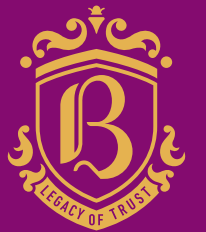




BIRLA ESTATES



BIRLA
ALOKYA
WHITEFIELD

Image for reference use only

THE B. K. BIRLA GROWTH STORY



TOOK OVER
THE CENTURY TEXTILE
MILLS BUSINESS WHICH
WAS ORIGINALLY
SET UP IN 1897

1951



INAUGURATED
CENTURY RAYON
SETUP

1956



DIVERSIFIED INTO
CHEMICALS,
MUMBAI

1964



ENTERED
THE CEMENT SECTOR
WITH CENTURY CEMENT.
EXPANDED THROUGH
MAIHAR CEMENT,
MANIKGARH CEMENT
& SONAR BANGLA CEMENT

1974



FORAYED INTO
PULP AND PAPER.
TODAY, PRODUCTION
CAPACITY OF
3.42 LAC MT PER ANNUM

1984



SET UP ITS FIRST
VERTICALLY INTEGRATED
COTTON YARN UNIT
EQUIPPED WITH
24,960 SPINDLES

1994



SET UP A 100 ACRE
TEXTILE MILL
IN BHARUCH

2008



MARKED FORAY
INTO REAL ESTATE
WITH BIRLA ESTATES

2016

BUILT ON THE VALUES OF



INTEGRITY



AGILITY



EMPATHY



COMMITMENT



SEAMLESSNESS



SPEED

WITH A DYNAMIC VISION

“We will transform the perception of Indian Real Estate sector by delivering an exceptional experience and creating value, at every level, for every stakeholder.”



BENGALURU

Bengaluru as a city has long been known for its iconic gardens and peaceful lifestyle. However, over the past few decades the city has evolved into a leading IT hub brimming with opportunity.

Today, it is a city that comfortably blends its old simplistic charm and modern fast-paced living, with a seamlessness that is rare in a rapidly growing world.

WHY WHITEFIELD?





Whitefield has transformed into an immensely popular and vibrant commercial township. Home to several leading IT companies, the exponential growth in its infrastructure has made it one of the most attractive places to live and work in. Whitefield has cemented its new identity as the new cultural epicenter of Bengaluru. Today, it holds incredibly lucrative investment opportunities for the future.

CONNECTIVITY

In terms of connectivity, Whitefield provides access to plenty of local transport options, from buses to railways to flights. The KR Puram Railway Station and Kempegowda International Airport are at a comfortable distance from Whitefield and the proposed metro line is set to further facilitate accessibility to the rest of the city.



AIRPORT

Easy access to Kempegowda International Airport.



RAILWAY STATION

Close proximity to Whitefield Railway Station.



ROAD CONNECTIVITY

Whitefield Main Road and Old Madras Road offer road connectivity to the city.

ENTERTAINMENT

Whitefield is also home to a string of popular malls, restaurants and movie theatres. Phoenix Market City, Inorbit Mall and Forum Mall are the more notable ones around and provide residents with several avenues for recreation and entertainment.



A bouquet of fast food joints,
fine-dining and MTR restaurants



A variety of entertainment and retail
avenues like PVR, Inox, Phoenix
Market City
and Inorbit Mall

SOCIAL INFRASTRUCTURE

Whitefield in addition to housing several cultural centers, also provides access to leading IT parks, renowned educational institutions and hospitals.



SCHOOLS

Close to several reputed educational institutes like Bangalore International Academy, Shri Ram Global School and Whitefield Global School.



HOSPITALS

Access to some of the best healthcare services like Columbia Asia Hospital and Nararayana Multispeciality Hospital.



IT PARKS

Leading IT parks like the International Tech Park (ITPL) and Sigma Tech Park are nearby.



'A PLACE LIKE NO OTHER'

