



BIRLA

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NAVYA

GURUGRAM



A JOINT VENTURE BETWEEN BIRLA ESTATES & ANANT RAJ LIMITED



BIRLA ESTATES

PRESENTING





**INDULGE IN LIVING**

- Introducing Premium Floor Residences at Avik by Birla Navya. Right in the bustling hub of the city, having an entire floor to yourself makes for a great hangout spot with friends, while giving you the due privacy
- These homes offer more than enough space for you to indulge in living the life of your dreams. With all the room for your imagination to run free, even abundance no longer feels like a luxury.



# INDULGE IN LIVING

**AVIK** by



**BIRLA ESTATES**



**Anant Raj Limited**

+91 88288 02408

Sector 63A, Golf Course  
Extension, Gurugram.

A JOINT VENTURE BETWEEN BIRLA ESTATES & ANANT RAJ LIMITED.

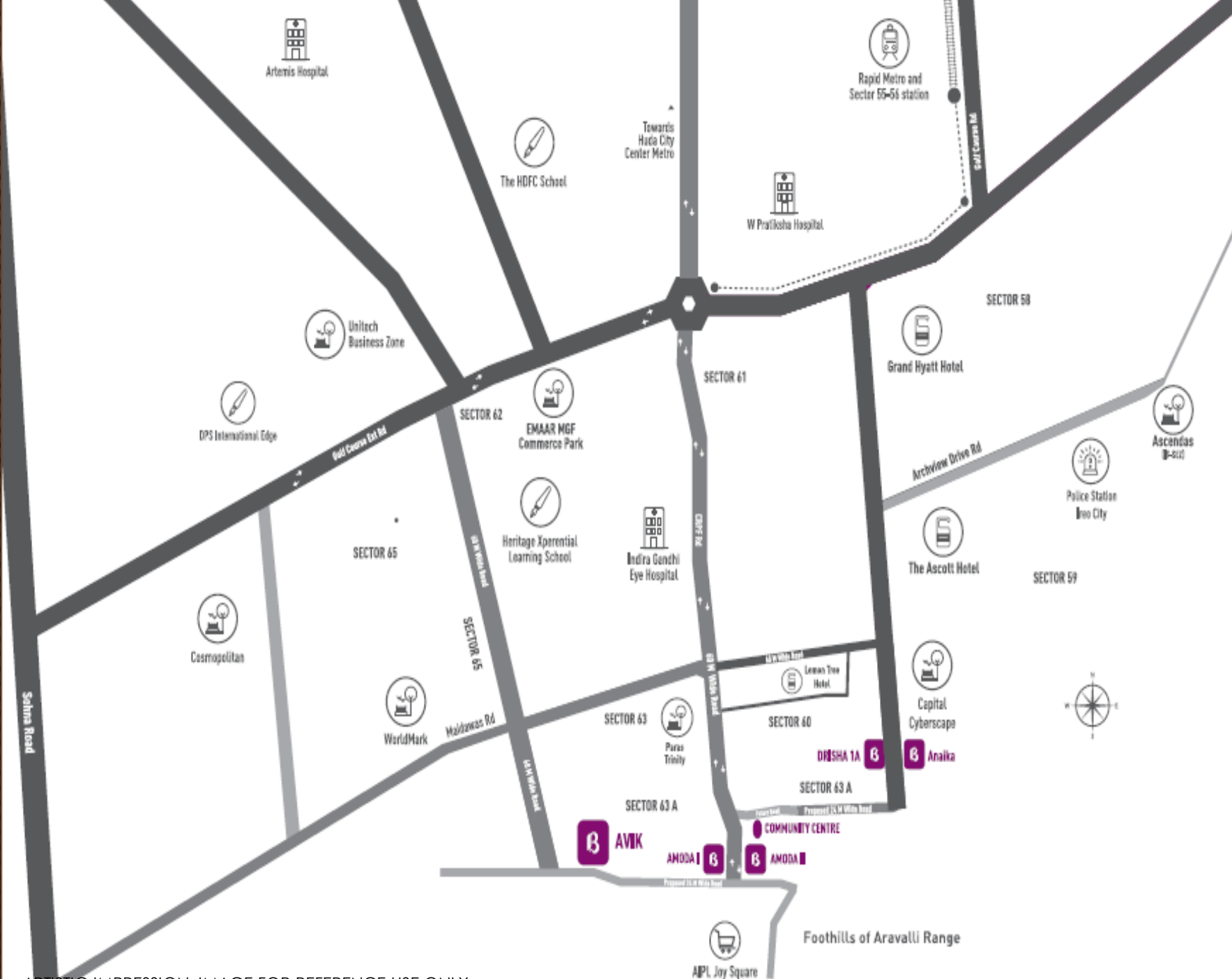






# LOCATION





### Location Proximities

#### Corporate Parks

- One Horizon
- Ascendas
- Capital Cyberscape
- Aipl Business Club

#### Schools & Colleges

- Heritage Experiential 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





## GATED COMMUNITIES

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- 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.





