

A HALLMARK OF QUALITY, INTEGRITY AND COMMITMENT TO EXCELLENCE.



MESSAGE FROM MR. KUMAR MANGALAM BIRLA

It has been a dream of the Birla Family to play a big part in building a new India for new generations.

With this vision and a promise to transform the real estate sector, we would like to present to you Birla Estates.

At Birla Estates, our endeavour is to be the leading national player and create new global

benchmarks of planning, quality, design and most importantly, ethical practices.

Thus our projects are developed with a keen understanding of the evolving customer, to create a beacons of a reach legacy of the future.

Chairman

Century Textiles and Industries Limited & Aditya Birla Group

DELIVERED PROJECTS



BIRLA CENTURION

WORLI, MUMBAI

Birla Centurion, a highly sought after business location with splendid architecture that inspires creativity.

The sophisticated design incorporates minimalistic yet contemporary trends.

BIRLAAURORA

WORLI, MUMBAI

The perfect work address, Birla Aurora is a 22-storied structure with distinctively refreshing architecture owing to an unconventional elliptical design.

At Birla Aurora you can focus on work with an amazing view of the sea as a soothing backdrop and rejuvenate yourself at the break-out



ONGOING PROJECTS



BIRLA VANYA

KALYAN, MAHARASHTRA

Nestled in the upcoming smart-city Kaylan,
Birla Vanya brings to you Life Designed® homes
inspired from and designed around
your life.

Spread across 21 acres with more than 7 acres of greens, Birla Vanya offers residences with an unparalleled lifestyle.

The Projects "Birla Vanya - Phase 1" and "Birla Vanya - Phase 2" are registered with MahaRERA under the Registration Nos P51700019178 & P51700029755 respectively and can be viewed at https://maharera.mahaonline.gov.in

BIRLAALOKYA

WHITEFIELD, BENGALURU

Birla Alokya is a low density development offering 218 villas across 7.8 acres.

This project is designed around the lifestyle of the Bengaluru consumer and goes beyond the common amenities associated with residential projects.





BIRLA TISYA

RAJAJINAGAR, BENGALURU

Birla Tisya is a low dense condominium development offering a fascinating lifestyle, best locational connectivity to the CBD of Bengaluru and apartments with the most ventilated space within the hustle bustle of the city.

The Project "Birla Tisya" comprising of 2 Towers and a Club house is registered with Karnataka RERA under the Registration No. PRM/KA/RERA/1251/309/PR/211022/004371 and can be viewed at: https://rera.karnataka.gov.in/

BIRLA NIYAARA

WORLI, MUMBAI

Designed for RARE experiences at the heart of Worli, every luxurious square inch at Birla Niyaara has been envisioned keeping our tenets of responsible design, intuitive thinking, efficient use of space and sustainability, at the forefront.



THE SUCCESS STORY - GURUGRAM

BIRLA NAVYA PHASE -1

100% sold out

NOW PRESENTING







LOCATION PROXIMITIES

CORPORATE PARKS

- ONE HORIZON
- ASCENDAS
- CAPITAL CYBERSCAPE
- AIPL BUSINESS CLUB

SCHOOLS & COLLEGES

- HERITAGE XPERENTIAL LEARNING
- DPS INTERNATIONAL EDGE
- THE HDFC SCHOOL
- SCOTTISH HIGH

HOSPITALS

- W. PRATIKSHA
- ARTEMIS
- FORTIS
- MAX HOSPITAL

RETAIL & COMMERCIAL HUBS

- WORLDMARK
- PARAS TRINITY
- JOY SQUARE MALL
- MAGNUM CITY CENTRE

HOTELS

- GRAND HYATT HOTEL
- LEMON TREE HOTEL
- DOUBLE TREE BY HILTON
- IBIS HOTEL

THOUGHTFULLY DESIGNED RESIDENCES



ABOUT BIRLANAVYA

- Birla Navya is a township project of Premium Floor
 Residences spread across
 1,90,202 Sq. Mt. and 5 individual pockets
- ➤ The first phase of development features pockets Drisha and Amoda. Each pocket's planning and infrastructure has a different approach with it's own distinctive offerings
- With the IGBC Gold precertification, the project is set to be one of the first greenrated township in Gurugram.



