BINARY
VENTURES · BENGALURU

# The Four.

An address that reflects your success.

CHAMBENAHALLI · SARJAPUR ROAD · BENGALURU

RERA PRM/KA/RERA/1251/446/PR/251126/009132
12.8858° N · 77.7686° E




FIG. 00 — ARRIVAL AT DUSK · ARTISTIC IMPRESSION

# Some addresses you live in. This one you arrive at.

BINARY VENTURES PRESENTS

Three towers rising from 3.75 acres of landscape. Six homes to a floor. Eighty percent of the land left open to the sky. A new kind of address on Sarjapur Road, planned around space, light, privacy and lasting value.



12.8858° N · 77.7686° E

# Index.

Eight sections, forty pages, one idea: a home should give you more of what matters — room, light, quiet and time.



FIG. 01 — AERIAL VIEW

A Preface & introduction 02

B Location & connectivity 07

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FIG. 02 — AERIAL VIEW / SOUTH-WEST

ARTISTIC IMPRESSION

INTRODUCING

# Binary The Four.

## Where luxury meets lifestyle. Where investment meets opportunity.

Set in the fast-emerging growth corridor of Chambenahalli, off Sarjapur Road in East Bengaluru, Binary The Four is a residential landmark for modern families who want space, connectivity, wellness and lasting value.

Contemporary architecture, expansive green landscapes and 60+ lifestyle amenities come together on 3.75 acres, with only six homes on every floor.

| 3.75 | 235 | 6 |
|---|---|---|
| ACRES | HOMES | PER FLOOR |

FIG. — AERIAL VIEW · ARTISTIC IMPRESSION



**3**
TOWERS · G + 14

**3.75**
ACRES OF LAND

**235**
HOMES

**80%**
OPEN SPACE



12.8858° N · 77.7686° E

# Generous by every measure.

A low-density community planned around open land, privacy and natural light, with the infrastructure of one of Bengaluru's fastest-growing corridors at the doorstep.

01

**3.75**

ACRES OF LAND

02

**80%**

OPEN SPACE

03

**3**

TOWERS · G + 14

04

**6**

HOMES PER FLOOR

05

**8,000+**

SQ.FT CLUBHOUSE

06

**60+**

AMENITIES

07

**270°**

CROSS VENTILATION

08

**100%**

CORNER HOMES

09

**100%**

VASTU COMPLIANT

10

**0**

COMMON WALLS

11

**2 · 3**

BHK RESIDENCES

12

**E · N**

FACING OPTIONS



12.8858° N · 77.7686° E

LOCATION

# Chambenahalli, Sarjapur Road.

12.8858° N
77.7686° E

Positioned where Sarjapur Road meets the Varthur–Sarjapur corridor, Binary The Four is connected to Bengaluru's business districts, its best schools and leading hospitals — yet stays calm, green and residential.

**5**
INTL. SCHOOLS IN 6 KM

**2**
HOSPITALS IN 4 KM

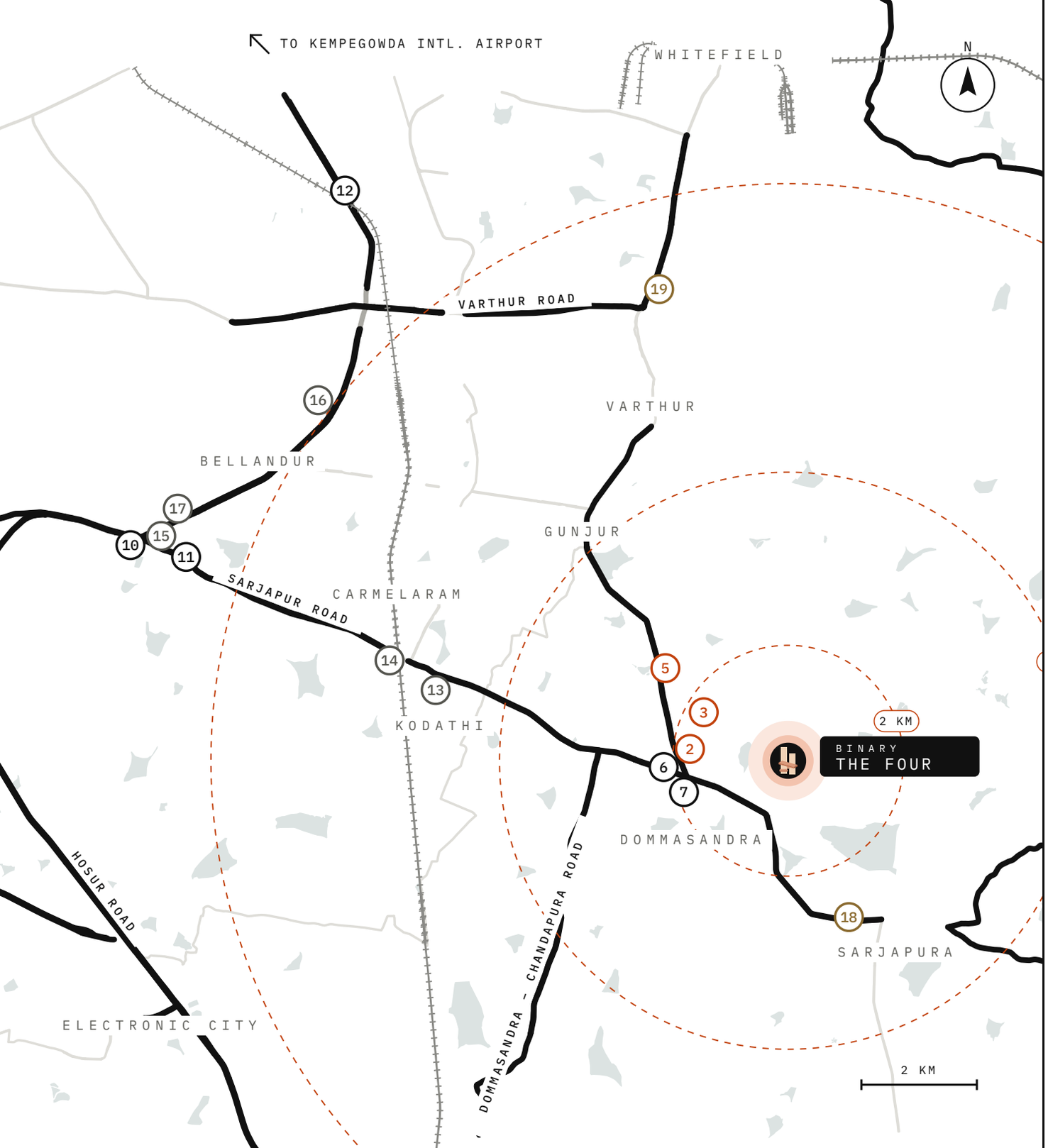
**10—15**
MIN TO ORR

**2.3**
KM TO FORUM MALL*




FIG. 03 — STREET VIEW / ENTRANCE

ARTISTIC IMPRESSION




B-02 / PROXIMITY

# Everything, minutes away.

## SCHOOLS

| | | |
|---|---|---|
| 01 | National Public School Varthur | 3.5 km |
| 02 | Oakridge International School | 3.9 km |
| 03 | TISB | 4.3 km |
| 04 | One World International School | 4.5 km |
| 05 | Greenwood High | 5.5 km |

## HEALTHCARE

| | | |
|---|---|---|
| 06 | Swastik Hospital | 3.7 km |
| 07 | Sri Lakshmi Multi Speciality Hospital | 3.8 km |
| 08 | Cloudnine Hospital | 6.2 km |
| 10 | Manipal Hospital | 13.7 km |
| 11 | Motherhood Hospital | 12.8 km |
| 12 | Rainbow Children's Hospital | 13.9 km |

## WORKPLACES

| | | |
|---|---|---|
| 13 | Wipro | 7.9 km |
| 14 | RGA Tech Park | 9.8 km |
| 15 | Microsoft, Bellandur | 13.9 km |
| 16 | Prestige Tech Park | 14.1 km |
| 17 | Salarpuria Softzone | 14.5 km |

## RETAIL

| | | |
|---|---|---|
| 18 | DMart | 4.8 km |
| 19 | Nexus Whitefield | 10.3 km |

Indicative map · OpenStreetMap data © OpenStreetMap contributors. Road distances approximate. Grey numbers not plotted.

