brigade Icon offers a rare opportunity to call this iconic address home. Nestled in the heart of Chennai, it places you at the centre of the city's energy while providing a serene retreat. It brings the best of all worlds, seamlessly blending top-of-the-line living spaces with signature commercial and retail amenities.

This exceptional mixed-use development isn't just about where you live; it's about enhancing your entire lifestyle. With state-of-the-art corporate office spaces right alongside high-end retail outlets, Brigade Icon becomes your ultimate one-stop destination. It's a place where life and work harmoniously converge, offering a truly modern experience that's both vibrant and refined.

Visit www.BrigadeIcon.com to know more.



Actual shot



Artist's impression

RESIDENTIAL

Bengaluru North

Nearing Completion

BRIGADE LAGUNA

Opposite to Rachenahalli Lake, Hebbal
3 BHK 1847-2330 sq.ft



Under Construction

BERYL AT BRIGADE EL DORADO

Aerospace Park
1 BHK 537 sq.ft | 2 BHK 1074 sq.ft



Bengaluru South

Under Construction



BRIGADE VALENCIA

Near Electronic City, Hosur Road
1 BHK 646 sq.ft | 2 BHK 1147 sq.ft | 3 BHK 1513-1701 sq.ft |
4 BHK 2491 sq.ft

Nearing Completion



BRIGADE HORIZON

Mysuru Road
2 BHK 1013-1064 sq.ft | 3 BHK 1473 sq.ft | 4 BHK 3044 sq.ft

Chennai

Ready-to-move-in



Actual shot

DESTINO AT BRIGADE XANADU

Chennai

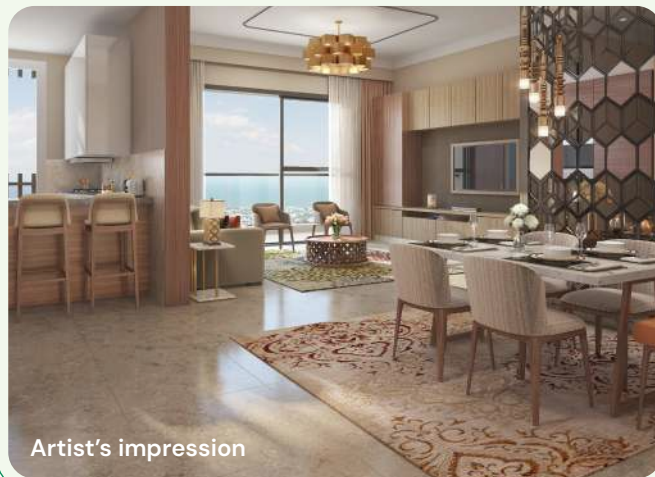
1 BHK 682 sq.ft | Smart 3 BHK 1364 sq.ft

Nearing Completion

NEBULA AT BRIGADE RESIDENCES AT WORLD TRADE CENTER

Chennai

1 BHK 984 sq.ft | 2 BHK 1465 sq.ft



Artist's impression

Hyderabad

Ready-to-move-in



Actual shot

BRIGADE CITADEL

Watch out for Phase 2 & 3

Hyderabad

2 BHK 1174-1366 sq.ft | 3 BHK 1583-1793 sq.ft

Upcoming Projects

Plots in **East Bengaluru** | Apartments in **West Bengaluru** | Premium apartments in **Mysuru** |
Branded residences in **Hyderabad**

Voices of Satisfaction



Brigade Group has truly set the bar high with their project at Brigade WTC Chennai. From the moment we stepped into our apartment on the 19th floor, we could see the thoughtfulness in every detail – the smart layout, high-quality materials, and impeccable construction.

What stood out most was the seamless experience throughout the process. Communication was clear and consistent at every stage and the journey from booking to hand-over was smooth and timely. The attention to detail – from the solid choice of materials to the well-designed clubhouse – made it clear that Brigade prioritizes both aesthetics and durability.

Living here has been an absolute joy, and we're grateful for the effort and expertise that went into making this a place we're proud to call home!



– **Mr. V. Badri**
Resident at Brigade Residences,
World Trade Center Chennai



My experience with Brigade has been nothing short of exceptional. I recently bought a flat at Brigade Cornerstone Utopia, and from start to finish, the journey has been seamless. The quality of the flats and the handover process exceeded my expectations, reflecting Brigade's commitment to excellence.

What truly stands out is the team – the staff have been incredibly helpful, professional, and welcoming at every step. Their dedication made the entire home-buying process smooth and stress-free. Given this experience, I wouldn't hesitate to buy another property from Brigade. The service has been outstanding, and I wholeheartedly recommend Brigade to anyone looking for a home that offers both quality and a hassle-free experience.



– **Mr. Ross Wilkins & Mrs. Geeta Wilkins**
Residents at Brigade Cornerstone Utopia



More Than a Home

A Thriving Community

Know someone looking for their dream home?

Help them discover the unmatched Brigade lifestyle – where thoughtful design meets world-class amenities. As someone who has already found their perfect home with Brigade, you're the best person to share the experience.

Refer a friend and get rewarded!

Pass on the joy of homeownership and enjoy exclusive benefits for every successful referral.



Build your close-knit community



Redeem referral points as gift vouchers



Exclusive invitations to special previews of new projects across our portfolio



Access an e-management portal for your residence



Home loan assistance through our banking partners



Explore an extensive range of home interiors and rental solutions



Brigade communities are built around shared experiences, with vibrant events, cultural celebrations, and engaging activities that bring residents together. From festive gatherings and fitness sessions to kids' activities and workshops, life here is about more than just a home – it's about belonging.

Start sharing today!

If you would like to refer a friend or family member, please call **080 464 74075** or write to **salesenquiry@brigadegroup.com**.



Sustainable Living in Action

Saving power & costs with solar

Vindhya.Pabolu@timesofindia.com

Sumadhura Silver Ripples in Whitefield comprises 474 flats in seven blocks spread across 7.9 acres. In late 2019, the complex initiated a solar energy project in collaboration with several vendors. Kam Priya, secretary of the owners' association, says over the past four years, they've been using solar energy for purposes like water purification, STP (sewage treatment plant), and the clubhouse. "It has helped us save about Rs 1 lakh every quarter, and it has allowed us to reduce maintenance costs," she says. The maintenance rate that was Rs 3.24 per sqft, was brought down to Rs 3.1 per sqft.

The idea for the solar project, Kamu says, came from one of the residents, Praveen Pratnayak, who works at HAL. But the project implementation was not a smooth affair. It required lots of debates and many conversations before the association could proceed. "Now, all residents are quite happy and we are planning to expand the capacity to use it for other purposes as well," Kamu says.

Harsha Kuntur, MD at EcoSoch Solar, a solar solutions company, says solar rooftops significantly



Residents of Brigade Woods after signing an MoU with the solar installation vendor

reduce electricity bills, and lowers monthly maintenance costs over the next 25 years. "Once the initial investment is recovered, the electricity generated is essentially free for the rest of the plant's life. There has been a notable rise in inquiries from RWAs about installing solar, especially because of the financial incentive from the govt," he says.

Bifacial solar panels, which capture sunlight from both the front and back surfaces, are seen to be becoming popular. They have higher efficiency rates than monofacial ones. Kuntur says solar rooftop plants generally require cleaning of the solar modules at least twice a month to ensure optimal

performance. "Regular maintenance helps preserve efficiency and prolongs the life of the installation," he says.

Residents of Brigade Woods, a residential complex of 330 flats spread across 17 blocks, have come together to explore alternative energy solutions. Having moved in just two years ago, the management committee has been finding ways to reduce the growing expenses that come with maintaining the complex.

"We noticed that the electricity costs were constantly increasing, and we are in search of a long-term solution. We don't want to keep raising the maintenance fees every

couple of years," says Ranjit Nair, joint secretary in charge of setting up solar power at Brigade Woods.

Electricity is one of the biggest contributors to monthly expenses. For common areas, STPs, and other amenities, the monthly electricity expenditure averages around Rs 4 lakh at Brigade Woods. The RWA identified electricity consumption as an area where significant savings could be made.

Encouraged by the govt's push on renewable energy through the Grid Connected Rooftop Solar Scheme under MNRE - PM Surya Ghar: Muft Bijli Yojana - the community will be installing a 110 kWp project using 540/545 Wp Mono PERC Bifacial DCR panels at a cost of Rs 75 lakh.

"We have seen good support from residents on the setting up of solar and renewable energy sources. If the govt support continues, we as an association see a greater opportunity to enhance the coverage in the years to come," says Ramakanth, president of the association.

Estimates are that it would reduce electricity consumption by 40-45%. The association expects to recover the full investment in 5-6 years.

Residents of Brigade Woods have taken a significant step toward sustainability by installing a 110KW solar power unit on the community's rooftop. Now fully operational, this initiative not only reduces common area maintenance (CAM) charges but also reinforces a commitment to environmental responsibility.

Brigade Group played a key role in supporting this effort, facilitating timely reviews, securing necessary approvals, and providing expert guidance in identifying optimal earthing spots. These efforts enabled the successful execution of the project within just three months.

This milestone reflects the power of collaboration and proactive community engagement. With such initiatives, Brigade continues to foster sustainable and efficient living environments across its developments.



Community Spirit Shines Bright

Brigade Cornerstone Utopia's Football Tournament



Brigade Cornerstone Utopia recently hosted its first-ever football tournament, bringing residents together in a friendly and competitive spirit. Held at the society's football ground, the event saw participation from all residential towers, with teams competing across different age groups.

The tournament was a natural outcome of the community's growing enthusiasm

for the sport, with regular games leading to the formation of the Utopia Football Club. With the tagline "Churning out Champions," the event was well-organized, featuring team jerseys with customized names and numbers, making it a memorable experience for participants.

Beyond the matches, the event fostered a sense of togetherness, with families and friends cheering, kids



distributing refreshments, and music adding to the lively atmosphere. Residents played an active role in organizing and promoting the tournament, reinforcing the community-driven spirit of Brigade Cornerstone Utopia. With this successful start, the football tournament is set to become an annual tradition, further strengthening community bonds and encouraging more sports and cultural activities in the future.



A Greener Citadel, One Sapling at a Time

The residents of Brigade Citadel gathered under their beloved Banyan tree, Navi – the tree of souls – to celebrate Earth Day and their shared journey toward sustainability.

The highlight of the day was the distribution of over 70 compost-filled grow bags, each nurturing a vegetable sapling. These weren't just any saplings – they were grown using compost made entirely from the community's segregated waste, a true reflection of what can be achieved when everyone plays their part. The event also saw enthusiastic participation from children, who learned about soil-less gardening and the importance of growing plants – even on a balcony.



Brigade In-House Home Loan Services

A one-stop solution for all your home loan needs, offering hassle-free door-step services by working closely with leading home loan institutions including nationalised banks.

You can reach out to our customer support at **+91 80668 86608** to know more about our home loan services.

Bank Name	ROI Starts/ onwards	Processing Fee (+GST)	Legal & Technical
SBI	7.5% Onwards	Rs.5,000	NA
HDFC	7.90% Onwards	Rs.4,000	NA
ICICI	8.00% Onwards	Rs.999	Rs.5,900 (inc. GST)
AXIS	8.10% Onwards	Rs.5,000	NA
BAJAJ	7.75% Onwards	Rs.1,100	NA
BOB	7.50% Onwards	0.25% of loan	NA
Union Bank	7.35% Onwards	NA	NA
Godrej	8.40% Onwards	Rs.5,000	NA
Navi	7.80% Onwards	NA	NA
Tata Capital	7.99% Onwards	Rs.5,000	NA

Note: ROIs are subject to change basis REPO rate.

As of June 2025



The Reserve Bank of India's decision to slash the REPO rate by 50 basis points and lower the CRR by 100 basis points will inject a significant 2.5 lakh crore rupees into the banking system, providing essential liquidity to spur economic growth by boosting the availability of credit and promoting capital investments.

The decline in home loan interest rates will offer **additional relief to homebuyers** as it will put more surplus money in their hands.

It will subsequently benefit the growth of the real estate sector by instilling a sense of confidence in consumers.



– Jayant Manmadkar
CFO, Brigade Group

BRIGADE PLUS

Innovation, Convenience & Value – **The Brigade Plus Promise**

BRIGADE+ your trusted partner for interior upgrades, offering a seamless experience from modular kitchen installations and electrical fittings to wardrobes and smart home integrations – all backed by Brigade's quality assurance. Beyond interiors, Brigade Plus also provides a range of rental solutions, catering to the diverse needs of property owners and tenants. Designed for convenience, this all-in-one service ensures a hassle-free approach to home interiors and rentals.



