



**BIRLA ESTATES**

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**LIFEDESIGNED<sup>®</sup>**

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

# DELIVERED PROJECTS





## **BIRLA CENTURION**

**WORLI, MUMBAI**

Birla Centurion, a highly sought after business location with splendid architecture that inspires creativity. The sophisticated design incorporates minimalistic yet contemporary trends.

# BIRLA AURORA

WORLI, MUMBAI

The perfect work address,  
Birla Aurora is a 22-storied structure with  
distinctively refreshing architecture owing to  
an unconventional elliptical design.  
At Birla Aurora you can focus on work with an  
amazing view of the sea as a soothing backdrop  
and rejuvenate yourself at the break-out





# ONGOING PROJECTS



# BIRLA NAVYA

## GOLF COURSE EXTENSION ROAD, GURUGRAM

Birla Navya is a low dense condominium development offering a fascinating lifestyle, best locational connectivity to the IT Hub of Gurugram and apartments with the most ventilated space within the hustle bustle of the city. A low rise development which is one of it's kind.





## BIRLA VANYA

### KALYAN, MAHARASHTRA

Nestled in the upcoming smart-city Kalyan, Birla Vanya brings to you LifeDesigned® homes inspired from and designed around your life. Spread across 21 acres with more than 7 acres of greens, Birla Vanya offers residences with an unparalleled lifestyle.



# BIRLA ALOKYA

## WHITEFIELD, BENGALURU

Birla Alokya is a low density development offering 218 villas across 7.8 acres. This project is designed around the lifestyle of the Bengaluru consumer and goes beyond the common amenities associated with residential projects.







## BIRLA TISYA

### RAJAJINAGAR, BENGALURU

Nestled in the heart of Bengaluru, Birla Tisya is a low density development offering 2 High Rise Towers spread across 4.7 acres. This project is designed around the lifestyle of the Bengaluru consumer and goes beyond the common amenities associated with residential projects in an apartment living concept.

Artist's Impression

Image for reference use only

The Project "Birla Tisya" comprising of 2 Towers and a Club house is registered with Karnataka RERA under the Registration No. PRM/KA/RERA/1251/309/PR/211022/004371 and can be viewed at: <https://rera.karnataka.gov.in/>

WELCOME TO EXPERIENCE

*Rare*





INDIA'S ONLY

RESIDENTIAL

LEED PLATINUM  
PRE-CERTIFIED

GREEN BUILDING  
APPROVED BY U.S.G.B.C

Rare

has a new  
definition...



*Rare*

**“THE ADDRESS” WORLI - 400030**

**125 YEARS OLD LEGACY OF BIRLA’S.**

**14 ACRES OF FREEHOLD LAND**

**EXCELLENT CONNECTIVITY VIA TWO MAJOR ROADS**

Rare

“THE ADDRESS” WORLI - 400030

125 YEARS OLD LEGACY OF BIRLA'S

14 ACRES OF FREEHOLD LAND

EXCELLENT CONNECTIVITY VIA TWO

MAJOR ROADS

(including one proposed)



-  SCHOOLS/COLLEGES
-  BUSINESS CENTRES
-  GYMNASIUM
-  HOTELS
-  HOSPITALS
-  RESTAURANTS
-  MALLS
-  PARKS & AMUSEMENT CENTRES

\*Above locations are as per the Google Map.