# On the corridor Bengaluru is moving to.

| | | |
|---|---|---|
| 01 | **Sarjapur Main Road frontage** | 100 ft & 80 ft wide road access |
| 02 | **Outer Ring Road IT corridor** | 10–15 minutes |
| 03 | **Metro connectivity** | Upcoming |
| 04 | **STRR & PRR corridors** | Satellite Town & Peripheral Ring Roads |
| 05 | **Whitefield · Bellandur · Electronic City** | Major employment hubs |
| 06 | **Kempegowda International Airport** | Via the ring roads |

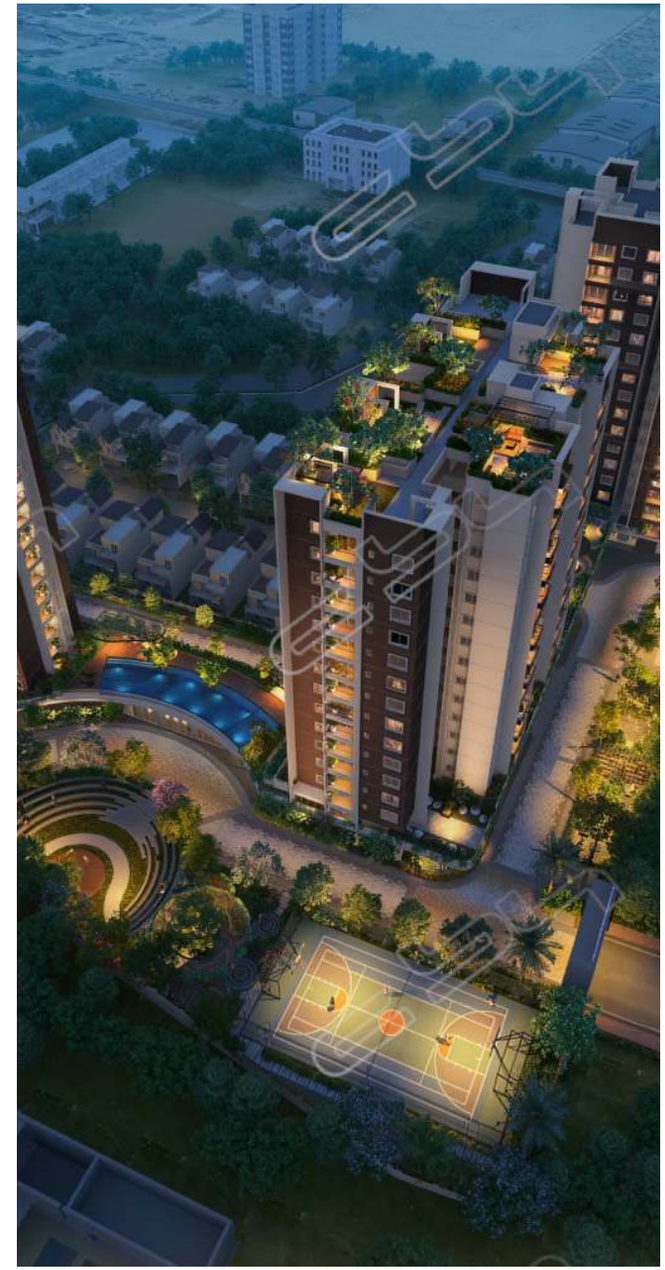


FIG. 04 — NIGHT AERIAL

ARTISTIC IMPRESSION

# Four ideas. One way of living.

4

Every decision at Binary The Four returns to four simple ideas — how the towers sit on the land, how each home is planned, and why it will hold its value.

01

## Space

80% OPEN LAND

02

## Light & air

270° CROSS VENTILATION

03

## Privacy

6 HOMES · NO COMMON WALLS

04

## Value

A HIGH-GROWTH CORRIDOR



12.8858° N · 77.7686° E

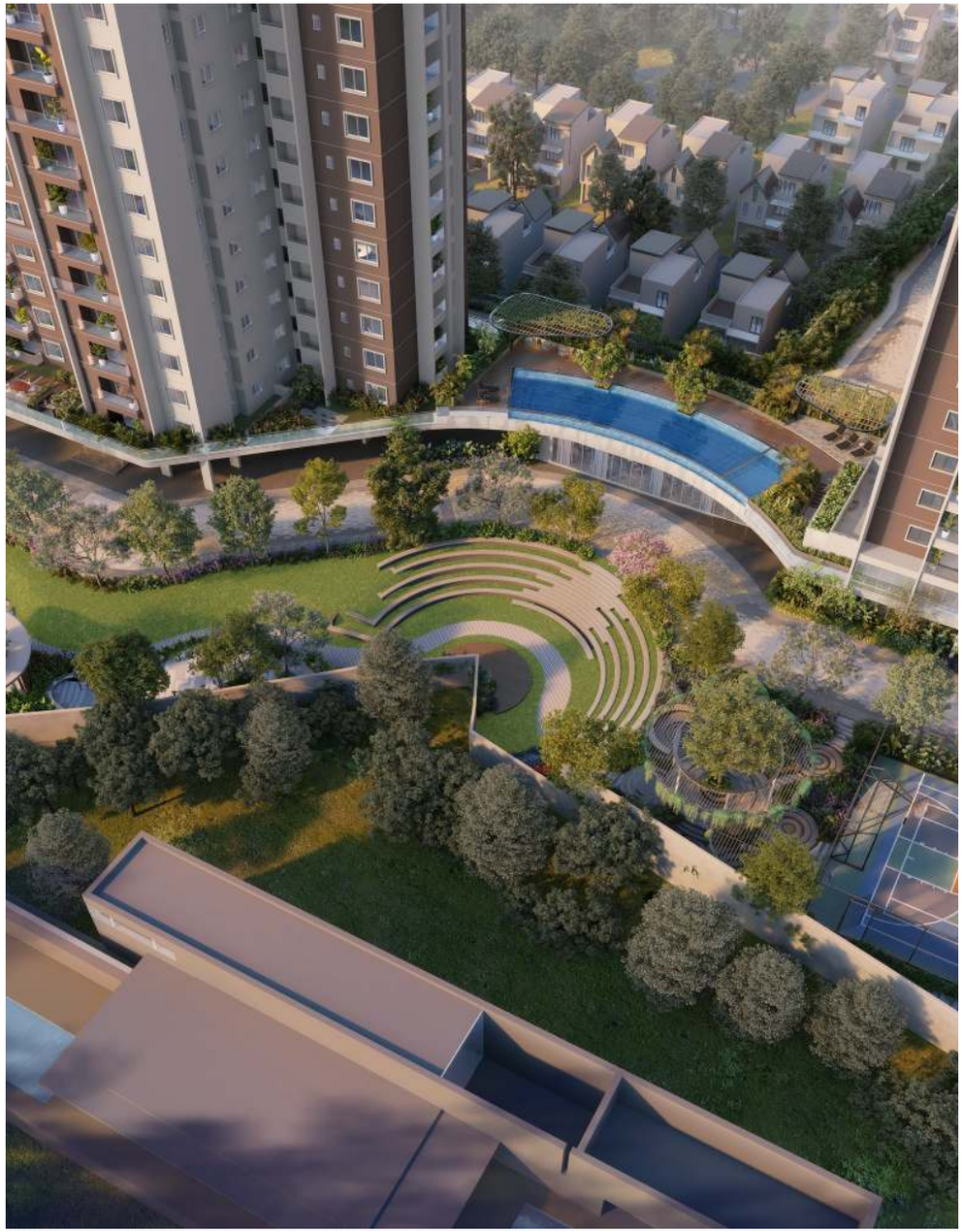


FIG. 05 — PODIUM & LANDSCAPE

ARTISTIC IMPRESSION

# 01

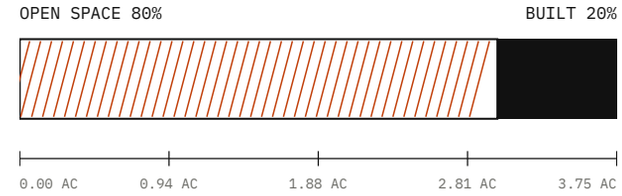
# Space.

## Eighty percent of the land, left open.

Three towers on 3.75 acres, arranged so that most of the site becomes landscape — a central garden, earth berms, an amphitheatre and a meandering community spine.

- 80%+ open space
- Central landscape garden

DIAGRAM 01




SITE AREA 3.75 ACRES · 3 TOWERS · 235 HOMES



12.8858° N · 77.7686° E

# 02

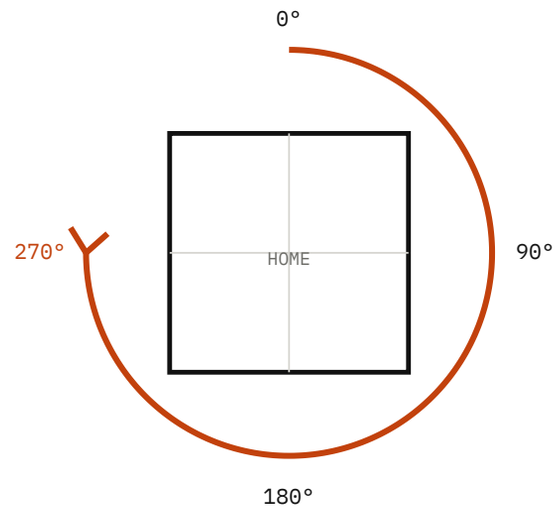
# Light & air.

## Homes that breathe on three sides.

Every home is a corner home. Openings on multiple faces bring 270° cross ventilation and daylight deep into living rooms and bedrooms.

