



**BIRLA  
EVARA**  
SARJAPUR

# Customer Presentation



# ADITYA BIRLA GROUP



US\$  
**65\*** Billion  
conglomerate

\*As on 31<sup>st</sup> March, 2023



Consolidated  
market cap of  
**US\$ 113<sup>#</sup> Bn**

<sup>#</sup>As on August, 2024



Across  
**06** Continents &  
**40** Countries



**178**  
State-of-the-heart  
manufacturing  
units globally



**187,000+**  
Employees of over  
100 nationalities



**300M+**  
Loyal customer  
base



# ADITYA BIRLA GROUP PORTFOLIO



## Diversified Interests

 Carbon Black	 Cement	 Chemicals	 Textiles
 Real Estate	 Entertainment	 Paints	 Jewellery
 Insulators	 Mining	 Renewables	 Telecom
 Financial Service	 Pulp & Fibre	 Trading	 Experience
 Metals	 Fashion & Retail	 Digital Platform	 Dining

## Well Established Brands

 BIRLA ESTATES	 UltraTech The Engineer's Choice	 Birla White The World's Best Cement
 BIRLA opus		 ADITYA BIRLA HINDALCO
 ADITYA BIRLA GRASIM	 ADITYA BIRLA CHEMICALS	 ADITYA BIRLA BIRLA CARBORUNDUM
 ADITYA BIRLA EMIL	 ADITYA BIRLA CAPITAL	 VI
 POLO RALPH LAUREN	 LOUIS PHILIPPE	 PANTALOONS
 TASVA	 SABYASACHI CALCUTTA	 VAN HEUSEN
 Allen Solly	 masaba	 SIMON CARTER London
 Iva	 THE COLLECTIVE	 APPLAUSE ENTERTAINMENT
 Freshwrapp	 ETERNIA	 HINDALCO Everlast Aluminium Roofing & Structures
 BIRLA PIVOT	 ClS	 CINCIN

## Businesses

 ADITYA BIRLA UltraTech	 ADITYA BIRLA GRASIM
Cement	VSF, Chemicals & Paints
 ADITYA BIRLA HINDALCO	 ADITYA BIRLA CENTURY
Aluminium & Copper	Pulp, paper & Real estate
 ADITYA BIRLA FASHION & RETAIL	 ADITYA BIRLA CAPITAL
Branded Apparel Retail	Financial Services
 VI	Telecom



