

TOI HOMES
THE TIMES OF INDIA GROUP



BRIGADE
ORCHARDS

EBONY

DEVANAHALLI, NORTH BENGALURU

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

Overview

LAUNCH

January 2025

CURRENT

₹9,000 / Sq. Feet*

CAGR

11%*

FEATURING

4 Towers, 232 Units

PAYMENT PLAN

CLP

POSSESSION

January 2030

2030 EXPECTED

₹13,663 / Sq. Feet*

XIRR*

14%*

PLOT SIZE

135 Acres

HOMELOAN

Available



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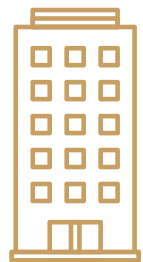
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Why TOI recommends?

Ideal for: End-users seeking township-led premium living and investors looking for long-term appreciation in North Bengaluru’s airport growth corridor.



Brigade Orchards – Ebony is part of a well-established integrated township ecosystem that offers strong lifestyle infrastructure, community living and long-term livability advantages.



Backed by Brigade Group’s strong execution credibility and township development expertise, the project offers a stable and relatively low-risk investment profile.



Located in Devanahalli, the project benefits from airport-led infrastructure growth, Aerospace Park expansion and upcoming commercial developments, supporting long-term appreciation and rental demand.

Recommended Configurations

BUY FOR END USE

3 BHK
1846 sq ft

BUY TO SELL

3 BHK
1897 sq ft

BUY TO RENT

4 BHK
2014 sq ft

CONFIGURATION	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK Type A1	1657	₹ 9,000	₹ 1.49 Cr*
3 BHK Type B	1621	₹ 9,000	₹ 1.45 Cr*
3 BHK Type C	1846	₹ 9,000	₹ 1.66 Cr*
3 BHK Type D	1897	₹ 9,000	₹ 1.70 Cr*
3 BHK + Home Office Type E	2014	₹ 9,000	₹ 1.81 Cr*
4 BHK + Home Office Type F	2365	₹ 9,000	₹ 2.12 Cr*

Brigade Orchads - Ebony offers a premium large-format 3&4 BHK residences, aligned with luxury positioning, supporting long-term capital appreciation but with relatively lower liquidity compared to mid-segment assets.

Payment Plan

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked with actual construction progress and milestones	End-users preferring phased cash outflow aligned with project execution	Reduces upfront financial burden while maintaining payment-security alignment with construction progress

Construction Linked Payment Plan enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.

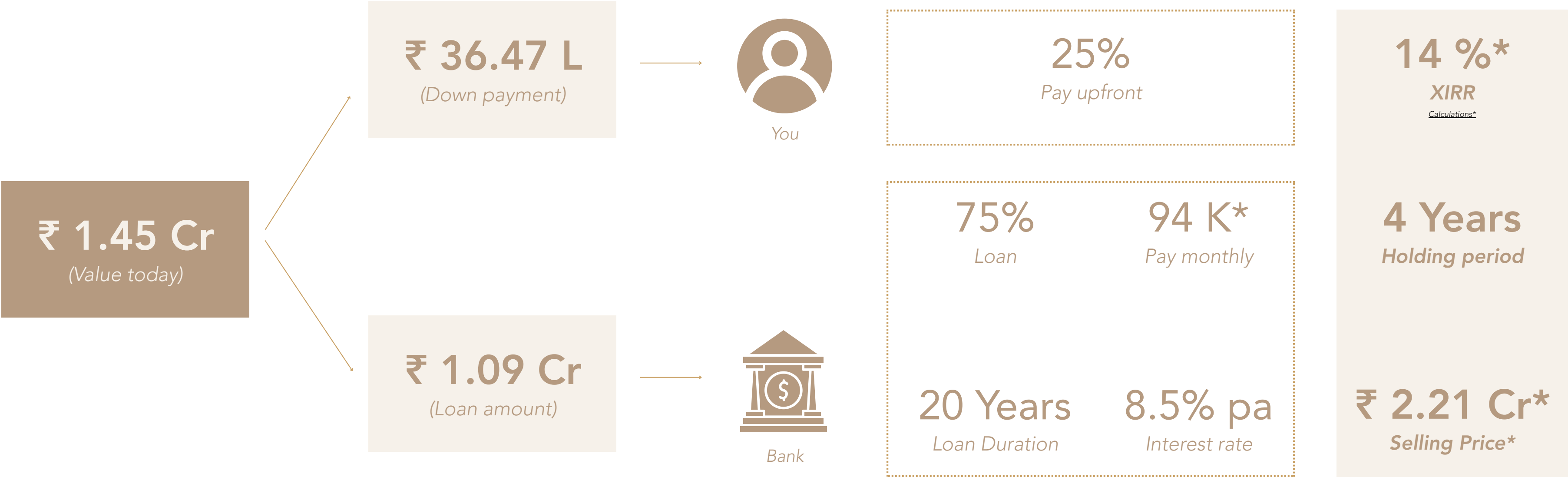
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Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 1,621 SQ. FT