- 100% premium corner homes
- Large balconies

DIAGRAM 02



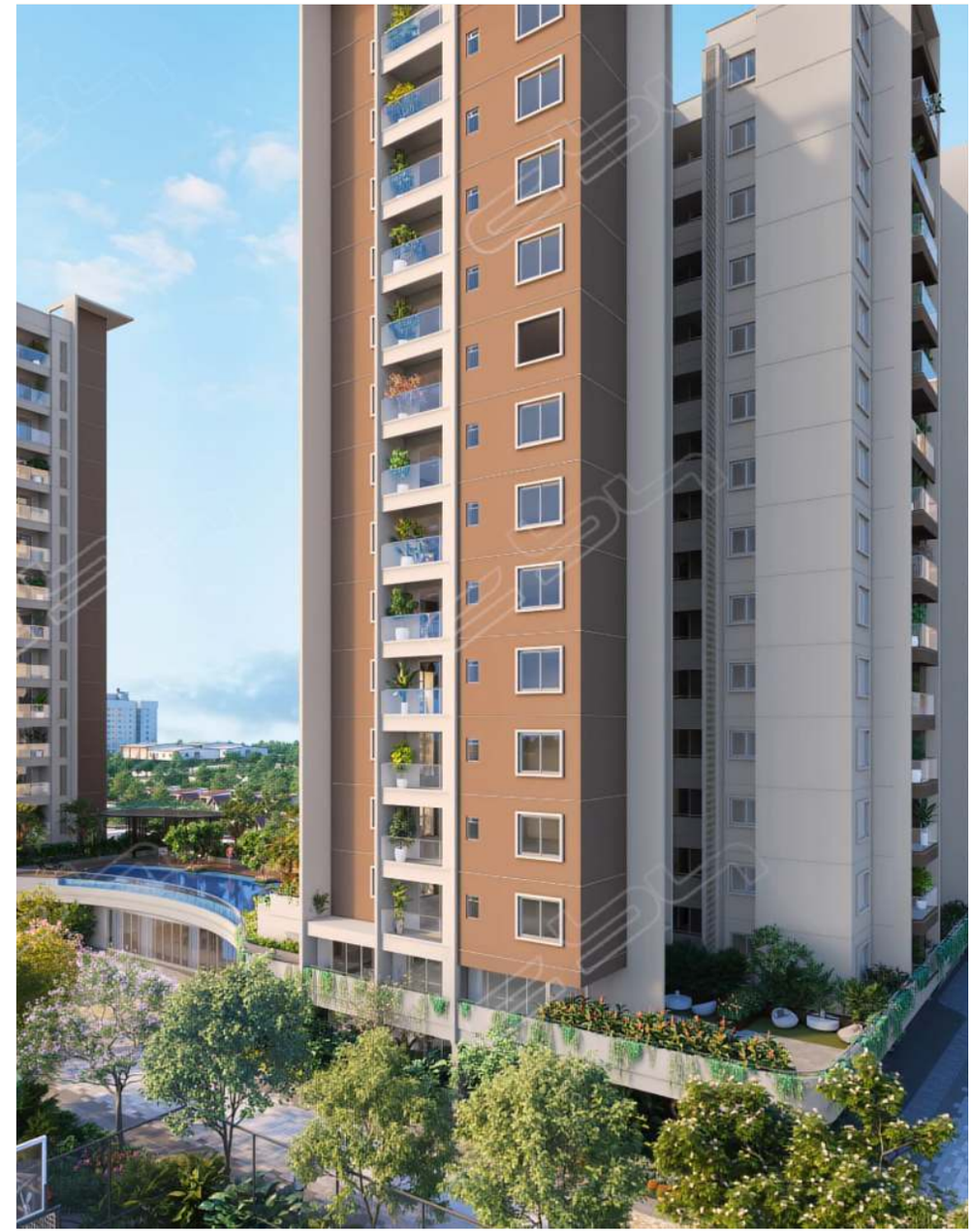



FIG. 06 — TOWER ELEVATION

ARTISTIC IMPRESSION



FIG. 07 — DUSK VIEW

ARTISTIC IMPRESSION

# 03

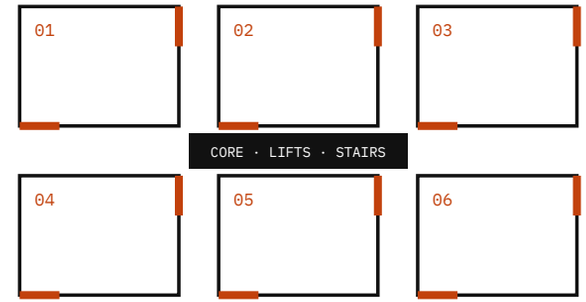
# Privacy.

## Six homes to a floor. No shared walls.

With only six apartments on each floor and no common walls between them, each home feels independent — quieter, more private, more personal.

- Only 6 homes per floor
- 100% Vastu-compliant planning

DIAGRAM 03



# 04

# Value.

## A home today. An asset tomorrow.

Sarjapur Road combines a deep IT catchment with upcoming metro and ring-road infrastructure — the foundations of rental demand and long-term appreciation.

- Upcoming metro connectivity
- Strong rental demand

DIAGRAM 04

| 10-15 min | 7.9 km | 3.5 km |
|---|---|---|
| TO ORR IT CORRIDOR | TO WIPRO SEZ | NEAREST INTL. SCHOOL |

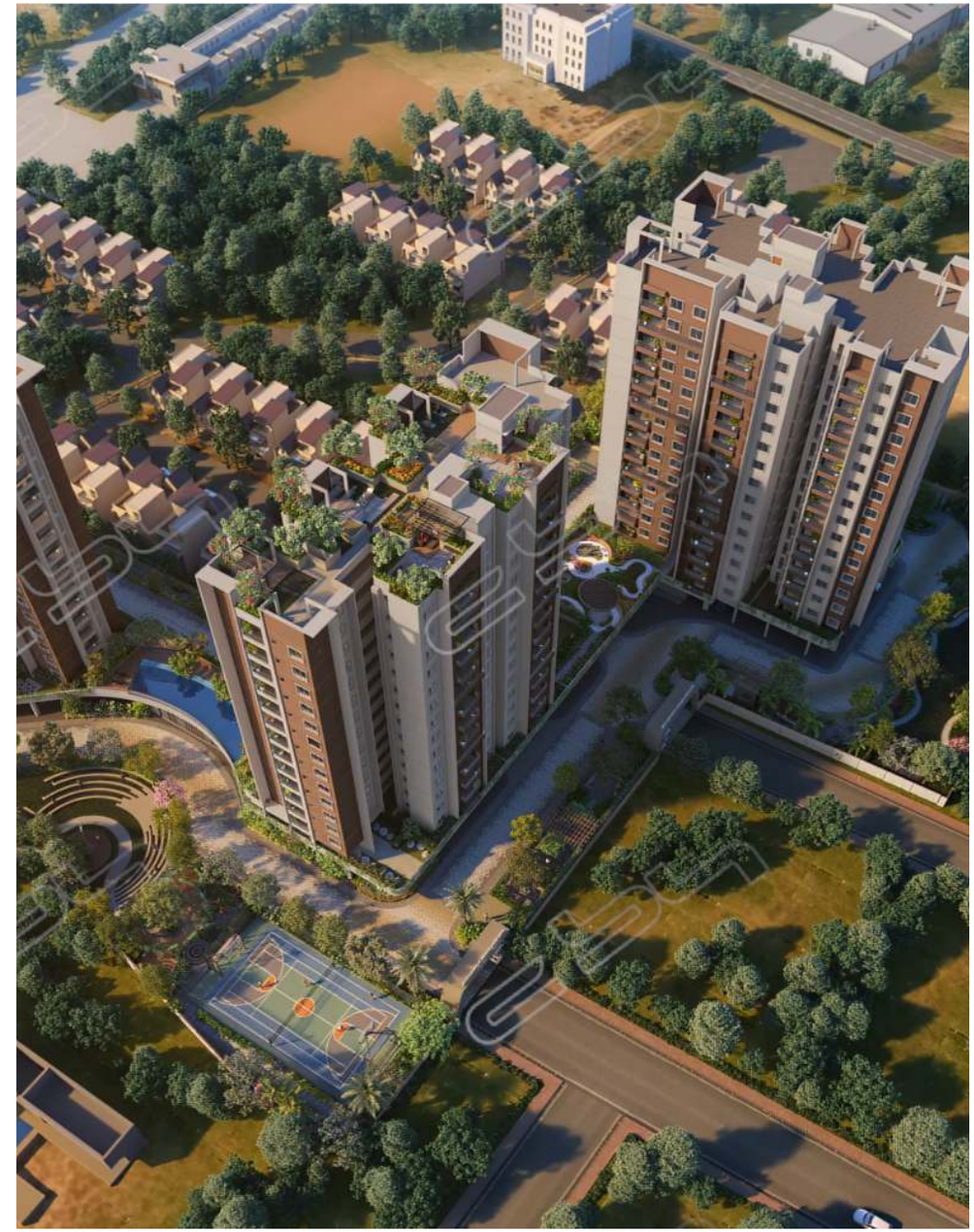


FIG. 08 — AERIAL VIEW / NORTH

ARTISTIC IMPRESSION



12.8858° N · 77.7686° E

# Three towers. Room to live.

Slender towers of stilt plus fourteen floors, set apart from one another so that every home looks out over gardens and open sky.



