



BIRLA ESTATES

LIFEDESIGNED[®]

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

Anaika *at*



BIRLA
NAVYA
GURUGRAM



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.



BIRLA ESTATES

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

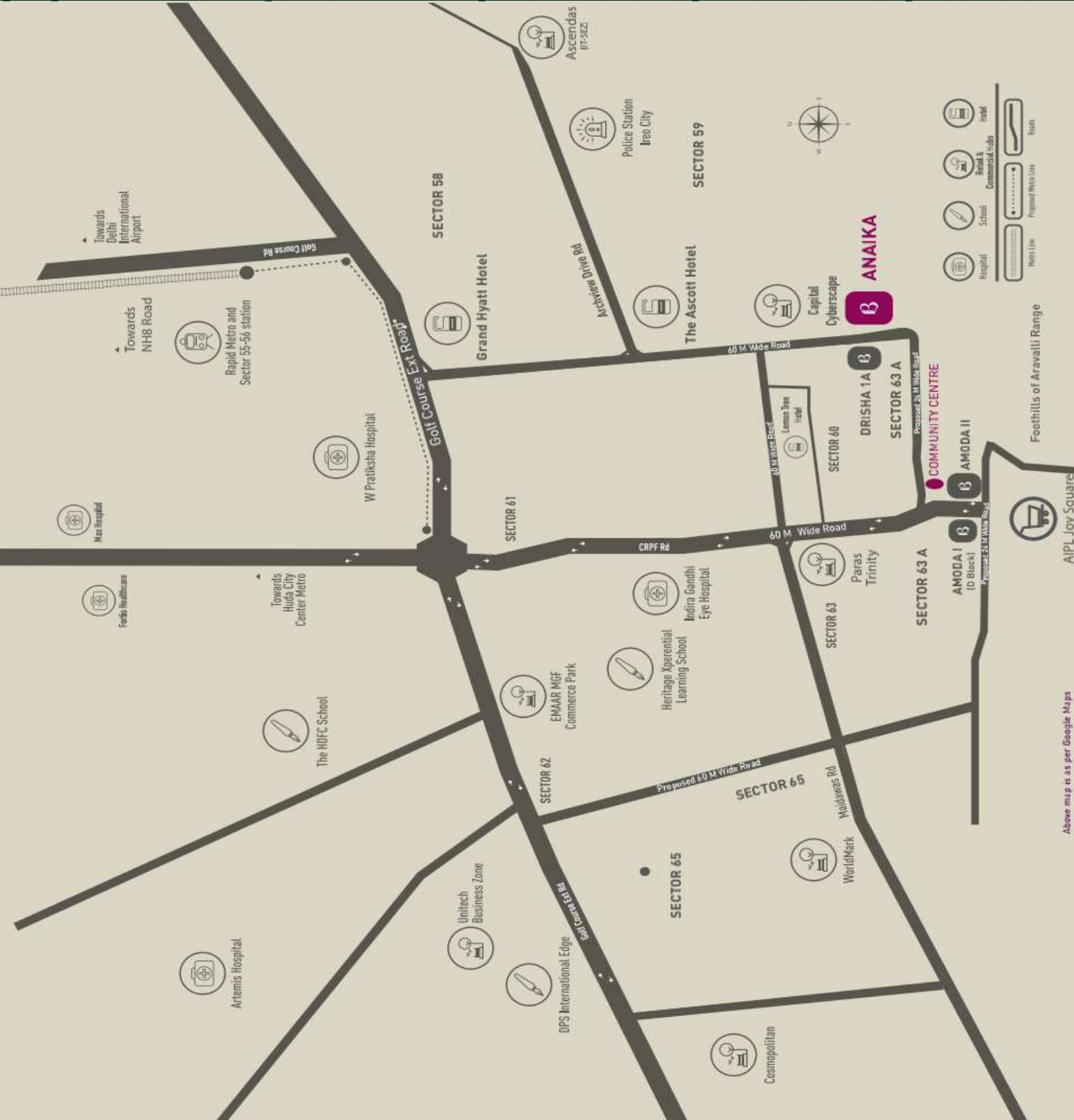
- W. PRATIKSHA
- ARTEMIS
- FORTIS
- MAX HOSPITAL

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



Above map is as per Google Maps

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 pre-certification**, the project is set to be one of the first green-rated township in Gurugram.





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 Nava 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.



FOOT REFLEXOLOGY

LAMINATED WOODEN FLOORING IN BEDROOMS



LAYOUT PLAN – ANAIKA



THANK YOU

DISCLAIMER

The Project "Birla Navya - 'Analka'" ("Project") comprising of 30 plots in blocks/pocket G2 OF Anant Raj Estate, Sector 63A Gurugram, is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/596328/2022/71. 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 forming part of License No. 119 of 2011, License No. 71 of 2014, and 104 of 2019.

The Project is being developed by Avama 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 $\pm 3\%$ 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 any way 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.birldestates.com. You are requested NOT to visit to/rely on 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.