



**BIRLA
NAVYA**
GURUGRAM

AVIK at
Birla Navya

Aditya Birla Group



**A US\$
66* billion**
Conglomerate

*As on 30th Sep, 2024



Considered
market cap of
US\$ 111

#Bn

*As on 30th Sep, 2024



Across
06 Continents &
40+ Countries



180
State-of-
the-heart
manufacturing
units globally



187,000+
Employees of
over 100
nationalities



300M+
Loyal customer
base

Globally Aditya Birla Group is

#1

In Aluminium Rolling
Recycler of Aluminium

#2

In Viscose Staple Fibre
In Carbon Black
(based on installed production capacity)

#3

In Cement (Excluding China)
In Insulators

#1

The largest single location copper smelter in the world

IN INDIA, The Group is a leader in various sectors



Largest Chlor-Alkali Player



Largest Linen Player



Among the leading Telecom Players



Largest Manufacturers of Insulators



Leading Player in Life Insurance and Asset Management

1

In Grey Cement & Concrete

2

One of the largest Financial Services providers in India

3

Fashion (Branded Apparel) and Lifestyle Player

4

India's leading Telephone Company

5

In Copper

6

Our Fabrics are used by top fashion brands

Birla Estates Private Limited



Forayed into real estate business in **2016**

100% wholly owned subsidiary of Aditya Birla Real Estate Limited

Strong management team with experienced industry professionals

One of the **most trusted brands** in the country

Established presence in 4 key macro markets in India i.e. MMR, NCR, Pune & Bengaluru

Diversified portfolio of residential, commercial & mixed-use properties

Portfolio with a developable potential in excess of **24 Mn SFT**

Established commercial real estate portfolio located in Worli, Mumbai with **~6 lakh SFT of leasable area**

Aims to be amongst the **top 5 real estate companies** in India

Robust project pipeline of owned & joint development land parcels in all the **4 major macro markets**



LIFEDESIGNED®
Philosophy

Our LifeDesigned® philosophy can be experienced at multiple touch-points across all our projects and reflects our continuous endeavor of pushing ourselves to create spaces designed around life. For life.

Our approach to product development



COLLABORATING WITH LEADING DESIGN CONSULTANTS

HOW

RESULT

Foster + Partners

Serie Architects

UK, Mumbai

morphogenesis.
Architecture | Interiors | Landscape

Delhi

LERA
Consulting Structural Engineers

NY, Mumbai

LifeDesigned® Projects

LEIGHTON

BURO HAPPOLD

NY, Mumbai



COOPERS HILL

Singapore

BroadwayMalyan™

Lifestyle Projects

LEAP RSP

Italy, Bengaluru

Placemaking Projects



Superior design

Birla Estates Overview



“
TO ENRICH LIVES, BY
*Building happy
communities*
THAT ARE ROOTED IN TRUST
”





AVIK at Birla Navya

Birla Navya

The name connotes 'Newness' or 'Fresh' in Sanskrit. The essence of Birla Navya is exactly that – the promise of a new beginning and the start of a new life, designed around harmony.

Master layout plan

AVIK at



BIRLA NAVYA
GURUGRAM

- | | |
|-----------------------------|-----------------------------------|
| 1) Forest zone/ garden | 26) Cross-fit course |
| 2) Gazebo/sitting pavillion | 27) Cricket practice enclosure |
| 3) Boundary planting | 28) Half basketball court |
| 4) Pathway | 29) Fitness stations |
| 5) Lawn/ Mini Soccer field | 30) Badminton court |
| 6) Crushed gravel | 31) Floor games |
| 7) Dry fountain | 32) Gated access |
| 8) Yoga/Meditation zone | 33) Lawn bowling |
| 9) Bamboo garden | 34) Movie screening wall |
| 10) Herb planting | 35) Herb planting |
| 11) Foot reflexology | 36) Lawn/ Mini Soccer field |
| 12) Work pods | 37) Tunnel area |
| 13) Amphitheatre | 38) Swings |
| 14) Lily pond | 39) Fragrant tree corner |
| 15) Tea corner | 40) Feature wall |
| 16) Palm court | 41) Feature wall |
| 17) Reflective basin | 42) Pavillion |
| 18) Pathway | 43) Small fruit tree orchard |
| 19) Star gazing plaza | 44) Bench |
| 20) Mounding | 45) Boundary hedge |
| 21) Seat wall | 46) Fitness stations |
| 22) Kids play | 47) Pet park |
| 23) Monkey bars | 48) Butterfly attraction planting |
| 24) Skate rink | 49) Pavilion |
| 25) Rock climbing wall | 50) Boundary planting |



Artist's Impression. Map for representational purpose only.

