




BIRLA ESTATES

LIFEDESIGNED[®]

**A HALLMARK OF QUALITY, INTEGRITY
AND COMMITMENT TO EXCELLENCE.**

 **+91-8586866824**

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.

BIRLA AURORA

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





Image for reference use only

BIRLA VANYA

KALYAN, MAHARASHTRA

Nestled in the upcoming smart-city Kalyan, 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.

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



Anaika *at*



**BIRLA
NAVYA**
GURUGRAM



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.



BIRLA ESTATES

LOCATION





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 its own distinctive offerings
- With the **IGBC Gold pre-certification**, the project is set to be one of the first green-rated 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 multi-layered 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



AMENITIES





MULTI-PURPOSE COURT

KIDS PLAY AREA





FITNESS CORNER

FOOT REFLEXOLOGY





COMMUNITY BACK LAWNS



BIRLA

NAVYA

GURUGRAM



CLUBHOUSE



RESTAURANTS & ALL-DAY DINING

Indulge in a variety of cuisines,
at your convenience.



CAFÉ & BAKERY

Whether you're a sandwich connoisseur or just
have a sweet tooth, at Destination Hive you can
have your pick of the best desserts and snacks.



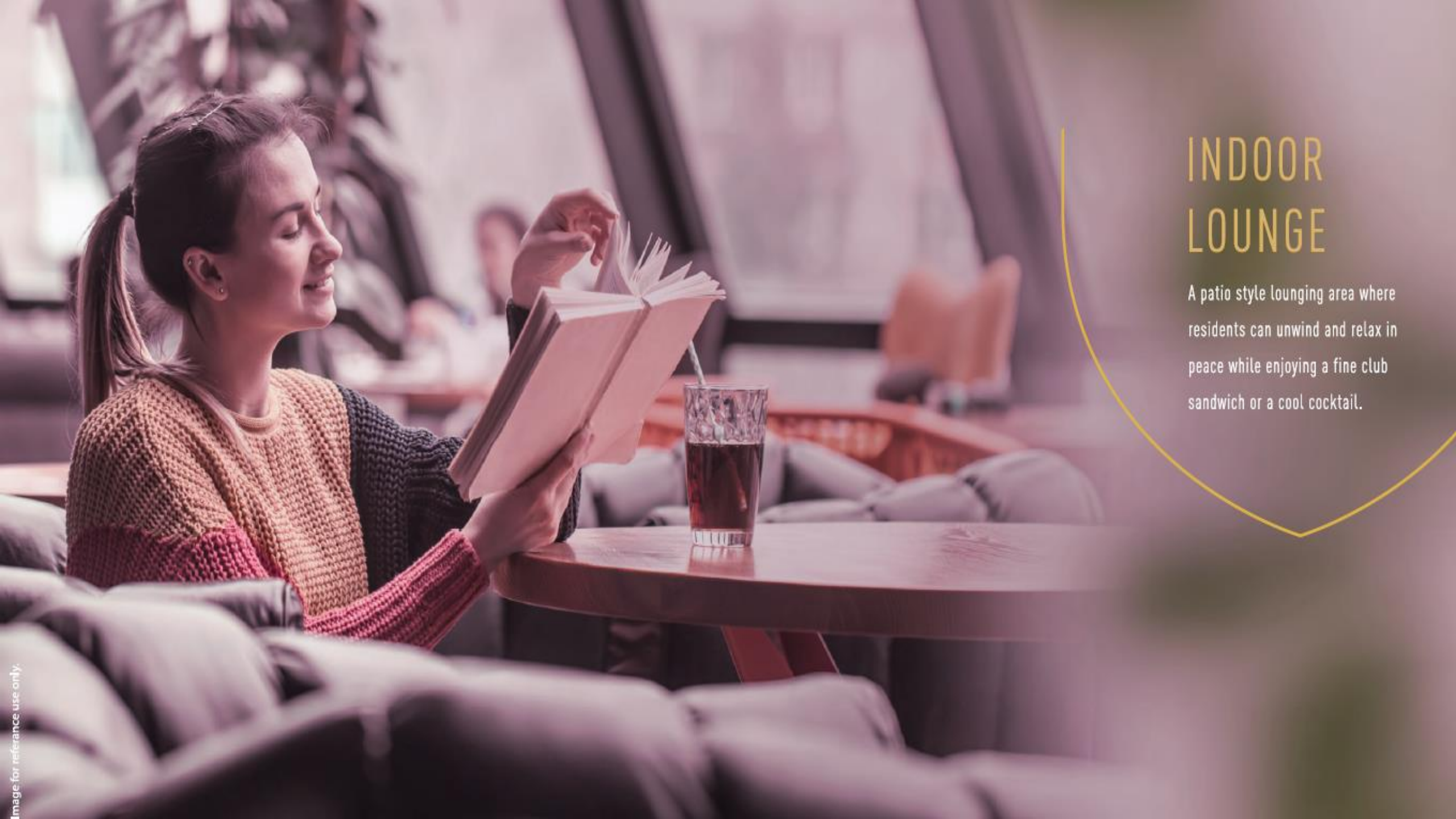
SPORTS LOUNGE

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



SENIOR CITIZENS LOUNGE

Fun is for everyone. The Destination Hive
has dedicated spaces where senior citizens
can enjoy themselves to the fullest.