FIG. — AERIAL VIEW · ARTISTIC IMPRESSION
12.8858° N · 77.7686° E




FIG. 09 — ENTRANCE & DROP-OFF

ARTISTIC IMPRESSION

ARRIVAL

# A grand welcome, every day.

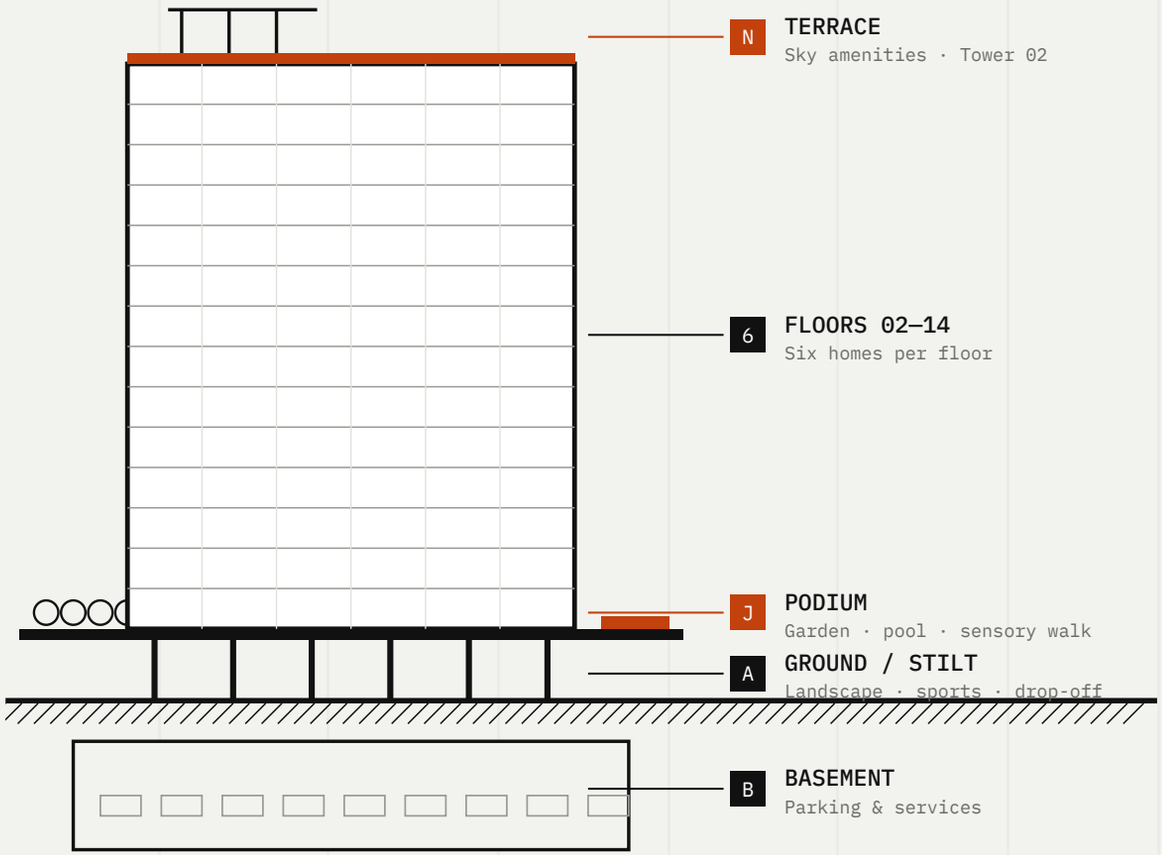
A secured gate, a landscaped arrival plaza and separate drop-offs keep the drive calm and the everyday effortless.

| | |
|---|---|
| A01 | Entry & exit gate with security cabin |
| A02 | Clubhouse drop-off |
| A03 | Tower lobby drop-off |
| A04 | Dedicated service entry & exit |
| A05 | Waiting plaza |
| A06 | Viewing gallery |

# Life on three levels.

Cars stay below. Gardens, courts and play spaces wrap the ground. A podium garden and pool float above the drive, and the terrace opens to the sky.

| | |
|---|---|
| A–I | On ground |
| J–M | On podium |
| N | On terrace |






# Ground level.

Sports, play and wellness zones flow along the eastern edge, with drop-offs at every tower.

| KEY | ZONE | LEVEL |
|---|---|---|
| A | Arrival plaza & entry | Ground |
| B | Tower 01 | G + 14 |
| C | Tower 02 | G + 14 |
| D | Tower 03 | G + 14 |
| E | Multi-purpose play court | Ground |
| F | Community plaza & seating | Ground |
| G | Amphitheatre & stage | Ground |
| H | Kids' play & adventure zone | Ground |
| I | Wellness & meditation pods | Ground |

Plan indicative, not to scale. Locations subject to final approvals.



12.8858° N · 77.7686° E




# Podium level.

Lifted above the drive, the podium garden and resort-style pool form the green heart of the community.

| KEY | ZONE | LEVEL |
|---|---|---|
| J | Podium garden & sensory walk | Podium |
| K | Resort-style swimming pool | Podium |
| L | Pool deck & cabanas | Podium |
| M | Landscaped courtyards | Podium |



FIG. 10 — POOL AT DUSK

ARTISTIC IMPRESSION

Plan indicative, not to scale. Locations subject to final approvals.



12.8858° N · 77.7686° E




# Terrace level.

Sky-level amenities for sunrise yoga, open-air cinema and evenings under the stars.

| KEY | ZONE | LEVEL |
|---|---|---|
| N | Terrace amenity deck · Tower 02 | Terrace |



FIG. 11 — TERRACE AERIAL

ARTISTIC IMPRESSION

Plan indicative, not to scale. Locations subject to final approvals.



12.8858° N · 77.7686° E

# 60+

# Ways to spend a perfect day.

From a quiet temple garden to a sky cinema, life at The Four is planned across ten amenity zones — on the ground, the podium and the terrace.

## ARRIVAL & ACCESS 06

- E01 Entry & exit gate with security cabin
- E02 Clubhouse drop-off
- E03 Tower lobby drop-off
- E04 Dedicated service entry & exit
- E05 Waiting plaza
- E06 Viewing gallery

## SPIRITUAL & WELLNESS 07

- E07 Temple garden
- E08 Meditation court
- E09 Ritual court
- E10 Wellness garden
- E11 Reflexology path
- E12 Fragrance garden
- E13 Sensory garden pavilion

## COMMUNITY & SOCIAL 10

- E14 Community plaza
- E15 Swings & seating
- E16 Amphitheatre & stage
- E17 Community lawn
- E18 Informal seating
- E19 Leisure court
- E20 Sculpture court
- E21 Working pod
- E22 Resting pavilion
- E23 Library & reading pavilion

## SPORTS & FITNESS 08

- E24 Multi-purpose court
- E25 Basketball & futsal
- E26 Pickleball
- E27 Outdoor exercise station
- E28 Fitness deck
- E29 Skating rink
- E30 Cricket practice nets
- E31 Walking trail



12.8858° N · 77.7686° E

## KIDS 05

- E32 Adventure play area
- E33 Toddler interactive zone
- E34 Kids play lawn
- E35 Circle of Joy play zone
- E36 Tree house & jungle gym

## SENIORS & PETS 02

- E37 Senior citizen corner
- E38 Pet play park

## LANDSCAPE 05

- E39 Earth berms
- E40 Floral garden
- E41 Butterfly garden
- E42 Avenue plantation
- E43 Community spine walkway

## POOL 04

- E44 Resort-style pool
- E45 Kids pool
- E46 Premium pool lounge
- E47 Pool deck cabanas

## TERRACE 09

- E48 Yoga court
- E49 Sky cinema
- E50 BBQ lawn court
- E51 Juice bar
- E52 Bonfire court
- E53 Sun deck lounge
- E54 Star-gazing court
- E55 Sunrise court
- E56 Sunset deck