Elevating Living Spaces with Thoughtful Design

Interiors remain at the heart of our commitment to delivering well-crafted, functional, and aesthetically appealing homes. This year, we successfully completed over 500 interior projects at both Brigade Cornerstone Utopia and Brigade El Dorado, ensuring homeowners experience a seamless transition into spaces that reflect their style and needs.

The demand for premium, thoughtfully designed interiors continue to grow, and our approach is evolving to deliver better value, enhanced durability, and elevated aesthetics. Whether for personal use or rental potential, our interior solutions are designed to maximize comfort while increasing property desirability.

Redefining the Market with Innovation & Insight

Our expertise in rental and resale services continues to strengthen, driven by a deep understanding of market dynamics and evolving customer expectations. With a high customer satisfaction score, we are consistently delivering seamless, value-driven experiences that reflect both market knowledge and service excellence.

A key differentiator in our approach is end-to-end digital integration, making property transactions smoother, more transparent, and hassle-free. Our Escrow Advantage model further reinforces trust and security, positioning us at the forefront of industry innovation.



**Get in touch to create your seamless
dream space!**



Scaling Impact & Expertise

Beyond numbers, our growing team has significantly amplified our impact across every facet of our services. With a strong foundation of expertise, collaboration, and innovation, we have been able to execute projects with greater efficiency and precision, ensuring that every homeowner, tenant, and partner benefits from an elevated experience.

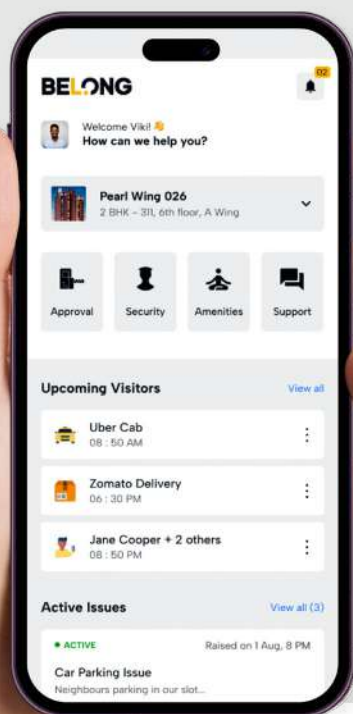
Our team's commitment to quality, service excellence, and customer-centricity has been the driving force behind our success. Whether it's enhancing interiors, streamlining rental and resale processes, expanding Belong's capabilities, or refining our digital ecosystem, our people have been at the core of these achievements.



As we continue to grow, our focus remains on delivering impactful solutions and setting new benchmarks in the real estate sector. Our journey forward is driven by a shared vision of excellence, innovation, and a commitment to creating lasting value for all stakeholders.

BELONG

A Platform Built for Homeowners & Communities



Belong, our visitor and community management app, is redefining the way homeowners and tenants engage with their communities. With an impressive 18K+ users, the platform has seen strong early adoption and high retention, proving its value as an essential tool for community living.

What sets Belong apart is its end-to-end involvement from day one, supporting homeowners from the moment they receive their keys. The app has become an integral part of daily life – enabling seamless property management, amenity bookings, and transparent communication between residents.

With continuous enhancements in place, Belong is evolving to offer even more seamless interactions, making homeownership and community living more connected and convenient.



A Dynamic Metropolis

#ChennaiRising

Pavitra Shankar
Managing Director, Brigade Group

With an estimated population of 12.7 million in 2025, Chennai ranks as the fifth-largest metropolitan city in India. It is a hub for automobile manufacturing and is equally renowned for its robust healthcare and educational sectors, making it one of the most dynamic metros in the country. Over the past two decades, the city has undergone a real estate boom, fuelled by the rapid expansion of the IT corridor.

This growth has spurred significant real estate development, particularly along Old Mahabalipuram Road (OMR), which first emerged as a preferred destination for residential and commercial projects. Today, the momentum has extended across key micro-markets such as Sholinganallur, Perumbakkam, and Medavakkam. With demand broadening, Brigade is committed to strengthening its presence across multiple locations, offering thoughtfully designed developments that align with Chennai's evolving aspirations.

In the past two decades, we have seen the rise of Bengaluru, Pune, and Hyderabad as top metros in the country, overtaking Chennai in terms of size of the real estate market. However, the dynamics of the Chennai economy are very

similar to Bengaluru and Hyderabad, and has deeper ties to the manufacturing sector. Some of the country's oldest, largest, and best business houses are based out of Chennai. Our outlook is that Chennai will capitalize on the opportunities created in BFSI and automotive sectors from advances in technologies like AI and the focus on electric mobility. We aim to be part of this story of growth and renewal by investing across our domains of expertise and providing high-quality spaces in residential, office, retail and hospitality sectors. Over the last few years, we have acquired land parcels that are excellently located and with clean titles, which are the two fundamental aspects of our business and emphasize our desire to be Chennai's best brand in the real estate industry.

Chennai has emerged as a key pillar in our growth strategy, set to become our second-largest market after Bengaluru. We are committed to doubling our growth across the residential, commercial, retail, and hospitality sectors in the city.

We believe real estate is inherently a local business. Success depends on a deep understanding of customer preferences unique to each region, combined with strong local business development networks. While Bengaluru currently accounts for about 75% of our residential revenue, we are committed to expanding our presence in Chennai. To achieve this, we are investing time, resources, and management bandwidth to build our brand with customers and stakeholders, choosing to deepen our efforts in a few key markets rather than spread too thin geographically.

We have been present in Chennai for over a decade, with developments across verticals. A pioneering strength we bring is our expertise in designing and delivering township living – creating live-work-play ecosystems – a concept that is relatively new but well-received by Chennai customers. It's a market where we are seeing the fruits of our long-term presence, having signed

several new projects in recent years. Our approach is to establish a strong footprint across sectors, maximizing opportunities wherever we operate. We have built a solid foundation across verticals: (Residential) Brigade Xanadu and Brigade Residences at WTC Chennai; (Commercial) World Trade Center; (Retail) Brigade Vantage; (Hospitality) Holiday Inn OMR IT Expressway.

Building on this momentum, we are expanding our footprint with several projects:

- **Brigade Icon**, a landmark mixed-use development on Mount Road.
- **Brigade Altius** and **Brigade Morgan Heights**, two premium residential developments.
- **Brigade Tech Boulevard**, a commercial project.
- **A luxury resort** on ECR.

Looking ahead, 20–30% of our upcoming residential launches over the next four quarters will be based in Chennai, underlining the city's growing importance in our portfolio. Our existing developments stand as strong examples of our commitment to delivering world-class projects. India's real estate sector reflects the broader optimism surrounding the country's economic trajectory. With strong government support for housing, infrastructure, and business reforms, the foundation for long-term growth remains robust. We are confident that Chennai will continue to play a pivotal role in our growth story. With our deep market understanding, strong brand reputation, and unwavering commitment to quality, we are excited to contribute to shaping the city's evolving skyline.



Scan to watch the
Brigade Icon film.

Elevate Business with Landmark Spaces

Brigade's commercial portfolio features benchmark-setting spaces designed for business needs. Our state-of-the-art buildings, available in both built-to-suit and ready-to-occupy options, are strategically located in prime commercial and IT hubs – offering the ideal foundation for growth and success.



Grade A office space



1.2 Mn sq. ft.



Two high-rise towers

Bengaluru

Brigade Twin Towers

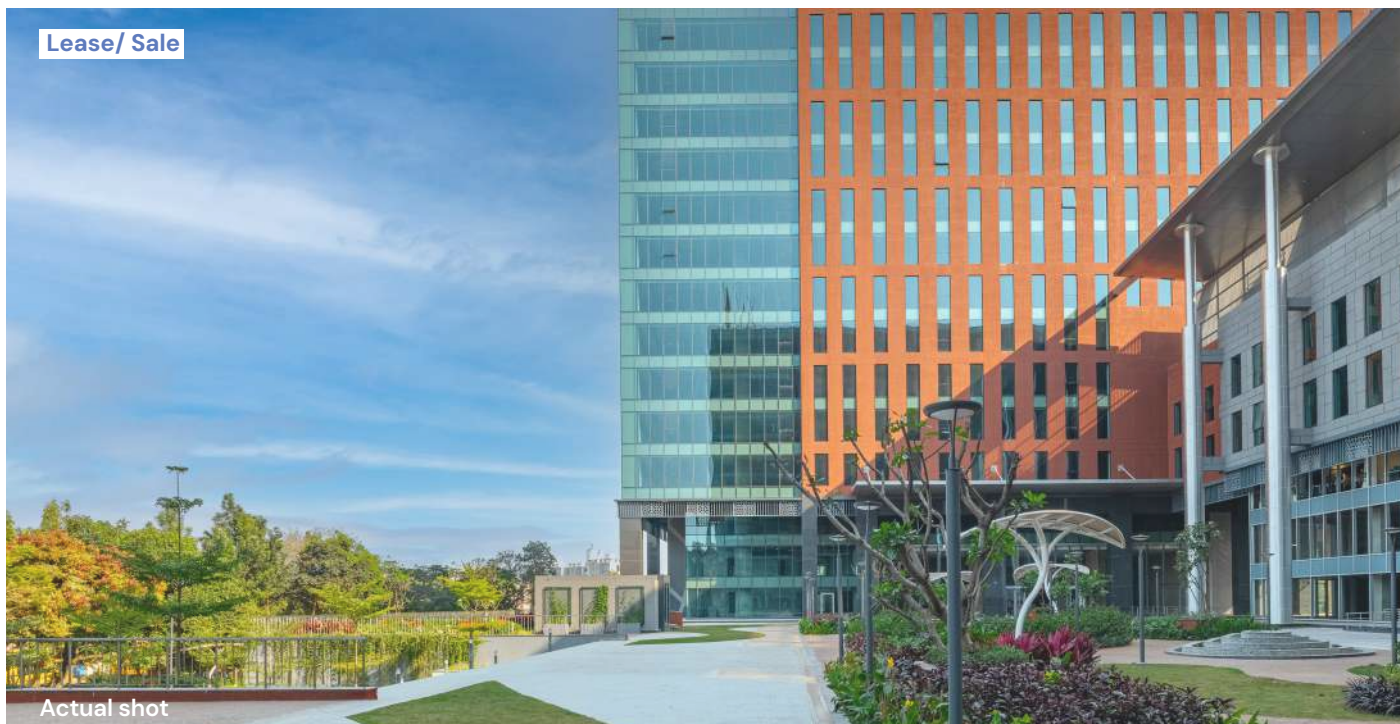
Yeshwanthpur



A landmark development in Yeshwanthpur, Brigade Twin Towers redefines workspaces with a premium business address. Designed by Thomas Associates, this IGBC Gold Pre-Certified project is built for sustainability – preserving 95% of existing trees and dedicating over 50% of the space to open areas. With future-ready infrastructure and a thriving business ecosystem, it offers an ideal investment opportunity while fostering the perfect work-life balance.

Strategically located along Bengaluru's fast-growing Northwest corridor, the development ensures seamless connectivity. With easy access to the metro, major roadways like Tumkur Road and Asian Highway 47, and proximity to the International Airport, commuting is effortless – making Brigade Twin Towers the ideal office park.

Lease/ Sale



Bengaluru

Brigade Padmini Tech Valley

Whitefield Road



Grade A office space



1.3 Mn sq. ft.

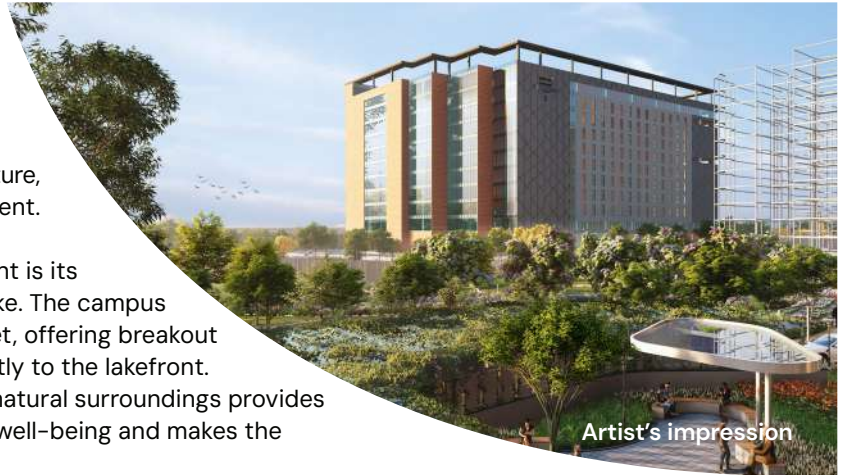


Three blocks – Alpha, Beta and Cloud

Strategically located on Varthur Main Road near Marathahalli Outer Ring Road, Brigade Padmini Tech Valley offers a premier office park setting beside the serene Thubarahalli Lake. Designed to enhance productivity, this IGBC Platinum Pre-Certified project seamlessly blends work with nature, creating a tranquil yet purpose-driven environment.

