



ADITYA BIRLA

REAL ESTATE



BIRLA ESTATES



# About Aditya Birla Group

A US\$  
~67\* Billion  
conglomerate  
as on 31<sup>st</sup> March 2023



Considered  
market cap over  
~US \$112 Bn

~8 Across  
~4 Continents &  
Countries



~340+  
State-of-the-art  
manufacturing  
units globally



~227,500+  
Employees of over  
~18 nationalities



~300 M+  
loyal  
customer base



# About Birla Estates



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Forayed into real estate business in 2016



One of the most trusted brands in the country



Birla Estates Private Limited is the real estate venture of the Aditya Birla Group



Portfolio with a developable potential in excess of 35 Mn SFT



Strong management team with experienced industry professionals



Established commercial real estate portfolio located in Worli, Mumbai with ~6 lakh SFT of leasable area



Diversified portfolio of residential, commercial & mixed-use properties



Aims to be amongst the top 3 real estate companies in India



artistic impression

# Birla Estates Overview



BENGALURU



PUNE



DELHI NCR



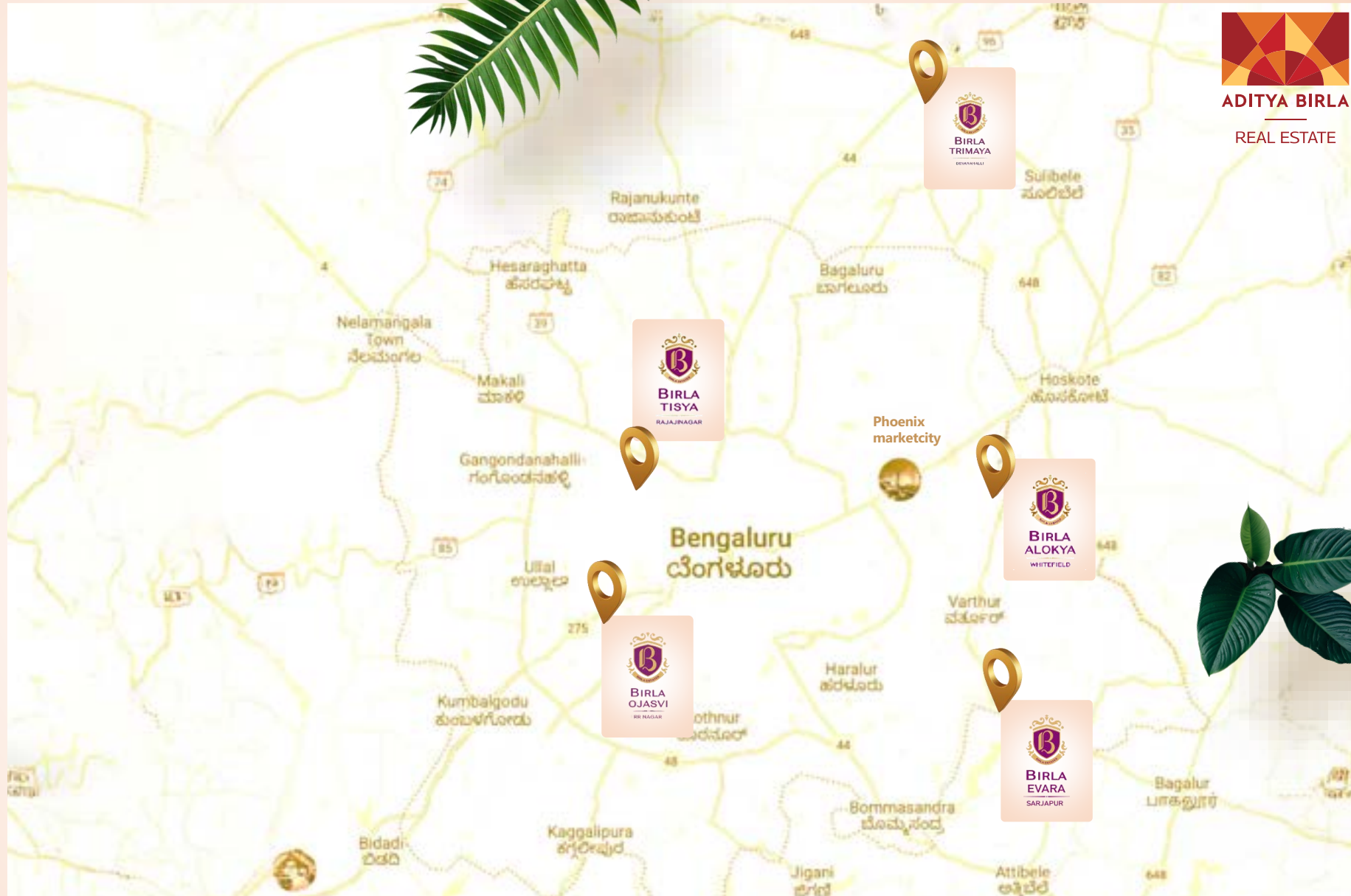
MUMBAI  
METROPOLITAN REGION



artistic impression

# Every pin marks

A Legacy The  
Next One  
Starts With  
You



ADITYA BIRLA  
REAL ESTATE

# Birla Trimaya



52

acres development



73%

open space



2.5

acres of water body



31

amenities



Joint Venture Partner

Disclaimer: The project "Birla Trimaya Phase-4" is registered with Karnataka RERA under Registration No. PRM/KA/RERA/1250/303/PR/290126/008436, dated 29/01/2026 and all details of the same are available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in). The Project forms part of a larger layout and the common areas and amenities are being developed in phases. The amenities, facilities and specifications to be provided shall be as recorded under the Agreement for Sale. Buyers are advised to verify all details on the above website and consult independently before making any decision. Our official project website is: "[www.birlaestates.com](http://www.birlaestates.com)."

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Image for representation purpose only

# Phase I The Hill



Sold out in  
36 hrs.



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Phase 2

# The park



Sold out in  
24 hrs.