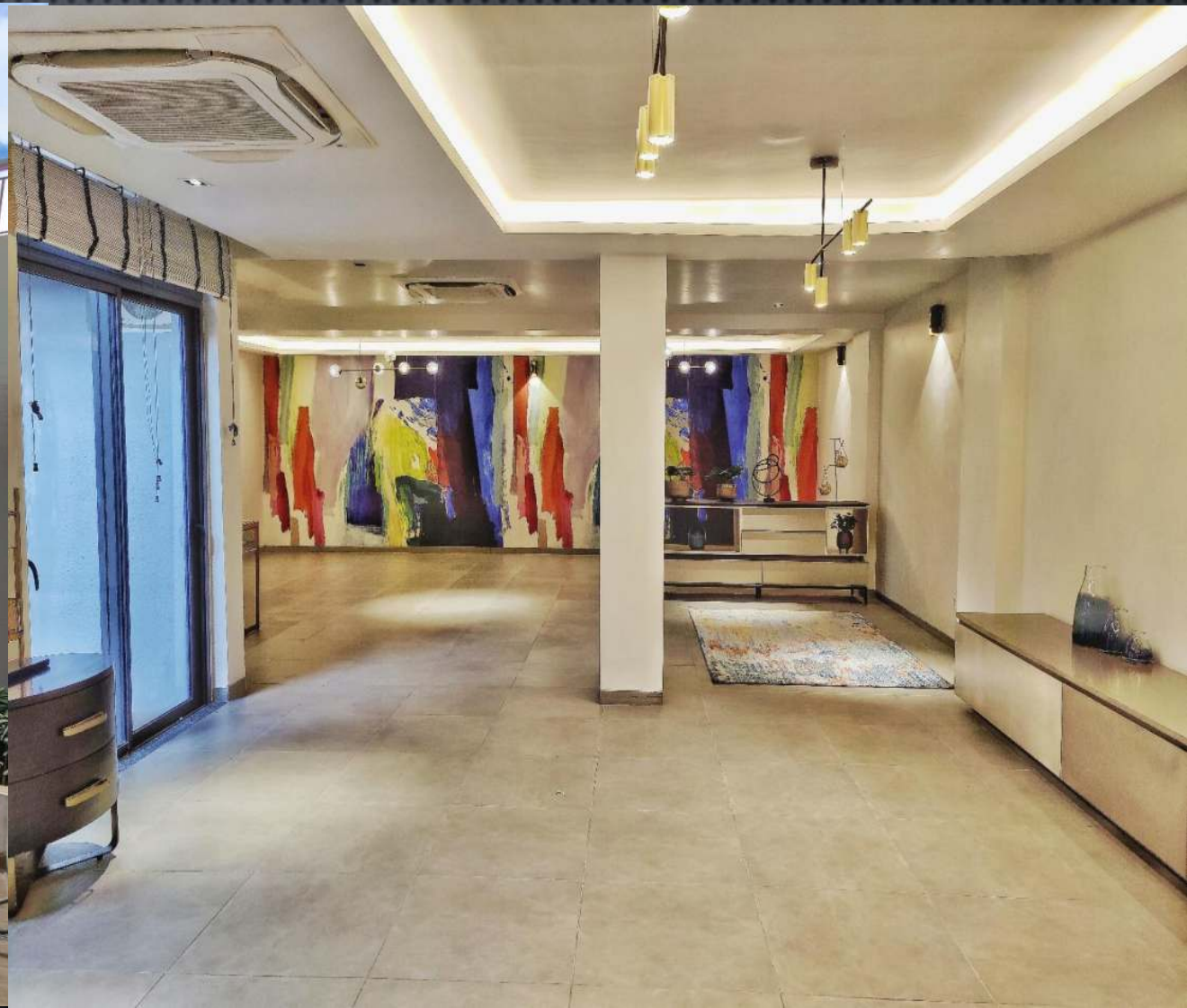
## WATER CONSERVATION

- 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





# LIFE DESIGNED AMENITIES

