Anaika at





BIRLA ESTATES

From the pre-independence era to postliberalisation times, there is one name that is synonymous with India's growth as a global power – Birla. Rich in values, the Birla legacy has been passed on seamlessly from one generation to the next. From creating growth engines for the nation in the form of a global business, to world-famous institutes of academic excellence and multispeciality hospitals, the group is now dedicated to carrying the Birla legacy of excellence and building new frontiers with Birla Estates.



BIRLA VANYA, MUMBAI



BIRLA ALOKYA, BENGALURU



BIRLA NIYAARA, MUMBAI



BIRLA TISYA, BENGALURU



BIRLA CENTURION, MUMBAI



BIRLA AURORA, MUMBAI

The Projects -Biria Vanya - Phase 1" and "Birla Vanya - Phase 2" are registered with MahaRERA under the Registration Nos. P51700019178 and P51700029755 respectively and can be viewed at https://maharera.mahaonline.gov.in.

The Project "Birla Alokya" is registered with Karnataka RERA under the Registration No. PRM/KA/RERA/1250/304/PR/190724/002725 and can be viewed at: https://rera.karnataka.gov.in.

The Project "Birla Niyaara Phase-I' is registered with MahaRERA under the Project Registration No. P51900031916 and can be viewed at https://maharera.mahaonline.gov.in

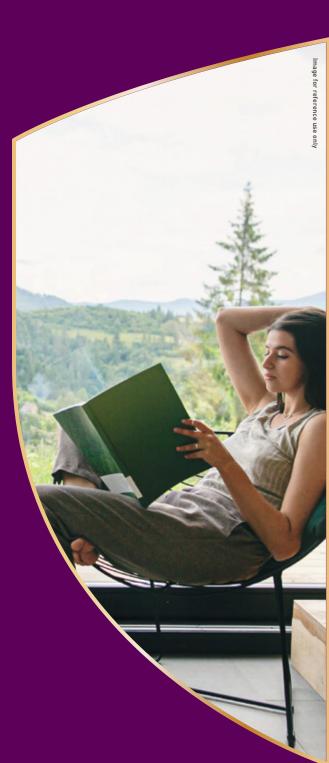
The Project "Birla Tisya" comprising of 2 Towers and a Club house is registered with Karnataka RERA under the Registration No. PRM/KA/RERA/1251/309/PR/211022/004371 and can be viewed at: https://rera.karnataka.gov.in/.



LIFE**DESIGNED**®

Birla Estates strives to explore, evolve and grow by drawing inspirations from the lives that we touch and crafting Life Designed® spaces for residential as well as commercial purposes. These spaces are built on the unwavering values of trust and transparency which is achieved by partnering with a diverse set of world-class experts who work together passionately to bring this philosophy to life.

The philosophy of Life**Designed**® is what keeps us continually growing and perfecting our craft. This philosophy is reflected in every project that we undertake and can be experienced across multiple touchpoints.



BIRLA NAVYA

Success Story

Birla Navya as the names suggests, is designed to offer its residents the experience of a new beginning, a fresh start to life, with absolute harmony being an invariable consequence of living here.

Along with the premium floor residences, Birla Navya also offers a host of unique lifestyle amenities so you can find harmony in your daily life. Birla Navya so far comprises of Amoda I, Amoda II and Drisha 1A, Drisha 1B which are thoughtfully designed residences that are now all sold out and over 340 families now proudly call their home. This will be followed by Anaika and future developments, as part of Birla Navya.



ANAIKA AT BIRLA NAVYA

Anaika, meaning 'Powerful' or 'Complete', truly encompasses what the project is all about. Nestled in a stunning location overlooking the majestic Aravalli range, it boasts plush interiors, Life **Designed**® amenities, and a stellar surrounding. But what sets it a class apart are its unique offerings within the residences, and the plethora of things to do within the premises. This gated community with multi-tier security is sure to keep your mind at ease.





