

THE ANSWER TO EVERY YOUNG
Bengalurean's home dreams.

CODENAME
Break
Free
E-CITY,
PHASE-II



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E-CITY,
PHASE-II



www.codebreakfree.com

www.codebreakfree.com

IT'S TIME TO
Break Free



BREAK FREE FROM
CLICHÉS &
COMPROMISES, AND
LIVE YOUR DREAMS.

Break Free

FROM

COMPROMISED
LIFESTYLE

LONG
COMMUTES

UNBRANDED
HOMES

SAFETY
CONCERNS

HIGH
RENTALS

LOADED
EMIS



PRESENTING CODENAME

Break Free

THE ANSWER TO EVERY YOUNG

Bengalurean's home dreams.



Strategic location

Located in E-City ph-II and just 10 mins from E-City ph-I which is a major tech hub of Bengaluru.



Enviably lifestyle

A sprawling 6 acre development with a clubhouse spread over 11,000 sq.ft.



Trendy designs

Vastu compliant 2 & 3 bed homes designed to suit the needs of young home buyers.



Unbeatable prices

Get a branded home with an awesome lifestyle at 40% lower prices than comparable projects.



Easy payment plan

Get a 2BHK by paying only 2L* now and nothing till 2022*



Boss says

**“BE ON TIME, TRAFFIC
IS NO EXCUSE!”**



We say

**“MOVE INTO THE HEART
OF E-CITY PH-II”**

**STRATEGIC LOCATION
RIGHT IN THE HEART
OF E-CITY PHASE-II**



**MINIMISE
COMMUTE AND**
*maximise
freedom*

JUST **5 MINS** FROM
BENGALURU FRUIT MARKET.

LOCATED IN E-CITY PHASE-II, NEXT TO
COMPANIES LIKE TECH-MAHINDRA, TCS, SIEMENS
ETC., AND JUST **10 MINS** FROM E-CITY PHASE I.

JUST **5 MINS** DRIVE FROM UPCOMING
HUSKUR METRO STATION & **30 MINS**
FROM UPCOMING AIRPORT AT HOSUR.

JUST **30 MINS**
FROM THE BUZZING START-UP
HUBS OF KORAMANGALA & HSR.

15 MINS FROM NICE ROAD
WHICH CONNECTS TO ALL RADIAL
ROADS OF BENGALURU.

RIGHT AT THE
heart of everything
YOU NEED



Global Companies

- 10 mins.** Tech-Mahindra
- 10 mins.** TCS
- 10 mins.** HCL
- 10 mins.** Titan
- 10 mins.** HICAL
- 15 mins.** Genpact
- 15 mins.** HP
- 15 mins.** Yokogawa
- 15 mins.** C-DOT
- 15 mins.** Fanuc India Ltd.
- 17 mins.** Infosys
- 17 mins.** Robert Bosch
- 17 mins.** Siemens
- 17 mins.** Sify Technologies
- 17 mins.** Cyient
- 20 mins.** Wipro
- 20 mins.** CGI Technologies
- 20 mins.** Biocon
- 20 mins.** Metropolis
- 20 mins.** 3M
- 20 mins.** General Electric
- 20 mins.** BHEL



IT Hubs

- 10 mins.** Velankini Tech Park
- 10 mins.** Goldhill Supreme Park
- 15 mins.** JP Software Tech Park
- 15 mins.** Fortune Tech Park
- 15 mins.** Salarpuria Infozone



Health Facilities

- 5 mins.** Vimalalya Hospital
- 10 mins.** Narayana Hrudayalaya



Education Facilities

- 1 mins.** Kidzee Global Academy School
- 4 mins.** Brookfield High School
- 12 mins.** PES IT South Campus
- 12 mins.** IFIM Business School
- 22 mins.** Delhi Public School, E-City



*Shopping
& Entertainment*

- 4 mins.** Star market for daily conveniences.
- 10 mins.** D-Mart
- 10 mins.** Metro Cash & Carry
- 12 mins.** Decathlon

Location Map

THE SMARTEST INVESTMENT IN TOWN FOR THE *young hearts!*



- LEGENDS**
- Office
 - School/College
 - Hospital
 - Hotel
 - Provisions
 - Metro
 - Others

THE FUTURE IS

*Smart &
Trendy!*

UPCOMING METRO

The upcoming Hosur Metro Station which is 4km away will increase the connectivity across Bengaluru.

UPCOMING AIRPORT

The upcoming Hosur Airport will make travel easier in and out of Bengaluru.