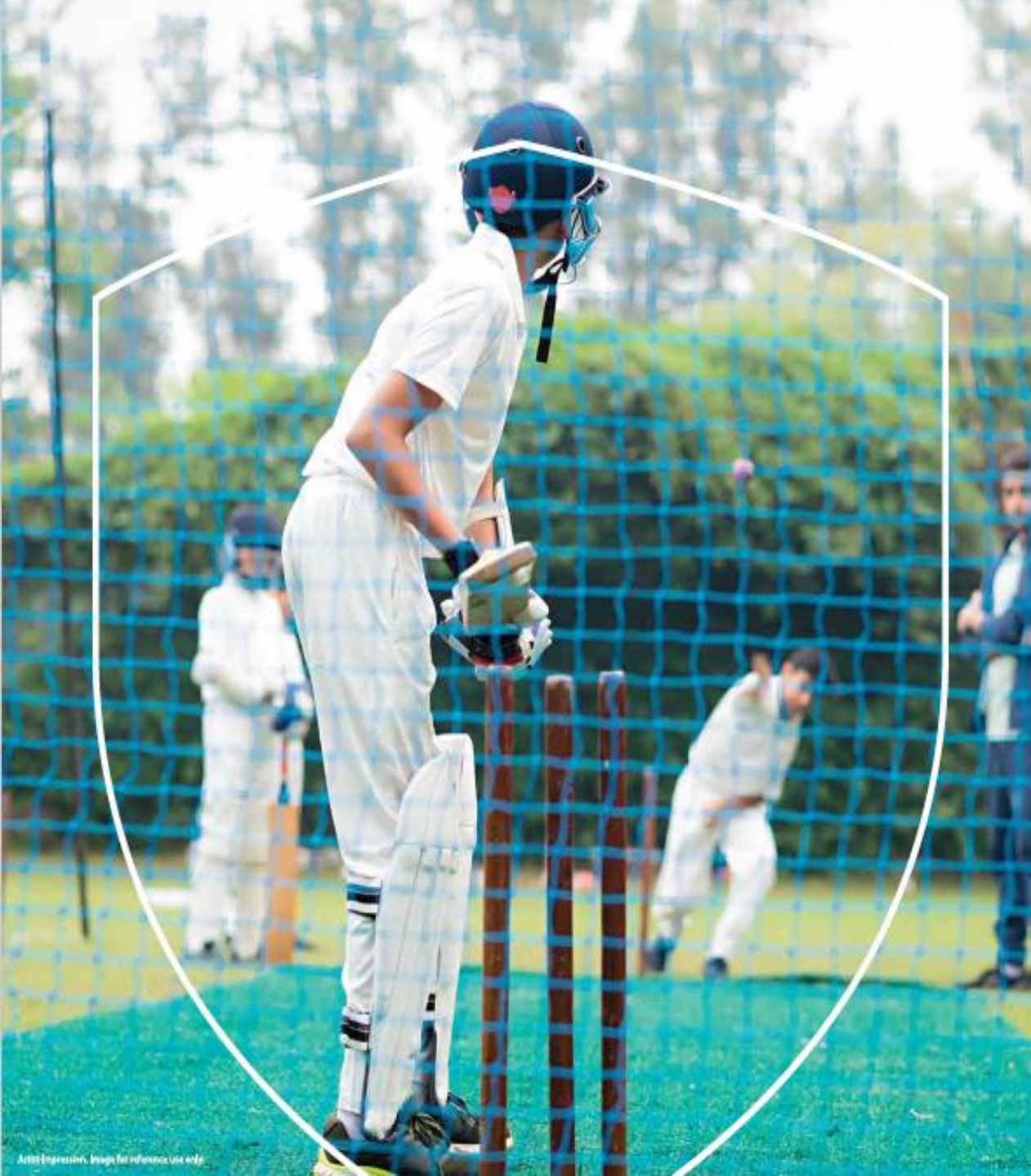


# HALF BASKETBALL COURT

THERE ARE MANY WAYS TO  
START YOUR DAY.  
BUT NOTHING BEATS AN  
INTENSE GAME OF BASKETBALL.







