

REGISTRATION NO. PR1331012502243 DATED 03/02/2026
[HTTPS://MAHARERA.MAHARASHTRA.GOV.IN](https://maharera.maharashtra.gov.in)



BIRLA ESTATES



About

Aditya Birla Group



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



Considered Market
Capital over
~US \$112 Bn



Across
06 Continents &
41 Countries



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

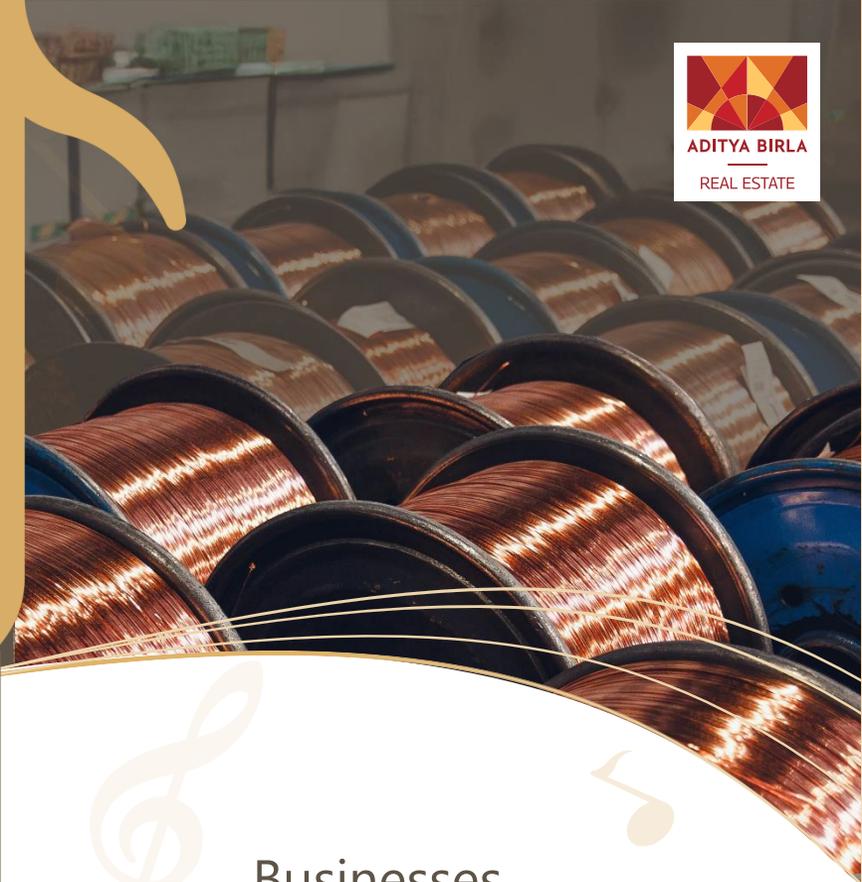


227,500+
Employees of over
100 nationalities



300 M+
loyal
customer base

Aditya Birla Group Portfolio



Diversified Interests

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

Digital Platform | Carbon Black

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Well established brand interests

Century

Chemical

Cincin

Businesses

Cement	Real Estate	Telecom	Aluminium Copper
Financial Services	Branded Apparel Retail	VSF Chemicals Paints	