## UTILITIES 01

- E57 Dedicated services area

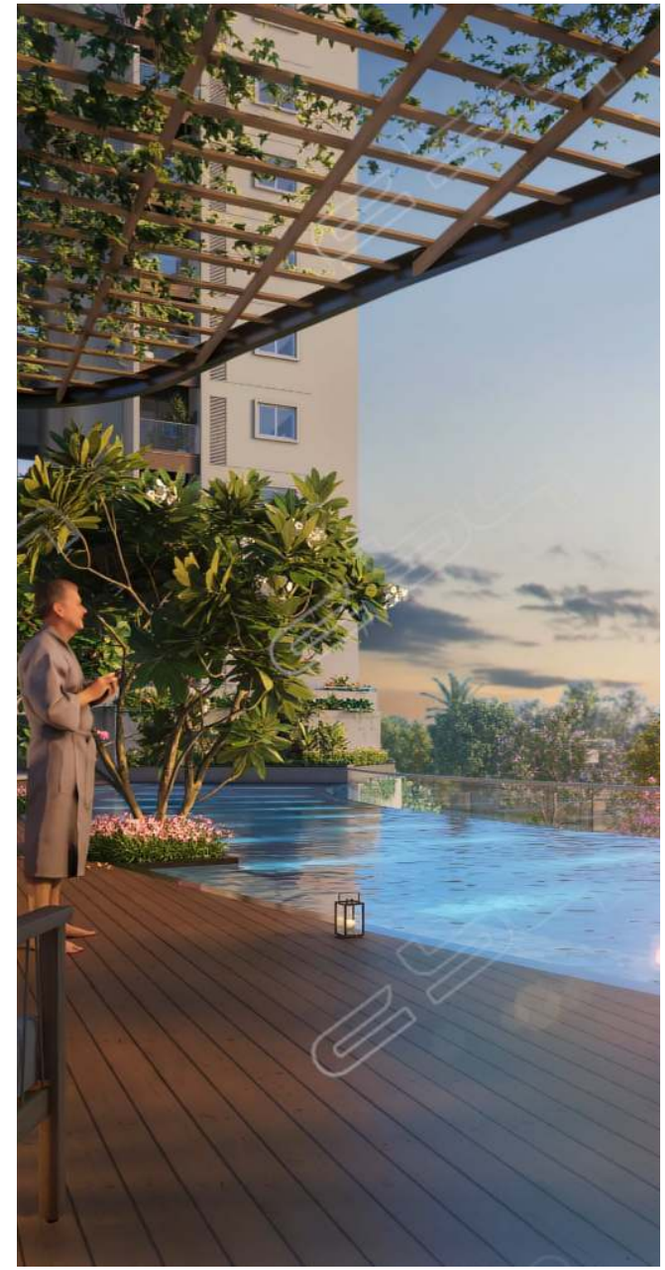


FIG. 12 — POOL DECK ARTISTIC IMPRESSION

F-01 / LIFESTYLE

# An amphitheatre for every occasion.

Festivals, performances, movie nights and morning assemblies — the amphitheatre and community lawn are where the neighbourhood comes together.

- Amphitheatre & stage
- Community lawn
- Sculpture court



FIG. — AMPHITHEATRE · ARTISTIC IMPRESSION



# Play hard, stay well.

A court for basketball, futsal and pickleball, cricket nets, a skating rink, an outdoor gym and a walking trail through the gardens.

- Basketball & futsal
- Pickleball
- Outdoor exercise station
- Fitness deck
- Skating rink
- Cricket practice nets



FIG. 13 — MULTI-PURPOSE PLAY COURT ARTISTIC IMPRESSION

FIG. 14 — WEEKENDS OUTDOORS REPRESENTATIVE IMAGE

F-03 / LIFESTYLE

# Childhood, outdoors.

Adventure play, a toddler zone, a tree house and jungle gym, and open lawns where children can simply run — all within sight of home.

- Adventure play area
- Toddler interactive zone
- Kids play lawn
- Circle of Joy play zone

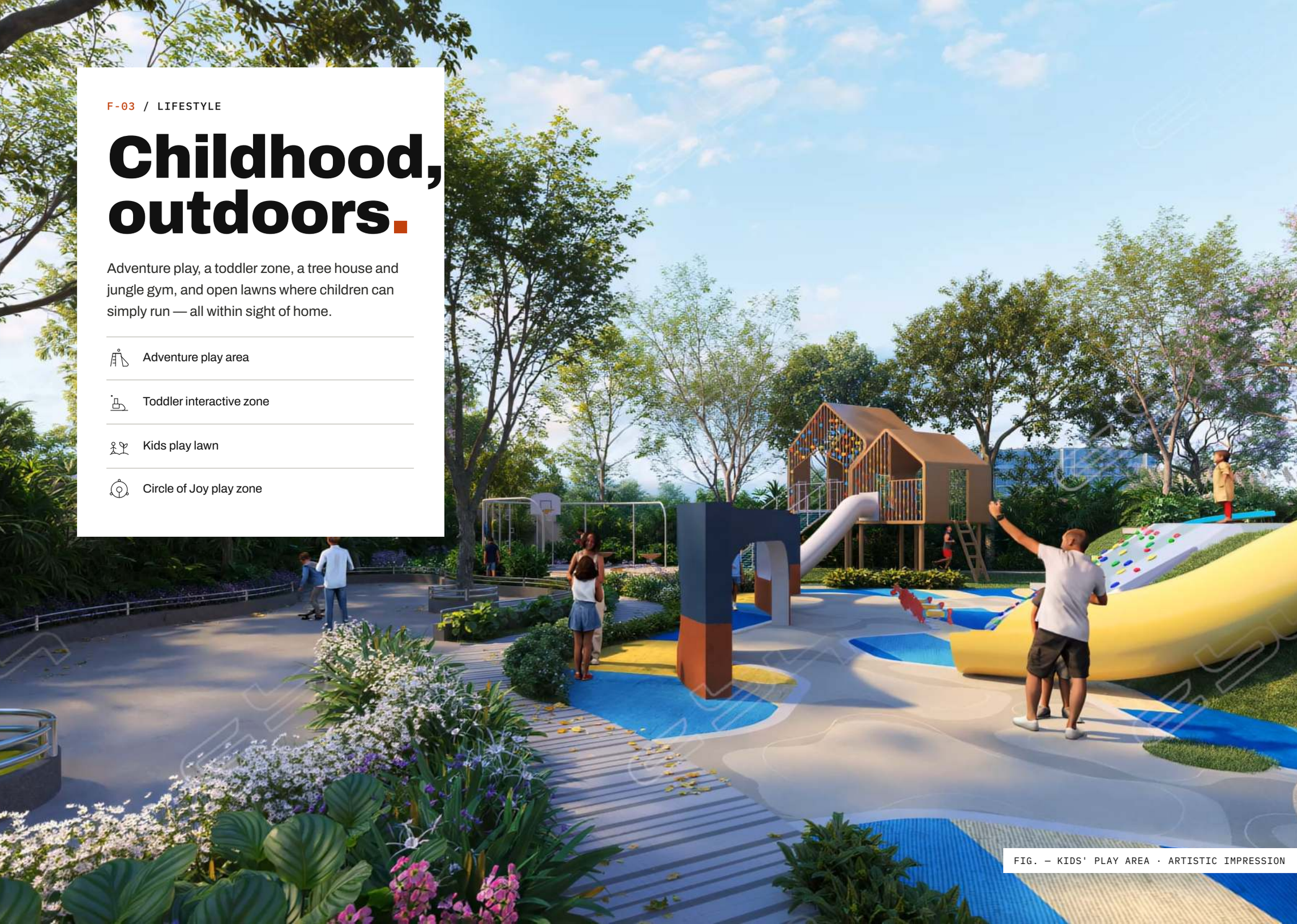


FIG. — KIDS' PLAY AREA · ARTISTIC IMPRESSION



# Quiet corners for calm minds.

A temple garden, meditation and ritual courts, a reflexology path and a fragrance garden — spaces to slow down, close to home.

- Temple garden
- Meditation court
- Ritual court
- Wellness garden
- Reflexology path
- Fragrance garden



FIG. 15 — GARDEN PAVILION ARTISTIC IMPRESSION

FIG. 16 — MORNINGS REPRESENTATIVE IMAGE

# Where neighbours become friends.

Shaded pergolas, swings and informal seating make the community plaza a natural meeting place — with a senior citizen corner and a pet park close by.