One of the standout features of this development is its proximity to the scenic 28-acre Thubarahalli Lake. The campus has been designed to integrate this natural asset, offering breakout walkways and a dedicated path that leads directly to the lakefront. This fusion of modern workspaces with serene natural surroundings provides a unique environment that enhances employee well-being and makes the tech centre a truly iconic address.

With flexible floor plans ranging from 25,000 to 70,000 sq. ft., it accommodates businesses of all sizes. Its prime location near Whitefield and the EPIP Zone ensures excellent connectivity to major IT hubs, making it an ideal workspace for modern enterprises.



Lease/ Sale



Bengaluru

Elysium at Brigade Cornerstone Utopia

Designed to seamlessly integrate live, work, and play, offering state-of-the-art infrastructure, excellent connectivity, and a strong focus on sustainability. With a typical floor plate of 22,000 sq. ft., the structure rises 3 basements + ground + 18 floors. Located within a smart integrated township, it is well connected to Outer Ring Road, Whitefield, and Sarjapur, with proposed access to the Peripheral Ring Road. The development offers prime frontage, future scalability options, and a unique opportunity for full-building facade branding. With premium residential spaces, diverse retail and F&B offerings, Elysium provides a well-rounded ecosystem for businesses looking to thrive in a dynamic and future-ready environment.



Lease/ Sale

 Grade A premium spaces

 Spread across 4L sq. ft.

 Prime locality

Artist's impression

Lease only


 Business-Ready Spaces

 Collaborative Campus

 Grade A office space

Artist's impression

Mysuru

Brigade Vantage

Vinoba Road

The ideal destination for businesses seeking a dynamic and well-designed workspace, this vibrant office campus spans 1,30,000 sq. ft., accommodating enterprises of all sizes. Designed to foster collaboration, innovation, and growth, it offers flexible office spaces ranging from 3,300 sq. ft. to 65,000 sq. ft., ensuring a seamless fit for diverse business needs.

Enhancing the work environment, thoughtfully curated retail amenities add convenience and engagement, making it a perfect setting for modern professionals and entrepreneurs.

Chennai

Brigade Tech Boulevard

Pallavaram-Thoraipakkam



Grade A office space



5+ acres



Two towers



Lease only

Artist's impression

Located in Chennai's Pallavaram-Thoraipakkam corridor, this modern commercial development offers the ideal environment for business growth. Spanning approximately 8,36,000 sq. ft. of leasable space, each tower features expansive floor plates of around 32,000 sq. ft., fostering collaboration and innovation.

Aiming for IGBC Gold certification, the project integrates contemporary architecture with lush green landscapes, promoting sustainability. With top-tier infrastructure and seamless connectivity, it provides the perfect workspace for dynamic enterprises looking to thrive.

Projects in the Pipeline

Brigade United

 ITPL Road in Whitefield

This upcoming commercial development with a total leasable area of 3 lakh sq.ft is poised to become a landmark address in Whitefield, which has long been established as one of Bengaluru's premier business districts – home to leading IT parks, global corporations, and a vibrant ecosystem of startups and enterprises. The location offers the perfect blend of business infrastructure, residential convenience, and social amenities, making it a magnet for companies seeking high-growth environments.

With excellent metro connectivity and proximity to major business hubs like ITPL, EPIP Zone, and Outer Ring Road, it continues to attract talent and investment from across the country and beyond. The project combines strategic access with world-class facilities making it an ideal choice for enterprises looking to establish or scale up in Bengaluru's dynamic commercial landscape.

Brigade HRC Atrium

 Bellary Road

Bengaluru continues to expand northward with Bellary Road emerging as a high-potential micro-market, marked by rapid growth in both residential and commercial developments. Surrounded by key localities like Yelahanka, the area is drawing increasing interest from businesses and homebuyers alike.

Its excellent connectivity to the airport, metro, and major transport hubs enhances its appeal. The upcoming Metro Airport link is expected to further improve accessibility and ease of commute. Reputed institutions like Canadian International School and Bangalore Baptist Hospital are also located nearby, adding to the area's overall attractiveness.

Tapping into this opportunity, Brigade is expanding its presence in the region. Designed to strike the ideal balance between serene surroundings and urban vibrancy, the project will cater to the growing demand for modern, flexible business spaces in North Bengaluru.

For more information, please reach out to 1800 102 0115 or email commercial@brigadgroup.com.

Campus Vibrancy

Table Tennis Tournament

We served up an electrifying Table Tennis Tournament across five campuses, uniting passion, precision, and a competitive spirit like never before! With over 200 skilled participants battling it out, the tournament crowned 35 champions who took home the glory.

In collaboration with Playo, a premier platform connecting sports enthusiasts with venues and activities, this event was more than just a game – it was a celebration of agility, camaraderie, and the love for sport.



At Brigade Senate 2



Women's Day at Brigade Office Park

We marked Women's Day with a week-long celebration bringing together creativity, laughter, and learning across our nine office parks.

The festivities kicked off with stand-up comedy shows at WTC Kochi and WTC Chennai, featuring Syama Harini (WTC Chennai) and Sabareesh Narayanan & Anjali Revi Kumar (WTC Kochi).

We hosted engaging Candle Making Workshops in collaboration with RAD Living and inspiring Texture Art Workshops. For those who enjoy the art of mixology, the Mixology Workshop with Barsolutions LLP was a definite highlight.



Big Wins, Bold Moves, Bright Future



BuzzWorks, WTC Annexe 1,000 seats signed by Amazon

Designed for the evolving needs of modern enterprises, this workspace boasts cutting-edge technology, flexible meeting spaces and seamless workspace management solutions. With a focus on sustainability and employee well-being, BuzzWorks continues to set new benchmarks in office environments – fostering dynamic, inclusive communities where businesses can thrive.

BuzzWorks, Hyderabad 480 seats signed by Infor India Pvt. Ltd.



Global business cloud software leader Infor has chosen BuzzWorks Hyderabad in HITEC City for its 480-seat office. Overlooking the stunning city skyline, this workspace embodies Hyderabad's dual personality – one of rapid growth, ambition, and hustle, and the other of serenity, reflection, and wellness. Inspired by urban forests, the centre is designed to create a perfect balance between high-energy work culture and focused work that needs mindfulness.

BuzzWorks launches 430 seats at Brigade Twin Towers

Echoing the industrial legacy of the Yeshwanthpur Industrial Estate, the design of this centre pays homage to its roots through its open ceilings, raw textures, and earthy colour palette. As part of a vibrant Brigade campus with over 50% green open spaces, this workspace offers access to premium amenities, including an amphitheatre, gym, crèche, and more – blending work and lifestyle seamlessly.



Lakes & Reflections-Themed Buzz- Works at Brigade Senate 1, Hebbal

BuzzWorks has unveiled its newest centre at Brigade Senate 1, Wing 2, inspired by the tranquility of Hebbal Lake, the surrounding nature and migratory birds that throng the area. Designed to enhance productivity, this centre integrates natural elements into its workspace, offering a serene yet stimulating environment.

BuzzWorks is on an accelerated growth trajectory, doubling its footprint from 9 to 18 centres in FY26, with ambitious plans to double again within the same year. As a pioneer in managed office solutions, BuzzWorks offers:

- 360° workspace management
- Flexible & scalable office solutions
- Tech-enabled workspaces
- Premium Grade-A infrastructure
- Prime locality
- Modern design and state-of-the-art amenities
- Community-driven events and experiences



Reimagining Industrial Real Estate in India

Subrata KC Sharma

Chief Business Officer,
Industrial & Logistics, Brigade Group

India is redefining its industrial landscape. As global supply chains shift and national priorities sharpen around self-reliance, a new wave of opportunity is emerging across three high-growth sectors: aerospace component manufacturing, IT/ITES, and data centres.

At the core of this transformation lies an urgent need – not just for infrastructure, but for innovation infrastructure. Driven by initiatives such as Make in India, Digital India, and Atmanirbhar Bharat, the country is experiencing a surge in demand for next-generation industrial environments – spaces designed to power high-tech growth sectors. These include Aero-

space & Defence manufacturing, IT/ITES operations, and hyperscale Data Centres.

Brigade Group's entry into this space marks a timely and strategic evolution. For decades, we have built homes that nurture lives, offices that shape careers, retail and entertainment destinations that bring joy, and schools that inspire learning. Now, we turn the page to a new chapter – our foray into industrial development. This journey goes beyond creating industrial parks. It's about catalysing ecosystems that enable business, foster innovation, and uplift communities – delivering smart, scalable, sustainable, and human-first environments tailored to high-growth industries. This is a defining moment – where we begin building the future of Indian industry.

India's Tri-Sector Growth Engine

1. Aerospace & Defence Manufacturing

India's Aerospace & Defence (A&D) sector is undergoing accelerated growth:

- **Policy Reforms:** Liberalized FDI norms, increased private sector participation, and a strong push for indigenization.
- **Global Supply Chain Shifts:** As global firms diversify manufacturing bases, India is emerging as a key alternative – particularly in precision engineering, electronics, and materials science.
- **Rise in Indigenous Programmes:** Initiatives like HAL's LCA Tejas, DRDO's missile systems, and ISRO's

commercial satellite ventures are creating demand for a layered supplier ecosystem.

This momentum is driving the need for industrial zones that support high-precision engineering, secure production environments, and specialized logistics. Not just Tier-1, but Tier-2 and Tier-3 suppliers are also growing rapidly, demanding modular, compliant, and scalable spaces.

2. IT/ITES:

Expanding the Digital Backbone

India's IT/ITES sector is expanding beyond traditional urban centres into peripheral industrial zones. Businesses now seek plug-and-play campuses with robust digital infrastructure, collaboration-friendly layouts, and wellness-driven design – catering to hybrid workforces and agile delivery models.

3. Data Centres:

Building the Digital Core

India is fast becoming a global data centre hub, driven by rising cloud adoption, AI, and 5G. Operators need high-redundancy, power-dense campuses with disaster resilience, sustainable energy integration, and seamless connectivity – within well-governed, future-ready industrial parks.

India's industrial future is no longer singular – it is multi-sector, innovation-led, and infrastructure-driven. As Aerospace & Defence manufacturing, IT/ITES, and Data Centres converge in their demand for advanced industrial environments, developers must rise to build not just spaces but ecosystems.



Artist's impression

Brigade to Develop Kerala's Second **World Trade Center in Thiruvananthapuram** Technopark - Phase 1

Brigade will be developing Kerala's second World Trade Center (WTC) in Thiruvananthapuram, marking a significant step in transforming the city's IT infrastructure. The project, spanning 1.5 million sq.ft. across multiple towers, will provide world-class office spaces and a 5-star hotel. With this development, our vision is to create an international landmark, reinforcing Brigade's commitment to shaping the real estate landscape.



Brigade Group to invest ₹1,500 cr in Kerala; set up 2nd World Trade Centre

Our Bureau
Kochi

The Brigade Group proposes to invest ₹1,500 crore in Kerala with a potential to generate over 12,000 jobs over the next five years.

Brigade Enterprises Ltd, the flagship Company of the Brigade Group, has submitted an Expression of Interest at the Invest Kerala Global Summit 2025, in the pres-

Trade Centre (WTC) in the State with the first being in Kochi. Besides, the company will expand its footprint in Kerala with a residential project in Kochi and a luxury island resort at Vaikom. These projects are expected to be completed by 2030.

Last month, Brigade had entered into a MoU with Technopark to develop a WTC and allied amenities, developing around 1.5 million sq ft of infrastructure,

signed and initiated the expansion of WTC in Kochi Infopark with its third tower, taking its IT infrastructure to over a million sq ft. With the proposed development of luxury island resort and residential project, Brigade plans to bring in around ₹1,500 crore investment to the State in the coming years.

Vineet Verma, Managing Director, WTC Trades & Projects P Ltd, a Brigade Group company, said Kerala contin-



Visit of the Consul General of France in Bengaluru

H.E. Marc Lamy-Consul General of France in Bengaluru, along with Mr. Pierre Beaudoin-Economic Attaché and Mr. Marc Vial-Montpellier-Consul from Business France, visited WTC Bengaluru. They were welcomed by Mr. Vineet Verma, MD-WTC Bengaluru, who hosted a special lunch in their honour.