Image for representation purpose only

Globally

Aditya Birla Group is



#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 India

Aditya Birla Group is a leader in various sectors

#1 in grey cement
& concrete

#2 in fashion
& lifestyle player

#3 in copper

One of the largest Financial
service providers in India

India's leading
Telephone Company

Our Fabrics are used
by top fashion brands



 Largest Chlor-
Alkali Player

 Among the leading
Telecom Players

 Largest Linen Player

 Largest Manufacturers
of Insulators

 Leading Player in Life
Insurance & Asset
Management

Birla Estates



Forayed into real estate business in 2016



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



Strong management team with experienced industry professionals



One of the most trusted brands in the country



Diversified portfolio of residential, commercial & mixed-use properties



Portfolio with a developable potential of approximately 35 Mn SFT



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



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

Birla Estates Overview

Mumbai
Metropolitan Region



NCR



Pune



Bengaluru



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



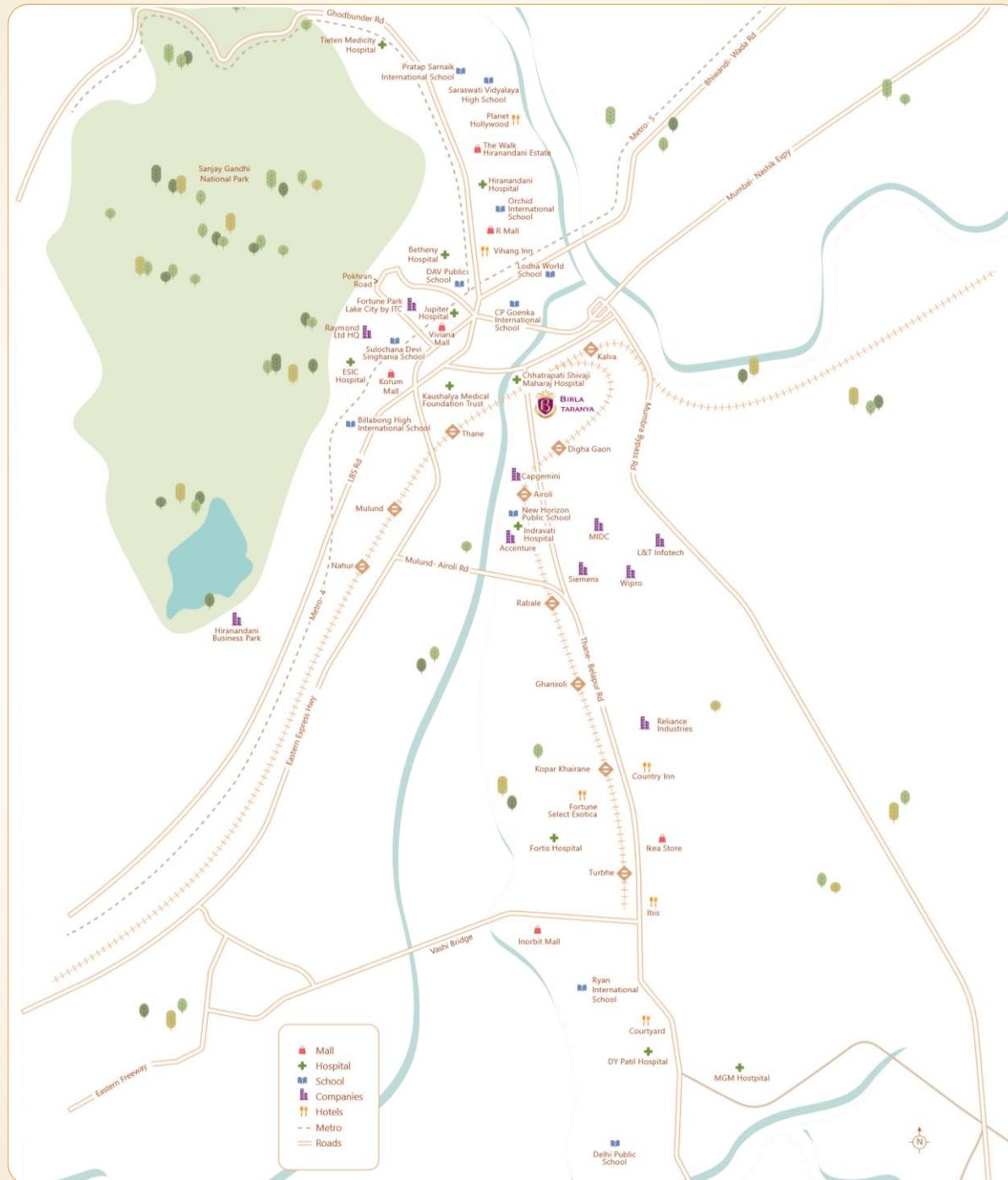
BIRLA TARANYA

THANE-BELAPUR RD.

