

RERA REGISTRATION NO. RC/REP/HARERA/GGM/1044/776/2026/16
DATED 25/02/2026 WWW.HARYANARERA.GOV.IN



BIRLA ARIKA

GURUGRAM



Sector – 31, Gurugram

ADITYA BIRLA GROUP

US\$ ~67* Billion
Conglomerate as on
31st March, 2025



Consolidated
market cap over
US\$ 115# Bn
as on 31st October 2025

Across
6 Continents
& 41 Countries



340+
state of the heart
manufacturing
units globally

227,500+
Employees over
100 Nationalities



300 M+
Loyal
customer base

GLOBALLY ADITYA BIRLA GROUP IS

In India
Aditya Birla Group
is a leader in various sectors

#1 in aluminium rolling
Recycler of aluminium

#2 in viscose staple fibre
In carbon black

#3 in cement
(excluding China)
In insulators

The largest
single location copper
smelter in the world

in grey cement
& concrete

in fashion
& lifestyle player

in copper


One of the largest
Financial Services
providers in India


Indias leading
Telephone Company


Our Fabrics are used by
Top Fashion Brands

 Largest Chlor-
Alkali Player

 Largest Manufacturers
of Insulators

 Among the leading
Telecom Players

 Leading Player in Lie
Insurance & Asset Management

 Largest
Linen Player

Birla Estates Private Limited



Forayed into real estate business in **2016**



One of the **most trusted brands** in the country



Portfolio with a developable potential in excess of **24 Mn SFT**



100% wholly owned subsidiary of Aditya Birla Real Estate Limited



Robust project pipeline of owned & joint development land parcels in all the **4 major macro markets**



Diversified portfolio of residential, commercial & mixed-use properties



Strong management team with experienced industry professionals



Established presence in 4 key macro markets in India i.e. Mumbai MMR, Delhi NCR, Pune & Bengaluru



Aims to be amongst the **top 5 real estate companies** in India



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

LifeDesigned®

Philosophy

Our LifeDesigned® philosophy can be experienced at multiple touch-points across all our projects and reflects our continuous endeavor of pushing ourselves to **create spaces designed around life. For life.**



BIRLA ESTATES OVERVIEW

“ TO ENRICH LIVES, BY
BUILDING HAPPY
COMMUNITIES
THAT ARE ROOTED IN TRUST ”

Mumbai
Metropolitan Region



Delhi NCR



Pune



Bengaluru



OUR PRESENCE



Delhi NCR

▶ Birla Arika, Sector 31

Birla Navya, Golf Course
Extension Road

Birla Pravaah, Sector 71

Pune

▶ Birla Punya, Central Pune

Birla Evam, Manjiri

Bengaluru

▶ Birla Alokya, Whitefield

Birla Tisya, Magadi Road

Birla Trimaya, Devanahalli

Birla Ojaswi, RR Nagar

Birla Evara, Sarjapur

Mumbai MMR

▶ Birla Niyaara, Worli

Birla Anayu, Malabar Hill

Birla Vanya, Kalyan

Birla Taranya, Thane-Belapur Rd

Birla Centurion, Commercial, Worli

Birla Aurora, Commercial, Worli

Our Approach to PRODUCT DEVELOPMENT

HOW

COLLABORATING WITH LEADING DESIGN CONSULTANTS

**Foster +
Partners**



Serie Architects

UK, Mumbai

BURO HAPPOLD

NY, Mumbai

morphogenesis

Architecture | Interiors | Landscape

Delhi



COOPERS HILL

Singapore

LERA

Consulting Structural Engineers

NY, Mumbai

BroadwayMalyan^{BM}



RSP

Italy, Bengaluru



swa

SUPERIOR DESIGN

RESULT

LifeDesigned®
Projects

Lifestyle
Projects

Placemaking
Projects



Introducing



**BIRLA
ARIKA**
GURUGRAM

Arika means prosperity – a place where life, luxury and well-being flourish. Thoughtfully designed to keep everything you need within reach, Birla Arika offers a lifestyle of effortless flow and seamless living.