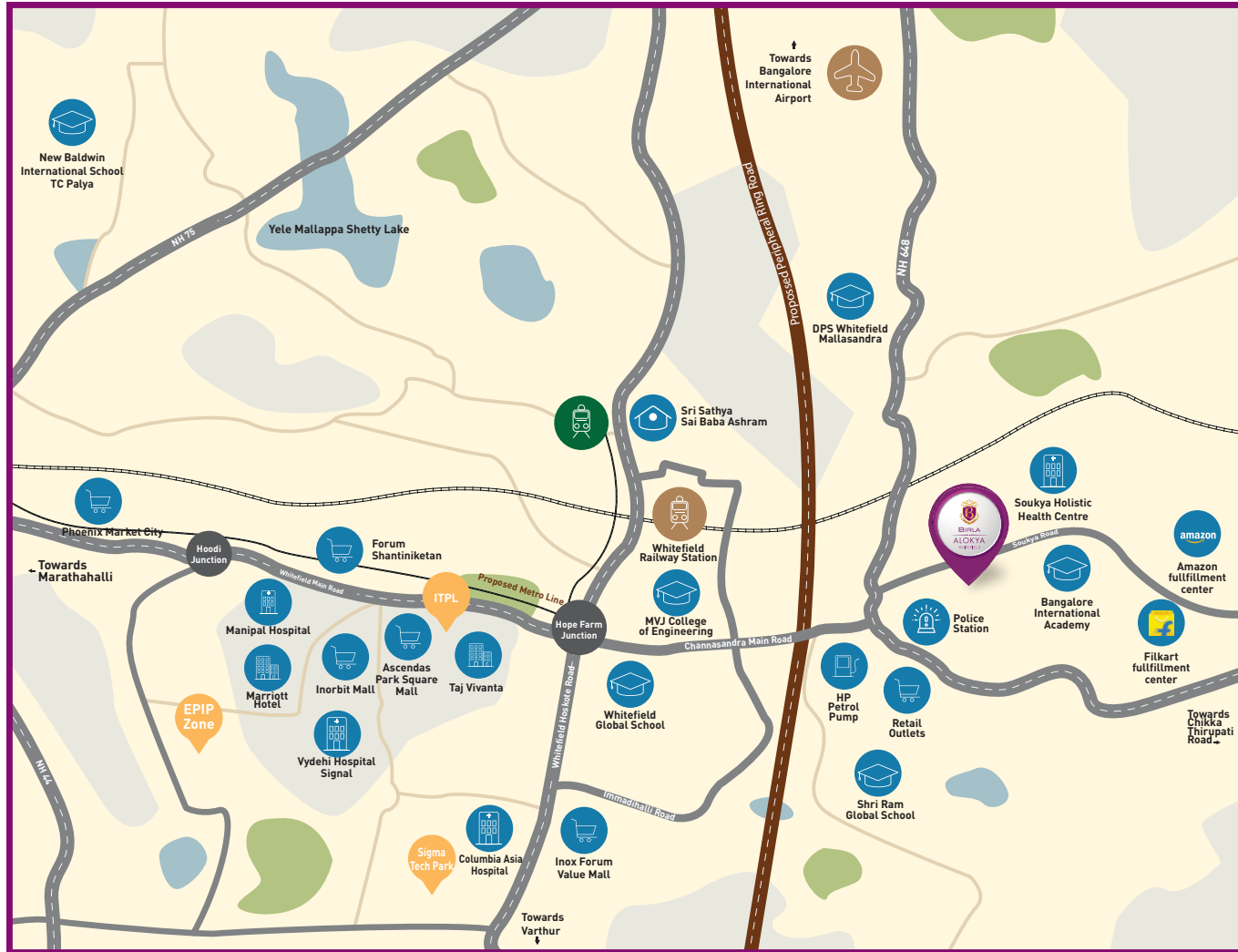
Life**Designed**[™] Villaments.
Designed around life, Designed for life.

HIGHLIGHTS

At Birla Alokya, our properties are thoughtfully designed to reflect the simplistic charm of old Bengaluru with new age amenities.

Find lush green spaces inspired by the sprawling gardens in Bengaluru, nostalgic mains and crosses that coexist with virtual gaming room and cafe's.

Our smart homes at Birla Alokya are designed to cater to the new age needs of our residents.



Map for representational purposes only

ITPL **6.3** km*

Hope Farm Junction **4.3** km*

Columbia Asia Hospital **7.5** km*

Bangalore International Academy **1** km*

Whitefield Global School **3.7** km*

Inorbit Mall **7.7** km*

*Distance as per Google Maps.



Representative Illustration

Type A: (Ardra-Green)

आर्द्रा

Spacious homes with the living and dining overlooking your very own private garden. Enjoy spending quality time amidst nature with your family and friends.

Type B: (Steya-Private)

स्तेया

Homes designed with defined living and personal spaces. Enjoy the additional privacy and unwind after a long day's work.

Type C: (Viona-Sky)

विओना

Homes with a private terrace to call your own. Showcase your very own terrace garden or enjoy stargazing with your kids at night.



Type D: (Irum-Garden in heaven)

इरुम

Grandiose homes set across two floors with an exclusive private garden.

Revel in the extravagance of the double-heightened dining area.

Type E: (Vyom-Wind)

व्योम

Luxurious homes with an exclusive private terrace. Enjoy a roof-top barbeque with family and friends while looking at the vast central greens.



AMENITIES



Image for reference use only



State-of-the-art Gymnasium and Swimming Pool

Courts for Tennis, Badminton and Squash

Synthetic Turf Terrace for Football

Exclusive Jogging and Walking Tracks

Kids play areas including Sand Pit and Tree House

Yoga Deck



Image for reference use only



ENTERTAINMENTDESIGNED

Virtual Gaming Room

Music Room

Amphitheatre

Multipurpose Lawn

Mini-theatre

Leisure Hammock



Image for reference use only



LIFESTYLEDESIGNED

Garden city inspired open greens

Brew Garden and Café

Salon, Steam and Sauna

Business Center with Co-working Spaces

Pet Park

Convenience Store



BIRLA ESTATES

THANK YOU

The Project "Birla Alokya" comprising of 218 villaments & a Club House is registered with the Karnataka Real Estate Regulatory Authority under Registration NO. PRM/KA/RERA/1250/304/PR/190724/002725 and can be viewed at: <https://rera.karnataka.gov.in/> The images and other details herein are only indicative and subject to the approval of the concerned authorities. The Promoter 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 villaments only. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. This electronic / printed material does not constitute an offer and/or contract of any type between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Promoter. The Promoter does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 applicable for projects in Karnataka. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter sales team only, by physically visiting the project site. You are requested NOT to visit any unauthorized or unverified website/broker (online/offline) to receive any information about any projects of the Promoter and/or its sister concerns.