*where
life
sings*



Location Map



Social

Infrastructure



Mall & Shopping Centre

- Viviana Mall - 4 KM
- Korum Mall - 3.8 KM
- R aMall - 6.2 KM
- The Walk, Hiranandani Estate - 9.7 KM
- Inorbit Mall, Vashi - 16 KM
- Ikea Store, Turbhe - 13 KM

Hospital

- Hiranandani Hospital - 8.3 KM
- Chhatrapati Shivaji Hospital - 650 M
- Titan Medicity Hospital - 11 KM
- Jupiter Hospital - 4.8 KM
- Betheny Hospital - 5.6 KM
- ESIC Hospital - 5 KM
- Kaushalya Medical Foundation Trust - 3.9 KM
- DY Patil Hospital, Nerul - 18 KM
- Fortis Hospital, Vashi - 15 KM
- MGM Hospital, Belapur - 21 KM
- Indravati Hospital, Airoli - 4.7 KM

School

- Pratap Sarnaik International School - 11 KM
- Ryan International School - 16 KM
- Sulochana Devi Singhania School - 4.1 KM
- Lodha World School - 5 KM
- Orchid International - 8.7 KM
- CP Goenka International School - 5.5 KM
- Billabong High International School, Waghle Estate - 8.1 KM
- Saraswati Vidyalaya High School - 10 KM
- New Horizon Public School, Airoli - 4.4 KM
- Delhi Public School - 23 KM
- DAV Public School - 5.1 KM

Companies

- Capgemini - 2.1 KM
- Wipro - 4 KM
- Reliance Industries - 7.9 KM
- Wipro - 4 KM
- Siemens - 4.9 KM
- L&T Infotech - 4.1 KM
- MIDC - 3.7 KM
- Accenture - 2.8 KM
- Capgemini - 2.1 KM
- Raymond Ltd HQ - 4.2 KM
- Hiranandani Business Park - 16 KM

Hotel

- Vihang Inn - 5.1 KM
- Planet Hollywood - 10 KM
- Country Inn by Radisson - 9.8 KM
- Ibis - 14 KM
- Courtyard by Marriot - 17 KM
- Fortune Select Exotica by ITC - 13 KM



Corporates Offices Nearby

**Tech
Mahindra**

JPMorganChase

 **LTIMindtree**

HCLTech

 **cognizant**

 **airtel**

 **wipro**

SIEMENS

Amway

 **accenture**

 **Reliance
Industries Limited**

Capgemini



Upcoming developments

**Airoli-
Katai Naka Tunnel**



**Thane –Borivali
Twin Tunnel**



**Proposed Thane- Navi
Mumbai International
Airport –new Freeway**



News flash (Airoli- Katai Tunnel)

Airoli-Katai Naka Tunnel: Travel between Mumbai & Navi Mumbai daily? Big relief coming soon

Written By [ZeeBiz WebTeam](#)

Published: 1:22 PM, Nov 21, 2025 | Updated: 11:36 AM, Nov 22, 2025

Travelling between Mumbai and Navi Mumbai may soon get more convenient as commuters may be able to complete their journeys in just 20 minutes. This will happen because of Airoli-Katai Naka Tunnel, a major infrastructure project currently in its final phase of construction.



Airoli- Katai Naka Tunnel

The project is the 1.7 km twin-tube tunnel carved through the Parsik Hills. Image Source: Pixabay

News flash (Thane –Borivali Twin Tunnel)

Big boost for Thane-Borivali twin tunnel! 1-hour journey to take just 15 minutes: Here's all you need to know

Passing beneath the Sanjay Gandhi National Park, the Twin Tunnel Project will directly connect the Western Express Highway to the Eastern Express Highway in Thane.



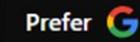
News flash

Proposed Thane- Navi Mumbai International Airport –new Freeway

25-Km Elevated Corridor To Link Thane And Navi Mumbai International Airport

ARJUN BRIJ

Sep 04, 2025 | Updated 02:52 PM GMT+5:30



Master Plan



13.74

Acres of land
(55,637.83 Sq. mtrs.)