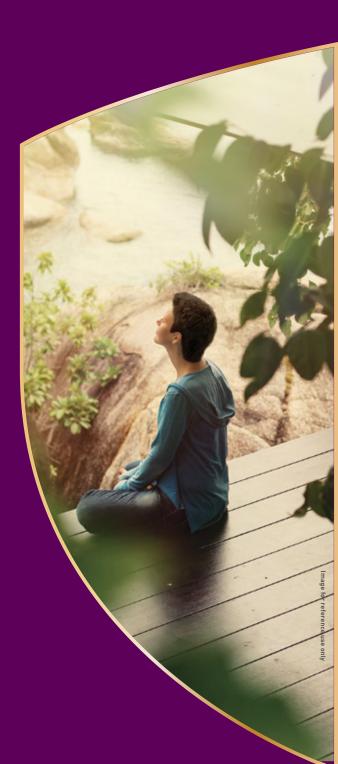








THE LIFE
THAT'S GOT
GURUGRAM
TALKING.



INDULGE IN LIFE LIKE NEVER BEFORE.

Few of the many lifestyle amenities

in Anaika at Birla Navya



Interactive floor games



Fitness corner



Pet park



Kid's play area



Pavilion



Rock garden



Fragrance garden



Foot reflexology



Herb and spice garden



Rock climbing

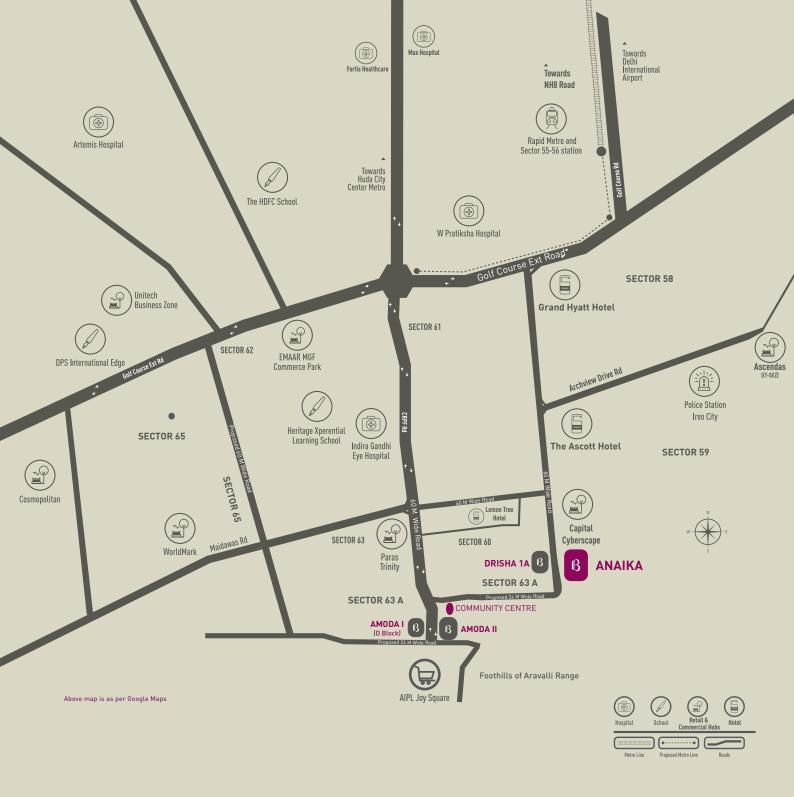


Meditation zone



Jogging track







HAVE THE WORLD REVOLVE AROUND YOU.



CORPORATE PARKS

AIPL Joy Square / EMAAR MGF Commerce Park / WorldMark

SCHOOLS & COLLEGES

DPS International Edge / Heritage Xperiential Learning School / The HDFC School

MEDICAL INSTITUTES

Artemis Hospital / W Pratiksha Hospital / Indira Gandhi Eye Hospital

MALLS

M3M Cosmopolitan

HOTELS

Red Fox Hotel / Inspiration Resort







A JOINT VENTURE BETWEEN BIRLA ESTATES & ANANT RAJ LIMITED.

Corporate Office: Birla Aurora, Level 8, Dr. Annie Besant Rd., Mumbai 400030 Site Address: Sector 63A, Golf Course Extension, Gurugram.



birlaestates.com (**) +91 8828802413



DISCLAIMER

The Project "Birla Navya (Anaika)" ("Project") is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GG-M/596/328/2022/71 of 2022 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. Club shall be developed in phases. First phase of the club shall be developed along with the first phase of the project (Birla Navya Amoda I and II and Birla Navya Drisha 1A) and second phase shall be delivered with the final completion of the project including Birla Navya Drisha 1B; Birla Navya Anaika and 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 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. The official website of the Project is www.birlaestates.com. Please do not rely on any other source of information.