GATED COMMUNITIES

- Every Pocket at Birla Navya has unique features that resonate the concept of LifeDesigned®.
- These pockets are guarded gated community with controlled entrances Grand entrance lobby with access control.
- Multi- Tier security features to ensure safety of all the residents
- Landing space at entrance of every floor

Inclusive infrastructure for seniors and children

GRAND ENTRANCE LOBBY

Grand entrance lobby in every plot ensuring safety and security features like access control.

Lobby is naturally lit and has central stairs leading up to top floors.





MULTI-TIER SECURITY SYSTEM

- Birla Navya boasts of a robust multilayered security system developed by one of Israel's leading security solutions company MAX Security.
- 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, the safety of our residents always comes first. Birla Navya in Gurugram has several measures in place to deal with the many challenges of modern fire hazards, both mitigative and for emergencies.
- ➤ Hose reel and fire extinguishers placed on every floor of the development.
- > Easily accessible fire hydrants located at regular intervals along road.
- > 5,000 Litre overhead tank in every plot for emergencies.





WATER CONSERVATION

- An essential practice of the day to save the natural resource and move towards sustainability.
- > Rain water harvesting systems
 - > RO Water waste utilization
 - ➤ A/C Waste water utilization

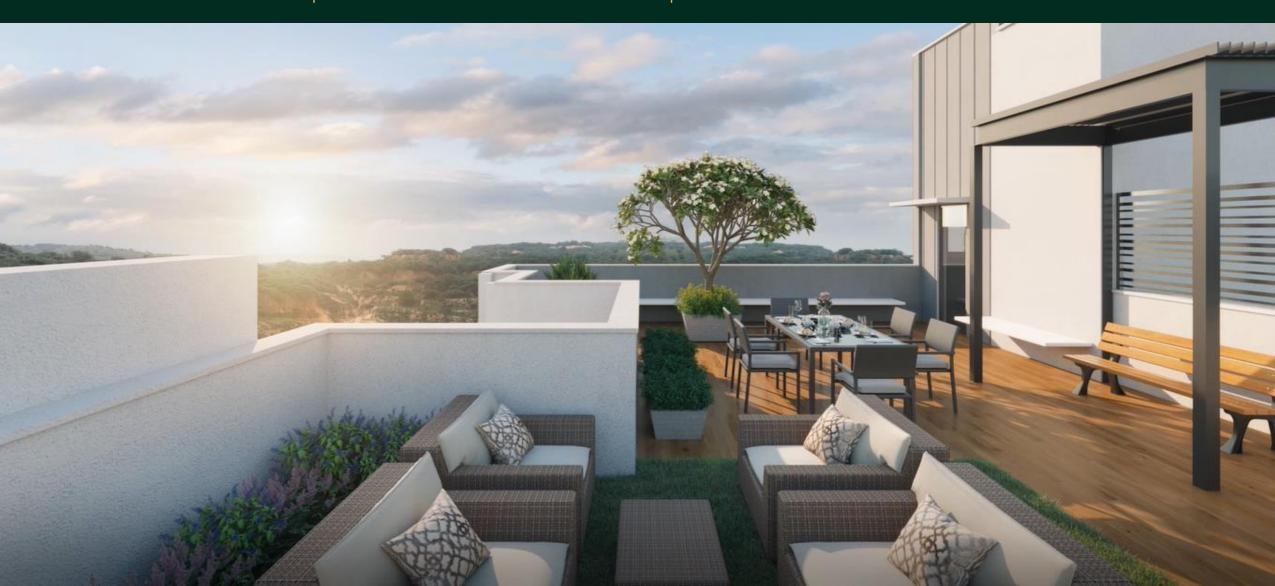
BASEMENT WITH SUNKEN COURT

Beautifully landscaped sunken courts in every plot to give natural light and ventilation to the basement.