The meeting explored Bengaluru's economic advantages and ongoing business collaborations between France and India. The visit concluded with a tour of WTC Bengaluru. During the meeting, the Consul General offered support in facilitating visas for WTC members to attend the forthcoming Global Business Forum in Marseille, France.

Vineet Verma Appointed as **Chair - RAC (APAC), WTCA**

Mr. Vineet Verma, Managing Director-WTC Bengaluru, Chennai and Kochi, has been appointed as the Chair of Regional Advisory Council (Asia Pacific) of the World Trade Center's Association (WTCA), New York. Mr. Verma continues to serve on the Board of Directors of WTCA.



WTCP

Going the 5S Way

WTC Trades & Projects Pvt. Ltd., the Facility Management SBU of Brigade Group, has launched the 5S methodology – an approach inspired by Japanese philosophy to ensure clean, organised spaces – **Sort, Set in Order, Shine, Standardize, and Sustain** – across their properties, reinforcing our commitment to workplace efficiency.

The inaugural session had participation from Senior Management of Brigade Group – Mr. Vineet Verma, MD-WTC Bengaluru, Chennai & Kochi, Ms. Nirupa Shankar, Jt. MD-Brigade Group and Mr. Atul Kumar, COO-Facilities. The team learned valuable techniques to streamline processes, improve safety, reduce waste, and enhance overall workplace efficiency. A Steering Committee has been constituted to drive this initiative in a time-bound manner.

WTC Kochi achieves Premier Accreditation



We are proud to announce that WTC Kochi has been recognised as a Premier Accredited Member by the World Trade Center's Association (WTCA). This is the highest level of certification for WTCs, awarded for specialization in Business & Member Services, Trade Services, Real Estate, and Conference & Exhibition Services.

With this our three Brigade-promoted WTCs are today 'Premier Accredited' – Bengaluru (in 2023), Chennai (in 2024), and now Kochi (in 2025). The accreditation reinforces our commitment to delivering world-class business facilities and services.

WTC Kochi wins INFHRA Award

World Trade Center Kochi has been honoured with the Diamond Award at the 9th Edition of Workplace Excellence Awards by INFHRA, winning the Leader of the Year 2024–2025 in Employee Engagement.





Brigade's Next-Gen Strategy

for Facility Management Excellence

Atul Kumar
COO-Facilities, Brigade Group

The FM industry is undergoing a major transformation, moving from traditional methods to advanced, tech-driven solutions such as automation, IoT, and AI. The focus is now on delivering superior user experiences, creating spaces that are safer, smarter, more sustainable, and efficient. Clients are becoming increasingly conscious about the environment and are actively encouraging developers to adopt sustainable practices.

At Brigade, we have created a "centre of excellence" with subject matter experts from different verticals to support the site operations across the portfolio. Apart from electrical, mechanical, security and soft services, we have introduced SMEs for EHS, food hygiene, horticulture and L&D as these are important support functions.

In 2024 we obtained ISO certification for Quality, Environment and Occupational Health & Safety and initiated 5S, a Japanese workplace organization technique. It significantly benefits operations by improving productivity, efficiency, upkeep, and safety. It also helps in boosting employee morale.

At Brigade, we have developed a strategy to introduce several initiatives:

Sustainability: We have planned LEED EBOM certification (EBOM stands for Existing Building Operations and Maintenance). It encourages energy-efficient practices, water conservation, and waste reduction, leading to a more sustainable building and to help meet both regulatory and corporate sustainability goals. We are aligning our procurement processes with a focus on sustainable and green products to align with our organizational goals.

Technology Integration: We are targeting CAFM implementation in the next year (CAFM stands for Computer Aided Facility Management). It improves operational efficiency, reduces costs, enhances resource management, streamlines maintenance, and ensures better decision-making by centralizing data and automating facility management tasks.

Our strategy combines IoT integration, AI-based predictive maintenance to proactively identify potential issues, and AI-powered solutions for resource optimization and to minimize human dependency.

Workplace Experience: We are launching our new Tenant Experience App, designed to offer seamless integration of access control, parking management, visitor management, amenity booking, and food court orders to start with. A new concept gaining popularity in tech parks & commercial buildings is the "3rd space". In this context, the "3rd space" refers to a collaborative space that blends work, leisure, and community interaction outside the traditional office (1st space) and home (2nd space). These spaces are designed to foster creativity, collaboration, and innovation in a more informal, flexible setting.

As part of our strategy, we'll focus on the 3rd space to enhance workplace experience by introducing more events, games and tenant engagement activities.

Cost Optimization: Under our sustainability initiatives, we are actively working on resource optimization. Human resources constitute a large portion of facilities management costs, and we are addressing this by technology intervention. By utilising multi-skilled staff, we aim to further optimize costs. Additional strategies include centralized procurement and more efficient inventory management. Through strategic partnerships with leading agencies across India, we leverage their expertise and negotiate effectively to secure the most competitive pricing.

Uniformity in Operations: For our 16 million square feet of commercial and retail space, maintaining uniformity in operations is challenging but essential. Every initiative and change is strategically aligned with our corporate vision and is implemented centrally across the portfolio to ensure consistency.

Collaboration and Team Building: These strategies can only be successful if we work together as a cohesive team. Every department has a role to play in ensuring that our facilities are managed effectively and aligned with our strategic goals.

In conclusion, together we will craft a strategy that will propel our organization into the future and ensure that our facilities remain a driving force behind our organization's success.



MLR Convention Centre - Bengaluru's Trusted Event Venue

📍 JP Nagar, Bengaluru, MLR Convention Centre

Situated in the heart of **JP Nagar, Bengaluru, MLR Convention Centre** has earned a reputation as one of the city's most distinguished event venues. With its blend of architectural elegance, state-of-the-art facilities, and seamless service, this destination is designed to accommodate a wide range of events – from opulent weddings and cultural showcases to high-profile conferences, corporate gatherings, and conventions.

Its strategic location, combined with world-class amenities, makes it a preferred choice for hosts seeking sophistication, scale, and impeccable execution.

📍 Whitefield, Bengaluru, MLR Convention Centre

Beyond its striking architecture and modern amenities, what truly elevates the **MLR Convention Centre Whitefield** is its steadfast commitment to service excellence. Every aspect of the guest journey – from initial planning to the final moments of an event – is thoughtfully curated with precision, professionalism, and care. Behind the scenes, a dedicated and experienced team ensures seamless coordination, allowing hosts and guests alike to focus entirely on the experience. A stand-out feature of the venue is its 800-seat auditorium, designed with advanced acoustics and ambient lighting to offer an elevated, immersive environment for conferences, performances, and large-scale gatherings.



Celebrating Community

Through Curated Experiences

📍 Regent Club, Whitefield, Bengaluru

Brigade Hospitality is dedicated to crafting memorable experiences that go beyond service – bringing people together through thoughtful events and celebrations. Our self-managed clubs are a vibrant part of this vision, hosting engaging gatherings that foster community spirit and connection.

One such occasion was the annual Cake Mixing Ceremony – a tradition that brought members and families together in an engaging setting. With activities for children and a curated high tea, the evening offered a relaxed opportunity to connect and enjoy each other's company.

The Club also hosted the Spreading Joy Initiative, in collaboration with Auxilium Nav Jeevan Orphanage. The day was filled with love and laughter – from welcoming the children with refreshments and a vibrant cultural show to a wholesome lunch, a movie screening, and a cheerful high tea.

**For reservations, please call:
+91 88613 01788**



An Esteemed Visit

Deputy Chief Minister of Karnataka Shri D. K. Shivakumar visited **Signature Club Resort at Brigade Orchards** as part of his regular outreach to the area. He met with his team and residents over lunch at Courtyard Café, where members had the opportunity to engage in informal conversations with the Deputy CM in a relaxed and welcoming setting.



The Dhaba on the Highway

at Brigade Orchards

Children's Day at The Dhaba was a joyful and meaningful celebration, hosted in collaboration with the NGO Aryan Ashraya. Thoughtfully curated gifts were distributed, bringing smiles and delight to every child. A shared meal added to the warmth of the occasion, creating a strong sense of community and connection.



As seen in Indulge



PUNJABI PASSIONS

review

IF YOU'RE SOMEONE who craves authentic Amritsari flavours but doesn't want to venture too far from city comforts, then Dhaba on the Highway is exactly where you need to be. Launched by Brigade Hospitality, this restaurant, tucked along the Bengaluru-Devanahalli highway, seamlessly brings together Punjab's rich culinary heritage with the vibrant pulse of Bengaluru.

The rustic setting, colourful decor and rhythmic Punjabi beats in the background instantly transport you away from the city's usual hustle, offering a laid-back yet lively dining experience. Once we settled in at one of the sturdy wooden tables, we dived into the menu — a carefully crafted tribute to the famed *dhabas* of Amritsar. The restaurant boasts an enticing spread of vegetarian and non-vegetarian Punjabi delights. While the menu gets a refreshing tweak now and then, timeless favours

If highway *dhabas* are your go-to foodie getaway then this eatery at Devanahalli should definitely be on your list!

rites like their creamy *Lassi*, hearty *Dal Makhni* and the classic *Makhe Di Roti* and *Sarson ka Saag* are always available for you to savour.

Our meal began with a simple yet satisfying combination: crunchy roasted *papad* paired with zesty Punjabi pickles and refreshing sips of their iconic *lassi*. It was a wonderful start that set the tone for the feast ahead. Next, we sampled the Mushroom *Kumbh Peshwari* — tandoor-roasted yellow mushrooms marinated in a luxurious cashew paste, stuffed with a cheesy, mushroom filling. Each bite offered a smoky aroma and a rich, creamy explosion of flavours that left us craving more. Following this, we

dug into another signature dish, the *Dahi Ka Kebab*. Crafted with care over two days, these golden-brown *kebabs* are crispy on the outside with a soft, gooey centre. The gentle sweetness of shredded carrot blended beautifully with the tanginess of the curd, creating a delicate balance. And if you prefer a spicy kick, just a quick dip into the vibrant *pudina chutney* takes the taste to a whole new level.

No Punjabi feast is truly complete without a touch of sweetness and we rounded off our meal with luscious *Gulab Jamuns* and a chilled serving of *Kulfi Falooda*. The perfect level of richness and sweetness in the desserts sealed our delightful experience.

Meal for two
₹1,000 onwards
At Devanahalli
— Pooja K
pooja@newindian
express.com
@kpooja_muraji



Dahi Ke Kebab



Sarson Da Saag-Makhe Di Roti



Mush Makhani

For reservations, please call: +91 96327 54250

Brigade Hospitality Shines Bright



Follow us
for engaging
content.



Grand Mercure Mysore Celebrates 9 Years of Hospitality

Grand Mercure Mysore turned nine and marked the moment with more than just nostalgia. 30 vintage and classic cars were driven down from Bengaluru. As vintage beauties rolled in, they brought with them tales of legacy, craftsmanship, and a love for the open road. Enthusiasts journeyed from Bangalore, Payana, and Mysore for a rally that was nothing short of iconic. The celebrations included a warm welcome, a toast under the stars, soulful dinners, and a brunch that lingered long after the last course

ibis Styles Mysuru Launches New Rooftop Restaurant KA16



KA 16 is an elegant 4-seater rooftop restaurant that seamlessly blends contemporary aesthetics with the rich culinary of Karnataka. Offering panoramic city views, a warm open-air ambience, and an innovative menu, KA 16 redefines rooftop dining in Mysuru.



Sheraton Grand Bangalore Celebrates 14 Years

The occasion was graced by Mr. Vineet Verma, Executive Director of Brigade Hospitality. The milestone moment featured a ceremonial cake cutting with the extended Brigade team, set against elegant décor and accompanied by a soulful live musical performance.

Grand Mercure Bangalore By the Blue Restaurant to Reopens its Doors Soon



A luxurious fine dining restaurant that blends global flavors with refined presentation, located in Koramangala, is set to reopen in August 2025. Set against the backdrop of a breathtaking city skyline, the ambience is both elegant and serene – ideal for romantic evenings, celebrations, or business dinners.

The menu features a thoughtfully curated selection of international cuisines. Guests can also enjoy a premium collection of fine wines and spirits, perfectly paired to elevate the dining experience. With attentive service, exquisite food, and a sophisticated atmosphere, By the Blue offers a memorable escape into gourmet indulgence.