SPECIAL ECONOMIC ZONE

The upcoming SEZ in Hosur will be a hub to many multinational companies offering massive employment opportunities.

PERIPHERAL RING ROAD

The proposed PRR is just 5 km away and will provide easy connectivity to E-city, Whitefield, Mysore road

Landlord says

“PAY EXTRA FOR AMENITIES”



We say

“PACK YOUR BAGS & MOVE
INTO AN ENVIABLE LIFESTYLE”

**YOUR DREAM LIFESTYLE
AWAITS YOU WITH 11,000 SFT.
CLUBHOUSE WHICH HAS AN
ARRAY OF MODERN AMENITIES.**



CHOOSE AN
Awesome Lifestyle

AMENITIES CRAFTED FOR
THE YOUNG HOME BUYERS

6 ACRES OF DEVELOPMENT WITH
AMPLE AMOUNT OF OPEN SPACES

AN EXCITING LIFESTYLE
AT AN UNBEATABLE PRICE



Clubhouse

A SPRAWLING
11,000 SFT CLUBHOUSE!



Artistic impression of clubhouse

IT'S TIME TO *Be Healthy!*



SWIMMING
POOL



GYMNASIUM



TABLE
TENNIS



BASKETBALL
COURT



MEDITATION &
AEROBICS ROOM

IT'S *Kid's* TIME



TENNIS
COURT



INDOOR
GAMES



KIDS
PLAY ZONE



KIDS POOL



GIANT
CHESS BOARD



Artistic impression of playgrounds



Artistic impression of kids play area

IT'S TIME TO TAKE
Family-time Breaks!



GRAND
AMPHITHEATRE



INTERACTIVE
PLAZA



BANQUET
HALL



READING
LOUNGE

IT'S TIME TO ENJOY
All round Convenience



CONVENIENCE
STORE



CRÈCHE



Papa says

“SAVE ENOUGH TO BUY
A BRANDED NEW HOME”



We say

“STOP RENTING & OWN A
TRENDY HOME”

**LIVEN UP YOUR DAYS
WITH SMARTLY DESIGNED
2 & 3 BED HOMES WITH
COMPLETE SPACE UTILIZATION.**



Stylishly Designed

HOMES TO SUIT YOUNG HEARTS!

CUSTOM
DESIGNED FOR
THE YOUNG
HOME-BUYER'S
NEEDS.

VALUE FOR
MONEY
WITH ZERO
SPACE
WASTAGE.

VAASTU-
COMPLIANT
PLANS TO ENSURE
COMPLETE PEACE
OF MIND.

WELL PLANNED
vastu compliant homes
TO SUIT YOUR STYLE.

ALL UNITS ARE VASTU COMPLIANT
WITH NO SOUTH FACING UNITS.