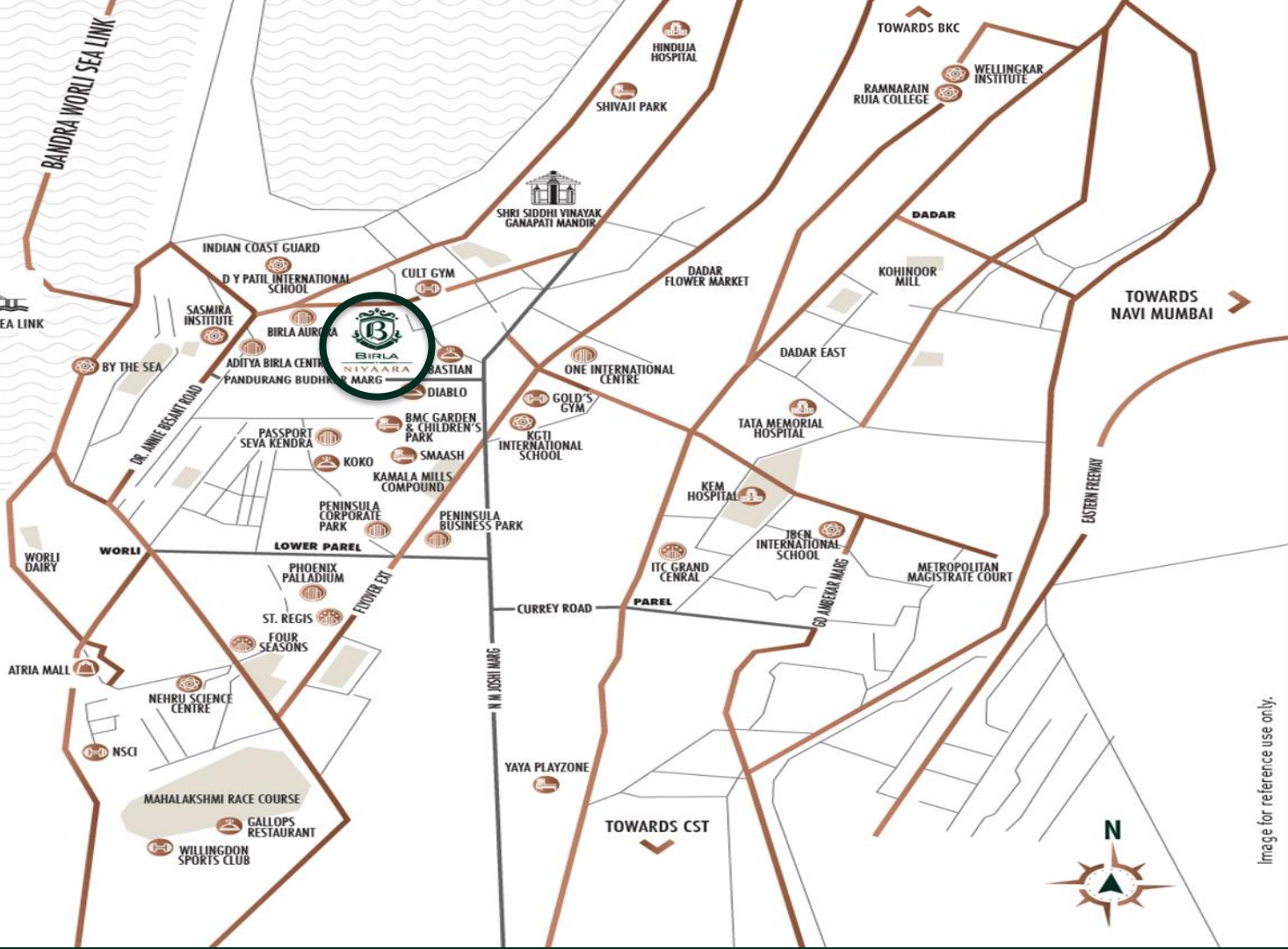


Image for reference use only.





BIRLA

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NIYAARA

WORLD

# MASTER LAYOUT PLAN



WORLI SEA LINK

KHAN ABDUL GAFFAR ROAD

DR. ANNIE BESANT ROAD

SENPATI BAPAT MARG

PANDURANG BUDKAR MARG



For Reference purpose only, not to scale



The Project "Birla Niyara Phase - 1" is registered with Maharashtra under the Project Registration No. P15100031916 and can be viewed at <http://maharegare.maharashtra.gov.in>. This advertisement does not constitute an offer. For details, please visit [www.birlaniyara.com](http://www.birlaniyara.com). Plans for this project are subject to further approvals/modifications from the concerned authorities under the Promoter.

The Project Birla Niyara is an integrated development spread across 14 acres being developed in phases and Birla Niyara Phase-1 is a part thereof.

Image for reference use only.

