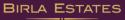




A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.











ABOUT BIRLA NAVYA

Birla Navya is a township projectof 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

Key focus on sustainability with provision for water conservation and organic wastemanagement. With the IGBC Gold pre-certification, the project is set to be one of the first greenrated township in Gurugram.

KEY PROJECT INFORMATION

Location	Sec 63 A, Golf Course Extension, Gurugram
Launching	3 Blocks 75 Plots 300 Units
Configuration	2 BHK + 2T 3 BHK + 3T 3 BHK + 3T + Utility 4 BHK + 4T + Utility
Building Structure	Basement + Stilt + 4 Floors

EXTERNAL FAÇADE



EXTERNAL FAÇADE



COMMUNITY EXPERIENTIAL GREENS







RERA Registration - Birls Navya (Amodal and III) - RC/REP/HARERA/GGM/39/122/2020/65 OF 2020; Birls Navya (Drisha 1A) - RC/REP/HARERA/GGM/39/1/122/2020/07 OF 2020; www.haryanzera.gov/in The Project is being developed by Avarna Projects LLP ("Developer"), Birls Estates Private Limited and Anant Raj Limited are partners in the Developer LLP. Plans for the project are subject to further approxis/modifications from the concerned authority/less and/or the Promoter/Developer. Club shall be developed in phases, first phase of club shall be completed with first phase of the project are subject to the terms and conditions from the concerned authority/less and/or the Project is werk, birlaestates.com, Please do not rely on any other source of information. The Project is being developed on plots acquired by the Developer in a residential plotted colony forming part of Loces No. 11.9 of 2011, Loces No. 11.9 of 2014, and 10.6 of 2019; "Club" has been approved as community of club related as community of centers in the approxed plant.

MAP NOT TO SCALE





ROAD CONNECTIVITY

Easy access to NH-48, Gurugram-Faridabad Highway which connects Gurugram to New Delhi



RAPID METRO

Convenience of Rapid Metro which runs exclusively in Gurugram. The Yellow Line and Rapid Metro serve as anaccess point to New Delhi.



AIRPORT

Easy accessibility tothe ndira Gandhi International Airport

SOCIALINFRASTRUCTURE



HOSPITALS

The convenience of several leading healthcare service providers like Park Hospital and Artemis Hospital



SCHOOLS

Located close to some of the best educational facilities like DPS International Edgeand The HDFC School.



IT PARKS AND BUSINESSHUBS

Easy access to several leading tech parks and Business hubs like M3M Urbania BusinessPark and Unitech BusinessZone.





RESTAURANTS

Home to several Multi-cuisine and various F&B options along with smaller Eateries and FineDining.



MALLS

A wide array of popular entertainment options to choose from, like M3M Cosmopolitan Mall and WorldMarkMall.

LIFE AT BIRLA NAVYA



A LIFE DESIGNED AROUND HARMONY. DESIGNED AROUND LIFE. DESIGNED FOR LIFE.

Life**Designed**" is our guiding philosophy – we derive inspiration from

life around us and use that to influence the lives we touch. This is an endless journey of pushing ourselves to create spaces for a lifetime,

where every detail is meticulously perfected to enrich lives. From the moment you walk in, to every moment till forever, Life**Designed**^{*} resonates in every single facet of your journey.





GATED COMMUNITIES

Every pocket at Birla Navya has unique features that resonate the concept of Life**DESIGNED**[®]. 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





At Birla Navya, building designs have been meticulously crafted to stand the test of time with measures in placeto preserve architecture and minimize the effects of weathering.

Toughened glass railing in balconies.





Grand entrance lobby in every plot ensuring safety and security features like access control. Lobby is naturally lit and has central stairs leading upto top floors.





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 hydrantslocated at regular intervals alongroad.

5,000 Litre overhead tank in every plot for emergencies.





WATER CONSERVATION

An essential practise of the day to save the natural resource and move towards sustainability



SUNKEN COURT

FIN

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





TERRACE DESIGN

Exquisite Private Terrace with artificial turf and wooden finish tiles



COMMUNITY BACK LAWNS

Every home at Birla Navya comes with community back lawns which can be used for a range of community interactions. Whether it's a Sunday cookout with family and friends or tranquil strolls inthe evening, the back lawns are designed to facilitate and foster every kind of lifestyle, with family as well as the community.