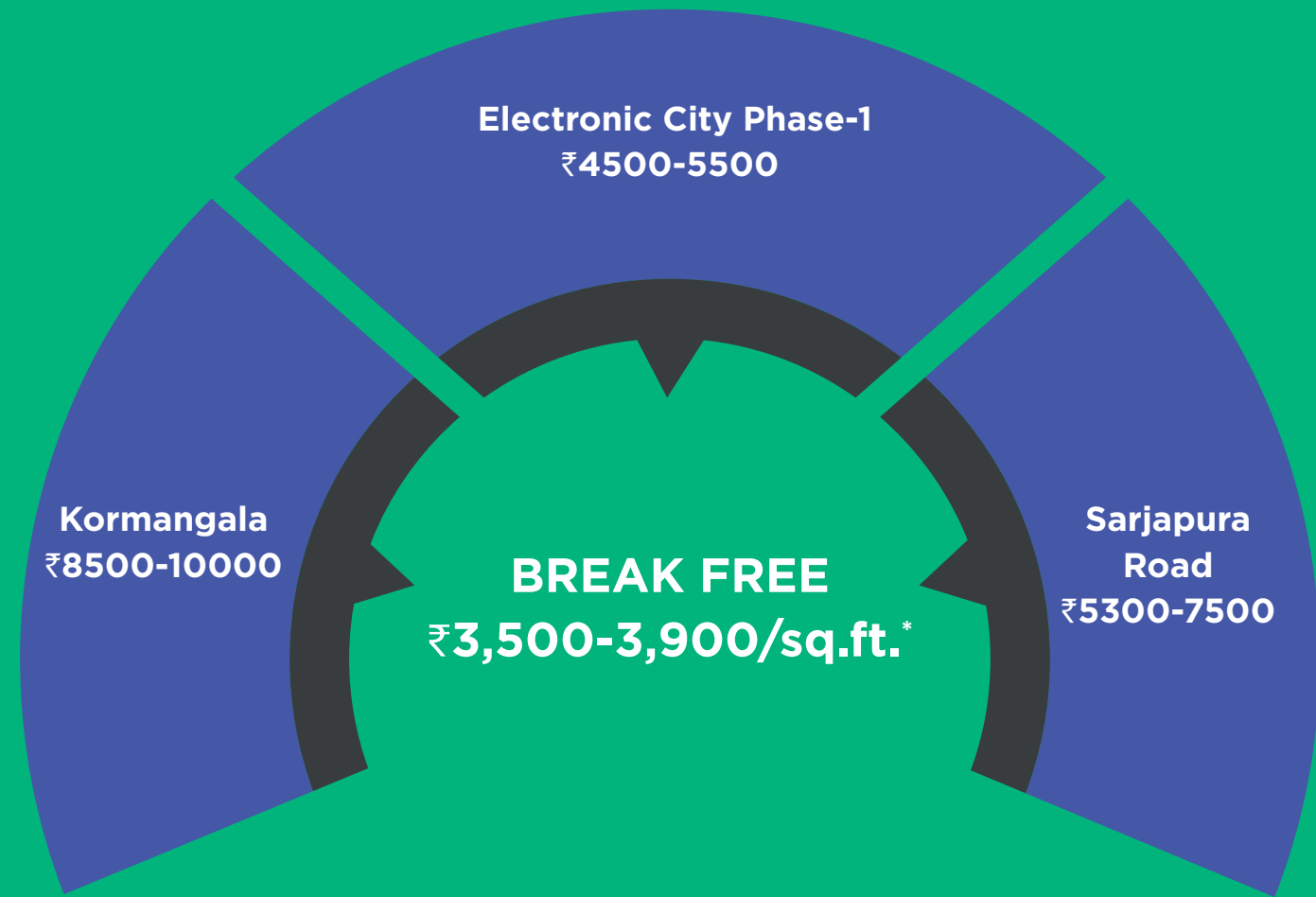
ENTRANCE FACES
EAST/WEST/NORTH.

LIVING AREA IN
WEST/EAST.

MASTER BEDROOM
IN SOUTH-WEST.

KITCHEN IN
SOUTH-EAST.

MAKE THE
Smartest investment
IN TOWN.



Live 10 mins from E-city Phase-1
& pay **30%** lesser!

Branded homes at **40%** lower prices
than comparable projects in E-City



* The data includes the resale prices of the projects

** The data is based on the secondary sources such as Prop-equity

WHY RENT, WHEN YOU CAN *Own a home!*

Typical 2 BHK rental
in E-City/ Koramangala
₹20,000* - ₹30,000*

Expected EMI
for your own
Break Free 2 BHK home
₹30,000* - ₹32,000*

Price range in E-City
₹45 LAKH+*
(₹4,200-₹5,000 psf*)

Codename Break Free
₹40 LAKH+**
(₹3,500-₹3,900 psf***)



An opportunity UNHEARD OF

2 BHK

PRE-LAUNCH OFFER

PAY JUST **₹2 LAKH#** &
NOTHING TILL 2022

3 BHK

PRE-LAUNCH OFFER

PAY JUST **₹3 LAKH#** &
NOTHING TILL 2022



Invest in the Silicon Valley
of South East Asia.



Smartly designed to suit
your lifestyle & needs.



Great rental yield & high
appreciation potential.



From 2017 - 18's most
awarded developer.



**Consideration Value includes Indicative Base Rate, Offer cost, CarPark / Two Wheeler Usage Charges and GST on consideration value. And excludes FR, PLC and Additional Charges like Clubhouse, Maintenance, Corpus Fund, Water & Power (BESCOM & BWSSB), Site Infra, Khata Facilitation Charges. GST is applicable on the additional charges. Stamp duty and Registration are additional and at actuals.

#Zero pre-EMI offer with home loan only. 5%-10% of apartment value from customer contribution to be paid within 30 days of booking, depending on bank chosen, customer eligibility & signing of agreement. No pre-EMI till 1st Jan 2022, regular pre-EMI/EMI applies after that. Management has the right to modify or withdraw.