EXCLUSIVE TERRACE DESIGN

The divided terrace provides unhindered use of the exclusive area. Exquisite Private Terrace with artificial turf and wooden finish tiles







MULTI-PURPOSE COURT

KIDS PLAY AREA



FITNESS CORNER

FOOT REFLEXOLOGY



COMMUNITY BACK LAWNS



CLUBHOUSE





SPORTS LOUNGE

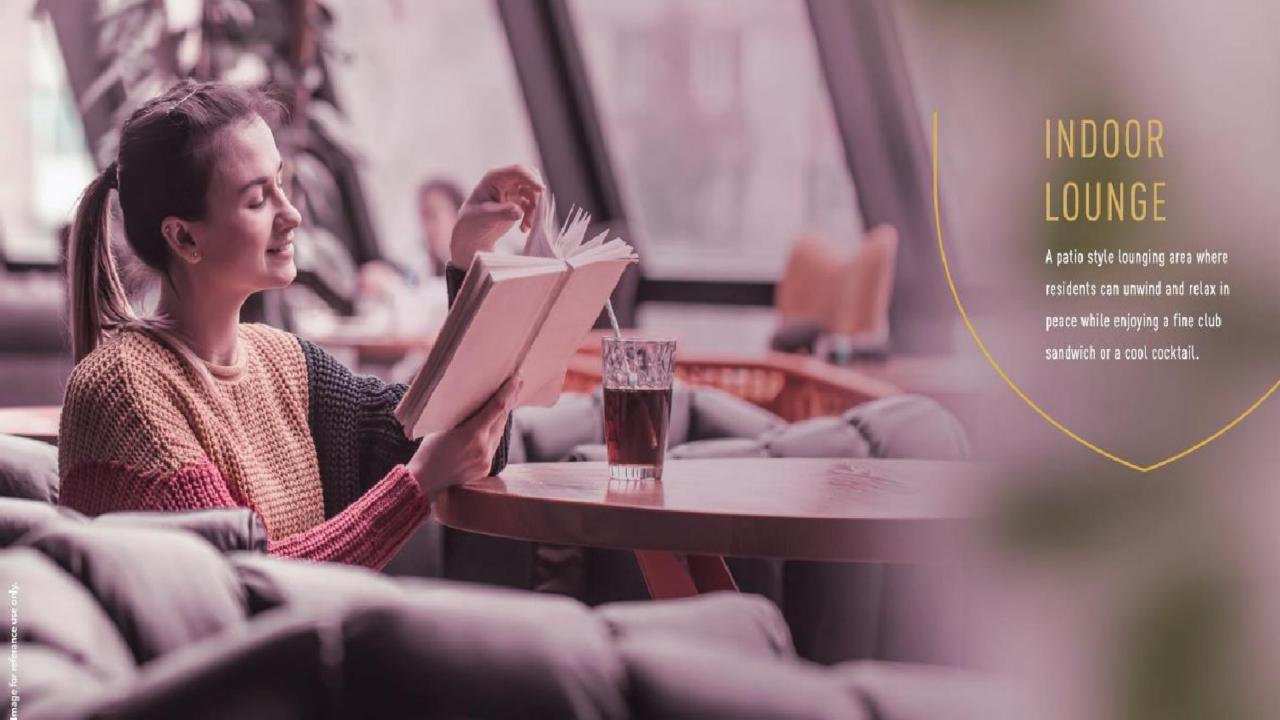
Enjoy supporting your favourite teams in cricket, football or whatever sport you enjoy, all while feasting on your favourite snacks and food



LOUNGE Fun is for everyone. The Destination Hive

SENIOR CITIZENS

has dedicated spaces where senior citizens can enjoy themselves to the fullest.







STATE-OF-THE ART GYMNASIUM

Whether its cardio, weights, or functional training, the Gym at Destination Hive makes sure you have the best equipment at hand for all your fitness goals.