# THE RESIDENCES

3 TOWERS

SPREAD ACROSS 10 ACRES

WITH 80% AREA OPEN TO

SKY





BIRLA

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NIYAARA

WORLD

OUR PARTNERS



# LEAD ARCHITECTS AND MASTER PLANNERS FOSTER + PARTNERS (LONDON,UK)

## KEY PROJECTS BY OUR PARTNERS



Apple Marina Bay Sands - Singapore



50 United Nations Plaza - New York, USA



World Trade Centre - San Marino



# LANDSCAPE MASTER PLANNERS SASAKI ASSOCIATE INC (BOSTON, USA)

## KEY PROJECTS BY OUR PARTNERS



Cheongna International City Tower – Incheon,  
South Korea



1 Manhattan West – New York



Emirates Towers - Dubai

# STRUCTURAL ENGINEERS LERA(NEW YORK,USA)

## KEY PROJECTS BY OUR PARTNERS



International Financial District Master Plan –  
Kuala Lumpur



Lulu Island Detailed Master Plan



Lake View Village Master Plan - Ontario

# SECURITY CONSULTANTS MAX SECURITY SOLUTIONS (ISRAEL)

## KEY PROJECTS BY OUR PARTNERS

unicef 

**Deloitte.**

**AXA** 



*Rare*

**3 BESPOKE CLUBHOUSES  
FOR  
THREE DIFFERENT NEEDS**

**WITH BUILT UP AREA OF**

**1,00,000 + Sq.Ft.**

# HIVE – THE SOCIAL CLUB





# BE FIT – THE SPORTS CLUB



**FIT.  
FIERCE.  
FABULOUS.**



# PLAYPEN – THE KIDS CLUB





# THE HIGH LINE PARK – 60 FEET ABOVE GROUND



100+ METERS OF WALKABLE OPEN SPACE

Image for reference use only  
Artist's Impression  
Future Development



# HIGH STREET RETAIL PLAZA





**EXPERIENCE**

*Rare*

**LIFESTYLE AMENITIES**

# AEROBICS ROOM

PERHAPS THE BEST THING YOU'LL FIND HERE:  
A FINE BALANCE BETWEEN DEADLINES AND HEALTH.



# SPINNING STUDIOS

WHEN THE SUN AND THE BIRDS WITNESS  
YOUR WORKOUT, THERE IS NO NEED TO  
VENTURE OUT OF YOUR COMFORT ZONE.

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# JOGGING TRACK



# TAICHI COURT

SOME CALL IT TAICHI. SOME, SHADOWBOXING.  
YOU CAN CALL IT YOUR  
MONDAY EVENING STRESSBUSTER.

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# CRICKET PITCH AND MINI FOOTBALL COURT

CEOS, FOUNDERS, AND NOW  
CO-CAPTAINS OF THE CRICKET TEAM.

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# SWIMMING POOL AND KIDS POOL

THERE REALLY IS NOTHING THAT A  
QUICK DIP IN THE POOL CAN'T SOLVE.



Image for Reference use only

# BASKETBALL COURT

CLAIM THE TITLE OF THE BEST FREE THROW  
OR THE FASTEST SERVE. OR BOTH.

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# TENNIS COURT



# BADMINTON COURT

THERE'S ONE THING THAT MATTERS MORE THAN  
COUNTING YOUR WINS AT THE COURT.  
COUNTING YOUR FRIENDS.

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# TODDLER'S PLAY AREA

DESIGNED FOR A CHILDHOOD OF YOUR DREAMS,  
WITH EVERYTHING YOUR CHILD CAN DREAM OF.