Masterplan

AWESOME
LIFESTYLE
SPREAD ACROSS
6 ACRES



2 BHK UNIT PLAN

Carpet Area: 542.83 (Sq.Ft)

Balcony Area: 38.48 (Sq.Ft)

Saleable Area: 860 (Sq.Ft)



Spacious living room for entertainment & comfort

Wide sit-out area for the morning coffee & catch-ups

Kitchen with generous space provisions

Spacious master bedroom to accommodate a double bed, wardrobe & a study table

Common toilet easily accessible from the bedroom & the living area

3 BHK UNIT PLAN

Carpet Area : 648.20 (Sq.Ft)

Balcony Area : 39.07 (Sq.Ft)

Saleable Area : 1010 (Sq.Ft)



Vaastu compliant homes

Spacious master bedroom with space provision for a double bed, wardrobe & TV

Excellent light & ventilation to all bedrooms

Wide sit-out area for the morning coffee & catch-ups

Spacious kitchen with generous storage provisions

TOWER C

FIRST TO THIRD TYPICAL FLOOR PLAN



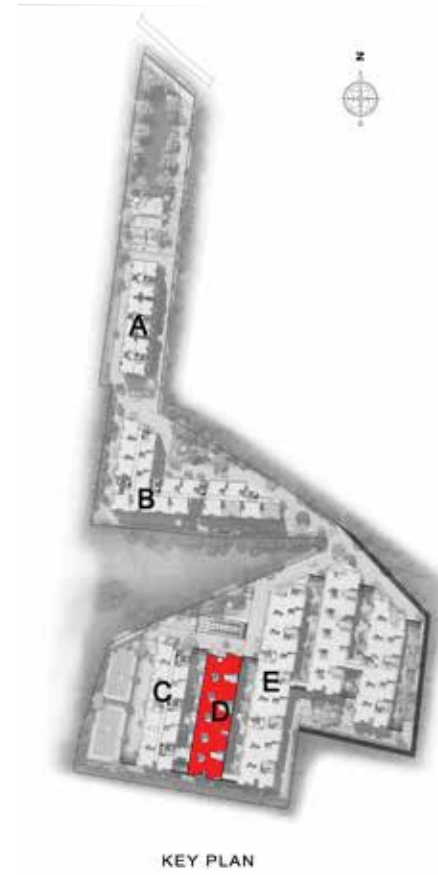
TOWER C

FOURTH TO SEVENTH TYPICAL FLOOR PLAN



TOWER D

FIRST TO THIRD TYPICAL FLOOR PLAN



TOWER D

FOURTH TO SEVENTH TYPICAL FLOOR PLAN



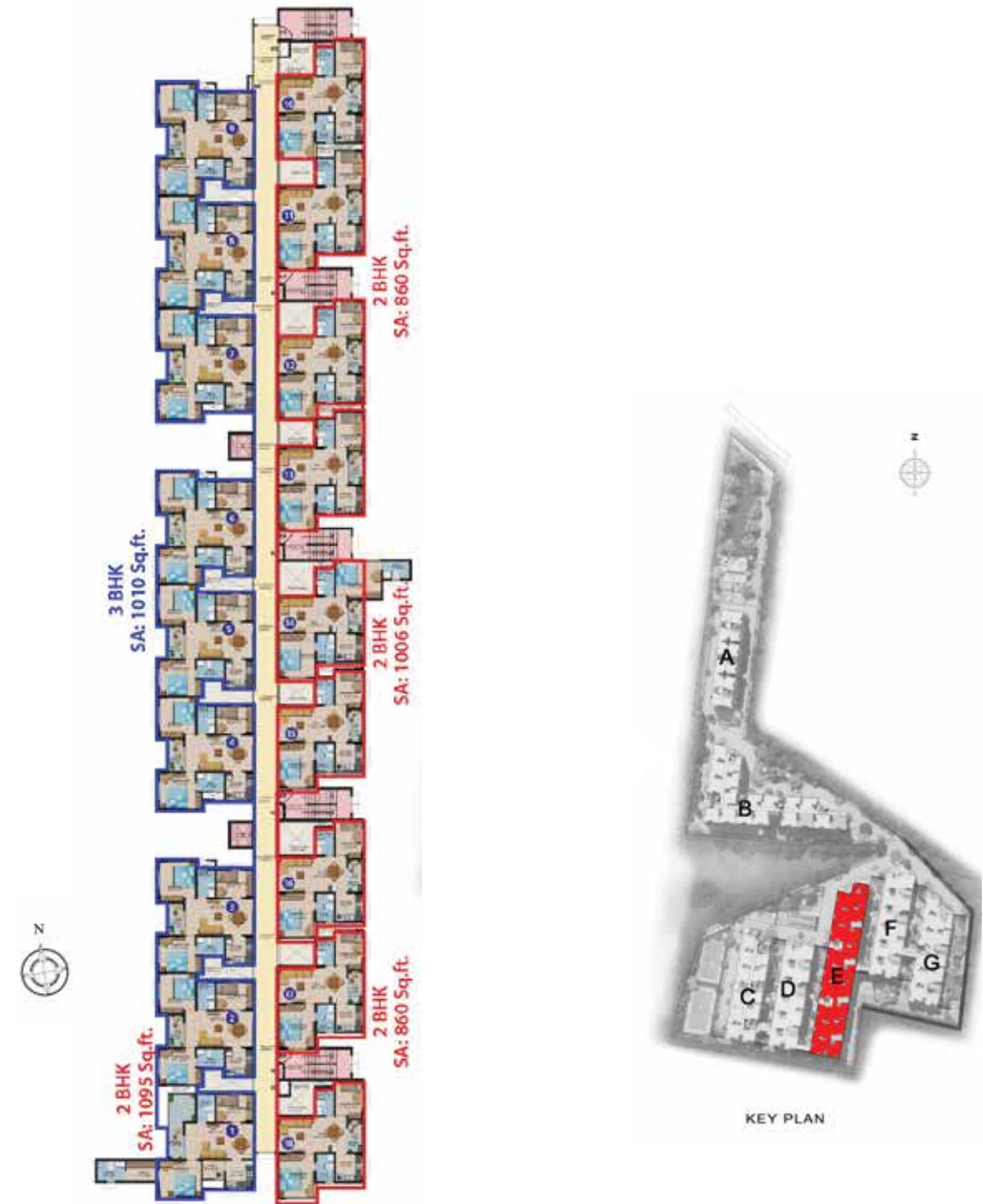
TOWER E

FIRST TO THIRD TYPICAL FLOOR PLAN



TOWER E

FOURTH TO SEVENTH TYPICAL FLOOR PLAN



Specifications

COMMON AREAS

- High speed lifts in all towers with 100% power back-up.
- Elegant lobbies with superior quality matt finished vitrified tiles.
- Spacious staircases with anti-skid tiles in all the towers.

HOMES

- Seismic Zone compliant RCC structure.
- Good quality vitrified flooring in all the rooms, kitchen, toilets & balcony has anti-skid vitrified tile flooring for maximum safety.
- Teak Wood Framed main doors with BST Shutters and Engineered Laminated Durable Doors for other rooms.
