



BIRLA
NAVYA
GURUGRAM

LIFEDESIGNED®
PREMIUM FLOOR RESIDENCES



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BIRLA NAVYA GURUGRAM

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.



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A LIFE DESIGNED FOR 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 your life. From the moment you walk in, to every moment till forever, Life**Designed**® resonates in every single facet of your journey.



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GURUGRAM – AT THE CENTRE OF A NEW LIFE.

Delhi NCR – comprising mainly of New Delhi, Noida and Gurugram is one of the most culturally diverse, commercially lucrative and economically prosperous regions in the country. This vibrant and dynamic ecosystem is best seen emulated in Gurugram.

The rapid influx of leading corporations into the city has transformed this former agricultural wasteland into a haven for working professionals and entrepreneurs everywhere.

Home to over two hundred Fortune 500 companies, and a landscape adorned with towering skyscrapers and vibrant commercial and IT hubs, Gurugram has successfully carved a niche for itself, with its own distinct culture and lifestyle.

Capitalising on the opportunity of a new market, several real estate players flocked to Gurugram, developing premium residential and commercial projects in and around Golf Course Road. As a result, Golf Course Extension Road has become an immensely attractive avenue in the real estate sector. With rapidly growing infrastructure, institutional and commercial developments, seamless connectivity to the International Airport, access to New Delhi by road via NH-8 and by metro via the Yellow line, the locality holds massive potential for growth and continues to attract people from all over the country.

