



BIRLA  
NAVYA  
GURUGRAM



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.



BIRLA ESTATES



BIRLA

NAVYA

GURUGRAM

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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.



**BIRLA**  
**NAVYA**  
GURUGRAM

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**PREMIUM FLOOR RESIDENCES**



## ABOUT BIRLA NAVYA

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Birla Navya is a township project of Premium Floor Residences spread across 1,90,202 Sq. Mt. and 5 individual pockets

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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

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Key focus on sustainability with provision for water conservation and organic waste management.

With the IGBC Gold pre-certification, the project is set to be one of the first green-rated 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





# LOCATION





**PRESENCE OF NUMEROUS CORPORATE PARKS**

- EMAAR MGF Commerce Park
- Unitech Business Zone
- WorldMark

**SCHOOLS & COLLEGES**

- DPS International Edge
- Heritage Xperential Learning School
- The HDFC School

**HOSPITALS**

- Artemis
- W. Pratiksha
- Indira Gandhi Eye Hospital

**RETAIL & COMMERCIAL HUBS**

- M3M Cosmopolitan
- AIPL Joy Square

**HOTELS**

- Grant Hyatt Hotel
- Lemon Tree Hotel
- The Ascott Hotel

RERA Registration - Birla Navya [Amoda I and II] - RC/REP/HARERA/GGM/396/122/2020/06 OF 2020; Birla Navya [Drisha 1A] - RC/REP/HARERA/GGM/391/123/2020/07 OF 2020, www.haryanarera.gov.in The Project is being developed by Avarna Projects LLP ("Developer"), Birla Estates Private Limited and Anant Ra) Limited are partners in the Developer LLP, Plans for the project are subject to further approvals/modifications from the concerned authority/ies and/or the Promoter/Developer, Club shall be developed in phases, first phase of club shall be completed with first phase of the project and second phase shall be delivered with future development, The sale of Unit/Flat/Apartment/ Floor is subject to the terms and conditions of the Application Form and Agreement to Sale, The official website of the Project is [www.birlaestates.com](http://www.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 License No. 119 of 2011, License No. 71 of 2014 and 104 of 2019, "Club" has been approved as Community Centre in the approved plans.

MAP NOT TO SCALE

## CONNECTIVITY

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### 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 an access point to New Delhi.



### AIRPORT

Easy accessibility to the  
Indira Gandhi International Airport.

# SOCIAL INFRASTRUCTURE

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## 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 Edge and The HDFC School.



## IT PARKS AND BUSINESS HUBS

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

# ENTERTAINMENT

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## RESTAURANTS

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



## MALLS

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

# LIFE AT BIRLA NAVYA





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

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LifeDesigned® 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,

LifeDesigned® resonates in every single facet of your journey.



## 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





## TIMELESS FAÇADE

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

Toughened glass railing in balconies.



## GRAND ENTRANCE LOBBY

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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.



## 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 as required.

Intercom system connected to the main entrance.

Boom barriers at every gate with RFID scanners.

Smart digital lock and Video Verification facilities at the door.

Security Guards placed at critical points.



Image for reference use only



## 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.



Image for reference use only



## WATER CONSERVATION

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



## SUNKEN COURT

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 in the evening, the back lawns are designed to facilitate and foster every kind of lifestyle, with family as well as the community.





## CHILD CENTRIC

At Birla Navya, amenities are designed to facilitate the holistic development and protection of your children with several provisions made to safeguard kid's play areas.

Play areas located in close proximity to every plot.

Ramped entrances and walkways for accessibility by baby strollers.

1.1 metre high protective railings in balconies.

# 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 that come  
with a plethora of amenities,  
specially crafted to foster community  
interactions. Amoda’s leading-edge features  
are designed to accommodate  
every kind of lifestyle.



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## FEW AMENITIES AT AMODA



LANDSCAPED  
GREENS



FITNESS  
STATION



PLAY  
AREAS



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# DRISHA AT BIRLA NAVYA





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## DRISHA



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

Premium Floor Residences, aptly named after  
the breathtaking views of the neighbouring  
Aravalli hills that they offer.

Drisha residents enjoy the added benefit of  
unmatched scenery,  
in addition to a slew of amenities designed  
around harmony, for every lifestyle.





Artist Impression



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## AMENITIES AT DRISHA



TREE HOUSE &  
SKATING RINK



JOGGING TRACK &  
NATURE TRAIL



CENTRAL GREENS  
WITH  
MEDITATION PAVILION



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**CLUBHOUSE**



**NEW DOWNTOWN HUB  
IN GURUGRAM**

**CURATED EXPERIENCES  
EXCLUSIVELY FOR RESIDENTS**

**1.5 LAC SQ.FT.  
CLUBHOUSE**



## FINE DINING

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



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## PARTY NIGHTS

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



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Image for reference use only



## CULTURE

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Performing arts that promote various talents.



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## CINEMA

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



## LIBRARY & LEARNING CENTRE

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



## FITNESS

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





## SWIMMING POOL

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



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## INDOOR GAMES

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



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**SPECIFICATIONS**

# VRF AIR CONDITIONING



# MARBLE FLOORING IN LIVING AND DINING



# MODULAR KITCHEN WITH HOB AND CHIMNEY



# WOODEN FLOORING IN BEDROOMS



# FURNISHED BATHROOM







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**PRICING DETAILS**

## TYPICAL SECOND & THIRD FLOOR

|                      | STARTING PRICE*<br>(LAUNCH)<br>₹ Crore | STARTING PRICE*<br>(PRE-LAUNCH)<br>₹ 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                                       |

\* Possession and Govt. Charges extra

## TYPICAL FIRST FLOOR (With Basement)

|                      | STARTING PRICE*<br>(LAUNCH)<br>₹ Crore | STARTING PRICE*<br>(PRE-LAUNCH)<br>₹ 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                                       |

\* Possession and Govt. Charges extra

## TYPICAL FOURTH FLOOR (With Terrace)

|                      | STARTING PRICE*<br>(LAUNCH)<br>₹ Crore | STARTING PRICE*<br>(PRE-LAUNCH)<br>₹ 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*<br>(LAUNCH)<br>₹ Crore | STARTING PRICE*<br>(PRE-LAUNCH)<br>₹ 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

+

₹0

EDC/IDC Charges

Clubhouse Membership Charges

Car Park Allotment Charges

Power back up charges



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**PAYMENT PLAN**

**25%**

**Within 9 months**

**10%  
On Booking**

**15% On  
01-Jan-2021**

**25%**

**Within 2 years**

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

**50%**

**Near Possession**

**15%  
on  
Completion of  
Finishing\***

**35%  
on Offer of  
Possession**

\*Except wooden flooring





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**PAYMENT DETAILS & BOOKING  
PROCESS**

# 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**

# Disclaimer

The Project "Birla Navya (Amoda Land 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](http://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/Lessee of 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 [www.birlaestates.com](http://www.birlaestates.com). You are requested NOT to visit to/ rely any unauthorized or unverified website/broker (online/offline) to receive any information about any projects of the Promoter/Developer and/or its sister concerns. "Club" has been approved as Community Centre in the approved plans for the entire licensed lands.