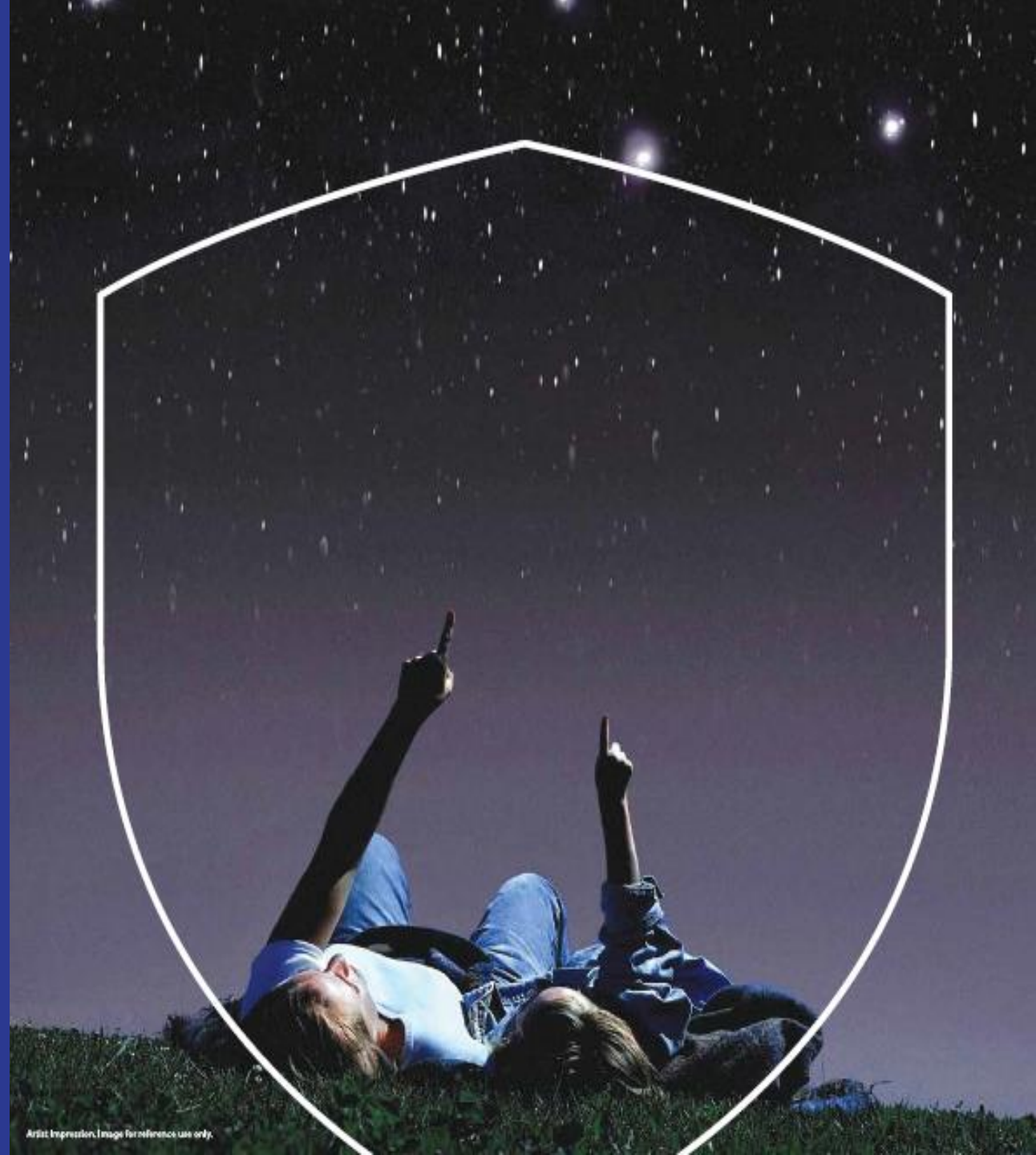
# CRICKET PRACTICE

PLACES YOUR KIDS WILL  
LOVE TO SPEND THEIR  
SUMMER VACATION AT-  
THE CRICKET PITCH HERE  
FOR ONE.