DEDICATED ROOM FOR GROUP ACTIVITIES

How often do you get to dance your way to fitness? Whenever you want, at our dedicated Zumba Hall.

SPA & SALON

Therapeutic grooming spaces where our residents can indulge in the finest self-care services. The Spa & Salon comes fully equipped with a steam room, changing rooms and bathrooms.











CO-WORKING SPACES

Whether you're working late nights or simply trying to stay ahead of work, you'll find that our co-working spaces are equipped to service all your needs.

CULTURAL HUB

Where entertainment is just a product of a vibrant cultural environment. The culture hub is designed to facilitate every cultural and artistic endeavor.

LEARNING CENTRE

At Destination Hive, the learning centre doesn't just help your kids stay at the top but also makes them fall in love with learning.

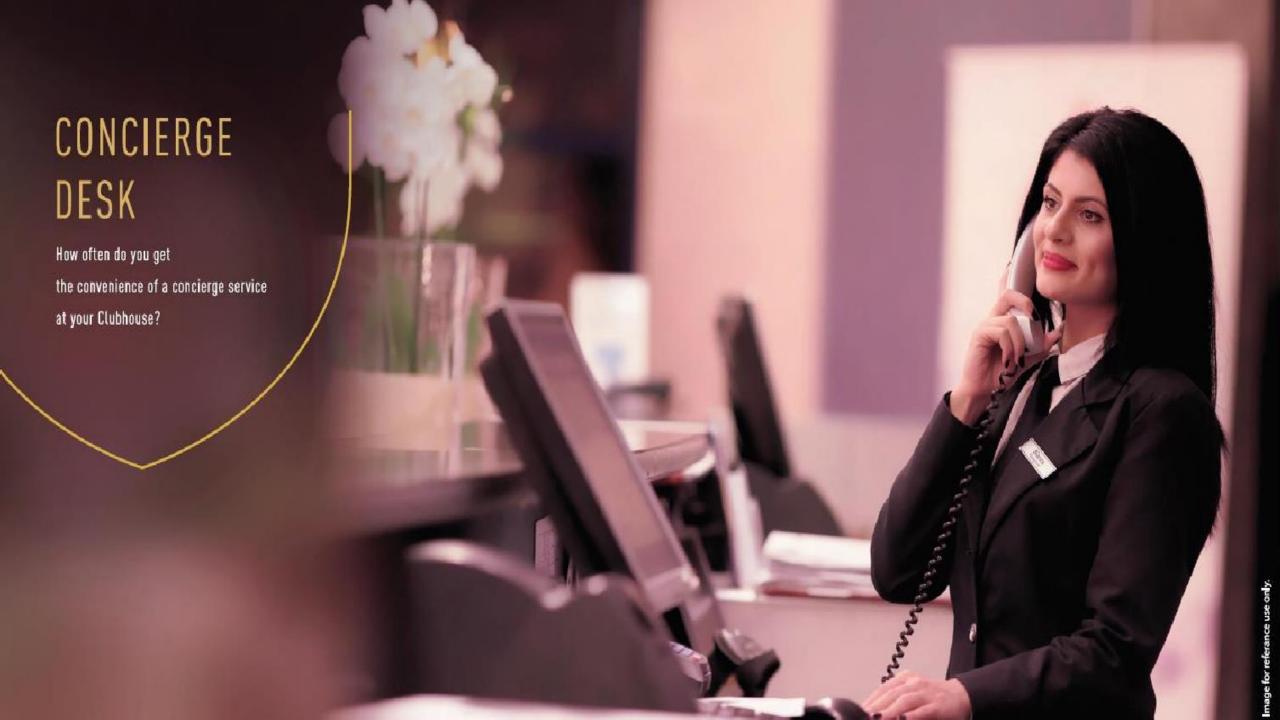
BANQUET HALL

A Spacious Banquet Hall designed to accommodate celebrations and events of every kind, with family as well as the community.