BIRLA ESTATES

# Journey of Birla Estates in Bengaluru



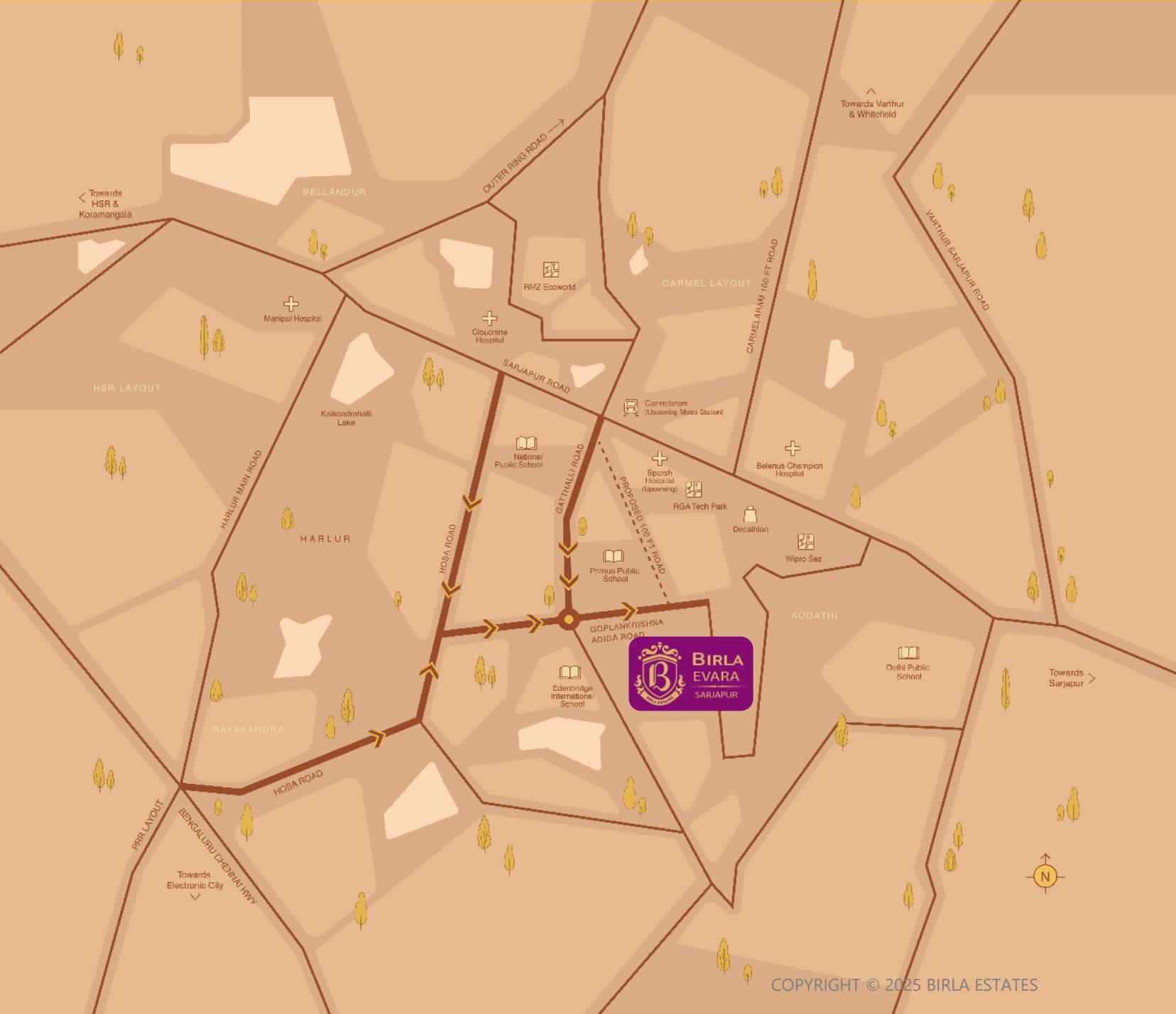
Every pin marks

# A Legacy The Next One Starts With You

PRESENTING



BIRLA  
EVARA  
SARJAPUR



Location Map of

# Birla Evara, Sarjapur

# Location Aspect





# Rapid development, connectivity and proximity to IT hubs



5 kms  
Carmelaram Railway Station

3.5 kms  
Proposed Carmelaram Metro station (Part of Red line)

15 kms  
Infosys upcoming HQ (Under construction)

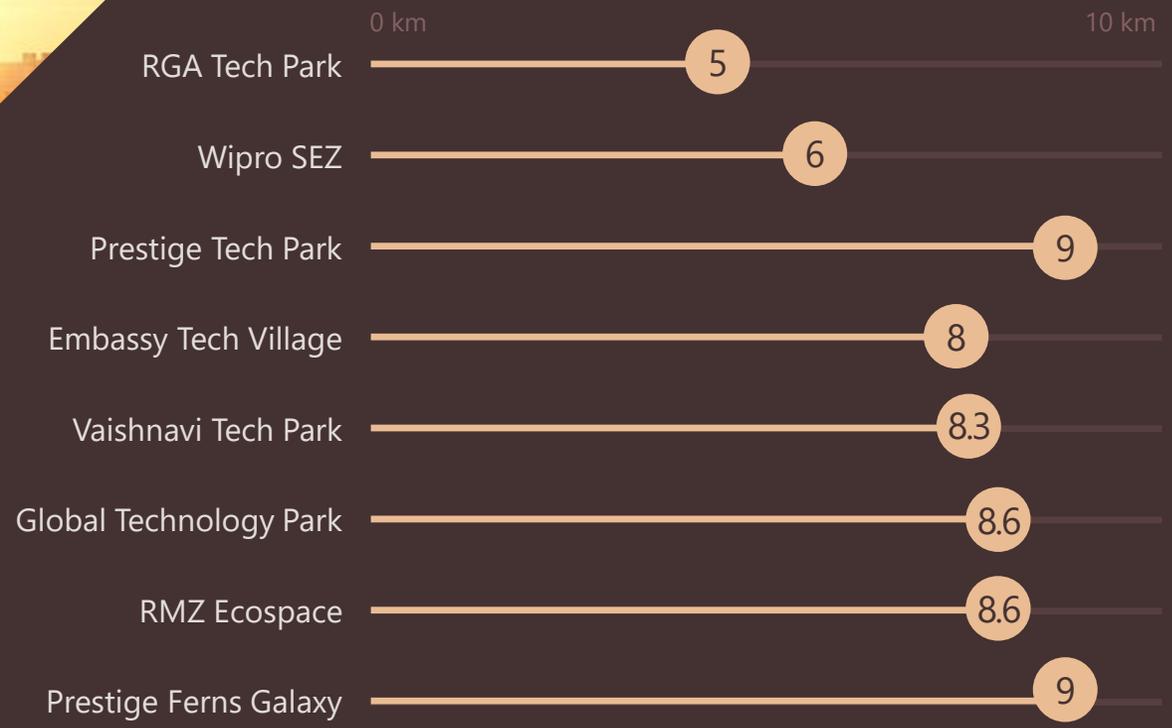
8.5 kms  
Zepto HQ (Upcoming)