Successful Launch of **BIRLA ARIKA**



ADITYA BIRLA GROUP



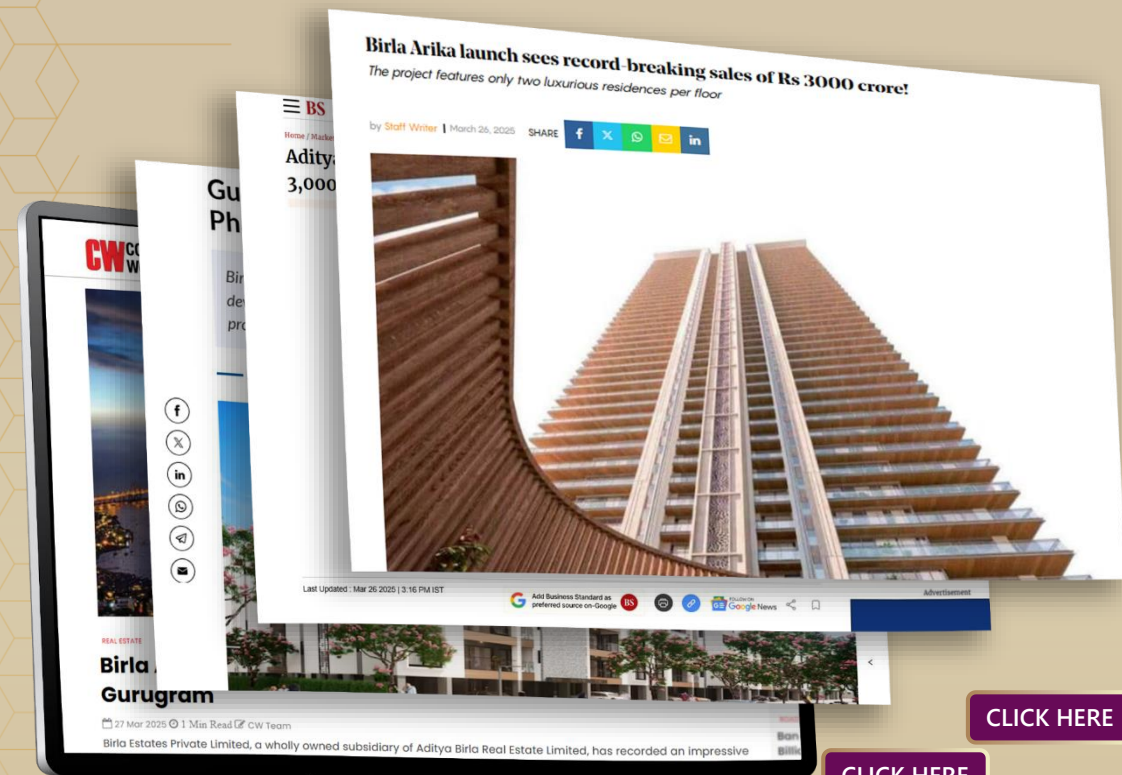
Phase 1
4
towers launched



Inventory of
322 units
of Large 4BHKs



Four Clubhouses with
amenities spread
across **13 acres**



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[CLICK HERE](#)

[CLICK HERE](#)



**BIRLA
ARIKA**
GURUGRAM

Sector
31

MASTER LAYOUT PLAN

Amenities

- | | | |
|-------------------------------------|--------------------------|---|
| 1 Main Entry/Exit | 15 Feature Walls | 29 Outdoor Pantry |
| 2 Secondary Entry | 16 Outdoor Gym | 30 Elevated Walk |
| 3 Peripheral Planting | 17 Vitamin D Lawn | 31 Pet Park |
| 4 Jogging + Cycling Track | 18 Play Park | 32 Tower 1 |
| 5 Ramp to Basement | 19 Yoga Lawn | 33 Tower 2 |
| 6 Tree Grove | 20 Fire Pit Seating | 34 Tower 3 |
| 7 Nature Walk | 21 Water Lily Pond | 35 Tower 4 |
| 8 Meditation Decks | 22 Sensory Garden | 36 Tower 5 |
| 9 Amphitheatre | 23 Reflexology Path | 37 Tower 6 |
| 10 Celebration Lawn | 24 Tennis Court | 38 Tower 7 |
| 11 Social Club Lawn
(Party Lawn) | 25 Half Basketball Court | 39 The Sports Club &
Convenience Shops |
| 12 Kids Playground | 26 Half Olympic Pool | 40 The Fitness &
Wellness Club |
| 13 Kids Club Lawn | 27 Kids Pool/Splash Pad | 41 The Social &
Entertainment Club |
| 14 Tower Drop Off | 28 Juice Bar | 42 The Kids Club |
| | | 43 EWS |