Your Weekend Escape Awaits

Experience a perfect blend of indulgence and tranquility with our specially designed weekend stays.



50% OFF Sunday Brunch
30 % OFF on all
Restaurants & Bars



15% OFF
On Spa
Treatments



2 Pints of
Beer at
High Ultra Lounge



Late Check-out
till 4 PM
(Subject to availability)



An indoor urban garden setting welcomes guests at **Holiday Inn Racecourse, Bangalore. Glass – Kitchen & Bar** offers a menu focused on clean ingredients, thoughtful flavour pairings, and sustainable dining practices.

Guests can enjoy Indian cuisine with a modern touch, featuring dishes inspired by regional traditions and presented with a contemporary style. The menu blends creativity with comfort, offering familiar flavours in fresh and appealing ways.

For reservations, please call: +91 76249 99190

HOTELS



As a key player in the hospitality sector, BHVL currently owns and operates nine hotels across Bengaluru, Chennai, Mysuru, Kochi, and GIFT City, with a total inventory of 1600 keys. These properties, managed by global hospitality brands such as Marriott, InterContinental Hotels, Accor, span the upper upscale, upscale, upper midscale, and midscale segments.

BHVL's expansion strategy focuses on high-growth regions with demand, in line with its long-term strategic objectives. It is the **second-largest owner of chain-affiliated hotels** and hotel rooms in South India among major private hotel asset owners.



– Nirupa Shankar
Jt. MD, Brigade Group

GRAND MERCURE BANGALORE

📍 Koramangala



Actual shot

GRAND MERCURE GIFT CITY

📍 Ahmedabad



Actual shot

GRAND MERCURE MYSURU

📍 Sayyaji Rao Road



Actual shot

IBIS STYLES MYSURU

📍 KRS Road



Actual shot

HOLIDAY INN OMR IT EXPRESSWAY

📍 Chennai



Actual shot

HOLIDAY INN BANGALORE

📍 Racecourse Road



Actual shot

HOLIDAY INN EXPRESS & SUITES

📍 OMR, Bangalore



Actual shot

SHERATON GRAND BANGALORE AT BRIGADE GATEWAY

📍 Rajajinagar



Actual shot

FOUR POINTS BY SHERATON

📍 Kochi Infopark



Actual shot

Orion Wempower

Celebrating Women of Impact

Orion Mall, in collaboration with Red FM, hosted the Orion Wempower Red Shakti Awards, a celebration of women who are shaping a better tomorrow. The event honoured trailblazers who have broken barriers, challenged conventions, and led transformative initiatives, inspiring countless others along the way.

Held at Orion Mall, Brigade Gateway, the evening was graced by the esteemed presence of Sri Yaduveer Krishnadatta Chamaraja Wadiyar. His presence added to the grandeur of an occasion dedicated to recognizing the courage, resilience, and impact of women across various fields.



(L to R) H E Sri. Yaduveer Krishnadatta Chamaraja Wadiyar, Nirupa Shankar, Jt. Managing Director, Brigade Group, and Smita Rakesh, Founder of Sabyatha.



Vineeth Sreenivasan Live

A Night to Remember

Orion Mall at Brigade Gateway came alive with music as Vineeth Sreenivasan took the stage for an unforgettable evening. Presented by Noizz Entertainment, the concert was a mesmerizing spectacle, with every note striking a chord with the audience.

The night opened with a stellar performance by Nihal Krishna, setting the perfect tone for what was to come. As Vineeth began his set, his soulful voice and dynamic presence had the crowd swaying, singing along, and soaking in the magic.

International Yoga Day

We hosted yoga sessions at **Orion Mall at Brigade Gateway, Rajajinagar, and Orion Avenue in Banaswadi**. Around 300 participants joined us across both venues, making it a calm and refreshing start to the day.



We:Neighborhood

The Biggest Sustainable Local Brewery

We:Neighborhood is revolutionizing the local bar experience with its sustainable practices. This innovative establishment operates entirely on solar power, showcasing a commitment to eco-consciousness. In addition to its renewable energy sources, We:Neighborhood strives to minimize food waste and source greens locally. Patrons can now enjoy delicious craft beers and delectable cuisine in a vibrant atmosphere, knowing they are supporting a business that prioritizes environmental responsibility.

Here's all that We: does on the sustainability front –

Operates entirely on solar power • High-quality veggies sourced from reliable farmers • Emphasis on local produce & minimal food wastage • Brewery waste used as cattle feed • No single-use plastics • No preservatives, colours, taste makers in the food



Brigade Cornerstone Utopia to Welcome PVR INOX

We are delighted to announce that PVR INOX will be coming to Brigade Cornerstone Utopia, marking an exciting partnership that will enhance the lifestyle offering within our integrated township.

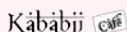
PVR will set up a **6-screen multiplex** spread across 31,700 sq. ft., with a total seating capacity of 1036. The cinema is

expected to be operational by Q4 FY26.

A pioneer in redefining the movie-going experience in India, PVR has become synonymous with premium cinema. With this addition, residents at Brigade Cornerstone Utopia can look forward to world-class entertainment right at their doorstep.

New Brands

Orion Mall at Brigade Gateway



Orion Avenue Mall



Orion Uptown Mall



Next inTech

Startups Leading the PropTech Shift

Since its founding, the Real Estate Accelerator Program has played a pivotal role in fostering innovation within the industry, **supporting a total of 82 startups**. The program continues to grow, with **five new startups joining** the cohort since December 2024, further strengthening our commitment to nurture early-stage ventures and driving transformative change in the real estate sector.

Cohort 17 – Meet the New Startups



Simplifying ESG reporting with built-in compliance for local and international frameworks.



AI-driven solutions to **stream-line real estate operations** and enhance customer experiences.



Autonomous aerial robots for surveillance and inspections in complex environments.



Sustainable construction tech solutions for optimized demolition and C&D waste recycling.



AI-powered title verification tool for seamless and secure real estate investments.

Propagate
2024



(L to R) Jayant B Manmadkar, CFO, Brigade Group, Abhay Garg, Chief Mentor, Brigade REAP, Samir Kumar, General Partner, Athera Venture Partners, Amar Mysore, Executive Director, Brigade Group, Mohan Parvatikar, Director, Brigade REAP, Vineet Verma, Director, Brigade Hospitality, Jitu Virwani, Chairman & Managing Director, Embassy Group, Priyank Kharge, Hon'ble Minister for IT & BT, GoK, Nirupa Shankar, Jt. Managing Director, Brigade Group, Amit Kumar, Senior Executive Vice President, Kotak Mahindra Bank, Abraham Stephanos, Independent Director, Brigade Group.

At Propagate 2024, hosted by Brigade REAP in December of 2024, at the Sheraton Grand in Bangalore, the convergence of technology and sustainability took centre stage, reflecting the event's theme: **"Building India's Next PropTech Unicorn."**

The event was graced by the presence of **Shri Priyank Kharge, Minister for Information Technology and Bio-technology, Government of Karnataka**, as the Chief Guest. In his keynote address, he highlighted the pivotal role of the real estate sector in driving economic growth and emphasized the urgent need for sustainable development practices. As a significant step forward, he also announced a progressive policy mandating that **20% of materials used in construction projects must be sustainable** – reinforcing the government's commitment to environmental responsibility.



Fireside Chat

A thought-provoking conversation between Jitu Virwani, Chairman and Managing Director of Embassy Group, and Nirupa Shankar, Joint Managing Director of Brigade Group, offered attendees a **deep dive into the evolving intersection of technology and real estate**. Drawing from their extensive industry experience, the leaders shared practical perspectives on how PropTech is reshaping traditional real estate operations – from enhancing customer experience to optimizing project management and sustainability. The dialogue underscored the importance of adaptability, collaboration, and forward-thinking leadership in embracing innovation across the real estate value chain.



(L to R) Amar Mysore, Executive Director, Brigade Group
Priyank Kharge, Hon'ble Minister for IT & BT, GoK, Nirupa Shankar, Jt. Managing Director, Brigade Group.

Hon'ble Minister for IT & BT Priyank Kharge conducted a comprehensive review of the startup portfolio and identified **nine sustainability-focused ventures to receive immediate Proof of Concept (PoC) opportunities**. His deep understanding of emerging technologies and proactive approach to fostering innovation were widely appreciated by the ecosystem.



India's First PropTech and Sustainability – Focused Investment Fund



Buildings and construction account for 39% of global CO₂ emissions. In India, rapid urbanization is intensifying this challenge – straining infrastructure and impacting quality of life. A sustainable, tech-driven approach is crucial.

India's growth story is compelling – consumers are embracing technology faster than ever, expecting digital-first solutions across industries. But for real estate and construction to keep pace, the sector must overcome significant barriers. This is where PropTech comes in.

The digital revolution in the built environment is gaining momentum. Globally, PropTech startups have raised over \$120B since 2014 – 75% of it in just the last five years.

Enter Earth Fund – India's only VC focused on Digital Tech and Sustainability in the built environment, backed by industry leaders. A partnership between Brigade Group and Gruhas, Earth Fund is a ₹300 Cr investment platform dedicated to high-growth startups driving sustainability and innovation in real estate, construction, and PropTech.

By combining Brigade's deep industry expertise with Gruhas' investment acumen, Earth Fund provides startups with:



Industry integration & market access



Go-to-market acceleration



Strategic fundraising support



Growth and scaling opportunities

With Earth Fund, we are driving the next wave of PropTech and sustainability-led innovation in India.

The Road to Net Zero

A World Water Day Special

“Only if we understand, can we care. Only if we care, will we help.”

– Jane Goodall

Water is a fundamental necessity, yet it remains one of **the most mismanaged resources globally**. At Brigade, our commitment to sustainability goes beyond buildings – we are actively working toward achieving **net zero by 2045**, with a critical milestone of becoming **water positive by 2030**. This means ensuring that we **contribute more water back to the environment than we consume** – through efficient water management, conservation, and innovative solutions.

A Conversation That Matters

This World Water Day, Pavitra Shankar, **Managing Director of Brigade Group**, engaged in a compelling discussion with two leading voices in water sustainability – **Vishwanath Srikantaiah**, Bengaluru’s renowned water expert, known for his work in sustainable urban water management and **Sriram Kuchimanchi**, Brigade’s sustainability partner and an advocate for climate-conscious solutions.

Their conversation shed light on some of the most pressing water-related issues – **what’s broken, what’s working, and what’s next**. From policy-level gaps to on-ground solutions, they explored ways to make water conservation an integral part of urban living.



Did you know?



A bucket bath can save up to 75% of water compared to an 8-minute shower, which uses approx. 65–80 litres of water.



Leaving the tap running while brushing your teeth can waste up to 15L per session – that’s nearly 11,000 litres of wasted water per person per year!



Blackwater, if properly treated to meet BIS 10500 standards, can be safely consumed for drinking and bathing – challenging traditional notions of wastewater.



Bengaluru isn’t running out of water – the real crisis lies in poor water management. The city receives enough rainfall and has significant groundwater reserves, but unplanned extraction and inefficient distribution are the real culprits.

Water conservation isn’t just a corporate goal – it’s a shared responsibility. **Every small action counts**, whether it’s fixing leaks, reusing greywater, or making mindful choices in our daily routines. If we come together as responsible citizens, we can **reduce waste, improve efficiency, and secure a water-resilient future** for generations to come.

At Brigade, we remain committed to **leading the change** – one sustainable step at a time.



Watch the entire conversation here to gain more insights.

Bringing World-class **Healthcare to the Community**

Brigade Foundation, the not-for-profit Trust of the Brigade Group, has partnered with **St. John's Medical College Hospital** to build a 108-bed hospital at Brigade El Dorado, located in Aerospace Park, North Bengaluru.

The groundbreaking ceremony for this much-anticipated facility was recently held, marking the beginning of a project that will benefit not only the residents of Brigade El Dorado but also the wider North Bengaluru community.



Most Rev. Victor Henry Thakur, Archbishop of Raipur, Chairman – CBCI Society for Medical Education blessing the foundation stone.



This hospital will stand as a symbol of service – where healing meets humanity, where care is rooted in compassion, and where the values of both Brigade and St. John's come together to foster well-being for all. Through this new facility, we remain committed to delivering quality healthcare with integrity, compassion, and excellence.



– **M R Jaishankar**
Lifetime Trustee, Brigade Foundation

Making **Space for Learning**

The Brigade Foundation has contributed to the construction of the Sir M. Visvesvaraya Auditorium for a public school in Vishwanthapura in Karnataka. Named after the esteemed Diwan of Mysore, the space is a tribute to his legacy and commitment to education.