The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.

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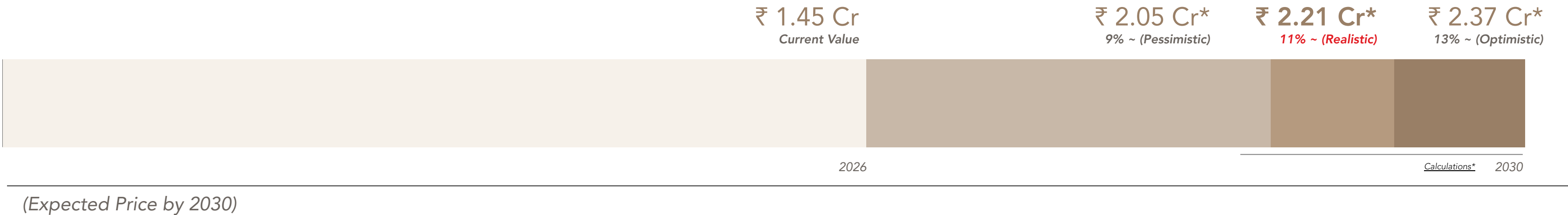
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How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 1,621 SQ. FT



With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹1.45 Cr** is projected to grow to **₹2.21 Cr* by 2030**, appreciating by an estimated **₹0.76 Cr***.