Landmark LOCATION

JUST OFF NH-48



Google HQ
1.9 Kms



32nd Avenue
2.0 Kms



Medanta Medicity
1.8 Kms



Shri Ram Global School
7.6 Kms



Signature Tower
2.9 Kms



IFFCO CHOWK
5.8 Kms



MDI Gurgaon
3.9 Kms



Sector 29 Market
5.1 Kms



UDYOG VIHAR
8.4 Kms



Cyber Hub
9.3 Kms



Fortis Hospital
4.3 Kms



Heritage Int School
7.0 Kms



Horizon Centre
7.2 Kms



Ambience Mall
10.7 Kms



IGI Airport
15 Kms



Millenium City Centre
4.3 Kms



Max Hospital Galleria
6.6 Kms

ONLY 7 TOWERS IN 13.5 ACRES



ONLY 2 UNITS ON EACH FLOOR



~7.4 ACRES OF OPEN & CENTRAL GREEN





Limited Edition
4 BHK residences at
Birla Arika

Four Clubhouses

The Fitness & Wellness Club

Because fitness
deserves its own luxury



The Social & Entertainment Club

The gateway to
endless celebrations



The Sports Club

For the love of the game



The Kids Club

A Wonderland for the young



The Fitness & Wellness Club



The Fitness & Wellness Club



- Gymnasium with Yoga and Pilates
- Open Gym
- Spa & Salon
- Kids Pool
- Indoor Swimming Pool
- Outdoor Swimming Pool

The Social & Entertainment Club



The Social & Entertainment Club



- Cards Room
- Private Theatre
- Sports Lounge & Karaoke Studio
- Private Dining Area
- Community Hall
- Restaurant
- Business Centre

The Sports Club



The Sports Club



- Tennis Court
- Squash Court
- Indoor Badminton Court
- Table Tennis
- Half Basketball Court

The Kids Club



The Kids Club



- Indoor Play Zone
- Trampoline Space
- Hobby Zone
- Toddlers Section
- Gymnastics with Indoor Martial Arts Training Space
- Library with Storytelling & Recital Space