The Project "Birla Navya [Avik Phase 1]" is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/673/405/2023/17 dated 23.01.2023 & "Birla Navya [Avik Phase-2]" is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/909/641/2025/12 dated 05.02.2025 and can be viewed at : www.haryanarera.gov.in (Birla Navya Avik Phase 1 and Birla Navya Avik Phase 2 collectively referred as "Project"). The Project is being developed on the plots acquired by the Developer in a residential colony forming part of License Nos. 119 of 2011, 71 of 2014, 104 of 2019 and 211 of 2023 granted in favour of Anant Raj Limited and others. The Project is being developed by Avarna Projects LLP ["Developer"]. Birla Estates Private Limited and Anant Raj Limited are partners in the Developer LLP. The images and other details herein are only indicative and subject to the approval of the concerned authorities. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. This electronic/ printed material does not constitute an offer and/or contract of any type between the Developer and the recipient/reader/viewer. The images of furniture, fixtures, finishes, electronic items, decorative items, landscape, softscape, specifications and others shown herein are artist's impressions/stock images and only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specification/amenities/services to be provided by in the Project. The amenities, specifications & features mentioned in the Agreement for Sale shall be final. Club shall be developed in phases. First phase of the club shall be developed alongwith first phase of the project [Birla Navya Amoda I and II and Birla Navya Drisha I A] and second phase shall be delivered with the final completion of the Project including Birla Navya Drisha 1 B, Birla Navya [Anaiika], Birla Navya [Avik Phase 1] and future developments. The official website of the Project is www.birlaestates.com. Please do not rely on any other source of information. The development and delivery of amenities shall be carried out in phases, aligning with the overall progress of project development. The full scope of amenities will be provided upon the entire development of Birla Navya- Avik (including Phase 2 and future developments). The plots marked in brown circle [•] are owned by the Developer and may form part of future development, subject to necessary approvals. The information is indicative and subject to change. No rights shall accrue based on this depiction. The area marked in grey and green are not represented as open area.

Avik at **Birla Navya**

Meticulously designed premium floor residences. A testament to quality living, where design meets fulfilled living, creating a vibrant community that keeps growing stronger every day.