2 kms  
Proposed STRR

3 kms  
Proposed PRR

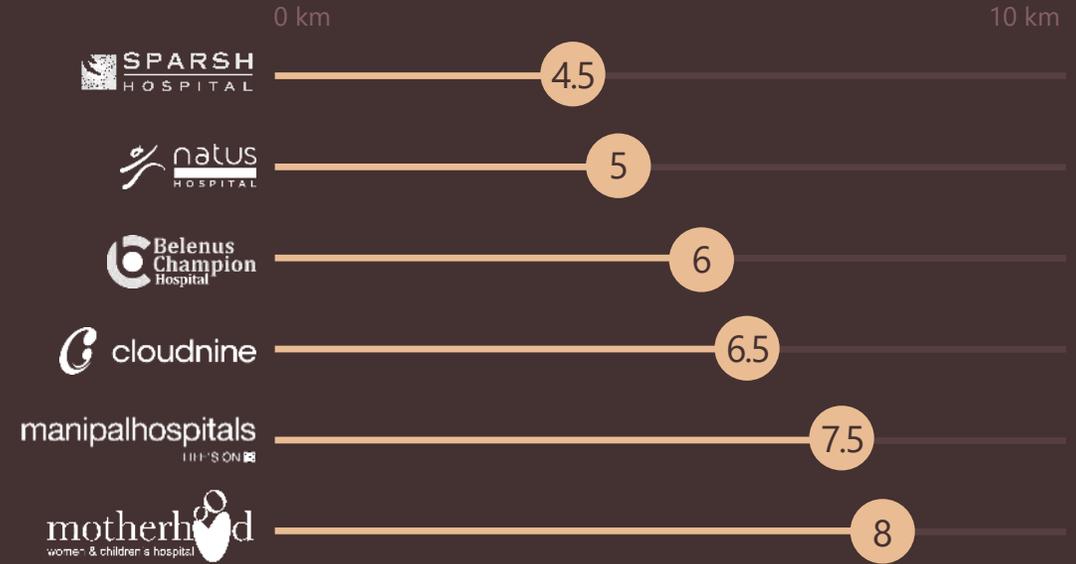


# Tech Parks



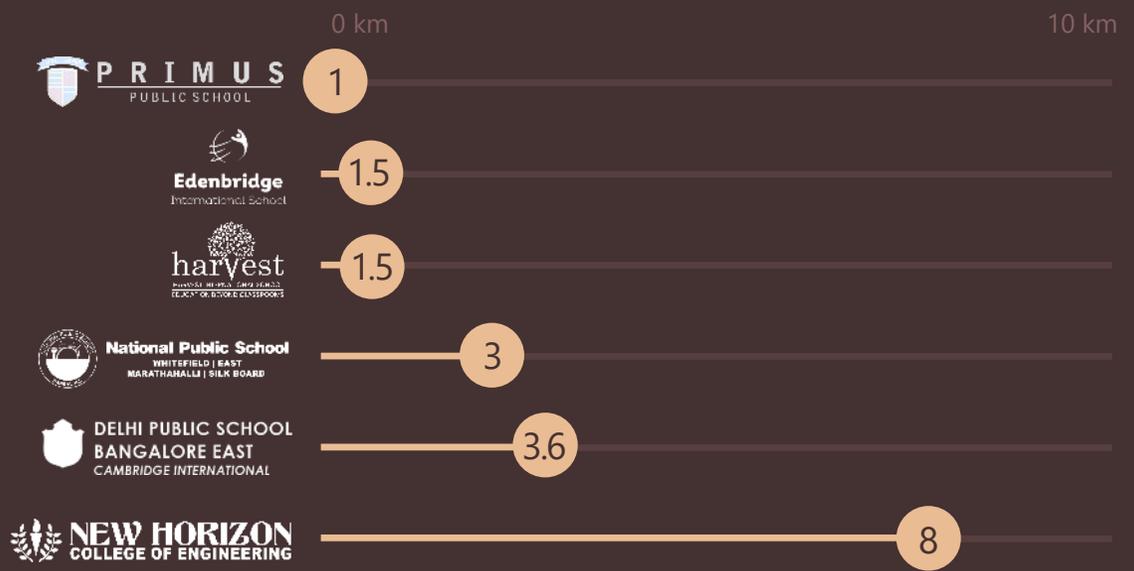


# Health Facilities





# Education / Institutes





# Commercial Centres / Shopping Malls

0 km

10 km

 TRENDS

3.6

 DECATHLON

4

 D Mart

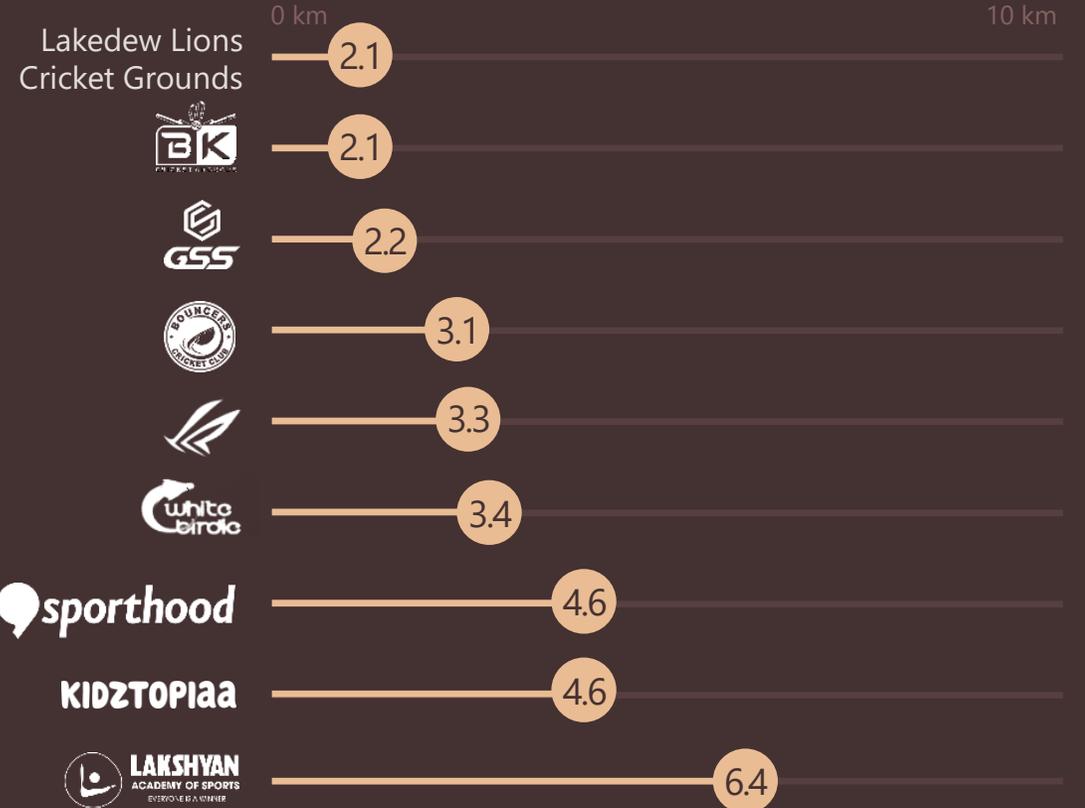
4

 CENTRO

8



# Leisure





# Masterplan

## Legend

- Entry/Exit With Security Cabin
- Driveway
- Pedestrian Pathway
- surface Parking
- Drop-off
- Community Street
- Amphitheatre With Stage
- Children's Play Area.
- Community Seating
- Tennis Court
- Basketball Court
- Pet Park





Artist's Impression

The Project "Birla Evara" is registered with Karnataka RERA under the Registration No. PRM/KA/RERA/1251/446/PR/060225/007487, dated 06-02-2025 and can be viewed at <https://rera.karnataka.gov.in>.