AMODA AT BIRLA NAVYA



AMODA

'Happiness and Contentment' – The name connotes a life of plenty, happiness and fulfilment where families and communities live harmoniously.

Premium Floors Residences thatcome with a plethora of amenities, specially crafted to foster community interactions. Amoda's leading-edge features are designed to accommodate every kind of lifestyle.













FITNESS

STATION



PLAY AREAS



DRISHA AT BIRLA NAVYA



DRISHA

Means 'Mountain Lord' in Sanskrit. The name connotes a lifestyle that is closer to and in harmony with nature.

Premium Floor Residences, aptly namedafte the breathtaking views of the neighbouring Aravalli hills that theyoffer. Drisha residents enjoy the added benefitof unmatched scenery, in addition to a slew of amenities designed around harmony, for every lifestyle.

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AMENITIES AT DRISHA







OGGING TRACK & CEN NATURE TRAIL

CENTRAL GREENS WITH MEDITATION PAVILION









NEW DOWNTOWN HUB IN GURUGRAM

CURATED EXPERIENCES EXCLUSIVELY FOR RESIDENTS

1.5 LAC SQ.FT. CLUBHOUSE





FINE DINING

Have the finest culinary experience with array of options to choose from.





PARTY NIGHTS

After a hard days work, it is always fun to get together for a grand party night with friends.





CULTURE

Performing arts thatpromote various talents.





CINEMA

Enjoy your favourite movie First Day- First Show with your dear ones.





LIBRARY & LEARNING CENTRE

In order to encourage communication between and exchange of information between users, library houses means of sharing information freely.





FITNESS

Reshape your mind and body with State-of-the-art fitness studio that inspires to exceed your own limits.







Hard days work calls for a dip in the pool to destress your mind and soul

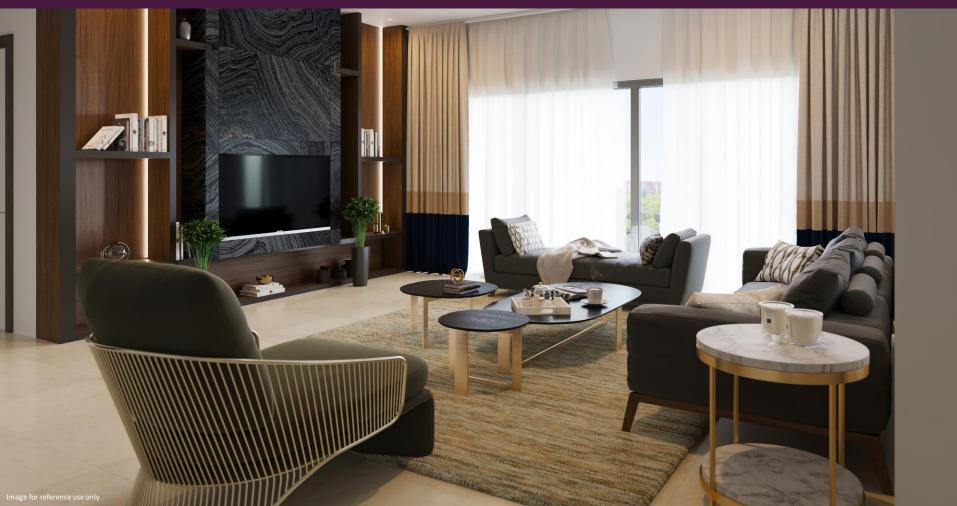




At Birla Estates, sports and games are not far away even during chilly winters of Gurugram



VRF AIR CONDITIONING



MARBLE FLOORING IN LIVING AND DINING



MODULAR KITCHEN WITH HOB AND CHIMNEY



WOODEN FLOORING IN BEDROOMS



FURNISHED BATHROOM





TYPICAL SECOND & THIRD FLOOR

	STARTING PRICE* (LAUNCH) ₹ Crore	STARTING PRICE* (PRE-LAUNCH) ₹ Crore
2 BHK + 2T	1.35	1.30
3 BHK + 3T (DRISHA)	1.78	1.73
3 BHK + 3T	1.82	1.77
3 BHK + 3T + UTILITY	1.96	1.89
4 BHK + 4T + UTILITY	2.66	2.57

TYPICAL FIRST FLOOR (With Basement)