FIG. 17 — COMMUNITY PLAZA — ARTISTIC IMPRESSION



FIG. 18 — EVENINGS TOGETHER — REPRESENTATIVE IMAGE



FIG. 19 — LANDSCAPED GARDENS — ARTISTIC IMPRESSION



FIG. 20 — LANDSCAPE AT DUSK — ARTISTIC IMPRESSION

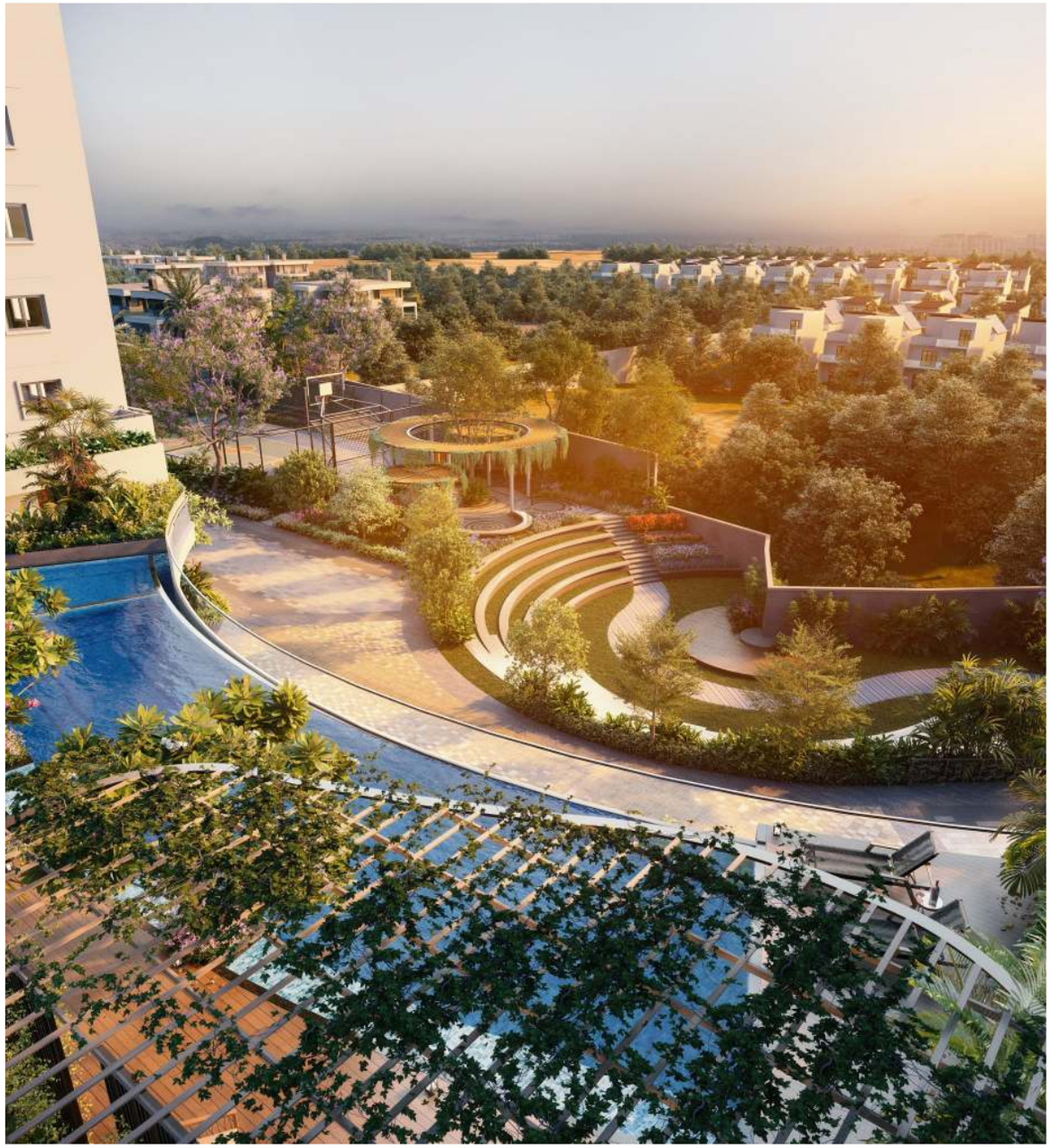


FIG. 21 — PODIUM AT SUNSET

ARTISTIC IMPRESSION

# Resort living, at home.

A resort-style pool with a kids pool, premium pool lounge and cabanas on a timber deck, framed by gardens and open sky.

- Resort-style pool
- Kids pool
- Premium pool lounge
- Pool deck cabanas



FIG. 22 — GOLDEN HOUR

REPRESENTATIVE IMAGE



FIG. 23 — TERRACE AERIAL

ARTISTIC IMPRESSION

# Life on top of the city.

Yoga at sunrise, a sky cinema, barbecue lawns, a bonfire court and a star-gazing deck — the rooftop is a destination in itself.

| | |
|---|---|
| 01 | Yoga court |
| 02 | Sky cinema |
| 03 | BBQ lawn court |
| 04 | Juice bar |
| 05 | Bonfire court |
| 06 | Sun deck lounge |
| 07 | Star-gazing court |
| 08 | Sunrise court |
| 09 | Sunset deck |

# 8,000+

SQUARE FEET OF CLUBHOUSE

## Leisure, steps from home.

A dedicated clubhouse with its own drop-off anchors community life — a place to work, meet, celebrate and unwind.

- Clubhouse drop-off
- Working pod
- Library pavilion
- Fitness deck



FIG. 24 — AMPHITHEATRE & CLUBHOUSE EDGE

ARTISTIC IMPRESSION



FIG. 25 — WORKING POD

REPRESENTATIVE IMAGE

INDEX

**G+14**

FLOORS PER TOWER

# From sunrise to starlight.

## 06:00



Sunrise yoga on the terrace

REPRESENTATIVE IMAGE

## 08:00



Filter coffee on the balcony

REPRESENTATIVE IMAGE

## 11:00



Focus time at the working pod

REPRESENTATIVE IMAGE

## 17:00



Kids at the adventure play area

ARTISTIC IMPRESSION

## 19:00



An evening at the amphitheatre

ARTISTIC IMPRESSION

## 21:00



Stars from the sky deck

ARTISTIC IMPRESSION

# Ultra-luxury 2 & 3 BHK.

## 2 BHK

2 TOILETS

**723—760**

SQ.FT CARPET (RERA)

83 HOMES

## 3 BHK

2 TOILETS

**972**

SQ.FT CARPET (RERA)

27 HOMES

## 3 BHK

3 TOILETS

**1,004—1,100**

SQ.FT CARPET (RERA)

125 HOMES

| TYPE | TOWER 01 | TOWER 02 | TOWER 03 | TOTAL | SHARE |
|---|---|---|---|---|---|
| 3 BHK · 3T | 56 | 27 | 42 | 125 | 53% |
| 3 BHK · 2T | — | 27 | — | 27 | 11% |
| 2 BHK · 2T | 28 | 27 | 28 | 83 | 35% |
| **Total** | **84** | **81** | **70** | **235** | **100%** |

Carpet areas as per RERA from the area statement dated 03-11-2026; actual areas vary by unit and floor.



FIG. 26 — DUSK VIEW

ARTISTIC IMPRESSION

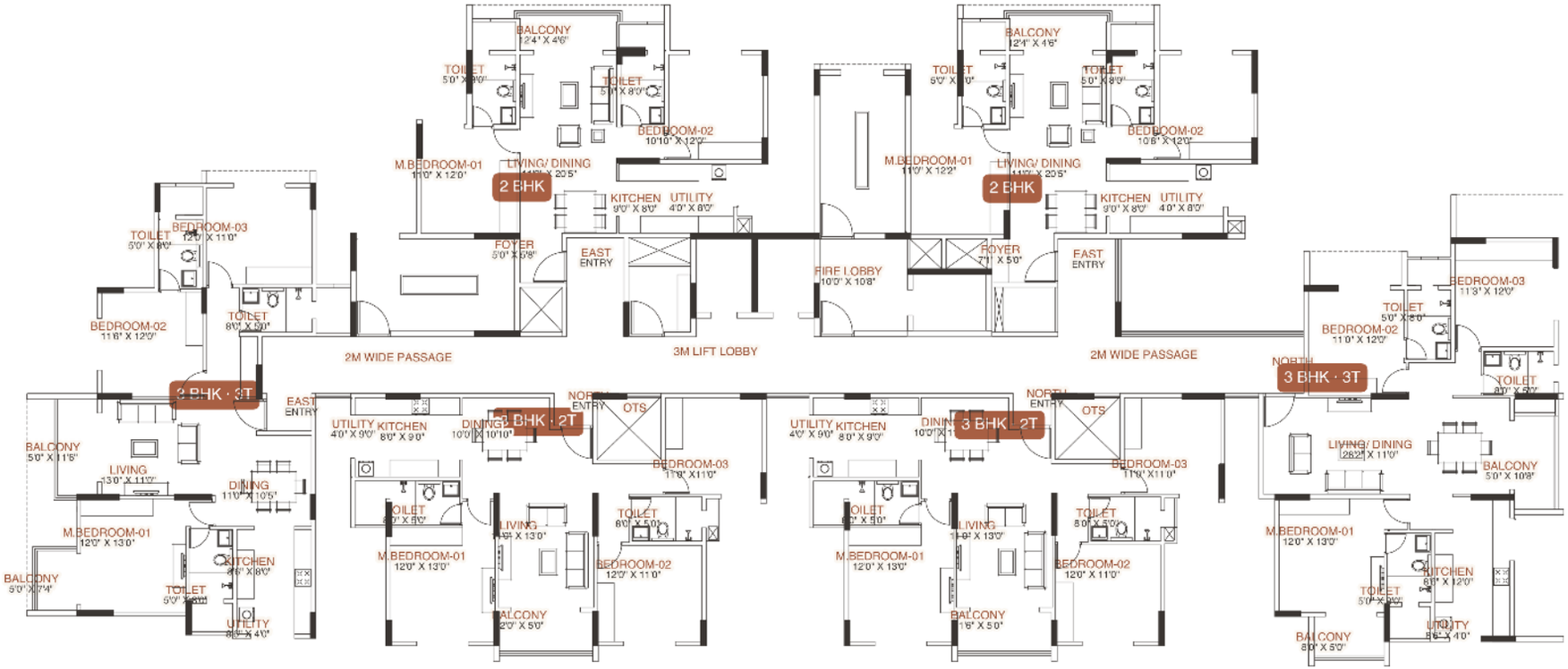


12.8858° N · 77.7686° E

# Tower 02 · floors 02—14.

6 HOMES / FLOOR ALL CORNER HOMES NO COMMON WALLS

N ↑






12.8858° N · 77.7686° E

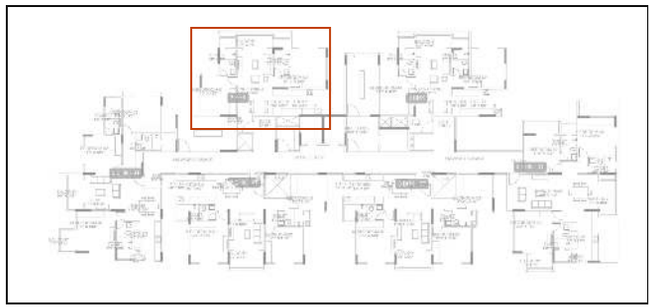
# 2 BHK.