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**BIRLA  
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**ADITYA BIRLA**  
REAL ESTATE



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# Amenities at Birla Evara



Total Indoor Amenities area

**58,247 Sq Ft.**  
**5,411.3 Sq. M**

Amenities below Tower and Multipurpose Hall

**27,445.52 Sq Ft.**  
**2,549.77 Sq M**

# North Club

14,249.81 Sq Ft. / 1,323.84 Sq M



Badminton court



Spa



Café



Squash court



Business centre



Mini theatre



# South Club

16,551.80 Sq Ft./ 1,537.7 Sq M



Zumba



Aerobic



Yoga



Swimming pool



Kids pool



Jacuzzi



Badminton court



Squash court



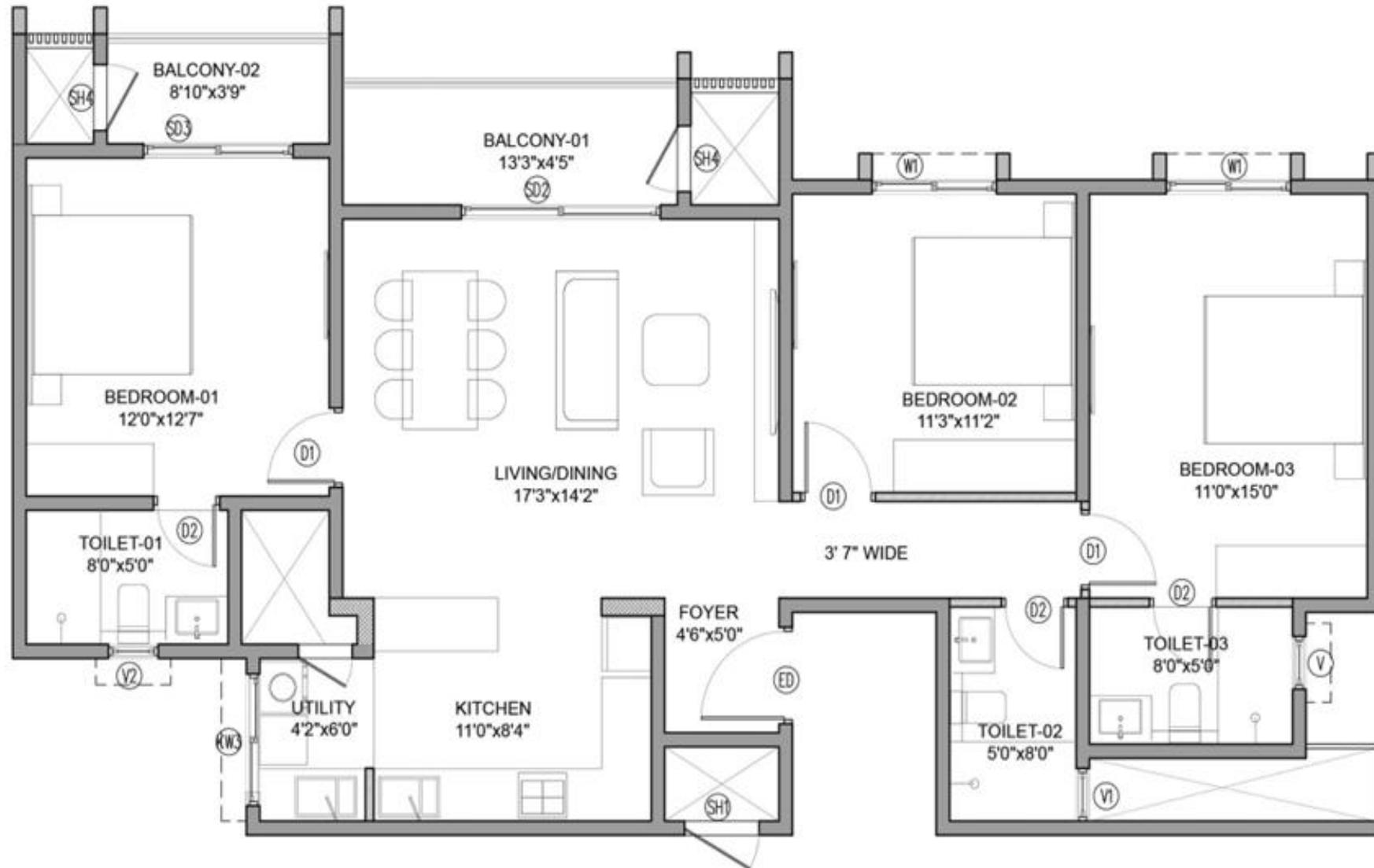
Gymnasium





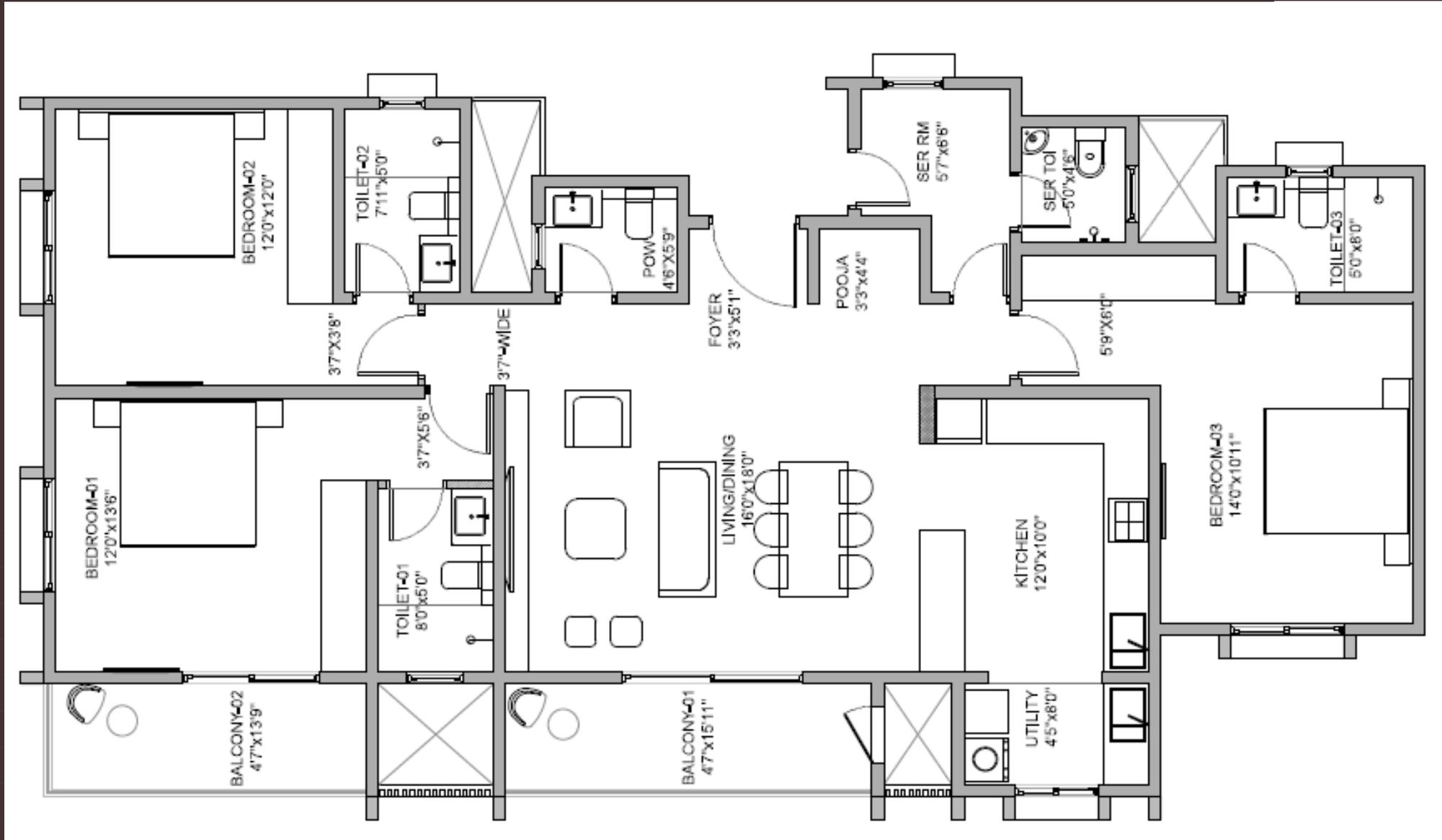
# UNIT CONFIGURATION & PRICING

# 3 BHK Compact USABLE CARPET AREA 1137 Sqft

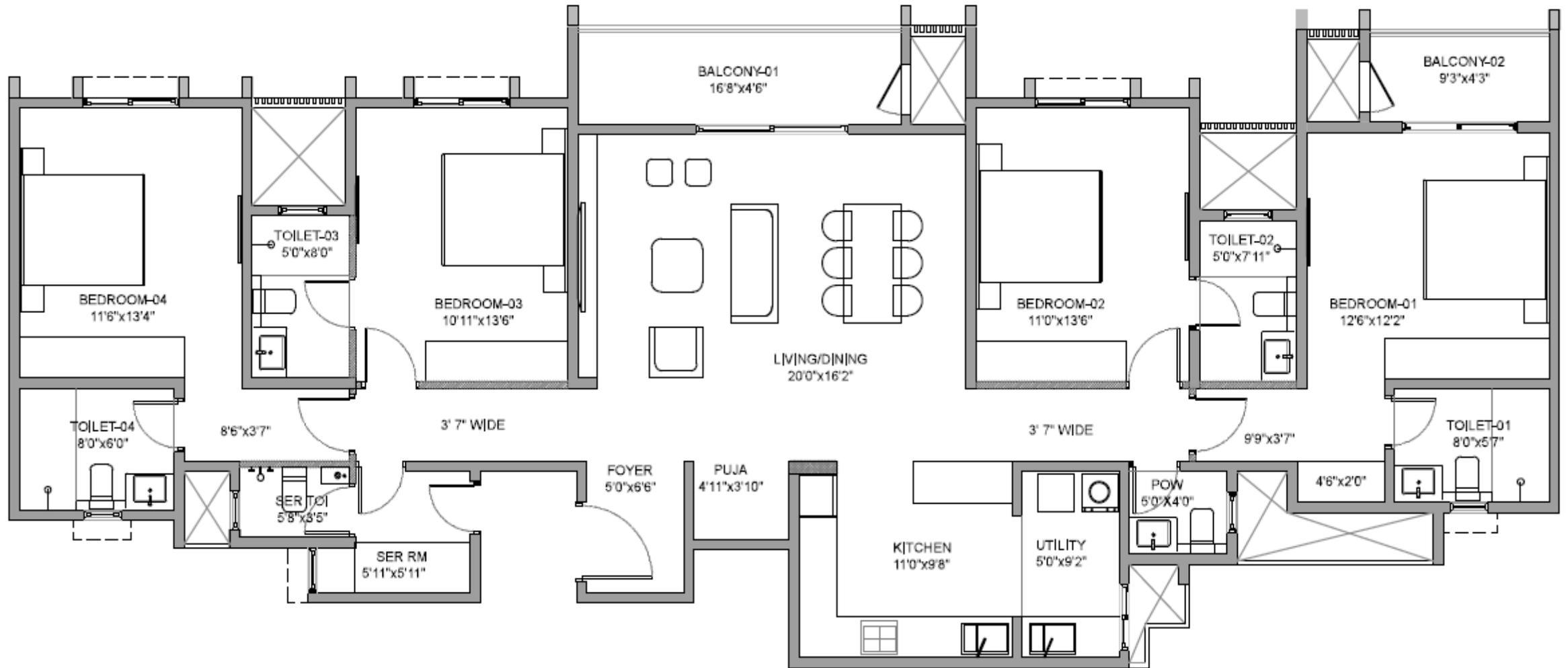




# 3 BHK + SQ USABLE CARPET AREA 1461 Sqft



# 4 BHK + SQ USABLE CARPET AREA 1736 Sqft



# Pricing Details



TYPOLOGY	Usable Carpet Area ( In Sqft / sq mts )	Agreement Value* ( IN CR )
1 BHK	474 (44.04)	SOLD OUT
2 BHK	857 (79.62)	SOLD OUT
3 BHK COMPACT	1127 – 1137 (104.70 - 105.63)	1.87 Cr – 1.93 Cr
3 BHK REGULAR	1275 – 1278 (118.45 - 118.73)	2.01 Cr – 2.10 Cr
3 BHK + SQ	1427 - 1461 (132.57 – 135.73)	2.18 Cr – 2.31 Cr
4BHK + SQ	1733 – 1759 (161.0 - 163.42)	2.75 Cr – 2.99 Cr

\*\* Excludes GST, Possession charges and SDR

## • PAYMENT SCHEDULE

FREEDOM PAYMENT PLAN	%
Booking Amount	10%
Within 90 days of booking	10%
Completion of Superstructure of Tower	20%
On Application of OC	40%
On Receipt of OC/On offer of possession	20%
<b>Total</b>	<b>100%</b>



**THANK YOU**