8

Total
Towers



5

Launching
Towers



50+

lifestyle
amenities



1, 2 & 3

BHK Life**Designed**
residences

Amenities



Social Zone
(Podium)



Green Zone
(Ground level)



Club Zone
(Clubhouse)



Luxe Zone
(Sky Deck)

Basketball Court

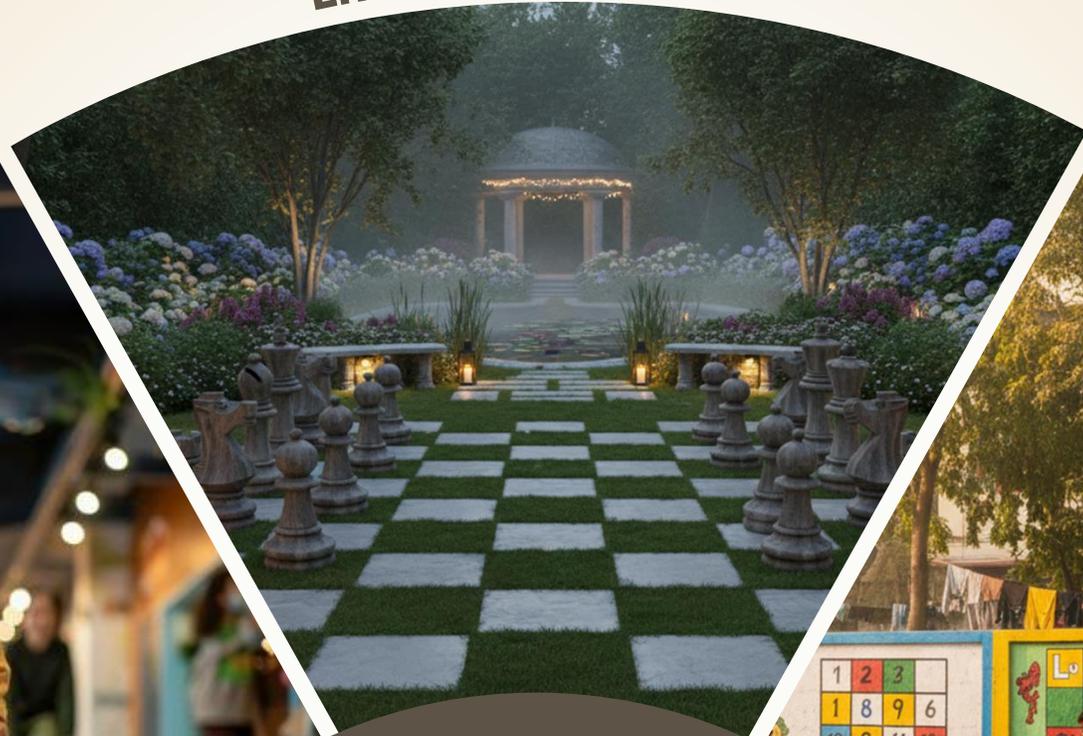
Pickleball Court

Stepped Seating

Amenities

Podium

Life Sized Chess



Skating Rink



Wall Painted Games



Amenities

Podium

Private Seating

Nature Court

Movie Screening Wall

Amenities

Podium

Kids Pool

Poolside Deck

Swimming Pool

Amenities

Podium

Kids Play Area

Pergola Seating

Toddlers Play Area

Amenities

Podium

Corner Plaza

Inclined Walk

Amenities

Podium

Community Plaza

Central Plaza

Amenities

Podium

Amenities



Social Zone
(Podium)



Green Zone
(Ground level)



Club Zone
(Clubhouse)



Luxe Zone
(Sky Deck)

Green Zone

Garden of fitness and play



Lawn Tennis / Lawn Bowl



Golf Putting Lawn



Four a Side Football Court



Volleyball Court



2 Lane Running Track



Seating Area



Woodland with Seating

Green Zone

Garden of produce



Herb Garden



Nursery



Fruit Orchard

Green Zone

Garden of senses



Bamboo Grove



Musical Instrument Park



Colorful Tropical Garden



Butterfly / Flower Garden

Green Zone

Garden of peace



Senior Citizen Garden



Yoga Lawn



Kund



Panchatatva Garden



Reflexology Pathway



Siddha Walk

Green Zone

Forest Garden



Woodland



Nature Trail



Camping Zones

Green Zone

Mound Garden



Mound Garden



Pet Park

Amenities



Social Zone
(Podium)



Green Zone
(Ground level)



Club Zone
(Clubhouse)



Luxe Zone
(Sky Deck)