Joint Venture Partner

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Phase 3

# The park

Sold out

95%



Joint Venture Partner

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# Club house





PHASE  
4

# Master Plan

- |                       |                                                 |
|-----------------------|-------------------------------------------------|
| 01. Main gateway      | 18. Children's park                             |
| 02. Visitor parking   | 19. Forest park                                 |
| 03. Arrival square    | 20. Fragrance garden                            |
| 04. Retail plaza      | 21. Board walk                                  |
| 05. Town square       | 22. Floating edge pavilions                     |
| 06. Bridge            | 23. Lagoon                                      |
| 07. Recreational club | 24. Calisthenics                                |
| 08. Sports club       | 25. Amphitheatre                                |
| 09. Swimming pool     | 26. Civic amenities<br>(Relinquished to BIAAPA) |
| 10. Kids pool         | 27. Emergency<br>entry/exit                     |
| 11. Party Lawns       | 28. Community Garden                            |
| 12. Cricket Arena     | 29. Outdoor Gym                                 |
| 13. Basketball court  | 30. Sand Volleyball                             |
| 14. Tennis courts     | 31. Central Park                                |
| 15. skating           |                                                 |
| 16. Wooded trails     |                                                 |
| 17. Kids play areas   |                                                 |







# Project Insight phase 4

Man made water body  
**2.5 acres**



Number of  
tower in Phase 4  
**7 no's**



Total Number  
of Units  
**548**



Typology  
**1BHK, 2BHK, 3BHK and  
4BHK**



Elevation  
**G+14**



Joint Venture Partner

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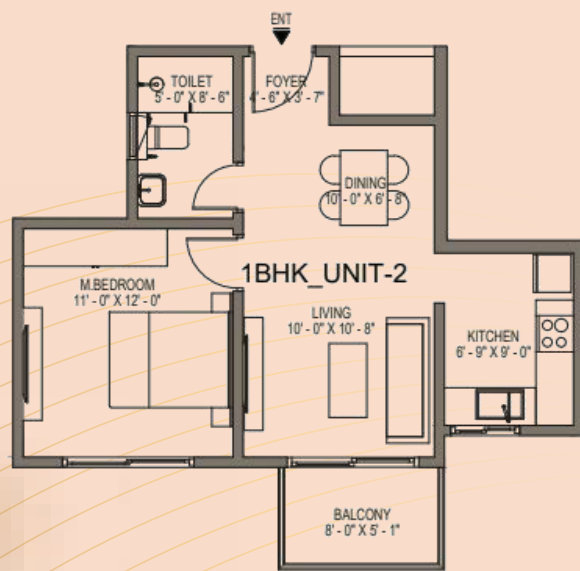
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artist impressions

# 1 BHK Layout

| Typology | Series no | RERA<br>Carpet Area      | Balcony area           |
|----------|-----------|--------------------------|------------------------|
| 1B+1T    | T04-02    | 41.23 Sqm/<br>443.80 Sft | 3.80 Sqm/<br>40.90 Sft |

