



ADITYA BIRLA

REAL ESTATE



BIRLA ESTATES





About Aditya Birla Group

A US\$ ~67* Billion conglomerate as on 31st March 2023



Considered market cap over ~US \$112 Bn



~8 Across Continents & ~4 Countries



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



~227,500+ Employees of over ~10 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



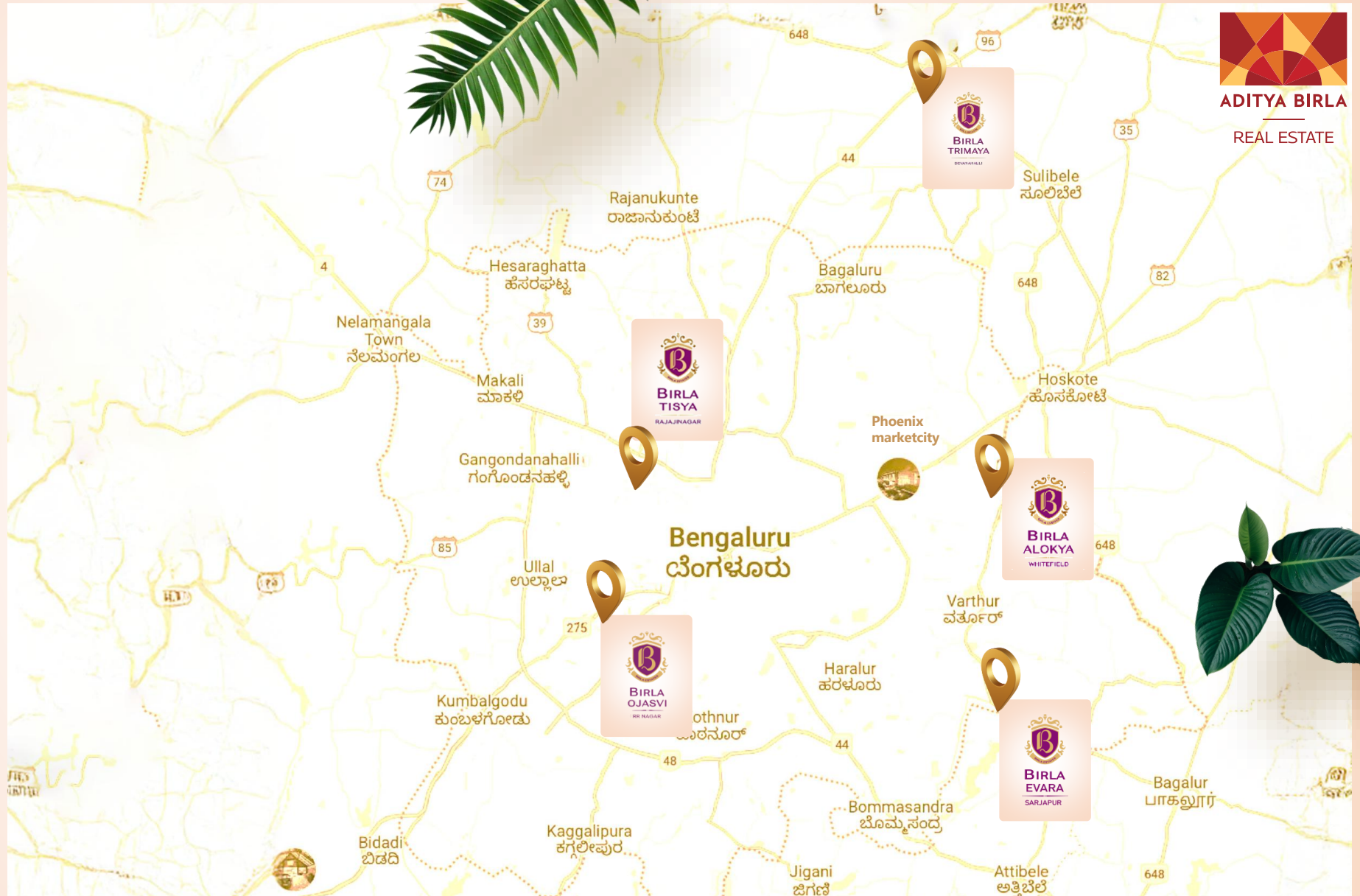
MUMBAI
METROPOLITAN REGION



artistic impression

Every pin marks

A Legacy The
Next One
Starts With
You



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. 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."