LIFESTYLE AMENITIES



Firepit Seating



Elevated Walkway



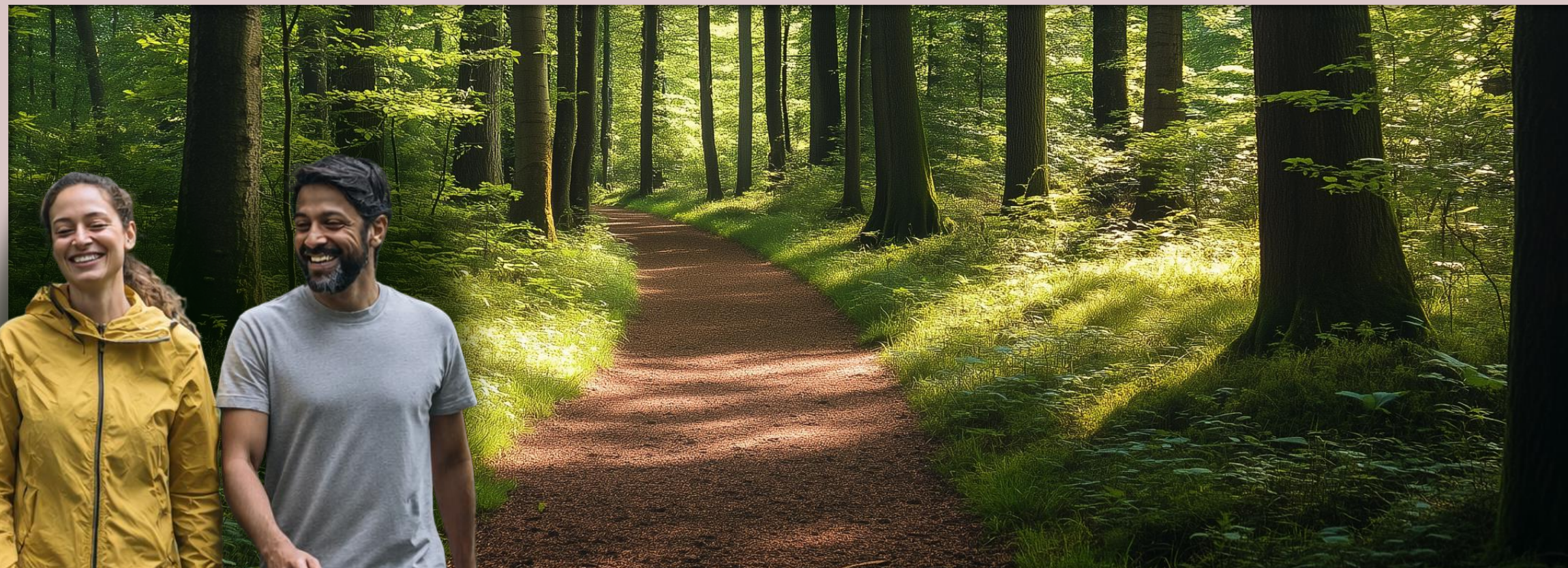
Tree Grove with Meditation Decks



Cabanas



Jogging, running, cycling tracks



Nature Walk



Social Club Lawn



Kid's Play Area



BIRLA
ARIKA
GURUKRAM

Specifications



**BIRLA
ARIKA**
GURUGRAM

Living – Dining

Italian Marble
Flooring

Bedrooms
Laminated Wooden
Flooring





BIRLA
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Kitchen

Modular Kitchen
with Built-in
Appliances





**BIRLA
ARIKA**
GURUGRAM

Washrooms

State-of-the-art
fittings

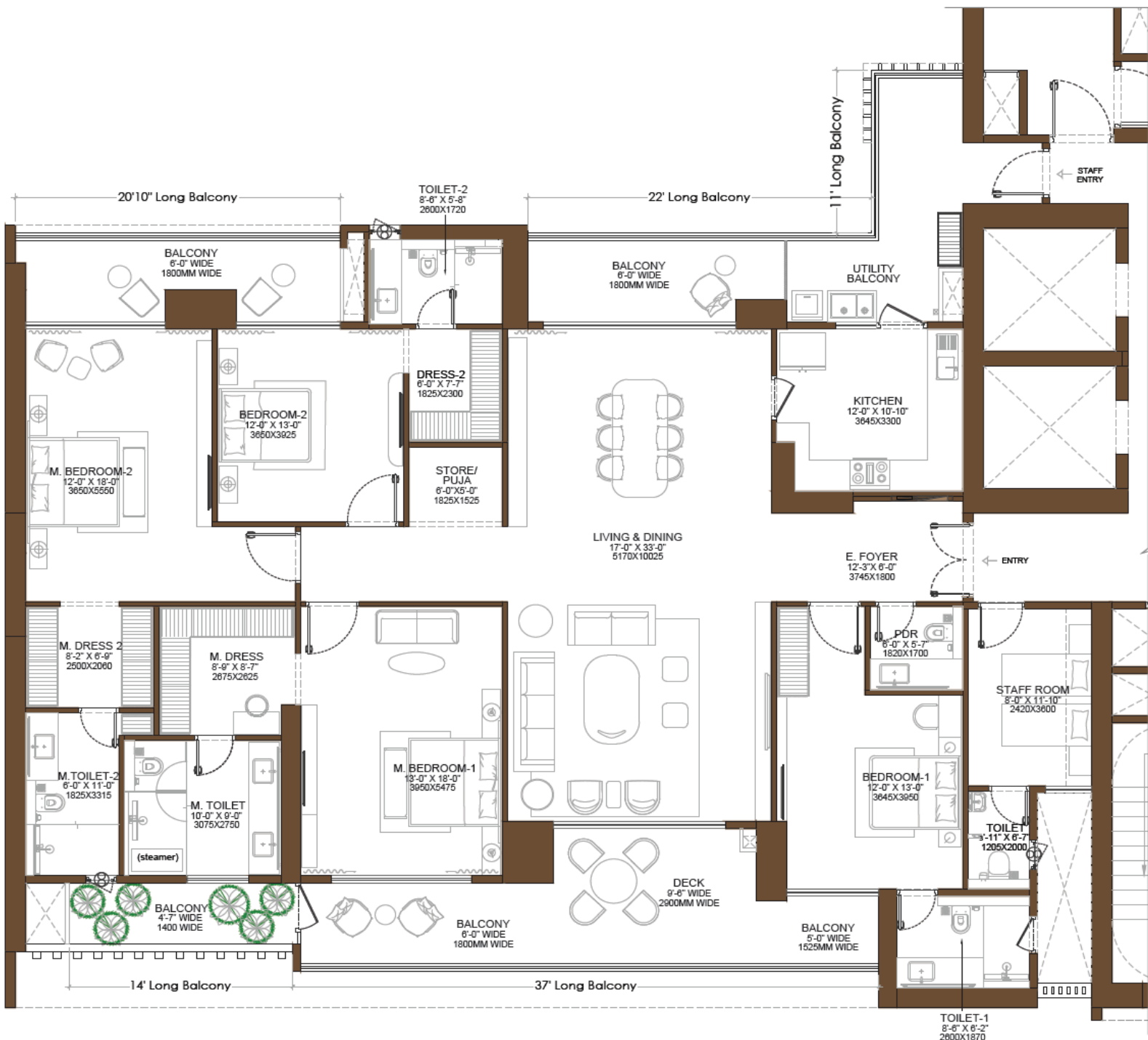


Master Washroom

Equipped with
Steamer



Unit Plans



4 BHK + STAFF

Usable Carpet : 3013 Sq. ft.
(279.95 Sq. Mt.)

Pre-Launch Pricing

Typology

4 BHK + Staff Residences

Tower

T-4 & T-5

Useable Carpet Area

3,009 – 3,051 Sq.ft.
(279.56 - 283.43 Sq.mt)

Pre Launch Price*

₹ 10.42 – 10.72 Cr.

Launch Price *

₹ 11.50 Cr. Onwards

* Possession & Govt. Charges are Over & Above



Exclusive Payment Plan For Limited Units Only !!

Payment Plan

20:30:50

Milestones

% Payment

At the time of Booking

10%

Within 8 months from booking

10%

On completion of superstructure

30%

On completion of flooring of unit

40%

On offer of possession

10%



**BIRLA
ARIKA**
GURUGRAM

THANK YOU

The project "Birla Arika Phase 2" is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/1044/776/2026/16 dated 25.02.2026 and all details of the same are available at www.haryanarera.gov.in. Birla Arika is being developed in phases, namely Birla Arika (Phase 1) and Birla Arika Phase 2. The total of four (4) clubhouses forms part of the overall development across both phases, comprising three (3) clubhouses in Phase 1 and one (1) clubhouse in Phase 2. Phase 1 has been registered under RERA vide Registration No. RC/REP/HARERA/GGM/914/646/2025/17 dated 20.02.2025. All images, visuals, renders, AI generated images, features and content are artistic impressions and used for presentation purposes only. Images featuring models are for presentation purposes only and do not represent any actual resident and/or specific/proposed lifestyle. The amenities, facilities and specifications to be provided shall be as recorded under the Agreement for Sale and as per the approvals of the relevant authorities and applicable laws. Buyers are advised to verify all details on the website and consult independently before making any decision. Our official project website is: www.birlaestates.com.