INDOOR LOUNGE

A patio style lounging area where residents can unwind and relax in peace while enjoying a fine club sandwich or a cool cocktail.

A photograph of a man and a woman sitting at a table in a restaurant. The woman is smiling and holding a glass of red wine. The man is also holding a glass of red wine. They are both wearing white shirts. The table is set with a plate of food, a fork, and a knife. The background shows a large window with a view of a city.

PRIVATE DINING

Sophisticated dinner parties,
kitty parties and even quiet private dinners,
these spaces are designed to accommodate
every kind of celebration.



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.



SPORTS

Destination Hive has a wide range of sports, designed to facilitate an active lifestyle for all our residents. So, whether it's an intense game of squash and table tennis or a nerve-racking game of chess, Destination Hive has it all.

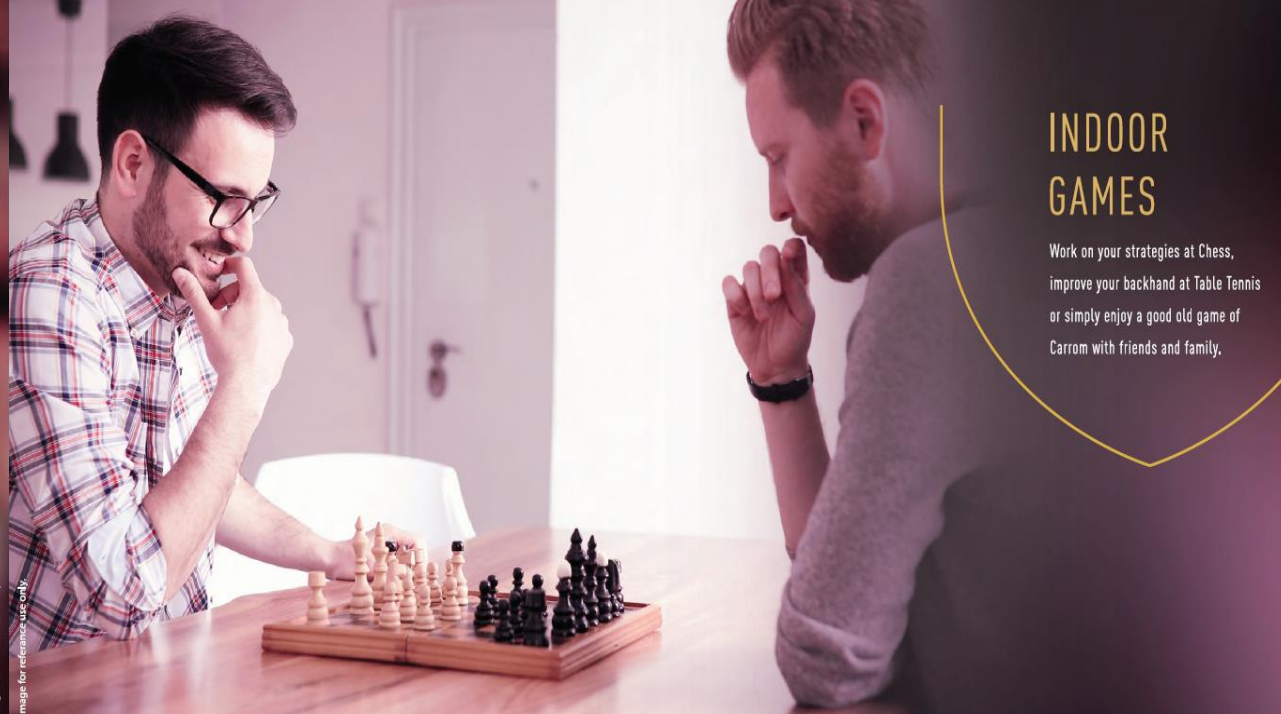


POOL TABLE

Show off your skills at the pool table to your friends or practice by yourself to get better.



Image for reference use only.



INDOOR GAMES

Work on your strategies at Chess, improve your backhand at Table Tennis or simply enjoy a good old game of Carrom with friends and family.



Image for reference use only.