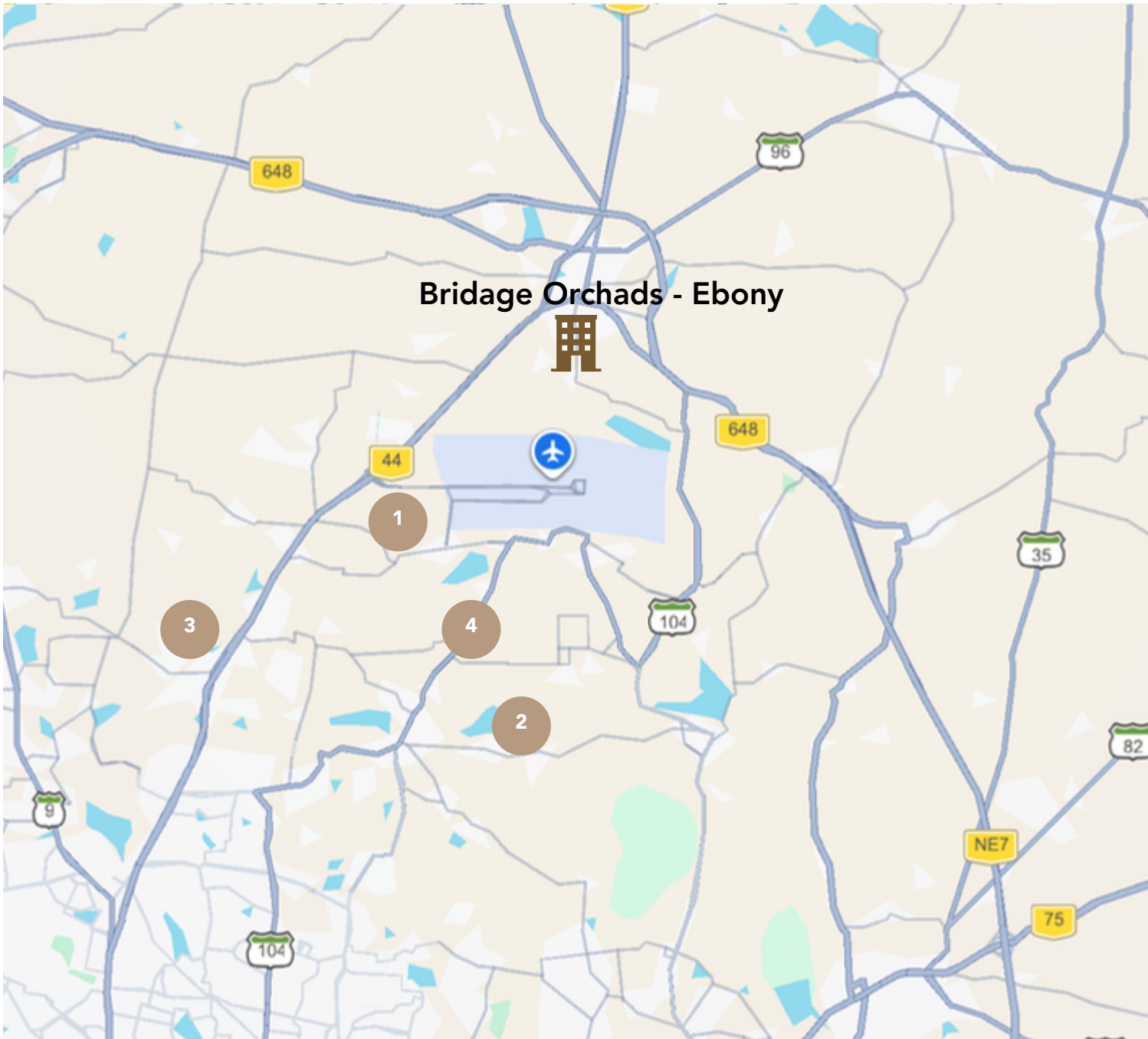
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Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 Birla Trimaya	2023–24	₹7,000 – ₹8,000	₹9,000 – ₹10,500
2 Prestige Finsbury Park	2019–20	₹5,000 – ₹5,800	₹8,500 – ₹10,000
3 Purva Aerocity	2024–25	₹8,500 – ₹9,500	₹9,500 – ₹11,000
4 Brigade El Dorado	2020–21	₹4,800 – ₹5,500	₹8,000 – ₹9,500
Brigade Orchards – Ebony	2025	₹9,000	₹9,000

HISTORIC METRICS

8 - 11%*

Long-Term CAGR
(20 Years)

12 - 18%*

Recent YoY Price Growth
(5 Years)

70 - 120%*

Avg. Price Increase
(5 Years)

Devanahalli has emerged as one of Bengaluru’s strongest long-term growth corridors, driven by airport-led infrastructure, Aerospace Park expansion and upcoming commercial developments. Brigade Orchards – Ebony benefits from an established township ecosystem while offering strong appreciation potential backed by North Bengaluru’s sustained growth trajectory.