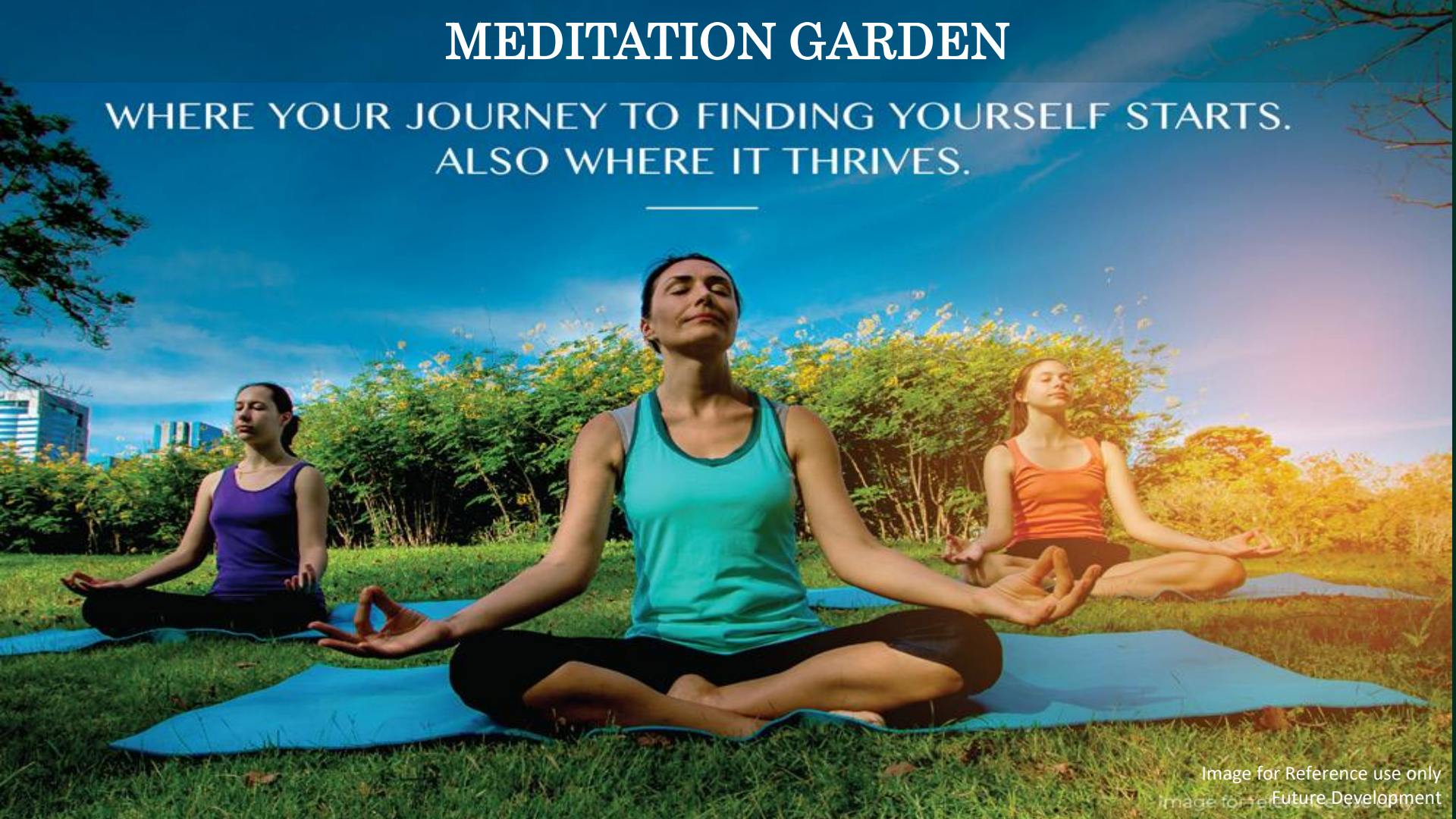
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# MEDITATION GARDEN

WHERE YOUR JOURNEY TO FINDING YOURSELF STARTS.  
ALSO WHERE IT THRIVES.

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# PHYSIOTHERAPY ROOM

WALK IN FOR SOME TENDER LOVING CARE.



Image for Reference use only

# SPA & SALON

SOME THINGS SHOULDN'T HAVE TO  
WAIT TILL THE WEEKEND.

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# GARDEN OF EDEN- SENIOR CITIZEN GARDEN

DISCOVER BREATHING AFRESH.

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# SUNRISE AND SUNSET GARDENS

WHERE EVERY HOUR IS GOLDEN HOUR.