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Image for representation purpose only

Phase I The Hill



Sold out in
36 hrs



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artist impression



Phase 2

The park



Sold out in
24 hrs



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Phase 3

The park



Sold out
95%



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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 (Relinquished to BIAAPA) |
| 10. Kids pool | 27. Emergency 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 | |







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artist impression

Project Insight phase 4

Man made water body
2.5 acres



Number of
tower in Phase 4
7 nos



Total Number
of Units
548



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

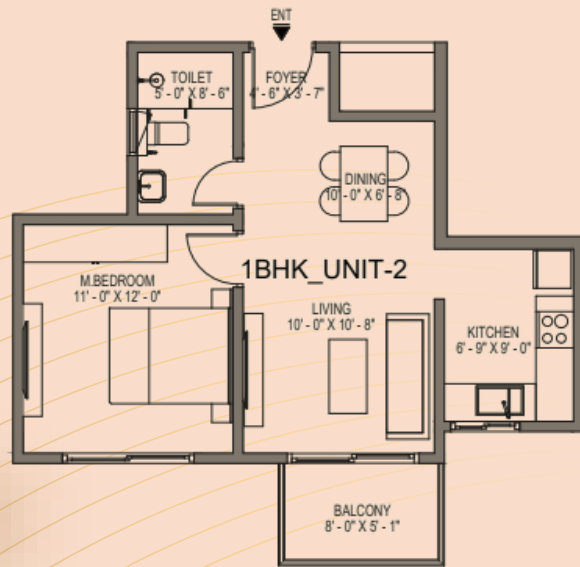


Elevation
G+14



1 BHK Layout

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



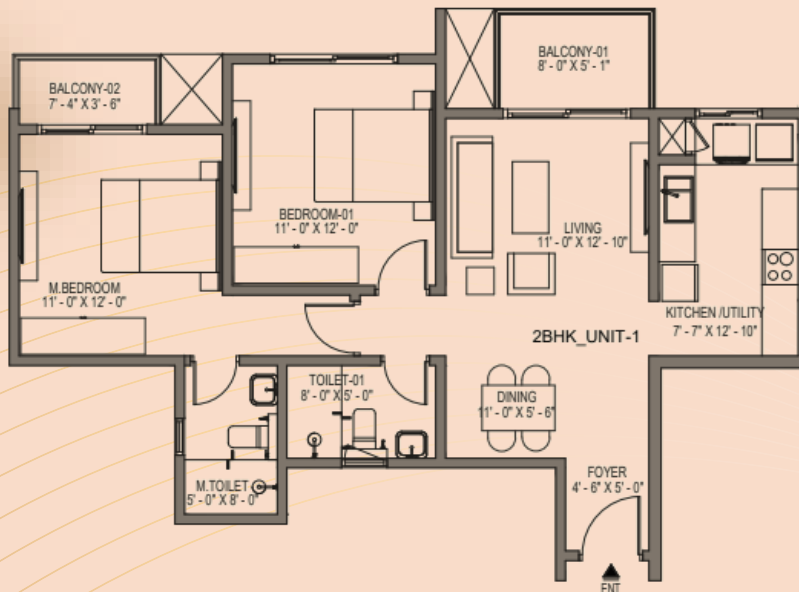
Usable area ranges
**489 Sqft to
485 Sqft**