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Similar Projects

Project	Brigade Orchards – Ebony	Central Park Flower Valley	Ashiana Mulberry	Godrej Nature Plus	Signature Global Low-Rise
Developer	Brigade Group	Birla Estates	Puravankara	Prestige Group	Brigade Group
Location	Devanahalli	Shettigere	Chikkajala	Aerospace Park	Aerospace Park
Project Type	Premium township residences	Integrated township	Premium high-rise residences	Premium residences	Integrated township
Launch Year	2025	2023–24	2024–25	2019–20	2020–21
Handover Timeline	2030	~2028–29	~2029	Delivered / near possession	Delivered / near possession
Launch Price (₹/sq ft)	₹9,000	₹7,000 – ₹8,000	₹8,500 – ₹9,500	₹5,000 – ₹5,800	₹4,800 – ₹5,500
Current Price (₹/sq ft)	₹9,000	₹9,000 – ₹10,500	₹9,500 – ₹11,000	₹8,500 – ₹10,000	₹8,000 – ₹9,500
CAGR Since Launch (%)	New Launch	~10–12%	New Launch	~8–10%	~9–11%
Project Density	Medium	Medium	Medium	Medium	High
Clubhouse	Township clubhouse	Premium clubhouse	Luxury clubhouse	Premium clubhouse	Township clubhouse
Ideal For	Family end-users	Upgrade buyers	Premium investors	Mid-premium buyers	Young professionals
Key USP / Highlights	Established Brigade township ecosystem	Large mixed-use development	Airport corridor positioning	Prestige brand + connectivity	Affordable township living

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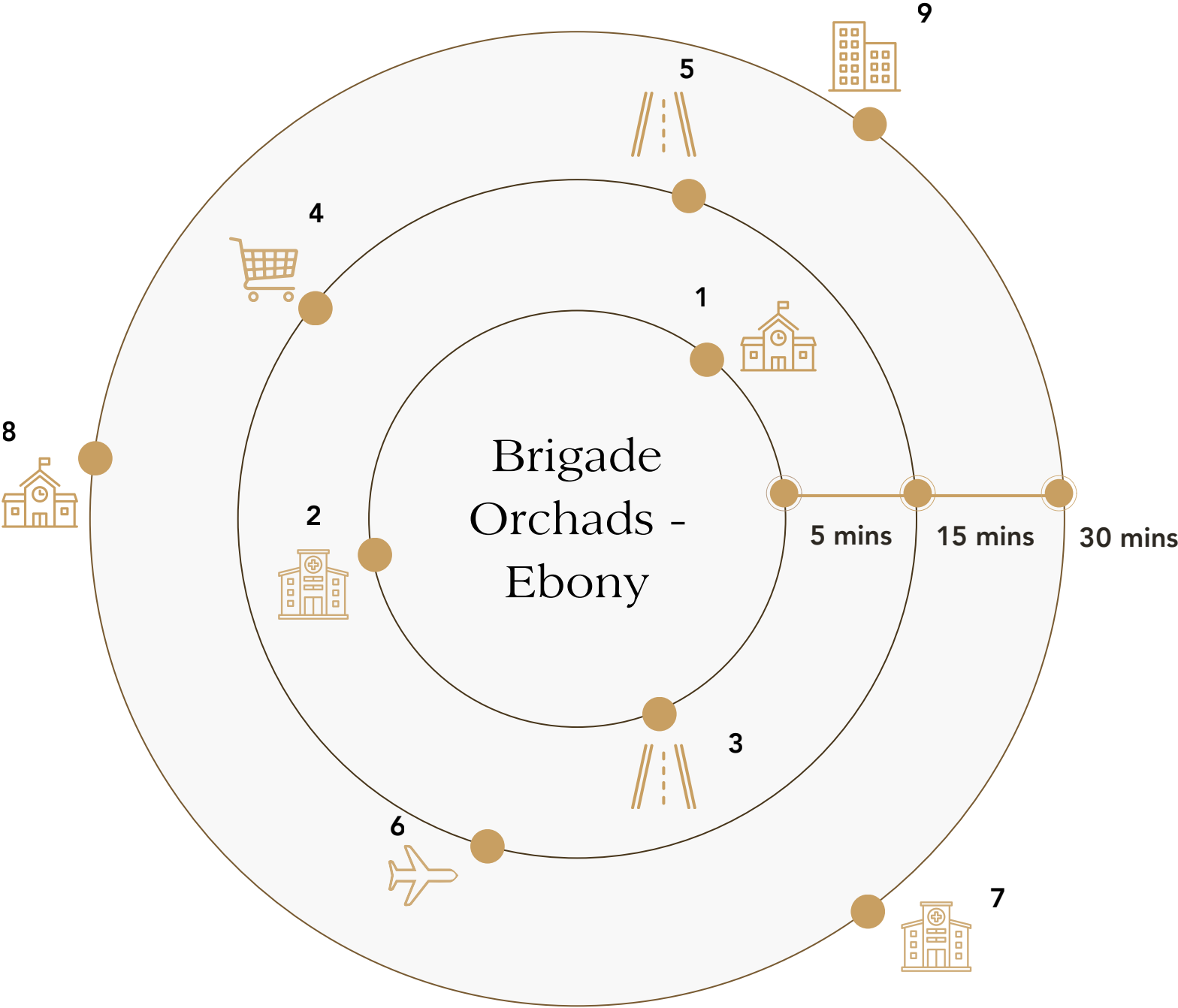
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1		The School for Global Minds	1 Km
2		Ramaiah Health Centre	1 Km
3		Satellite Town Ring Road	2 Km
4		Brigade Orchards Retail Plaza	4 Km
5		NH 44	8 Km
6		Kempegowda International Airport	12 Km
7		Akash Hospital	14 Km
8		Stonehill International School	24 Km
9		Manyata Business Park	36 Km