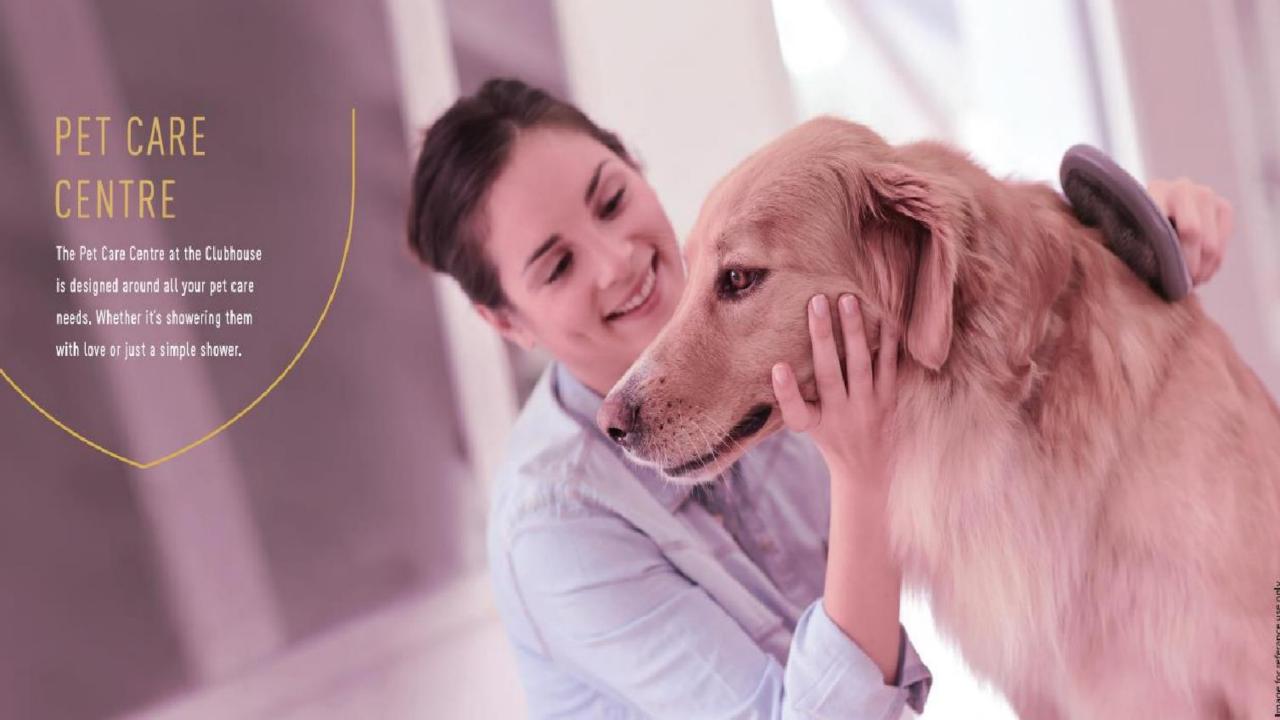








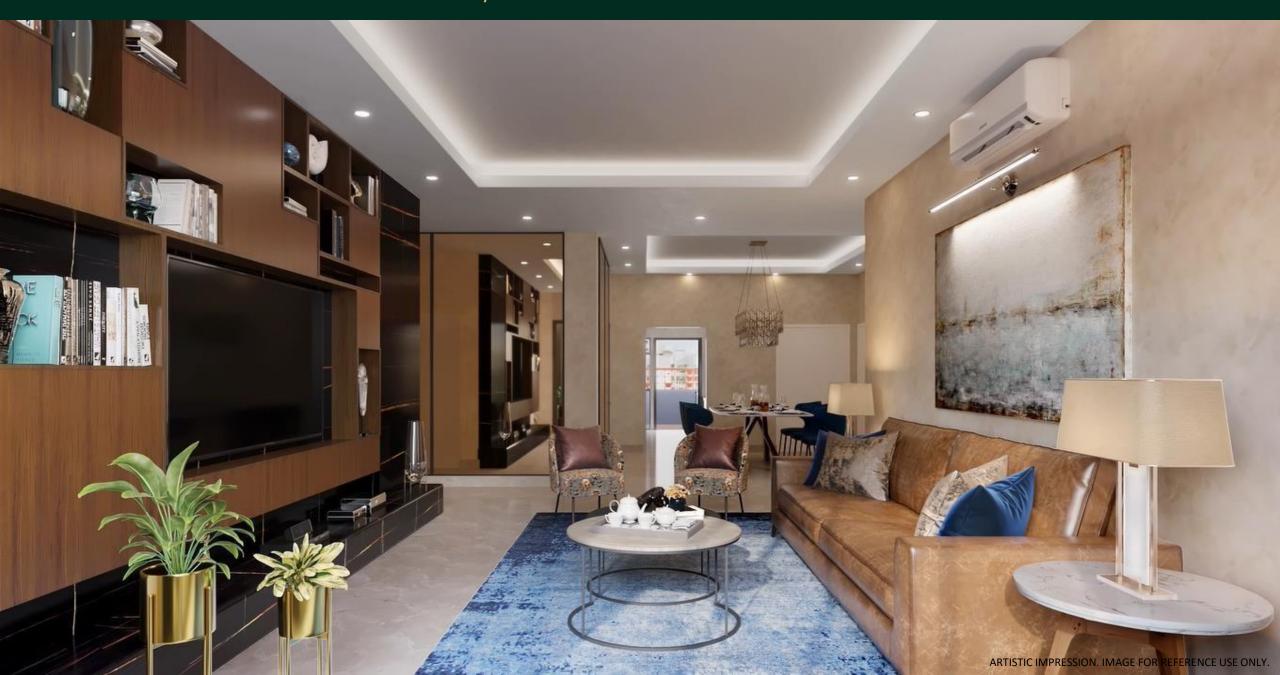






SPECIFICATIONS

VRV / VRF AIR CONDITIONING



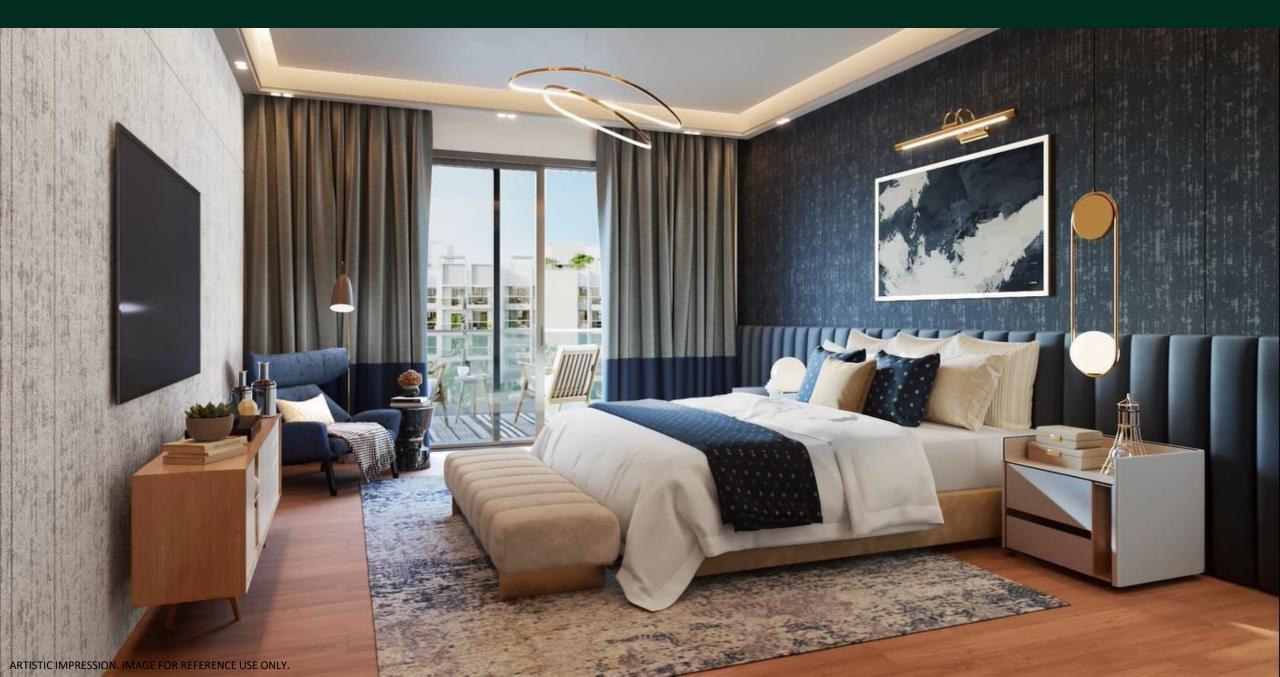
MODULAR KITCHEN WITH OTG, DISHWASHER, HOB AND CHIMNEY



MARBLE FLOORING IN LIVING AND DINING



LAMINATED WOODEN FLOORING IN BEDROOMS



LAYOUT PLAN – ANAIKA









STREETSCAPE PATHWAY



STREETSCAPE PLANTING



ROCK GARDEN WITH MOUNDS AND BAMBOO



PATHWAY/JOGGING TRACK



SITTING AREA WITH BENCH



-MEDITATION ZONE



-FRAGRANCE GARDEN



-FLOWERING GARDEN



-HERB AND SPICE GARDEN



FOOT REFLEXOLOGY



INTERACTIVE FLOOR GAMES



GATEWAY WALL



FITNESS CORNER





MULTI PURPOSE COURT (9x18m)



ROCK CLIMBING

PAVILION (3x5m)

KID'S PLAY AREAV



PET PARK



BOUNDARY PLANTING



ENTRY / EXIT

ARTISTIC IMPRESSION. IMAGE FOR REFERENCE USE ONLY.

CHEQUE IN FAVOUR OF

"AVARNA PROJECTS LLP – BIRLA NAVYA ANAIKA – MASTER A/C"

OR

NEFT/ RTGS/ IMPS DETAILS:

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ADDRESS - ICICI BANK LTD, UNIT NO. RSP CG-003 TO 005, THE PALM SPRINGS PLAZA, SECTOR-54, GURUGRAM, HARYANA - 122011



DISCLAIMER

The Project "Birla Navya - "Anaika" ("Project") comprising of 3 oplots in blocks/pocket G2OFAnant Raj Estate, Sector 63 A, Gurugram, is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/596/328/2022/71 OF 2022 can be viewed at: www.haryanarera.gov.in. The Project is being developed on Plots acquired by the Developer in a residential plotted colony for ming part of License No. 119 of 2011, License No. 71 of 2014 and 104 of 2019.

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 these in the interest of the development, without prior notice or obligation. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. Tolerance of +/-3% is possible in the Residential Flat/Unit areas on account of designand construction variances. This electronic / printed material does not constitute anoffer and/or contract of any type between the Promoter/Developer and the recipient/reader/viewer. No booking or allot ments hall be deemed to have been made on the basis of this electronic/printed material. Any Purchaser/Lessee of this developments hall be governed by the terms and conditions of the application form and the agreement for sale/lease entered into between the parties, and no details mentioned in this electronic/printed materials hall in anyway governs uch transaction sunless as may be otherwise expressly provided in the agreement for sale/lease by the Promoter/Developer. The Promoter/Developer does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. This electronic/printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 applicable for project sin Haryana. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter sales team only, by physically visiting the project site. The official website of the Project is www.birlaestates.com. You are requested NOT to visit to/rely anyunauthorized or unverified website/broker (online/offline) to receive any information about any projects of the Pr