# STAR GAZING PLAZA

WE'VE FOUND YOU A NEW CAMPSITE  
RIGHT WHERE YOU ARE.







# FOREST GARDEN

SOMETIMES ALL IT TAKES  
IS A BREATHER  
TO UPLIFT YOUR MOOD.



Art & Design, Image for reference use only.



# PALM COURT

WALKING THROUGH YOUR  
PALM COURT FEELS  
LIKE ROYALTY.







Artist: J. P. / Shutterstock.com



# MINI SOCCER

BE A TEAM LEADER.  
NOT JUST IN YOUR CORNER OFFICE.

# SKATING RINK

INDULGE IN FITNESS  
OR IN FUN?  
LET'S END THE DEBATE  
ONCE AND FOR ALL.







# KIDS' PLAY AREA



TURNS OUT, THE BEST GAMES DON'T NEED  
A WIFI CONNECTION.

# PET PARK

EVEN YOUR  
FURRY FRIENDS HAVE  
A SOCIAL LIFE HERE.



Artist Impression. Image for reference use only.





# LAWN BOWLING

HOW DOES LAWN BOWLING SOUND FOR  
A NEW WEEKEND ESCAPE?





# BADMINTON COURT

UNLEASH YOUR INNER ATHLETE  
AT THE BADMINTON COURT.







Adapted from: Image for reference only.

# YOGA ZONE



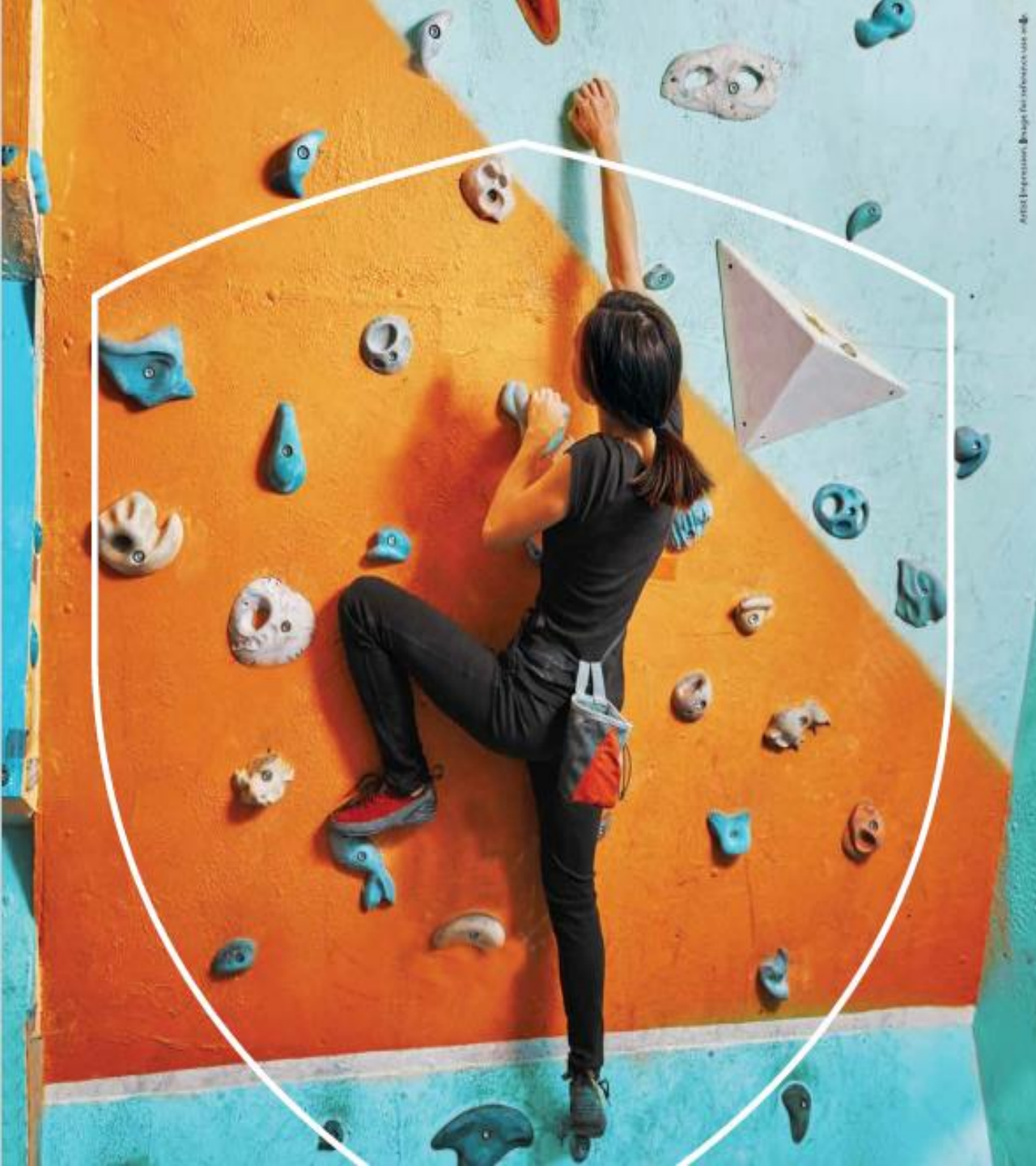
GIVE IN TO YOUR SENSES  
OR SET THEM FREE.  
THE ONLY OPTIONS HERE.