Locations proximities



Corporate Parks



Schools & Colleges



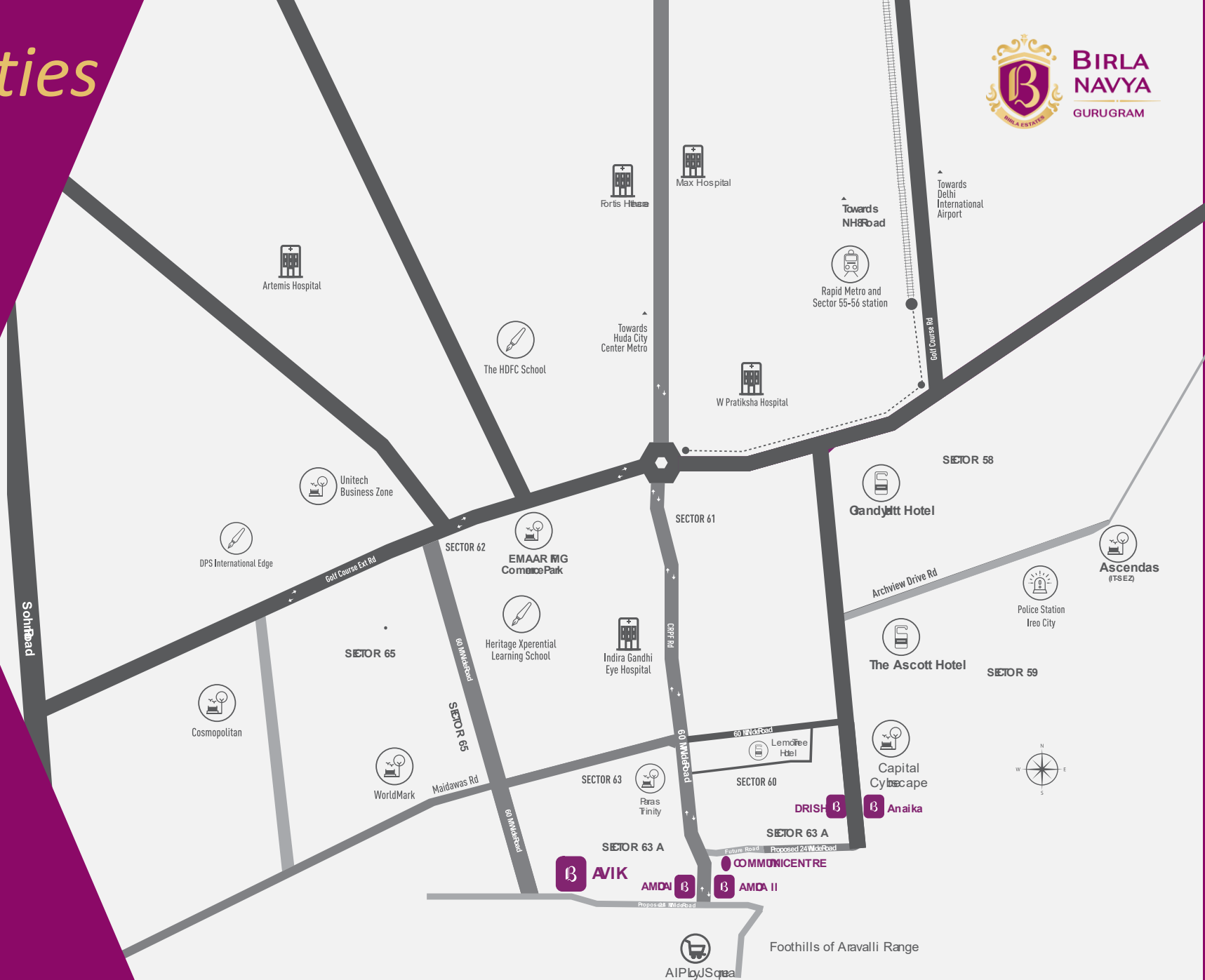
Hospitals



Retail & Commercial Hubs



Hotels



Gated Community

Each pocket at Birla Navya embodies the essence of LifeDesigned®, offering a unique blend of security and thoughtful living

These gated communities feature controlled entrances, grand lobbies with access control, and multi-tier security for residents' safety.

Every floor includes a dedicated landing space, complemented by inclusive infrastructure designed for seniors and children.



Grand entrance lobby

Every plot boasts a grand entrance lobby, where sophistication meets security. Bathed in natural light, this elegantly designed space is equipped with advanced access control for utmost safety. A graceful central staircase ascends to the upper floors, adding a touch of timeless charm.



Multi-tier security system

Birla Navya boasts of a robust multi-layered security system developed by a leading security solutions company.

CCTV Surveillance all across the project.

Intercom systems connected to the main entrance porch.

Smart Digital Lock and Video Verification facilities at the door.

Security Guards placed at critical points.



Fire safety

At Birla Estates, resident safety is our top priority. Birla Navya, Gurugram, is equipped with comprehensive fire safety measures to address modern hazards, both preventively and in emergencies.

Each floor features hose reels and fire extinguishers, while strategically placed fire hydrants ensure quick access along the roads.

Additionally, every plot is equipped with a 5,000-litre overhead tank for emergency preparedness.



Water conservation

Embracing sustainability through essential water conservation practices, Birla Navya features rainwater harvesting systems, RO wastewater reuse, and A/C wastewater utilization.



Basement with sunken court

Every plot is designed to enhance natural light and ventilation in the basement..



Exclusive terrace design

The divided terrace provides unhindered use of exclusive spaces, featuring an exquisite private area with elegant wooden-finish tiles.















Lifestyle Amenities



Mini soccer field



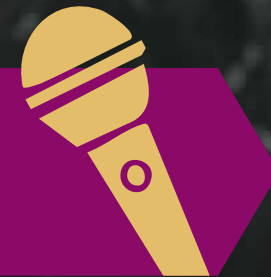


Cricket practice enclosure





Amphitheatre





Movie screening wall





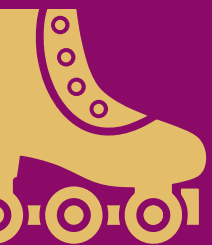
Forest zone





Palm court





Skating rink





Kids play



Pet park





Lawn bowling



Fitness station





Yoga zone





Rock climbing wall





Bamboo garden





Lily pond



Floor games





Badminton court

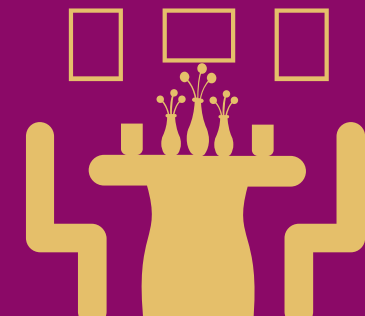


Specifications



Living, Dining

Italian Marble





Bedroom

Laminate Wooden Floor





Kitchen

Modular with Hob
& Chimney





Bathroom

State-of-the art fittings



Payment plan

Payment Plan



Milestones

% Payment

Artist's Impression. Image for Reference only.

At the time of Booking	10%	25%
Within 45 days of Booking	15%	
On Completion of Super Structure	25%	25%
On Application of OC	40%	50%
On Offer of Possession	10%	



Account Details

Account Details

Account Title

BIRLA NAVYA AVIK PHASE 2 COLLECTION A/C

Account Number

777705007662

Bank Name

ICICI Bank Limited

Bank Branch

Palm Springs Plaza Sector 54 Gurgaon 122011

IFSC Code

ICIC0007544

Thank You