2 TOILETS · FLAT 202 TYPICAL

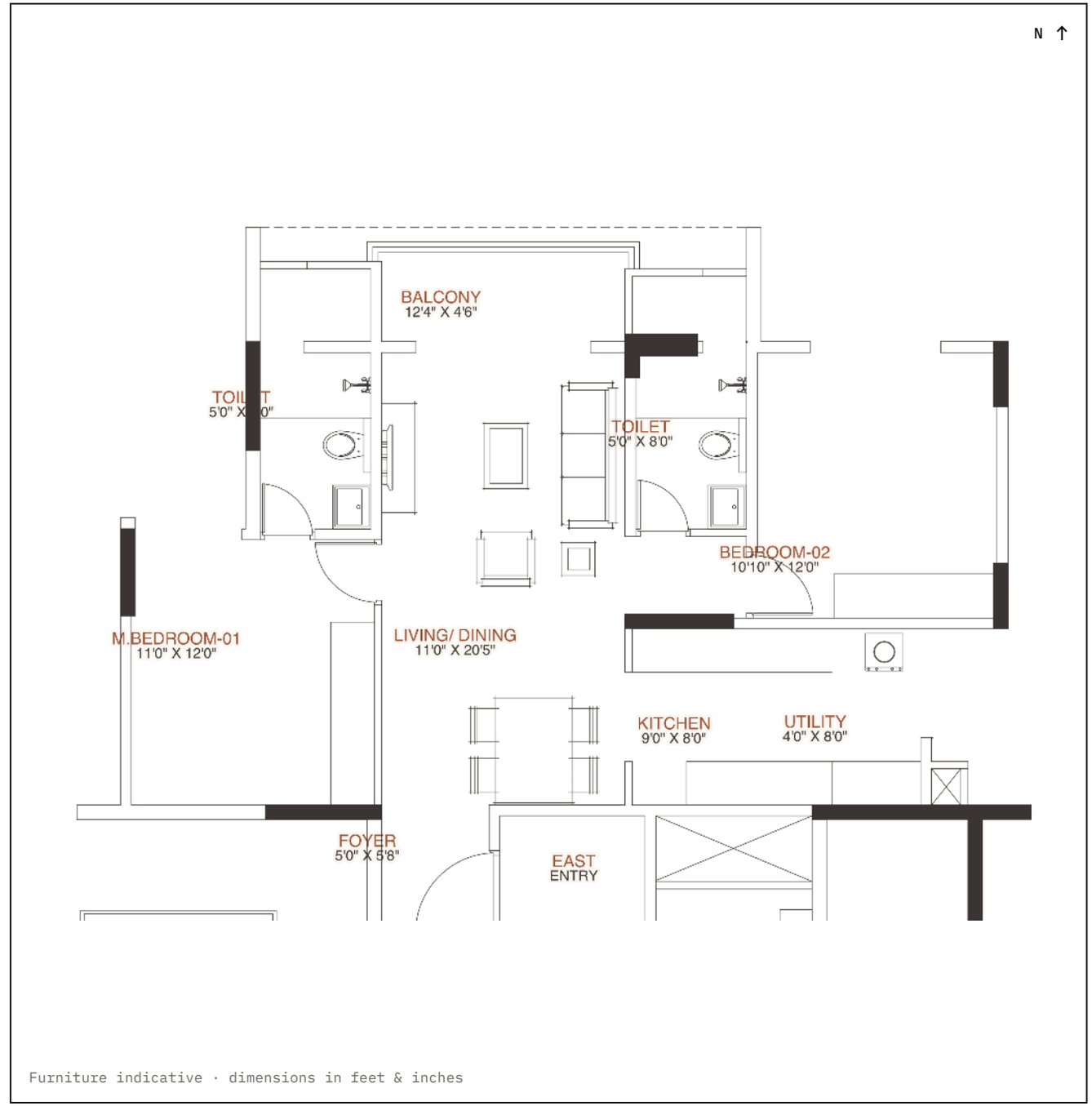
**745** SQ.FT CARPET

| | |
|---|---|
| Living / dining | 11'0" × 20'5" |
| Master bedroom | 11'0" × 12'0" |
| Bedroom 2 | 10'10" × 12'0" |
| Kitchen | 9'0" × 8'0" |
| Utility | 4'0" × 8'0" |
| Balcony | 12'4" × 4'6" |

KEY PLAN · TOWER 02



2 BHK homes range 723–760 sq.ft carpet across towers.




Furniture indicative · dimensions in feet & inches



12.8858° N · 77.7686° E

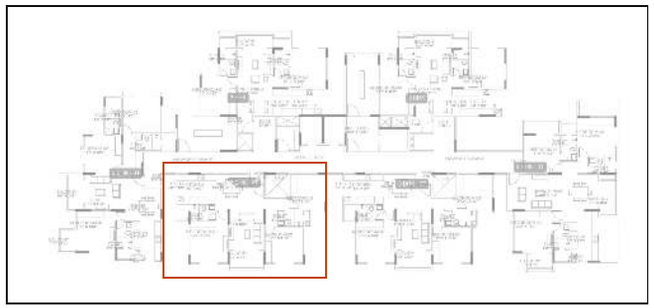
# 3 BHK.

2 TOILETS · FLAT 206 TYPICAL

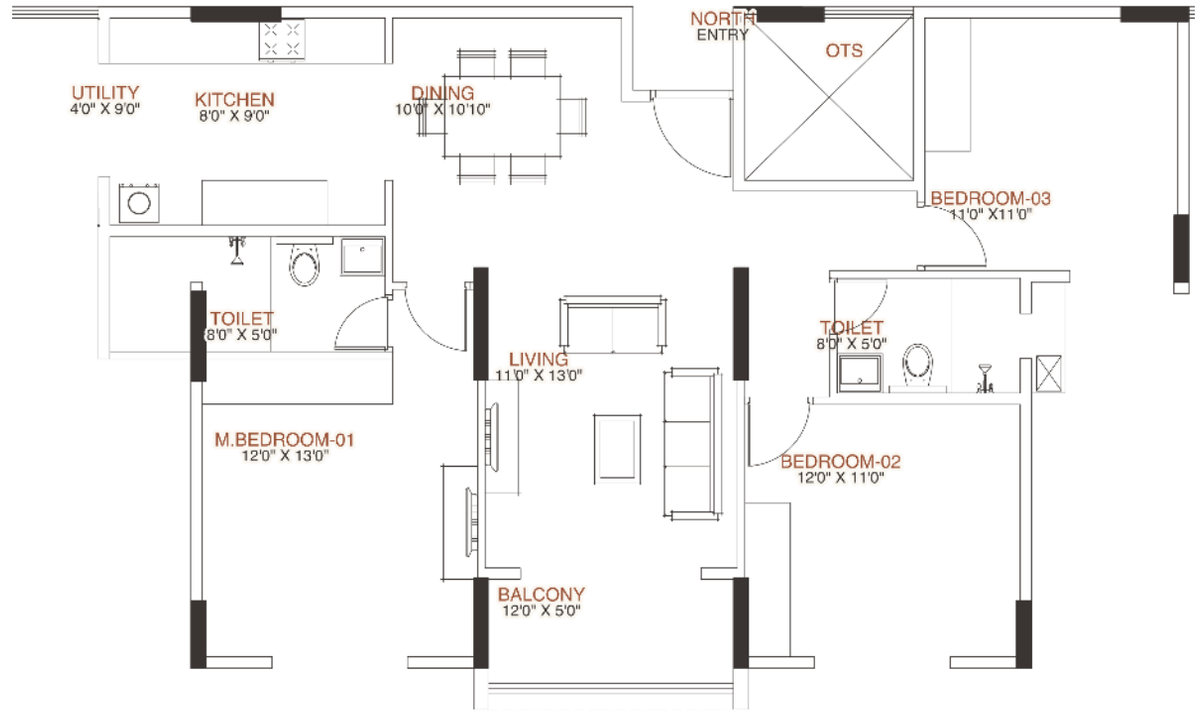
## 972 SQ.FT CARPET

| | |
|---|---|
| Living | 11'0" × 13'0" |
| Dining | 10'0" × 10'10" |
| Master bedroom | 12'0" × 13'0" |
| Bedroom 2 | 12'0" × 11'0" |
| Bedroom 3 | 11'0" × 11'0" |
| Balcony | 12'0" × 5'0" |

KEY PLAN · TOWER 02



Shown: Flat 206, typical floor.




Furniture indicative · dimensions in feet & inches



12.8858° N · 77.7686° E

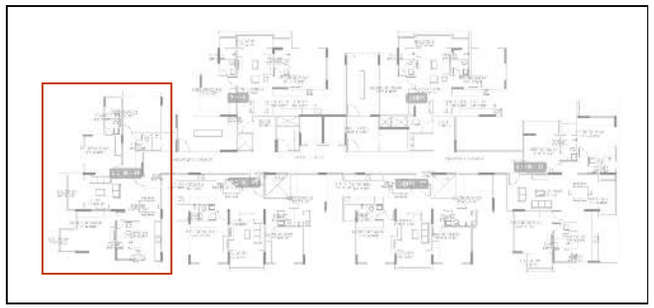
# 3 BHK.