Bridging the Skill Gap



Actual shot

The Brigade Centre of Excellence and Skills Foundation, a Section 8 company, is the skilling initiative of Brigade Group, dedicated to empowering youth from underprivileged communities across Karnataka. Focused on high-demand sectors – Construction, Retail, Hospitality, and Manufacturing – the Academy aims to bridge the skill gap and contribute to the state's ambitious economic growth objectives. The Bangalore Chamber of Industry and Commerce (BCIC) is our knowledge partner in this initiative.

Our Mission:

To empower unemployed youth by providing high-quality vocational training in key sectors, fostering employability, and contributing to Karnataka's economic development.

About the Academy:

Located in a state-of-the-art 10,000 sq. ft. training facility at KIADB Park, Bengaluru, the Academy is supported by partners such as the Jaquar Foundation to deliver industry-relevant, hands-on training.

Objectives:

- **Skilling and Employing Youth:** Deliver world-class vocational training to unskilled and semi-skilled youth, preparing them for gainful employment.
- **Industry Collaboration:** Partner with industry leaders to ensure curriculum relevance and alignment with workforce needs.
- **Driving Economic Growth:** Support Karnataka's economic goals by skilling youth for high-demand job roles.

Impact Highlights:

- In 2024-25, 125 youth with disabilities (PwD) were trained under the Retail programme and placed across Bengaluru.
- 100 construction workers were trained in Plastering and Tiling, significantly enhancing quality outcomes at project sites.

In the current year, the Academy **aims to train 400 candidates across** Construction, Retail, and Hospitality sectors and support their employment.

Over the next five years, we plan to impact the lives of 6,000 youth across Karnataka by providing best-in-class training and creating meaningful employment opportunities.



A Cleaner Bengaluru

The Solution Starts With Us

The Bengaluru Brigade is a city-wide initiative committed to building a cleaner, greener, and healthier Bengaluru. Spear-headed by Rotary Bangalore Midtown and Brigade Foundation, the campaign encourages citizens, organizations, and authorities to come together and take collective action for a better urban environment.

With increasing levels of waste and pollution, the need for active civic engagement has never been greater. The initiative promotes sustainable practices such as waste segregation, recycling, composting, and reducing plastic usage. By raising awareness and working alongside local authorities, the Bengaluru Brigade also supports improvements in sanitation infrastructure and civic enforcement.

At the heart of this movement is the belief that small, consistent efforts from individuals can lead to meaningful change. From beautifying public spaces to fostering a greater sense of community responsibility, every step counts in making Bengaluru a city we can all take pride in.

To know more or sign up, visit:
www.bengalurubrigade.org.



A cleaner city means:



Healthier communities



A greener tomorrow



A place we're proud to call home

Join us in this movement. Together, let's keep Bengaluru shining!

More details in the caption.



Supporting Underprivileged Cancer Patients

The Rotary Club of Bangalore Midtown and the Rotary Club of Birtamode have extended a sizeable grant of Rs. 2 Crore to Sri Shankara Cancer Foundation under the 'Bridge of Hope – Cancer Care Initiative'. The fund will support cancer patients from underprivileged backgrounds undergoing treatment at Sri Shankara Cancer Hospital and Research Centre. The first disbursement, enabled by the contribution of Past President M R Jaishankar, Executive Chairman, Brigade Group, was formally handed over at a ceremony held recently.

Nurturing the Next Generation of Women Cricketers

Deepthi Bopaiah
CEO-GoSports Foundation

The Equal Hue Cricket Excellence Program (EHCEP), a strategic partnership by Brigade Foundation with GoSports Foundation as part of Brigade's CSR initiatives, is a positive investment in Indian women's cricket with significant social impact. Recognizing the crucial stages of a cricketer's journey – initiation, retention, and advancement – the program provides targeted support at crucial points.

Women's cricket is perfectly poised for growth, fueled by increased media and investment, inspiring athletes, success of commercial leagues like India's WPL, and further amplified by its inclusion in the LA 2028 Olympics, necessitating sustained grassroots investment in youth programs, coaching, and mentorship to build a robust talent pipeline. Against this backdrop, EHCEP is one of the significant talent feeders, proactively nurturing promising athletes for international success. Since 2022, the program has supported 15 athletes, accelerating their transition to senior levels within two years, significantly faster than the typical 5–6 years.

By addressing constraints, the program ensures athletes in their early 20s remain in the game, which further strengthens the younger base. Over three years, the program has delivered several hundred impactful interventions, engaged 30+ experts, provided 10 high-performance stints, resulting in:

3 Indian National Team selections (Titas Sadhu, Nandini Kashyap, Kashvee Gautam) | **4 IPL players** (Titas Sadhu, Nandini Kashyap, Kashvee Gautam & Shweta Sherawat) | **3 India A/U-19 team members** (Mithila Vinod, Sanika Chalke and Shweta Sherawat).

The continued strategic partnership promises providing vital resources to empower current athletes and, crucially, to broaden the program's reach, supporting many more aspiring young women cricketers.

The Equal Hue Cricket Excellence Program stands as one of the key initiatives to strengthen the women's cricket ecosystem in India, working closely with talent to provide the right opportunities at the right time. By aligning efforts and championing equity, this program will be instrumental in building a stronger India through sport.

Impact Stories



Nandini Kashyap

Nandini's three-week high-performance training in Hyderabad focused on wicket-keeping, power transfer, and core stability. Her improved skills and exposure translated into standout performances in the Uttarakhand Premier League with record-breaking scores. **She earned maiden centuries, multiple accolades, and selections for the Indian T20I team and Delhi Capitals in the WPL.**



Titas Sadhu

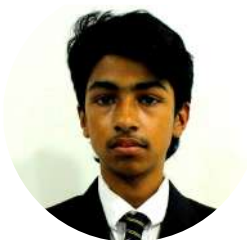
With support from our program, Titas trained year-round on a home gym and cement pitch, guided by expert video analysis from Steffan Jones. These efforts enhanced her strength and technique, leading to her **T20I debut and a gold medal-winning performance at the Asian Games**. She went on to debut for Delhi Capitals, win the Senior T20 Inter-Zonal Trophy, and earn spots in India's Test, ODI, and T20I squads.

Young Achievers in the Limelight



THE BRIGADE
SCHOOL

@ J. P. Nagar



Darshan Melkote (Grade 12A) presented his paper, Low-Cost Motorcycle Crash Detection, at the 8th International Conference on Computational Systems and Information Technology for Sustainable Solutions (CSITSS – 2024). Selected from over 1,000 submissions through a double-blind review, his work was published by IEEE, a prestigious organization in engineering and technology. His paper proposes an accessible solution for motorcycle crash detection and reporting.



THE BRIGADE
SCHOOL

@ Whitefield



The Grade 8 team won first place at the CBSE Art Integrated Learning competition with a creative blend of Karnataka and Ladakh's culture and biodiversity. Using biodegradable materials, they dressed their model, Navya Kilam, in an Ilkal saree draped Ladakhi style, adorned with motifs of state animals, a Blacknecked Crane inspired stole, and a lotus border. Their artistic and sustainable approach earned them the top spot.



THE BRIGADE
SCHOOL

@ Malleswaram



Japan on Canvas 2024, a national painting competition, saw 5,237 participants from 219 schools across India. 67 students from The Brigade School, Malleswaram, participated, with three winning top awards:

- Ishaan Chhangani (Grade 4) – Outstanding Performance Award (Festivals of Japan)
- Nabarun Amith (Grade 9) – Extraordinary Performance Award (Landscapes of Japan)
- Niharika Sahebgowda Shetty (Grade 10) – Extraordinary Performance Award (Portraits of Famous Personalities of Japan)

Their artworks were among the top 33 showcased at World University of Design, Sonipat, and Japan Foundation, New Delhi.



Lamp lighting

Keynote Address for Graduating Students 2024

In January, the graduating students of The Brigade Schools celebrated an evening of inspiration and commitment to excellence.

The event opened with an invocation and lamp lighting, followed by a welcome speech from Mrs. Parthasarathy, Principal of The Brigade School at JP Nagar, highlighting the Brigade Foundation's dedication to education.

Mrs. Githa Shankar, Founder of The Brigade Schools, encouraged students to strive for excellence while embracing compassion. As part of the 'Passion with Compassion' initiative, she felicitated Dr. Shiela Rao (the keynote speaker) for her humanitarian efforts in animal welfare. Dr. Rao, along with Dr. Suranjana Ganguly (a veterinarian), emphasized the importance of empathy and collective responsibility. The evening also highlighted the Brigade Foundation's CSR initiative, which supported Dr. Rao's NGO, Wildlife Rescue and Rehabilitation Centre, along with Jeevan Dhara Foundation and Cyte Care – Humanist.



Dr. Shiela Rao being felicitated by Mrs. Shankar.

The Junior School Choir performed "In This Together," reinforcing the urgency of environmental conservation, while students from The Brigade School @ Whitefield presented a stunning classical dance celebrating nature.

Seamlessly blending recognition, motivation, and artistic expression, the event left a lasting impact on all present.



Traditional folk dance

Young Athletes in Action

The Annual Sports Day for Grades 1–3 was a vibrant celebration of energy, teamwork, and sportsmanship. Highlights included rhythmic yogasanas by Grade 1, exciting track events, and a lively mass drill with colourful props. The young athletes gave it their all, creating moments of joy and camaraderie. The event ended on a high note with cheers and applause as winners were felicitated.



Into the Wild

Pench Educational Journey



Grade 9 students from The Brigade Schools embarked on a four-day Young Naturalist Programme at Pench, exploring its rich ecosystem through safaris, field research, and community interactions. Activities included camera trapping, pugmark casting, pottery with the Gond community, and a jungle cook-off. Evenings featured bonding sessions like bonfires and musical nights. The trip concluded with a reflection session, leaving students with a deeper appreciation for nature and wildlife conservation.

National Mathematics Day

The Brigade Schools celebrated National Mathematics Day in honour of Srinivasa Ramanujan, showcasing his life and legacy. Grade 5 students brought geometry to life through a creative skit and dance. A fun math quiz and engaging magic square activity kept the audience entertained and intrigued, highlighting the relevance and joy of mathematics.





Scan here to read
the full article.
Pages: 15-21.



We are taking registrations for the next academic year.

A Memorable Addition to Our Collection

Pandit Hariprasad Chaurasia's Iconic Flute and Memorabilia



Seen here: (L to R) Shivayogi Kalasad, CEO-Brigade Foundation, Vineet Verma, Trustee-Brigade Foundation, M R Jaishankar, Lifetime Trustee-Brigade Foundation, Pandit Hariprasad Chaurasia, Pradeep Kumar Panja, Trustee-Brigade Foundation, Preema John, Museum Director-IME, Dr. Subhash Chandra Khuntia, Former Chief Secretary to the Government of Karnataka.



The Indian Music Experience (IME) Museum received another precious memento with a remarkable contribution from the legendary flautist, **Padma Vibhushan Pandit Hariprasad Chaurasia**. His generous donation of his personal flute and cherished memorabilia now becomes a part of IME's permanent collection, further enhancing the museum's role in preserving India's rich musical heritage.

The donation was made when Panditji visited IME. The formal handing over of the instrument happened at a musical presentation of '**Bansuri Jab Gane Lage**' on the life of Pandit Hariprasad Chaurasia hosted by Brigade Foundation in a private function.



Pandit Hariji's visit to IME was an immense honour, surpassed only by the profound privilege of receiving this extraordinary gift from this legendary musician who effortlessly transcended the boundaries of Bollywood, folk, and classical music. His iconic bansuri, his signature concert attire – the Kurta, Dhoti, and Pearl Necklace – alongside his personal diary from 2012 documenting his performance dates, are invaluable additions that will deeply resonate with our visitors. This generous contribution will forge a powerful connection with Hariji's unparalleled musical legacy, allowing visitors to experience and feel connected to the magic of his artistry and his unwavering devotion to music, further solidifying IME's commitment to preserving and celebrating the titans of Indian music.



– **Preema John**
Museum Director of the
Indian Music Experience Museum

Kun Faya Kun

KM Sufi Ensemble

KM Sufi Ensemble, founded by A.R. Rahman, was in concert for the first time in Bengaluru.

The ensemble showcased Qawwali, a form of Sufi devotional music from the Indian subcontinent that dates back over 700 years. Qawwali conveyed themes of divine love and spiritual yearning, guiding listeners toward transcendence and a deep connection with the divine.