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



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Builder Profile



One of South India’s leading real estate developers for integrated townships, luxury residences, commercial spaces, and hospitality developments across major cities having strong focus on smart infra, sustainability, and lifestyle-driven living.

29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bengaluru, Karnataka

1986

ESTABLISHED
YEAR

40+

YEARS OF LEGACY

275+

TOTAL PROJECTS
DELIVERED

86 M+

SQUARE FEET AREA
DEVELOPED

4

CITIES OF
OPERATION

Flagship Projects



Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



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Project Scorecard

Parameter	Rating
Location Strength	★ ★ ★ ★ ★
Micro-Market Maturity	★ ★ ★ ★ ★
Developer Credibility	★ ★ ★ ★ ★
Product Differentiation	★ ★ ★ ★ ★
Growth Potential	★ ★ ★ ★ ★
Liquidity/ Exit Comfort	★ ★ ★ ★ ★

Brigade Orchards – Ebony combines strong developer credibility, township-led living and North Bengaluru’s long-term growth story, positioning it as a balanced premium investment opportunity with strong appreciation potential.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
Regulatory/ Policy Changes	Low	Low	Minimal
Opportunity Cost of Capital	Medium	Medium	Balanced
Liquidity Risk	Low	Medium	Stable
Execution & Delivery Risk	Low	Low	Strong
Interest Rate Volatility	Medium	Medium	Moderate
Rental Yield Volatility	Low	Medium	Stable

Brigade Orchards – Ebony maintains a balanced low-to-moderate risk profile supported by strong developer credibility and North Bengaluru’s long-term infrastructure growth, with key dependency on continued airport corridor expansion and commercial development momentum.

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Part of Brigade Orchards, a large integrated township offering schools, healthcare, sports and retail infrastructure within the community.



Backed by Brigade Group, one of South India's most trusted developers with a strong delivery and execution track record.



Located in Devanahalli, benefiting from airport connectivity, Aerospace Park growth and upcoming commercial infrastructure.



North Bengaluru continues to emerge as one of Bengaluru's strongest growth corridors driven by infrastructure-led expansion.



Township-led planning, lifestyle infrastructure and connectivity support both residential livability and long-term investment demand.



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Consult Our Certified Industry Experts

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 300+ families guided to the right home.

Mr. Shubham Khandelwal 

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 shubham.khandelwal@toihomes.com



 ₹250+ Cr worth of homes advised & transacted.

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