A PLACE THAT PUSHES  
EVERY MEMBER  
OF THE FAMILY TO  
MEET THEIR FITNESS GOAL.

# FITNESS STATION







Artistic Expression. Design for Inspiration. Visit us at [www.rockclimbing.com](http://www.rockclimbing.com)

# ROCK CLIMBING WALL

TAKE THEM ON A  
NEW ADVENTURE EVERY DAY  
WITHOUT STEPPING OUTSIDE  
YOUR HOME.



# AMPHI- THEATRE

THE WORLD'S YOUR STAGE  
AND IT'S RIGHT AT HOME.







# BAMBOO GARDEN

MEET YOUR NEW AIR PURIFIERS:  
THE TREES IN YOUR BAMBOO GARDEN.





# LILY POND

UNWIND FROM THE DIGITAL  
WORLD BY THE LILY POND.







# FLOOR GAMES

WHO SAID YOU CAN'T GO OUT  
TO PLAY WHEN IT RAINS?



# OUTDOOR MOVIE SCREENING

WATCH THE STARS ON-SCREEN  
OR OFF THE SCREEN.  
THE CHOICE IS YOURS.



Artist Impression. Image for reference use only.



# SPECIFICATIONS





# VRV / VRF AIR CONDITIONING





# MODULAR KITCHEN WITH HOB AND CHIMNEY





# MARBLE FLOORING IN LIVING AND DINING





# LAMINATED WOODEN FLOORING IN BEDROOMS





# PRICING DETAILS





# 3 BHK+ 3T

TYOLOGY	USABLE AREA	STARTING PRICE*
3 BHK + 3T (Typical)	1389 – 1411 Sq.ft. (129.04 – 131.09 Sq. Mt.)	₹ 3.63 Cr ONWARDS
3 BHK + 3T (Terrace)	2233 – 2236 Sq.ft. (207.45 – 207.73 Sq. Mt.)	₹ 4.08 Cr ONWARDS
3 BHK + 3T (Basement)	2754 – 2777 Sq.ft. (255.85 – 257.99 Sq. Mt.)	₹ 4.50 Cr ONWARDS