3 TOILETS · FLAT 201 TYPICAL

## 1,035 SQ.FT CARPET

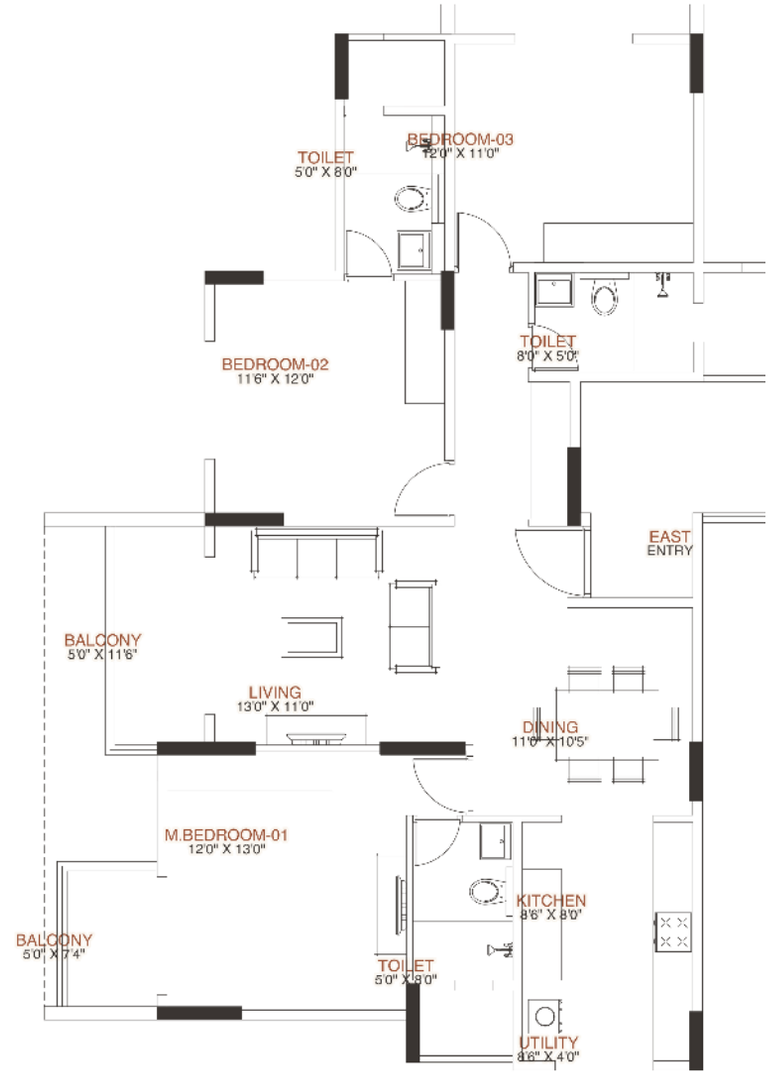
| | |
|---|---|
| Living | 13'0" × 11'0" |
| Dining | 11'0" × 10'5" |
| Master bedroom | 12'0" × 13'0" |
| Bedroom 2 | 11'6" × 12'0" |
| Bedroom 3 | 12'0" × 11'0" |
| Balconies | 11'6" · 7'4" |

KEY PLAN · TOWER 02



3 BHK 3T homes range 1,004–1,100 sq.ft carpet.

N ↑




Furniture indicative · dimensions in feet & inches



12.8858° N · 77.7686° E

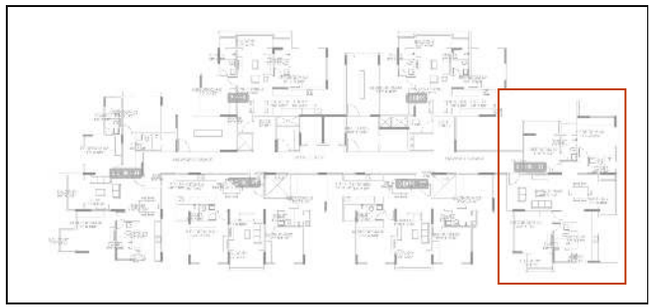
# 3 BHK.

3 TOILETS · FLAT 204 CORNER

## 1,086 SQ.FT CARPET

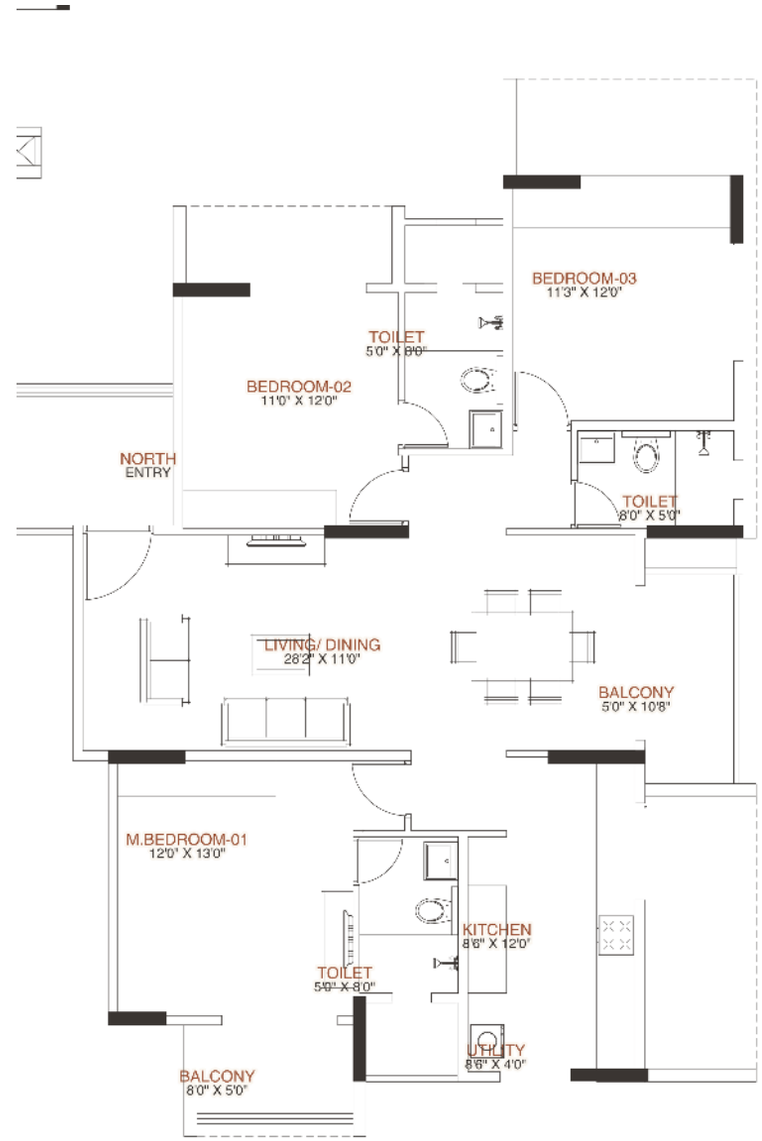
| | |
|---|---|
| Living / dining | 28'2" × 11'0" |
| Master bedroom | 12'0" × 13'0" |
| Bedroom 2 | 11'0" × 12'0" |
| Bedroom 3 | 11'3" × 12'0" |
| Kitchen | 8'6" × 12'0" |
| Balconies | 10'8" · 8'0" |

KEY PLAN · TOWER 02



Shown: Flat 204, typical floor.

N ↑




Furniture indicative · dimensions in feet & inches



12.8858° N · 77.7686° E

# First fifty.

**INR 8,500**
PER SQ.FT · EOI OFFER PRICE

**INR 95 L***
2 BHK ONWARDS

**INR 1.35 Cr***
3 BHK ONWARDS

01
**Special launch pricing for the first 50 homes**

02
**Refundable Expression of Interest (EOI)**

03
**High-appreciation growth corridor**

04
**Strong rental & resale potential**

*Limited-period offer. Prices exclude GST, registration, stamp duty and other statutory charges. Terms subject to change without notice.

# Live better. Invest smarter.

01 Own a home that reflects your aspirations.

02 Invest in a location that promises growth.

03 Experience a lifestyle beyond expectations.



FIG. 27 — BINARY THE FOUR

ARTISTIC IMPRESSION

## KARNATAKA RERA REGISTRATION

| | |
|---|---|
| Project | Binary The Four |
| Reg. no. | PRM/KA/RERA/1251/446/PR/251126/009132 |
| Ack. no. | ACK/KA/RERA/1251/446/PR/181126/010772 |
| Approved | 25-11-2026 |
| Valid until | 31-12-2031 |
| Promoter | Binary Ventures |

**SITE** — Sy. No. 43/2, 43/3, 44/2, 45/3, 45/6, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru East – 562125.

**REGISTERED OFFICE** — Sy. No. 49, Site No. 07, Trinity Home Stead, Sompura Road, Sompura Village, Sarjapura Hobli, Dommasandra Post, Bengaluru – 562125.

Verify at rera.karnataka.gov.in

BINARY

# The Four.

SITE VISITS & PRIORITY BOOKING

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Binary The Four, Chambenahalli Village, Sarjapura Hobli,
Anekal Taluk, Bengaluru East – 562125 · 12.8858° N · 77.7686° E

SCAN FOR LOCATION

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BINARY