	STARTING PRICE* (LAUNCH) ₹ Crore	STARTING PRICE* (PRE-LAUNCH) ₹ Crore
2 BHK + 2T	1.70	1.65
3 BHK + 3T (DRISHA)	2.32	2.27
3 BHK + 3T	2.40	2.35
3 BHK + 3T + UTILITY	2.52	2.45
4 BHK + 4T + UTILITY	3.54	3.45

TYPICAL FOURTH FLOOR (With Terrace)

	STARTING PRICE* (LAUNCH) ₹ Crore	STARTING PRICE* (PRE-LAUNCH) ₹ Crore	
2 BHK + 2T	1.50	1.45	
3 BHK + 3T (DRISHA)	2.05	2.00	
3 BHK + 3T	2.13	2.08	
3 BHK + 3T + UTILITY	2.27	2.20	
4 BHK + 4T + UTILITY	3.05	2.96	

* Possession and Govt. Charges extra

TYPICAL FOURTH FLOOR (With Terrace)

	STARTING PRICE* (LAUNCH) ₹ Crore	STARTING PRICE* (PRE-LAUNCH) ₹ Crore	
2 BHK + 2T	1.50	1.45	
3 BHK + 3T (DRISHA)	2.05	2.00	
3 BHK + 3T	2.13	2.08	
3 BHK + 3T + UTILITY	2.27	2.20	
4 BHK + 4T + UTILITY	3.05	2.96	

* Possession and Govt. Charges extra

PRE LAUNCH BENEFIT

On Spot EOI benefit of Rs 2 Lakh





Clubhouse Membership Charges Car Park Allotment Charges Power back up charges

Applicable for first 100 bookings



25%		
Within	9	months

10% On Booking 15% On 01-Jan-2021 Within 2 years

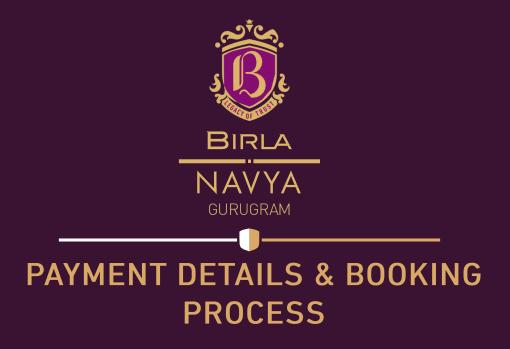
25%

On Completion of Super Structure OR 01–Jan –2022 (whichever is later)

15% on Completion of Finishing* 35% on Offer of Possession

50% Near Possession

*Except wooden flooring



EOI Amount : Rs 2 Lakh

Mode of Payment | Amoda

1) CHEQUE

Name on Cheque BIRLA NAVYA AMODA – COLLECTION A/C

2) NEFT/RTGS/IMPS

Bank Name : Kotak Mahindra Bank Ltd. A/C No. : 5213086896 IFSC Code : KKBK0000634 Mode of Payment | Drisha

1) CHEQUE

Name on Cheque BIRLA NAVYA DRISHA 1A – COLLECTION A/C

2) NEFT/RTGS/IMPS

Bank Name : Kotak Mahindra Bank Ltd. A/C No. : 5213086872 IFSC Code : KKBK0000634

STEPS FOR PRIORITY NUMBER GENERATION

• Filled E.O.I. form

• Swipe/Bank Transfer/Current Date Cheque of Rs. 2 Lakh

• KYC documents

Thank You



The Project "Birla Navya (Amoda I and II)" ("Project") comprising of 57 plots in blocks/pockets D and H of Anant Raj Estate, Sector 63A, Gurugram, is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/390/122/2020/06 OF 2020 and the Project "Birla Navya (Drisha 1A)" comprising of 18 plots in blocks/pocket G of Anant Raj Estate, Sector 63A is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/391/123/2020/07 OF 2020 and can be viewed at: www.haryanarera.gov.in. The Project is being developed on Plots acquired by the Developer in a residential plotted colony forming 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 the concerned authorities. The Promoter/Developer reserves the right to change any or all 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 design and construction variances. This electronic / printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the recipient/reader/viewer. No booking or allotment shall be deemed to have been made on the basis of this electronic/printed material. Any Purchaser/Lesseeof this development shall 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 material shall in anyway govern such transactions unless 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 projects in 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 <u>www.birlaestates.com.</u> You are requested NOT to visit to/ rely anyunauthorized or unverified website/broker (online/offline)