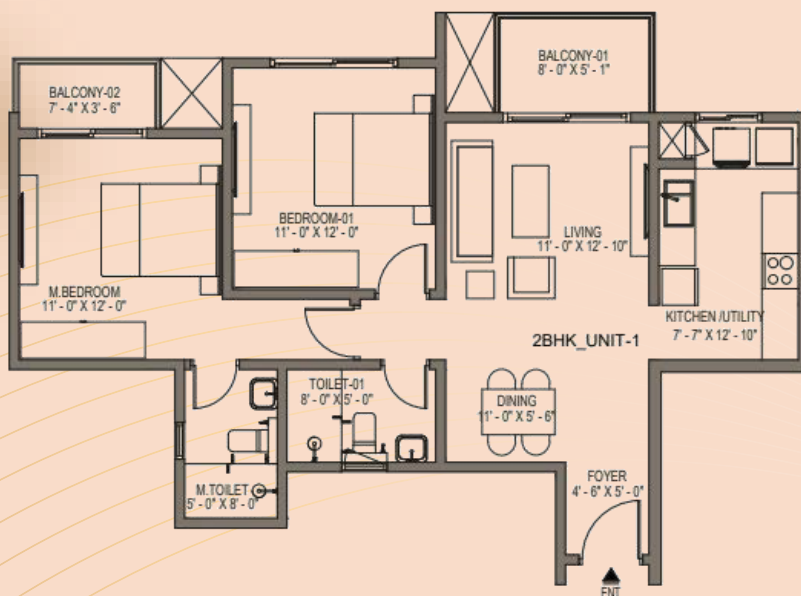


Usable area ranges  
**489** Sqft to  
**485** Sqft

# 2 BHK Layout

Usable area ranges  
**801 Sqft to  
810 Sqft**

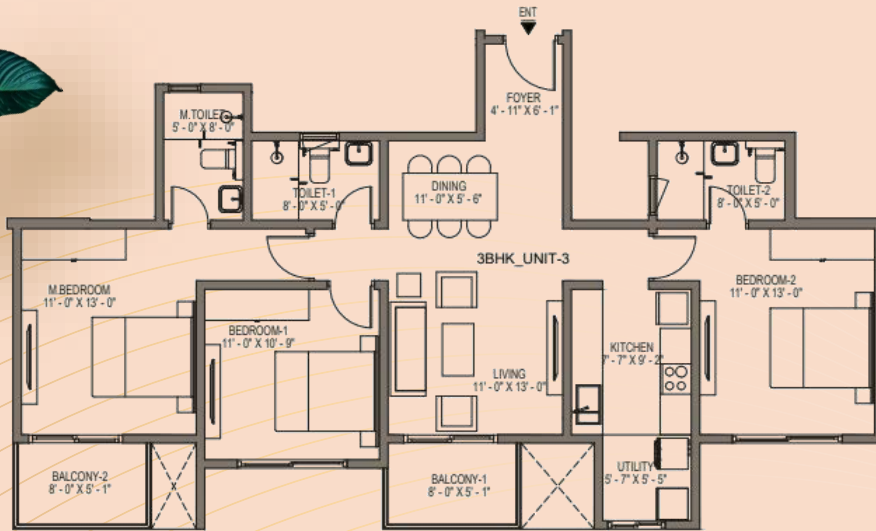
| Typology | Series no | RERA<br>Carpet Area      | Balcony 01             | Balcony 02             |
|----------|-----------|--------------------------|------------------------|------------------------|
| 2B+2T    | T04-02    | 68.39 Sqm/<br>736.15 Sft | 3.80 Sqm/<br>40.90 Sft | 2.37 Sqm/<br>25.51 Sft |



# 3 BHK + 3T Layout

Usable area ranges  
**1045 Sqft to  
1155 Sqft**

| Typology | Series no | RERA<br>Carpet Area      | Balcony 01             | Balcony 02             |
|----------|-----------|--------------------------|------------------------|------------------------|
| 3B+3T    | T2-03     | 90.16 Sqm/<br>970.48 Sft | 3.80 Sqm/<br>40.90 Sft | 3.80 Sqm/<br>40.90 Sft |