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# GARDEN OF SENSES

LANDSCAPED GREENS WHERE  
YOU CAN BE THE SOCIAL BUTTERFLY.

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# INDOOR – OUTDOOR CINEMA

YOUR BIG SCREEN EXPERIENCE  
JUST MOVED IN NEXT DOOR.

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# BUSINESS CENTRE

AN ELEVATOR PITCH THAT MAKES HEADLINES.



# LIBRARY CAFÉ

BECAUSE WRITING AN AUTOBIOGRAPHY  
NEEDS A LITTLE INSPIRATION.

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# BANQUET HALL

WE'RE APOLOGISING IN ADVANCE,  
FOR STEALING THE SHOW ON YOUR SPECIAL DAY.





BIRLA

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NIYAARA

WORLD

MESMERIZING VIEWS





BIRLA  
NIYAARA

N



Views of current establishments from top floor



BIRLA  
NIYAARA

E



Views of current establishments from top floor





BIRLA  
NIYAARA



Views of current establishments from top floor





BIRLA  
NIYAARA

W



Views of current establishments from top floor





BIRLA

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NIYAARA

W O R L D

THOUGHTFULLY  
DESIGNED RESIDENCES



## EFFICIENT AND SPACIOUS LAYOUTS

Large Sliding glass windows maximizing the views, natural light and cross ventilation

Maximum utilization of space within the apartment with no curves

Most residences with column free interiors making homes more spacious



## EXQUISITE LOBBY EXPERIENCES

High Speed Elevator with 16 Passenger Capacity

Dedicated fire core (air pressurized - fire lift well & staircase) designed for emergency evacuation