BADMINTON COURT

Keep your eyes on the shuttle and stay nimble on your feet as you smash your fitness goals!



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SQUASH COURT

What better way to improve your stamina and keep fit than a good, long game of squash?



SWIMMING POOL

Made for the accomplished swimmers and even the casual Sunday afternoon loungers.

KID'S POOL

Let your children beat the heat at our dedicated kid's pool, designed specially around their comfort and safety.



MEETING ROOMS

How often do you walk into a meeting room and feel completely at ease?

Our meeting rooms are designed to provide comfort and privacy to our residents.



image for reference use only.

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.



image for reference use only.

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.



image for reference use only.

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.



image for reference use only.

BANQUET HALL

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



PRIVATE MOVIE SCREENING CENTRE

Feel like a VIP every time you watch a movie
with friends, family or just by yourself.

MUSIC ROOM

Groove to the sound of your own music at our dedicated music facility where our residents can come to learn, practice and even perform for an audience.



CONCIERGE DESK

How often do you get
the convenience of a concierge service
at your Clubhouse?





KID'S PLAY AREA & KID'S CARE FACILITY

Sit back, relax and let your children frolic and play to their heart's content. You can rest assured that they are always in good hands.

PET CARE CENTRE

The Pet Care Centre at the Clubhouse is designed around all your pet care needs. Whether it's showering them with love or just a simple shower.





MEDICAL CARE

When it comes to health, our residents don't have to look too far. Our emergency clinic and pharmacy is always at your disposal.

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





BIRLA
NAVYA
GURGRAM

Map for representation purposes only.



- | | | | | | | | |
|--|------------------------------------|--|-------------------------|--|-----------------------------|--|-------------------|
| | STREETSCAPE PATHWAY | | SITTING AREA WITH BENCH | | FOOT REFLEXOLOGY | | PAVILION (3x5m) |
| | STREETSCAPE PLANTING | | -MEDITATION ZONE | | INTERACTIVE FLOOR GAMES | | KID'S PLAY AREA |
| | ROCK GARDEN WITH MOUNDS AND BAMBOO | | -FRAGRANCE GARDEN | | GATEWAY WALL | | ROCK CLIMBING |
| | PATHWAY/JOGGING TRACK | | -FLOWERING GARDEN | | FITNESS CORNER | | PET PARK |
| | ENTRY / EXIT | | -HERB AND SPICE GARDEN | | MULTI PURPOSE COURT (9x18m) | | BOUNDARY PLANTING |

ARTISTIC IMPRESSION. IMAGE FOR REFERENCE USE ONLY.

PRICING DETAILS



3 BHK + UTILITY PRICING

TYOLOGY	USABLE TERRACE/ BASEMENT AREA	TOTAL PRICE*
3 BHK + 3T + U (Typical)	1600 – 1654 Sq.ft. (148.64 – 153.66 Sq.Mt.)	₹ 3.62 Cr ONWARDS
3 BHK + 3T + U (Terrace)	2460 – 2557 Sq.ft. (228.53 – 237.55 Sq.Mt.)	₹ 4.22 Cr ONWARDS
3 BHK + 3T (Basement)	3063 – 3211 Sq.ft. (284.55 – 298.30 Sq.Mt.)	₹ 4.74 Cr ONWARDS

Note: *Possession and Government charges are extra

**Limited period offer

4 BHK + UTILITY PRICING

TYOLOGY	USABLE TERRACE/ BASEMENT AREA	TOTAL PRICE*
4 BHK + 4T + U (Typical)	1841 – 1900 Sq.ft. (171.03 – 176.51 Sq.Mt.)	₹ 4.52 Cr ONWARDS
4 BHK + 4T + U (Terrace)	2812 – 2857 Sq.ft. (261.24 – 265.42 Sq.Mt.)	SOLD OUT
4 BHK + 4T + U (Basement)	3451 – 3558 Sq.ft. (320.60 – 330.54 Sq.Mt.)	SOLD OUT

Note- *Possession and Government charges are extra

**Limited period offer

PAYMENT PLAN



PAYMENT MILESTONE

25%	10% on Booking
	15% within 45 days of Booking
25%	On Completion of Super Structure
25%	On Completion of Finishing*
25%	15% On Application of OC
	10% on Offer of Possession

Note : *Except wooden flooring, CP fittings & modular kitchen with appliances

CHEQUE IN FAVOUR OF

“AVARNA PROJECTS LLP – BIRLA NAVYA ANAIKA – MASTER A/C”

OR

NEFT/ RTGS/ IMPS DETAILS:

BANK NAME: ICICI BANK LTD.

ACCOUNT NO. : 777705007555

IFSC CODE: ICIC0007544

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

THANK YOU

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