The ensemble performed timeless pieces such as 'Khwaja Mere Khwaja,' 'Kun Faya Kun,' and 'Zikr,' alongside traditional qawwalis like 'Man Kunto Maula' and 'Dum Mast Qalandar.'



Ragas, Maqam & Flamenco

A World Music Concert by Surabhi Ensemble

Hosted a special year-end concert by **Surabhi Ensemble, an award-winning Chicago-USA-based world music band,** sharing genre-bending original music soundscapes with the intent of establishing deeper cross-cultural connections to fulfil their vision, #liveasonefamily, across the globe.

The ensemble's music encompassed Carnatic Ragas & Rhythms, Spanish Flamenco, Middle Eastern Maqam, West African Tama drumming, and Mexican folk music. These eclectic music sounds were beautifully interwoven with movement: from traditional Bharatanatyam to Rajasthani folk dance, Middle Eastern Dabke dance, and Spanish Flamenco dance.

Spreading the message of peace through music, Surabhi Ensemble brought original music and dance presentations to IME, along with regionally popular pieces to Bengaluru, as part of their India tour.





The Yazh

A Revival of an Ancient Tamil Instrument

The IME newly acquired and installed the Yazh in its Instruments Gallery, further expanding its collection of over 100 musical instruments from across the country. Mentioned extensively in Tamil literature and dating back over 3000 years, the Yazh is a harp-like instrument that has become extinct over time. Traditionally constructed with gut strings, a curved ebony neck, and a boat-shaped resonator covered with goatskin, the Yazh is often associated with the mythological Yali and holds religious significance, as evidenced by its depictions in Tamil temple sculptures.



Prayer for Peace

A Concert by NalandaWay
Chennai Children's Choir

In partnership with NalandaWay Foundation, IME hosted Prayer for Peace by the Chennai Children's Choir.

Established in 2015, CCC has empowered children from underserved communities through music, fostering confidence and social cohesion. With over 50 performances globally, including at the Kennedy Center, they brought their inspiring production to our museum.

Prayer for Peace wove together diverse songs and poems from different languages and cultures, celebrating unity, love, and nature. Featuring verses from Basavanna, Tagore, Bob Dylan, and Faiz Ahmad Faiz, the performance embodied hope, peace, and collective harmony.



A Visit to Remember

We were honoured to welcome **Padma Shri awardees Prahlad Singh Tipaniya and Rajeev Sethi** to our museum. A celebrated folk singer and a visionary designer, respectively, both have contributed immensely to India's cultural and musical heritage. Their visit and engagement with the museum were truly memorable moments for us.



Featured: Ustad Wasifuddin Dagar

SPICMACAY IIMB

Annual Music and Dance Festival

Brigade Foundation, in association with Indian Music Experience (IME) Museum, partnered with IIM-Bangalore to co-host the event **"YAMINI 2025"**, a flagship programme of **SPICMACAY IIM Bangalore Chapter**. The event was held on 25th and 26th January 2025, at the IIM Bangalore campus, bringing a cultural extravaganza to life with classical music from across the country by renowned maestros and dancers. Enabling celebration and preservation of India's rich classical arts, the event witnessed an enthralling lineup of artists and an audience of over 4,000 attendees.

Rhythms of Heritage

Ugadi Special Concert

IME celebrated Ugadi with a special concert by the legendary **Padma Shri Smt. Dandamudi Sumathi Rama Mohan Rao** – All India Radio's first A-grade woman Mridangam artist. A trailblazer in her field, she dedicated her life to elevating the Mridangam to a solo performance tradition.

Trained under her father, Sri Nidumolu Raghavaiah, and later her guru and husband, Sri Dandamudi Rama Mohan Rao, she mastered the Pudukkottai Sampradayam style. Her contributions have earned her the Kendra Sangeet Natak Akademi Award, the Ugadi Puraskar, and accolades from the Madras Music Academy.

She has performed with maestros like Dr. M. Balamurali-krishna and founded the Sri Dandamudi Ram Mohan Rao Laya Vedika, promoting the Mridangam and organizing the historic Satha Mridanga Vadya Nivali with 100 artists.



Museum visiting hours:

Weekdays (Tue to Fri)
10:00 a.m – 6:00 p.m
(Last ticket sold at 5 PM)

Weekends (Sat & Sun)
11:00 a.m – 7:00 p.m
(Last ticket sold at 6 PM)

Contact us: **+91 96866 02366** | Email: **info@indianmusicexperience.org** |
Location: **Brigade Millennium, JP Nagar, Bengaluru**



Artificial Intelligence

What's the Buzz About and Why it Matters

K H Ram

GM-Strategic Analytics, Brigade Group

Artificial Intelligence (AI) is the science of making computer systems perform tasks which typically require human intelligence – such as learning, reasoning, problem-solving, and understanding language. It mimics human behaviour and decision-making, enabling computers to do things like recommend movies, translate languages, or even drive cars.

All of us have been using AI in our daily lives long before GenAI, ChatGPT and OpenAI became household words – unlocking your phone with face recognition, using email spam filters, getting personalized recommendations on Netflix or Amazon, and interacting with customer service chatbots all rely on AI. Social media platforms use AI to curate your feed, suggest friends, and filter out inappropriate content. Even spell checkers and digital assistants like Siri or Alexa are powered by AI.

How AI can Drive Value in our Organization

AI has been adopted and implemented across industries and organizations globally, with technology companies

such as Microsoft, Google and Amazon pushing the boundaries of AI applications in Industries. AI isn't limited to IT companies – many non-IT organizations are well into their AI adoption journey. In India, large enterprises such as Tata Steel, Bajaj Auto, Maruti Suzuki, Asian Paints, HDFC Bank, Reliance Retail, ICICI Bank, Aditya Birla Group and others have adopted AI to drive accelerated value across business functions.

In the Real Estate and Construction sector, L&T Construction uses AI and digital technologies to reduce construction costs, minimize waste, and improve safety on sites through AI-driven predictive analysis and computer vision models. Additionally, L&T has completed more than 50 projects using drones and geospatial technology, and over 200 projects are managed using advanced digital engineering platforms. New-age PropTech companies such as NoBroker, Infra.Market, Square Yards, Zolo Stays, Furlenco all use AI for everything from personalized search and property valuation to smart building management and customer engagement.

Integrating AI into business processes will transform how we operate, making workflows faster, smarter, and more efficient. **Some benefits of AI:**

- Value delivered
- Improved productivity and efficiency, enhanced decision making, accelerated innovation
- 24/7 service, faster resolutions, automate responses to common queries, reducing wait times and improving customer satisfaction
- Higher engagement, targeted offers
- Lower costs, less waste
- Less downtime, higher efficiency
- Fewer errors, faster payments
- Better hires, improved morale

The above list gives us a sense of what can qualify as an AI use-case. To identify a use-case within your function, you need to look for

- Repetitive, time-consuming tasks
- Processes that rely on large amounts

of data or manual analysis

- Decision points that could benefit from data-driven insights
- Customer-facing interactions where faster responses or personalization would help

The Risks of Non-Enterprise AI Tools

While the use-cases of AI hold promise, we must be responsible in how we use AI. Most of us may be aware of free AI tools available on the web, such as ChatGPT, Deepseek, Gemini, Copilot (free usage), etc. These are not enterprise AI tools. Using non-enterprise AI tools can expose us to risks such as data leaks, compliance violations, and lack of control over sensitive information, making it crucial to evaluate and manage these risks carefully. If we do use these tools, we need to ensure that:

- We don't provide sensitive information: Avoid sharing personal or confidential information with AI tools to prevent privacy breaches and ensure compliance with data protection regulations. Do not upload any company documents in free AI tools
- We don't copy and paste: Refrain from directly copying and pasting AI-generated content. This can lead to unintentional plagiarism and other issues
- We don't assume AI is always right: AI can sometimes provide incorrect or biased information. Always verify the content before using it

The Opportunities Ahead

AI is not just a buzzword – it's a powerful tool that can help one become more efficient, innovative, and competitive. By automating routine tasks, uncovering hidden insights, and enabling better decision-making, AI can help us focus on higher-value work. In summary, AI is already shaping our world and offers immense opportunities for those willing to learn, adapt, and innovate. Now is the time to explore how AI can drive value for us all.

India's First Truly
Net Zero Carbon
Residential Project

At Brigade, sustainability is at the heart of everything we do. With a goal of achieving net zero carbon emissions by 2045, we're proud to launch India's first truly net zero carbon residential development – a project that sets a new benchmark for climate-resilient living.

Spread across 4 acres, the development offers exclusive 1 to 4-bedroom homes designed for long-term environmental responsibility. From construction to post-occupancy, every aspect has been carefully planned to reduce emissions and support sustainable lifestyles. **Here's how we're making it happen:**

1 Mitigation Efforts

10.7%

reduction in residential energy demand

65%

water sourced sustainably

40%

reduction in embodied carbon

86%

waste diverted from landfills

100%

common areas powered by solar energy

2 Carbon Offsetting



Green credits



Afforestation initiatives



What this means in real terms

Water savings

equal to 8,908 tankers annually

Net-zero

water discharge

Low energy

use through efficient materials & design

Fully solar-powered

shared spaces

At Brigade, we believe that true progress is rooted in responsibility. This project stands as a reflection of our unwavering commitment to sustainability and the thoughtful use of natural resources.

Visit www.BrigadeCitrine.com to know more.

Understanding Climate Change

Climate change might feel like a distant, global issue, but its impacts are closer to home than ever before – rising temperatures, erratic weather patterns, and resource scarcity are already shaping the world around us. And while it's easy to assume these problems are too big for us to influence, the truth is that every single decision we make contributes to the solution – or the problem.

From the energy we use to cool our homes to the way we commute or cook dinner, our carbon footprints add up quickly. But the good news?

By becoming more mindful of our everyday actions, we have the power to make a measurable difference.

Want to understand your own impact on the environment?

Use our Personal Carbon Footprint Calculator to:

- Measure emissions based on your energy use, commute, travel, and lifestyle habits.
- Discover your annual carbon footprint in terms of tons of CO₂ emitted.
- Get tailored suggestions on how you can lower your emissions – whether it's adjusting your thermostat, switching to reusable products, or making smarter travel choices.

Take the first step today by calculating your carbon footprint. Knowing where you stand is the first step toward making a change!



Scan here to calculate.

Driven by People, Defined by Purpose

Brigade is committed to fostering a work environment where every team member feels motivated and integral to their collective achievements.

Here's a glimpse of all that went down:

Pitch Perfect Moments

This season, the spirit of sports took centre stage with the Brigade Premier League and the Women Premier League – both met with enthusiastic participation and roaring cheers. The matches were marked by enthusiasm and a sense of camaraderie that extended beyond the field. The turnout was fantastic, with players bringing great energy to the field. More than just competition, these leagues were a celebration of team spirit, fitness, and the joy of coming together – on and off the pitch.



Celebrating Years of Commitment



We extend our appreciation to two long-serving team members who have been an integral part of our journey. As they move on to new beginnings, we thank them for their contributions and wish them continued success and fulfilment in the years ahead.



Inclusion Powers

Customer-Centric Innovation

Article by Avtar

(Leaders in Workspace Culture and Inclusion)

With women now accounting for 22% of all home purchases in 2024 – a number expected to grow – the real estate industry is experiencing a shift in its customer base. Women are no longer just influencers in buying decisions; they are key decision-makers. To stay relevant, businesses must embrace inclusion – not just within the workplace, but in how they engage with evolving customer needs.

Brigade marked International Women's Day with a powerful panel discussion on Building Inclusive Futures, where leaders Pavitra Shankar and Nirupa Shankar reinforced that inclusion is not optional – it's a business imperative. They highlighted that failing to build inclusive cultures leads to talent loss, stifled innovation, and missed opportunities. The session featured Dr. Saundarya Rajesh, who shared strategies to remove systemic barriers and promote meaningful career growth for women.

Partnering with Avtar, Brigade is now rolling out focused training programmes for leaders, managers, and women employees – equipping teams with the tools to create a more inclusive, equitable, and high-performing workplace.

This internal shift directly impacts how Brigade serves its customers. More women in leadership and customer-facing roles bring richer perspectives, driving smarter design, safer communities, and more thoughtful, inclusive customer experiences.

At Brigade, inclusion is powering innovation – with empathy, diversity, and customer-centricity at its core.

A Year of Purposeful Progress at CREDAI Bengaluru



Amar Mysore

President, CREDAI Bengaluru (2023-2025) & Executive Director, Brigade Enterprises Ltd.