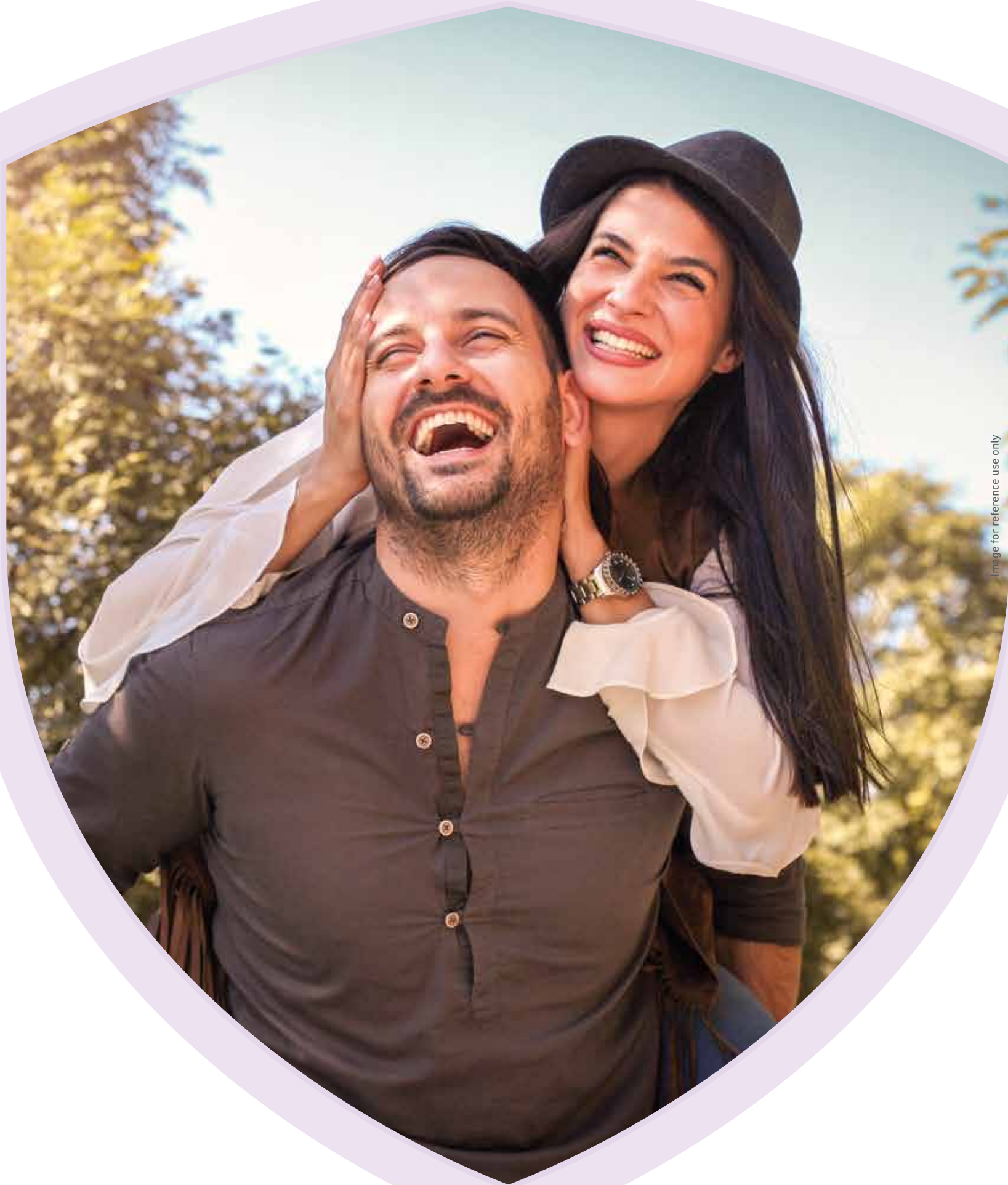


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ABOUT BIRLA NAVYA

Birla Navya is a township project of Premium Floor Residences spread across 190202 Sq. Mt. and 5 individual pockets. The first phase of development features pockets – Drisha and Amoda.

Drisha and Amoda function as independent gated communities and offer a slew of Life**Designed**® amenities, each pocket's planning and infrastructure has a different approach, with their own distinctive offerings.

Birla Navya has been developed with a key focus on sustainability, with provisions 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 townships in Gurugram.

LIFEDESIGNED® FEATURES



GATED FLOORS
COMMUNITY



MULTI-TIER
SECURITY



COMMUNITY BACK
LAWNS



IGBC GOLD
(PRE-CERTIFIED)
DEVELOPMENT



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DRISHA

Means 'Mountain Lord' in Sanskrit.

The name connotes a lifestyle that is closer to and in harmony with nature.

Presenting Premium Floor Residences, aptly names after the breath-taking views of the aravallis nearby.

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



TREE HOUSE &
SKATING RINK



JOGGING TRACK &
NATURE TRAIL



CENTRAL GREENS WITH
MEDITATION PAVILION



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AMODA

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

Presenting Premium Floor Residences that come with a plethora of amenities. Whether it’s a casual stroll through the beautiful landscaped greens or play areas for your child’s holistic development, amenities at Amoda are designed to accommodate every kind of lifestyle.



MULTI PURPOSE
LAWN



KIDS PLAY AREAS
WITH INTERACTIVE
FLOOR GAMES



OUTDOOR FITNESS
STATION



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CLUBHOUSE AMENITIES

The Clubhouse with a built-up area of 13,935 Sq. Mt. (Approx 1,50,000 Sq. Ft.), comes packed with leading-edge features.

Whether it's fitness or the convenience of working spaces, here, residents can access a host of amenities designed around harmony, for every kind of lifestyle.



YOGA
ROOM



PET
CARE



FINE
DINING



SWIMMING POOL



BANQUET
HALL



MEDI CARE
(CLINIC / FIRST AID)



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 Hospital | W Pratiksha Hospital
Indira Gandhi Eye Hospital

RETAIL & COMMERCIAL HUBS

M3M Cosmopolitan | AIPL Joy Square

HOTELS

Grant Hyatt Hotel | Lemon Tree Hotel
The Ascott Hotel



Artist's Impression

A HALLMARK OF QUALITY, INTEGRITY & COMMITMENT



From the pre-independence era to post-liberalization times, there is one name that is synonymous to India's growth as a global power – Birla.

The Birla legacy, rich in values and with a strong heritage has been passed on seamlessly from generation-to-generation. From creating growth engines for the nation in the form of a global business, to world-famous institutes of academic excellence and multi-specialty hospitals, the group is now dedicated to carrying the Birla legacy of excellence and building new frontiers with Birla Estates.

Birla Navya is being developed by Avarna Projects LLP (“Developer”) in Anantraj Estates.

Birla Estates Private Limited and Anant Raj Limited (a well-known real estate & infrastructure developer in NCR) are partners in the Developer LLP.



**Corporate Address: Birla Aurora, Level 8, Dr. Annie Besant Rd.,
Worli, Mumbai – 400030.**

Site Address: Sector 63A, Golf Course Extension, Gurugram, Haryana

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. 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. This electronic / printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the recipient/reader/viewer. The sale is subject to the terms and conditions of the Application Form and Agreement to Sale. The images of furniture, fittings, specifications shown herein are artist's impressions/stock image and are only for the purpose of illustrating/ indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided by in the Project. Recipients are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decisions. The official website of the Project is www.birlaestates.com. Please do not rely on any other source of information. “Club” has been approved as Community Centre in the approved plans.



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.