Apartments planned with Private Lobby Entry Experiences

Cross Ventilated and Naturally Lit Floor Lobby for 2,3 & 4 BHK Residences





BIRLA

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NIYAARA

WORLD

SPECIFICATIONS



## LIVING & DINING ROOM

Imported Marble flooring

VRV/VRF Air Conditioning



Image for Reference use only  
Artist's impressions

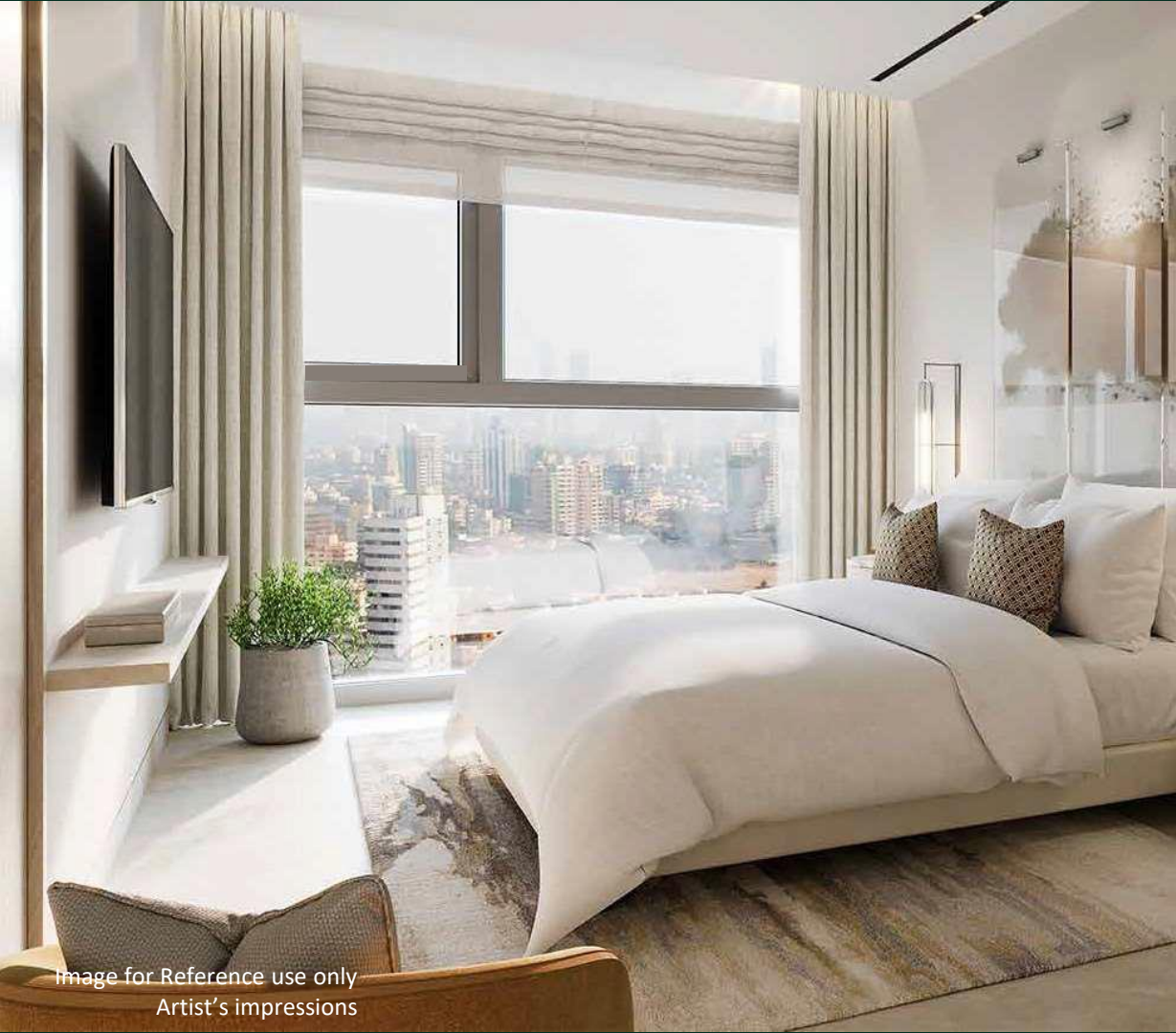


Image for Reference use only  
Artist's impressions

## BEDROOMS

Imported Marble Flooring

VRV/VRF Air Conditioning



## KITCHEN

Modular Kitchen with  
Hob & Chimney

Dishwasher

Washing Machine



Image for Reference use only  
Artist's impressions



BIRLA

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NIYAARA

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PAYMENT PLAN



## MILESTONES

10%	ON DATE OF BOOKING
10%	BY 1 <sup>ST</sup> SEP'22
10%	BY 15 <sup>TH</sup> MAY'23
10%	ON COMPLETION OF 24 <sup>TH</sup> FLOOR SLAB
10%	ON COMPLETION OF 48 <sup>TH</sup> FLOOR SLAB
10%	ON COMPLETION OF 65 <sup>TH</sup> FLOOR SLAB
10%	ON COMPLETION OF SUPER STRUCTURE
10%	ON FAÇADE COMPLETION
10%	ON MEP & FINISHING
10%	ON POSSESSION



BIRLA

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NIYAARA

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PRICING DETAILS



# PRICING

TYOLOGY	CARPET AREA (Sq.Ft.)	AGREEMENT VALUE** (Rs. Cr)
2 BHK	849-854	3.98 - 4.77
3 BHK	1,151-1,204	5.90 -7.04
4 BHK + STAFF	1,895	11.94 - 12.32
4 BHK + STAFF + STUDY	2,142-2,167	13.45 – 14.03

*\*\*PRICE : AGREEMENT VALUE IS EXCLUSIVE OF GOVERNMENT CHARGES AND POSSESION CHARGES*

## MODE OF PAYMENT

Bank Name:	ICICI BANK
A/C No:	777705794794
IFSC:	ICIC0007722
Branch:	Nyloc House, Worli Branch

OR

Cheque favouring

**“BIRLA NIYAARA PHASE 1 COLLECTION A/C - CTIL”**



# THANK YOU

The Project “Birla Niyaara Phase – 1” is registered with MAHARERA under the Project Registration No. P51900031916 and can be viewed at <https://maharera.mahaonline.gov.in>

This advertisement does not constitute an offer. For details, please visit sales office/RERA website. Plans for the project are subject to further approvals/modifications from the concerned authority/ies and/or the Promoter.