Real estate association calls for phased rollout of e-khata process

Move aims to address property registration delays

BENGALURU, DHNS

The Confederation of Real Estate Developers' Association of India (CREDAI) has called on the Bruhat Bengaluru Mahanagara Palike (BBMP) to prioritise issuing e-khata for new apartments with occupancy certificates.

Addressing a press conference on Thursday, CREDAI highlighted a 60% drop in property registrations and a revenue shortfall of Rs 8,000 crore for Bengaluru developers since October

due to delays in processing e-khata applications.

Amar Mysore, president of CREDAI Bengaluru, noted that most e-khata issues are confined to the BBMP limits. "In panchayat areas, e-khata has been operational for years without major hurdles. Within the BBMP's jurisdiction, we urge a phased rollout of the system to match its processing capacity," he said.

On October 1, the BBMP introduced online e-khata issuance for 22 lakh properties and made it mandatory for



Amar Mysore, CREDAI chief

registering new properties and reselling existing ones.

NRIs, local transactions Mysore, who is also the executive director of Brigade Group, criticised the absence of urgency-based categorisation for processing e-khata applications.

"NRIs are unable to complete scheduled property transactions, and individuals seeking mortgages are facing

BBMP's response



Munish Moudgil, BBMP's Special Commissioner of Revenue, stated that a parallel system will soon be launched to issue e-khata for properties delayed at sub-registrar offices.

challenges as banks demand e-khata. Some sellers are even forced to pay capital gains tax due to delays in registering new properties," he said.

While commending e-khata as a "bold move to curb fraudulent transactions", Mysore

called for better preparation. "The BBMP should have tested the software, engaged stakeholders like CREDAI, and expanded its workforce before the public rollout."

System's limitations

Mysore also pointed out inefficiencies in the system.

"Uploading documents and verification are slow and cumbersome. Revenue officers take excessive time to issue e-khata, even after we feed all apartment details post-occupancy certificate issuance," he said.

CREDAI has engaged with the BBMP and revenue officials, along with software developers, to address these issues. Although some problems have been resolved, new challenges continue to emerge.

homebuyers who go in for home loans and help keep the momentum going.

On a global perspective we are experiencing uncertainty in a way we have never witnessed with US President Trump taking knee-jerk decisions in his first 100 days in office on the way trade is conducted between countries and its ramifications are being felt across the stock market, companies trying to go public have had to hold off their plans for now, fluctuation in currency exchange rates and general sentiment which has a huge impact on the offtake of commercial space and on residential business we are all in.

We as a fraternity are perennial optimists; we look at the silver lining. The imposition of tariffs has potentially opened opportunities for India and us to attract investments as companies seek to diversify their supply chains away from China. It is essential that we all remain vigilant and make our organizations more agile to come out of this potential crisis at the top.

I'm deeply grateful to my mentor, M R Jaishankar (Executive Chairman, Brigade Group) without whom I would not have been able to take up this position. He has helped me navigate through these uncharted territories and more importantly take the time out for attending the important meetings with the Government.

I wish the incoming leadership team the very best as they continue to take CREDAI Bengaluru to new heights.

I had the honour of serving on the board of The Confederation of Real Estate Developers' Associations of India (CREDAI) Bengaluru. It was a time defined by collaboration, progress, and purposeful advocacy for the real estate industry.

These past two years as the President of CREDAI Bengaluru have been extraordinary. I've had the privilege of working alongside an exceptional Governing Body and collaborating with our Senior members who are the brightest minds in the industry. Furthermore, one of the greatest honours has been representing our chapter at the national level.

One of the most memorable highlights of my tenure was the seamless execution of NATCON 2024 in Sydney, Australia. And, among many of the achievements, I am proud of the strong relationship CREDAI Bengaluru has built with policy-makers. Through consistent engagement with relevant authorities, we have ensured that the challenges and opportunities facing our industry are clearly communicated. We have fostered meaningful dialogue, explored

solutions, and worked to influence policy decisions and have made headway on a lot of counts, notably the Premium FAR policy that has been long pending and is finally approved.

Sustainability has been at the core of our initiatives, from sustainability workshops to tree planting drives, CREDAI Bengaluru has played a pivotal role in promoting environmentally responsible development and driving the adoption of green building practices. Our commitment to building sustainable communities remains unwavering.

We are lucky to be based out of Bengaluru, which has been, and I hope continues to be a hotspot for real estate investment. The landscape we operate in is complex and ever evolving; Bengaluru's real estate market holds immense potential, but it involves navigating the broader economic and political involvement in the way we conduct business.

I hope the recent cut of 25 basis points in the Repo-rate by RBI will help in improving the sentiment amongst prospective

Spotlight on Excellence



Brigade Tech Gardens was awarded the **'Shotcrete and Waterproofing'** award by the American Shotcrete Association.



Bentel Associates, the architects behind Brigade Gateway, Hyderabad won for **Best Commercial High Rise Architecture at the Asia Pacific Property Awards**.



M R Jaishankar, Executive Chairman, Brigade Group was recognised as **Legendary Icon in Real Estate at the Times Real Estate Conclave and Awards 2025 by The Economic Times**.



Nirupa Shankar was named Real Estate Icon of the Year at the **ET Business Awards 2025**.

AWARDS & RECOGNITIONS



Brigade Group was awarded winner under the category 5,000 Cr – Service Industry – Water for Brigade Tech Gardens by the **BCIC ESG Awards 2025**.

A USGBC LEED Platinum-certified SEZ and a joint venture with GIC Singapore, Brigade Tech Gardens stands as a benchmark in eco-conscious commercial development.



Brigade Parkside North, designed by CnT Architects, was honoured at the Indian Institute of Architects (IIA) Karnataka Chapter convention for Multi-Family Residential Projects. Adding to this achievement, it also secured First Prize in the National Awards of the Indian Institute of Architects under the same category.



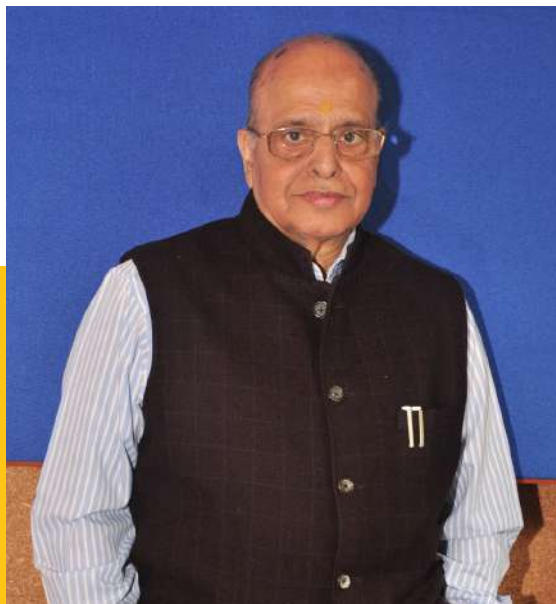
Facility Management Project of the Year – Residential for 'Brigade Cornerstone Utopia' at the **16th Realty+ Excellence Awards 2024, South**.



Brigade Citadel won 'Residential Project of the Year' at the **2nd Realty+ Excellence and Conclave Awards – Hyderabad 2025**.

Honouring a Life of Impact

**We salute a soul
that touched the
sky and beyond.**
A visionary whose
contributions to
science & nationhood
are etched in time.



**Padma Vibhushan
Dr. K Kasturirangan**

October 24, 1940 - April 25, 2025

- Former Director ISRO
- Secretary Department of Space
- Member of Parliament
- Member of Planning Commission
- Chairman National Education Policy
- Chairman IISC
- Honorary Distinguished Advisor,
Raman Research Institute
- Ind. Director Brigade Enterprises Ltd.

...and many more other accomplishments.

In his book, **SPACE & BEYOND**, Padma Vibhushan Dr. K Kasturirangan (Former ISRO Chairman and Scientist) pays tribute to his friendship with M R Jaishankar and his wife Githa Shankar.

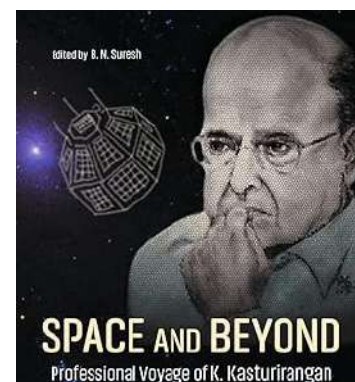


Photo from the book: At a get together hosted by Dr. K Kasturirangan in honour of Dr. Ashwani Kumar, Senior Advocate Supreme Court & Former Union Law Minister on April 26, 2019; seen in the picture (L to R): Dr. K Kasturirangan, Mr. M R Jaishankar, Executive Chairman, Brigade Group, Dr. K Sivan, then Chairman, ISRO, Dr. Ashwani Kumar, and Justice M N Venkatachaliah, Former Chief Justice of India.



Dr. K. Kasturirangan served on BEL's Board as an Independent Director from 2007 to 2009. We are grateful for his visionary guidance and steadfast commitment during his tenure.

Board of Directors (2008) (L to R): P. V. Maiya - Independent Director, MR Gurumurthy - Non-Executive Director, PM Thampi - Independent Director, MR Shivram - Non-Executive Director, M R Jaishankar - CMD, Githa Shankar - Wholtime Director, Dr. TN Subba Rao - Independent Director & Dr. K Kasturirangan - Independent Director.



Mr. Jaishankar and his wife Ms. Githa Shankar of Brigade Group gave me a bird's-eye view of Bengaluru's development as they transformed it with award-winning landmarks. I have watched Jai and Githa's efforts from the early 1970's with great admiration, and we continue to be good family friends with several common interests.



— Dr. K. Kasturirangan
Former Chairman, ISRO and Chairman Drafting Committee, NEP 2020, as quoted in his book *Space & Beyond*

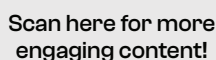


● Brigade Group has acquired a strategically located 11-acre land parcel opposite ITPL in Whitefield, Bengaluru. This move underscores the company's continued focus on strengthening its commercial real estate presence in one of the city's most dynamic business and technology corridors. The land will be developed into a premium commercial project with a gross leasable area of approximately 1.5 million square feet and a GDV of over Rs 2,000 crore.



Realty firm Brigade Enterprises Ltd will invest around ₹4,500 crore to develop an integrated 10-acre housing and commercial project in Hyderabad to expand the business to encash strong demand for luxury homes and premium office-retail spaces. Bengaluru-based Brigade Enterprises launched its new mixed-use project 'Brigade Gateway' at Neopolis Kokapet, Hyderabad. "We will develop a 45 lakh square feet mixed-use project in Hyderabad, of which around 25 lakh square feet will be luxury homes," the company's executive Director Amar Mysore said.

Bengaluru: Brigade Group's revenue rose 27% to Rs 1,530 crore in the Dec quarter compared to the corresponding period last year. The company's net profit rose to Rs 236 crore



Brigade Insight is published, designed and edited by the Corporate Communications Department of Brigade Group.

An integrated ISO certified property developer
(ISO 9001-2015, 14001-2015, 45001-2018)



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A life of self discovery begins



A world of joy opens up when you walk into Brigade Eternia. Wander through playful paths and whimsical alleys. Dance to your own tune, cartwheel through worlds, and create your own parallel universe. You are in your element and your inner child is alive! So much to do, so little time!

Brigade Eternia. Explorers are we.



Located in
the heart of
Yelahanka



Grand Central
Courtyard with
amenities for all ages



20 mins to
Hebbal and
Airport



Spacious
3 and 4
bed homes

To **UPGRADE TO BRIGADE**, call **1800 102 9977**

The Project is developed in association with **KRISHNA PRIYA ESTATES PVT. LTD.**

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— PRESENTING —
BRIGADE
ETERNIA
— YELAHANKA MAIN ROAD —

TIMELESS

SPACES.
CONTEMPORARY
LIVING.



*Artist's impression

A REALM OF ITS OWN

Brigade Icon introduces you to a new way of life. A sophisticated mixed-use lifestyle enclave with 3, 4 and 5 bed residences, and a wealth of amenities, designed to the highest aesthetic standards. Discover a space that artfully blends fine living with a dynamic commercial hub, offering you the best of both realms.



200 exclusive
homes from
2750 sq.ft onwards



Panoramic
sea & city
views



IGBC Platinum
Pre-Certified
(Residential)



Tallest building
on Mount Road
with **38 floors**



Premium
amenities

Explore the iconic ☎ 72 000 55 000

BRIGADE
ICON

MOUNT ROAD
CHENNAI

HOME | OFFICE | RETAIL