Note- \*Possession and Government charges are extra

\*\*Limited period offer

**EXCLUSIVE PRE LAUNCH BENEFITS FOR LIMITED PERIOD**



# 3 BHK +STUDY+UTILITY

TYOLOGY	USABLE AREA	STARTING PRICE*
3 BHK + STUDY + U (Typical)	1599 – 1629 Sq.ft. (148.55 – 151.34 Sq.Mt.)	₹ 4.24 Cr ONWARDS
3 BHK + STUDY + U (Terrace)	2429 – 2468 Sq.ft. (225.66 – 229.28 Sq.Mt.)	₹ 4.70 Cr ONWARDS
3 BHK + STUDY + U (Basement)	3163 – 3204 Sq.ft. (293.85 – 297.66 Sq.Mt.)	₹ 5.34 Cr ONWARDS

Note- \*Possession and Government charges are extra

\*\*Limited period offer

**EXCLUSIVE PRE LAUNCH BENEFITS FOR LIMITED PERIOD**



# 4 BHK + UTILITY

TYOLOGY	USABLE AREA	STARTING PRICE*
4 BHK + 4T + U (Typical)	1918 – 2086 Sq.ft. (178.18 – 193.79 Sq.Mt.)	₹ 5.09 Cr ONWARDS
4 BHK + 4T + U (Terrace)	3001 – 3190 Sq.ft. (278.80 – 296.36 Sq. Mt.)	₹ 5.67 Cr ONWARDS
4 BHK + 4T + U (Basement)	3769 – 4196 Sq.ft. (350.15 – 389.82 Sq. Mt.)	₹ 6.44 Cr ONWARDS

Note- \*Possession and Government charges are extra

\*\*Limited period offer

**EXCLUSIVE PRE LAUNCH BENEFITS FOR LIMITED PERIOD**



# 4 BHK + UTILITY - XL

TYOLOGY	USABLE AREA	STARTING PRICE*
4 BHK + 4T + U (Typical)	2231 – 2436 Sq.ft. (207.26 – 226.31 Sq.Mt.)	₹ 5.76 Cr ONWARDS
4 BHK + 4T + U (Terrace)	3474– 3757 Sq.ft. (322.74 – 349.03 Sq. Mt.)	₹ 6.47 Cr ONWARDS
4 BHK + 4T + U (Basement)	4278– 4720 Sq.ft. (397.43 – 438.50 Sq. Mt.)	₹ 7.21 Cr ONWARDS

Note- \*Possession and Government charges are extra

\*\*Limited period offer

**EXCLUSIVE PRE LAUNCH BENEFITS FOR LIMITED PERIOD**



# PAYMENT PLAN





# PAYMENT MILESTONE

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

Note : \*Except wooden flooring, CP fittings & modular kitchen, etc.  
(detailed list mentioned in pricing sheet)



CHEQUE IN FAVOUR OF  
“ BIRLA NAVYA AVIK PHASE I – COLLECTION A/C”

OR

NEFT/ RTGS/ IMPS DETAILS:

BANK NAME: ICICI BANK LTD.

ACCOUNT NO. : 777705007889

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



# DISCLAIMER

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THE PROJECT "BIRLA NAVYA (AVIK PHASE 1)" ("PROJECT") IS REGISTERED WITH HARYANA RERA UNDER REGISTRATION NO.

RC/REP/HARERA/GGM/673/405/2023/17 DATED 23.01.2023 AND CAN BE VIEWED AT : [WWW.HARYANARERA.GOV.IN](http://WWW.HARYANARERA.GOV.IN).

THE PROJECT IS BEING DEVELOPED ON THE PLOTS ACQUIRED BY THE DEVELOPER IN A RESIDENTIAL COLONY FORMING PART OF LICENSE NO. 119 OF 2011, LICENSE NO. 71 OF 2014 AND 104 OF 2019 GRANTED IN FAVOUR OF ANANT RAJ LIMITED. THE PROJECT IS BEING DEVELOPED BY AVARNA PROJECTS LLP ("DEVELOPER"). BIRLA ESTATES PRIVATE LIMITED AND ANANT RAJ LIMITED ARE PARTNERS IN THE DEVELOPER LLP.

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THE OFFICIAL WEBSITE OF THE PROJECT IS [WWW.BIRLAESTATES.COM](http://WWW.BIRLAESTATES.COM). PLEASE DO NOT RELY ON ANY OTHER SOURCE OF INFORMATION.