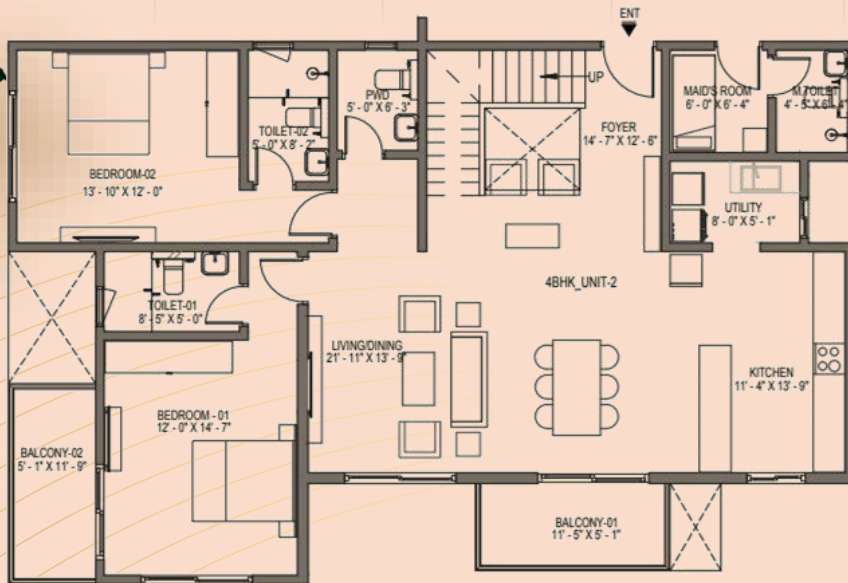


# 4BHK 4T+Study+ Maid

( Duplex ) Layout – Lower level

| Typology                 | Series no | RERA<br>Carpet Area        | Balcony 1 &<br>3       | Balcony 2 &<br>4         |
|--------------------------|-----------|----------------------------|------------------------|--------------------------|
| 4B + 4T +<br>Study+ Maid | T6- 02 LL | 216.69 Sqm<br>/2332.45 Sft | 9.91 Sqm/<br>98.92 Sft | 11.12 Sqm/<br>119.69 Sft |

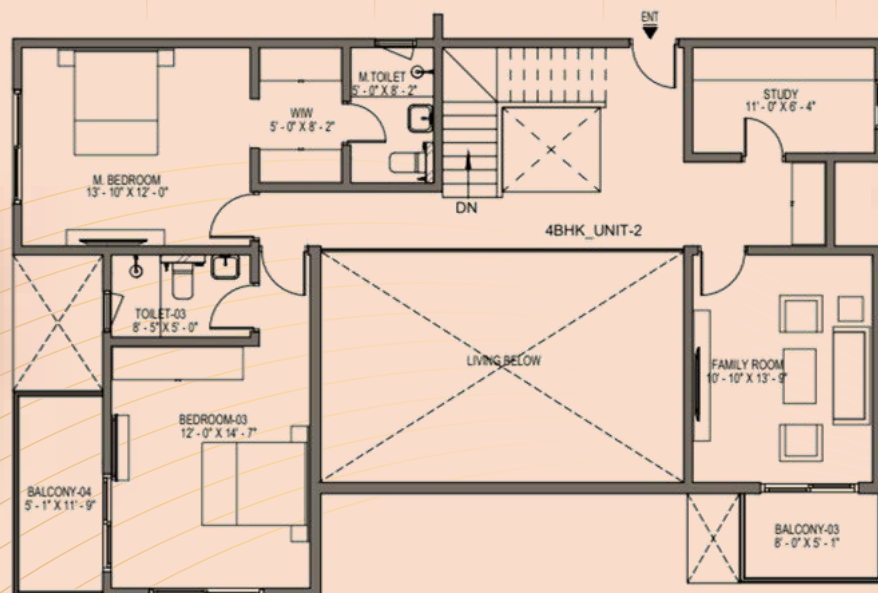
Usable area of the  
entire apartment  
**2551 Sqft**



# 4BHK 4T+Study+ Maid

( Duplex ) Layout – Upper level

| Typology                 | Series no | RERA<br>Carpet Area        | Balcony 1 &<br>3       | Balcony 2 &<br>4         |
|--------------------------|-----------|----------------------------|------------------------|--------------------------|
| 4B + 4T +<br>Study+ Maid | T6- 02 UL | 216.69 Sqm<br>/2332.45 Sft | 9.91 Sqm/<br>98.92 Sft | 11.12 Sqm/<br>119.69 Sft |



Usable area of the  
entire apartment  
**2551 Sqft**



# Price



| Typology                 | (In Cr) |      |
|--------------------------|---------|------|
| 1B+1T                    | 0.90    | 0.97 |
| 2B+2T                    | 1.34    | 1.40 |
| 3B+3T                    | 1.75    | 1.88 |
| 4B+4T+PWD+STUDY<br>+MAID | 4.24    | 4.30 |

Note - Prices excludes other charges & SDR

# Payment Plan



## Payment Plan\*



**10%**

On Booking

**30%**

On Completion of Structure(completion of terrace floor)

**10%**

Within 90 Days of Booking

**30%**

On Application of OC

**10%**

Start Of Structure(completion of foundation) Or 18 Months from the date of booking, Whichever Is Later

**10%**

On Offer of Possession