2 BHK Layout

Usable area ranges
801 Sqft to 810 Sqft

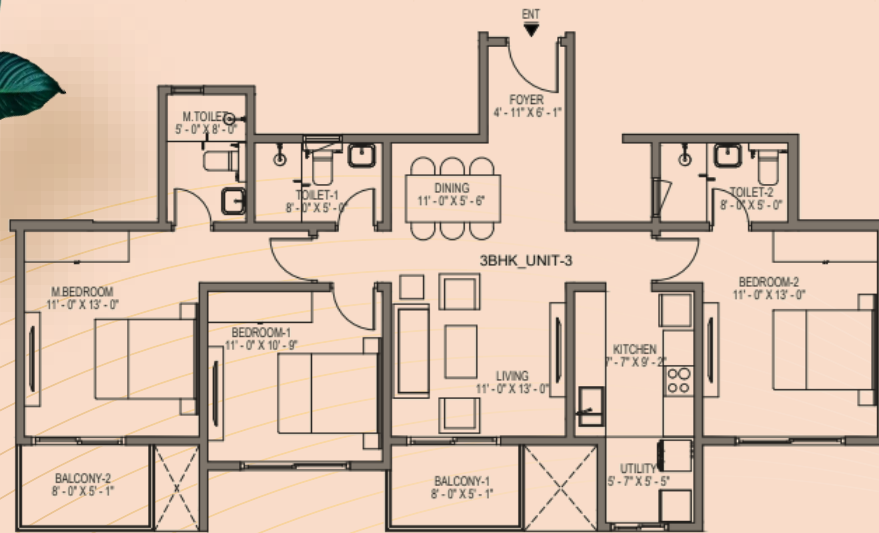
Typology	Series no	RERA Carpet Area	Balcony 01	Balcony 02
2B+2T	T04-02	68.39 Sqm/ 736.15 Sft	3.80 Sqm/ 40.90 Sft	2.37 Sqm/ 25.51 Sft



3 BHK + 3T Layout

Usable area ranges
1045 Sqft to 1155 Sqft

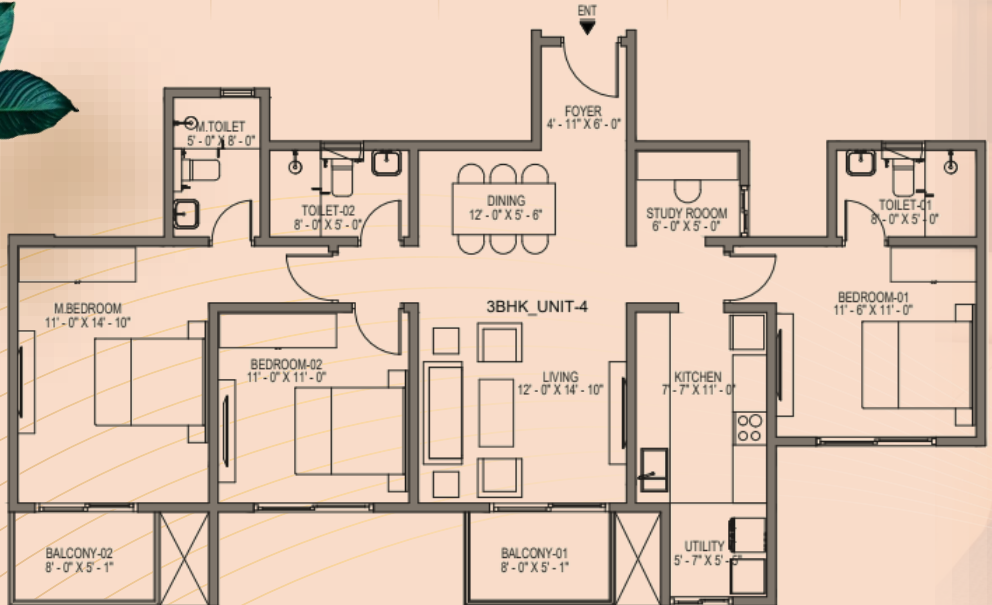
Typology	Series no	RERA Carpet Area	Balcony 01	Balcony 02
3B+3T	T2-03	90.16 Sqm/ 970.48 Sft	3.80 Sqm/ 40.90 Sft	3.80 Sqm/ 40.90 Sft



3 BHK + 3T + study Layout

Typology	Series no	RERA Carpet Area	Balcony 01	Balcony 02
3B + 3T + Study	T1 - 04	99.32 Sqm /1069.08 Sft	3.80 Sqm/ 40.90 Sft	3.80 Sqm/ 40.90 Sft