- UPVC windows which are durable and easy to maintain.
- Superior quality CP fittings and sanitary ware in the bathrooms.
- Superior quality modular switches and electrical fittings for safety and convenience.
- Good quality OBD paint in the units and the ceramic tiles on the walls in the toilets.



INFRASTRUCTURE

- Organic Waste Converter of adequate capacity
- Rain Water Harvesting plant to conserve the natural water resources.
- Intercom facility in all the homes for maximum convenience.
- CCTV in common areas and proper fire-fighting system to enhance the safety of the residents.



SHRIRAM PROPERTIES THE BRAND THAT'S RIGHT FOR YOU

**BENGALURU'S TOP
SELLING DEVELOPER**

**CHENNAI'S
BIGGEST LAUNCH**

PART OF THE
SHRIRAM GROUP

18000
HAPPY FAMILIES
IN 22 YEARS

AMONG TOP 5 RE
COMPANIES IN INDIA*

PE INVESTMENT BY TATA CAPITAL,
TPG, WALTON STREET AND
OTHER LEADING PE FUNDS

AWARDED THE DEVELOPER
OF THE YEAR AWARD
BY ET NOW 2017 - 18

DELIVERED 12.86 MILLION SQ.FT. WITH OVER
60 MILLION SQ.FT. UNDER DEVELOPMENT



Our core philosophy



FUNCTIONAL LUXURY



CUSTOMER-CENTRIC DESIGN



OPTIMIZATION AT EVERY STEP



MAXIMUM VALUE FOR YOUR MONEY

BENGALURU
—
SHRIRAM
#RIGHT4U
CHALLENGE

300+ UNITS SOLD
Each time.

BENGALURU
—
SHRIRAM
GREENFIELD

600+ FAMILIES
Got the deal of their lifetime at
Bengaluru's fastest selling project.

CHENNAI
—
CODE KOV-
IL/DIVINE CITY

500+ UNITS SOLD.
at
Chennai's Biggest launch.

CHENNAI
—
CODENAME
SUPERSTAR

PHASE 1 SOLD OUT IN
5 DAYS at
Pre-launch of Chennai's
first integrated township.

KOLKATA
—
SHRIRAM
GRAND CITY

500+ BOOKINGS
at Kolkata's biggest
lottery.