Usable area ranges
1151 Sqft to
1165 Sqft

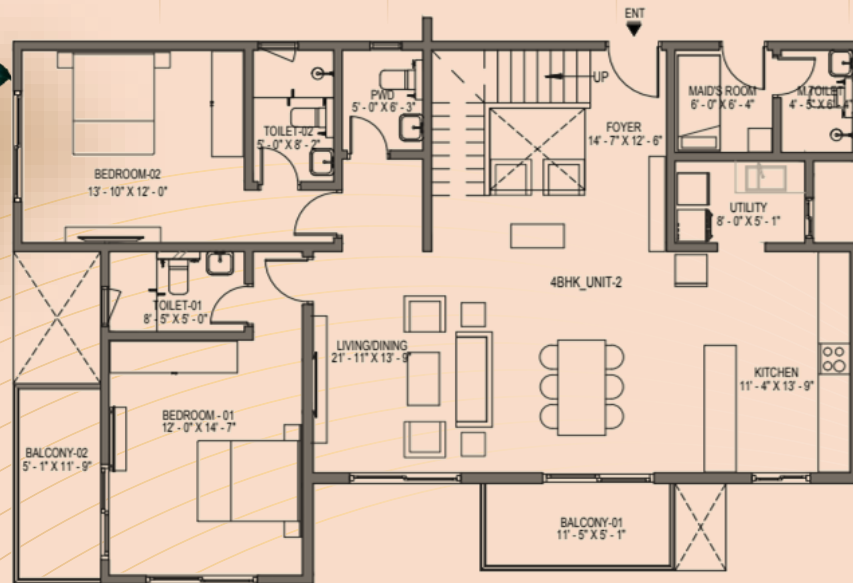


4BHK 4T+Study+ Maid

(Duplex) Layout – Lower level

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

Usable area of the entire apartment
2551 Sqft

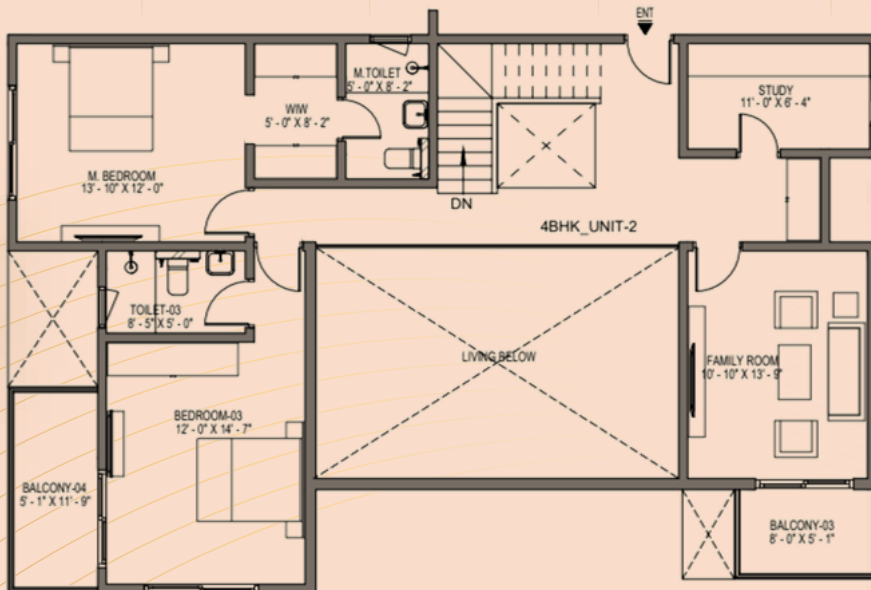


4BHK 4T+Study+ Maid

(Duplex) Layout – Upper level

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

Usable area of the entire apartment
2551 Sqft





Price



Typology	Launch Price (In Cr)	EOI Stage
1B+1T	0.92 Cr. – 0.99 Cr.	
2B+2T	1.32 Cr. – 1.41 Cr.	
3B+3T	1.65 Cr. – 1.91 Cr.	
3B+3T+STUDY	1.99 Cr. – 2.08 Cr.	
4B+4T+PWD+STUD Y+MAID	4.24 Cr. – 4.37 Cr.	

Note - Prices excludes other charges & SDR





Price



Typology

1B+1T
2B+2T
3B+3T
3B+3T+STUDY

4B+4T+PWD+STUD
Y+MAID

Price For EOI Customers

(In Cr)

0.90	0.97
1.29	1.38
1.62	1.88
1.94	2.03

4.17

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

*Exclusive payment plan for limited units only**



EOI Token amount

Typology	EOI Token amount
1BHK + 1T	1,00,000
2BHK + 2T	2,00,000
3BHK + 3T	3,00,000
3BHK + 3T + STUDY	3,00,000
4B+4T+PWD+ STUDY+MAID	4,00,000