Massage Room 

Salon 

Spa 

Amenities

Clubhouse

Virtual Games Zone



Karaoke Studio



Creative Studio



Amenities

Clubhouse

Indoor Games

Reading Room/Library

Private Theatre

Amenities

Clubhouse

Badminton Hall

Squash Court

Amenities

Clubhouse

Kids Lounge and Café

Creche

Indoor Play Zone

Amenities

Clubhouse

Group Tuition

Interactive Room

Library

Amenities

Clubhouse

Sports Lounge Deck



Sports Lounge



Dining Lounge



Amenities

Clubhouse

Yoga Studio



Gym



Fitness Studio



Amenities

Clubhouse

Business Centre

Guest Rooms

Amenities

Clubhouse

Multipurpose lawn

Multipurpose room

Amenities

Clubhouse

Amenities



Social Zone
(Podium)



Green Zone
(Ground level)



Club Zone
(Clubhouse)



Luxe Zone
(Sky Deck)

Contemplation corner

Star gazing corner

Reading corner

Amenities

Sky Deck

Sky lounge

Working pods

Sky bar & café

Amenities

Sky Deck

Yoga & meditation corner



Outdoor cinema



Senior citizen zone



Amenities

Sky Deck

Render 1



Render 2



Render 3



Render 4

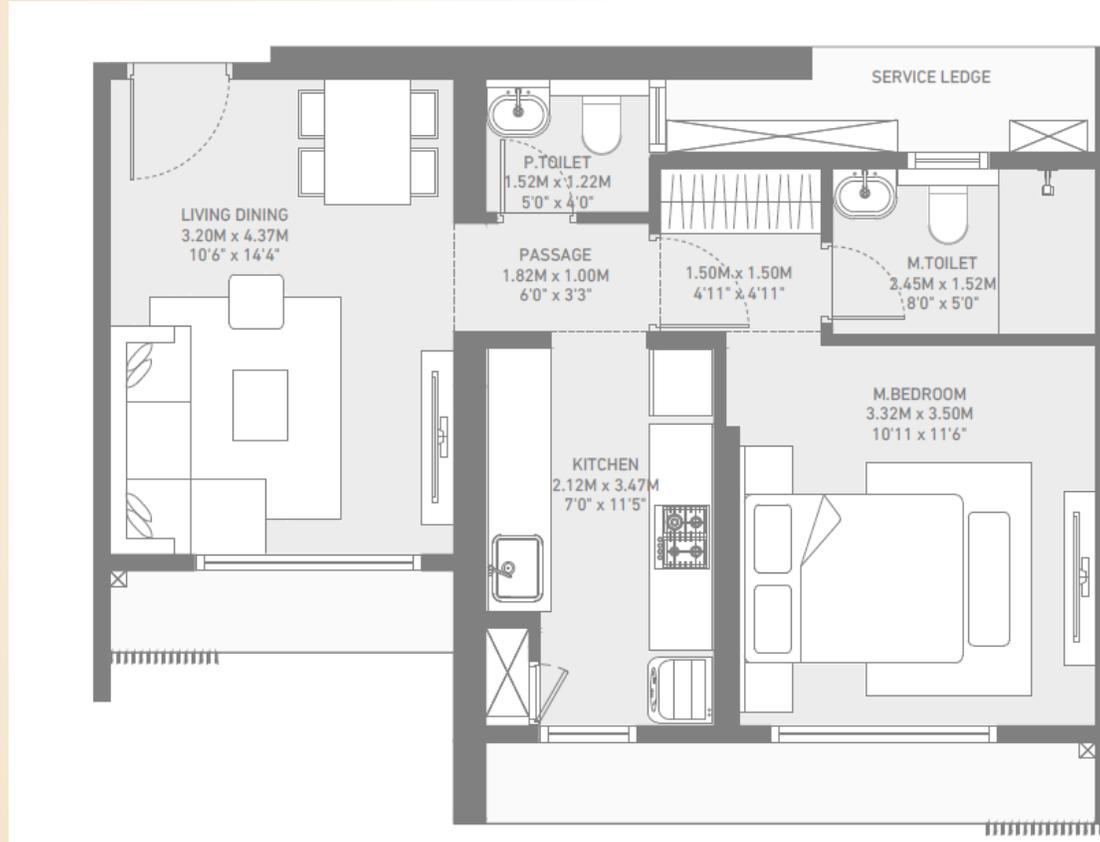


Apartment Layouts



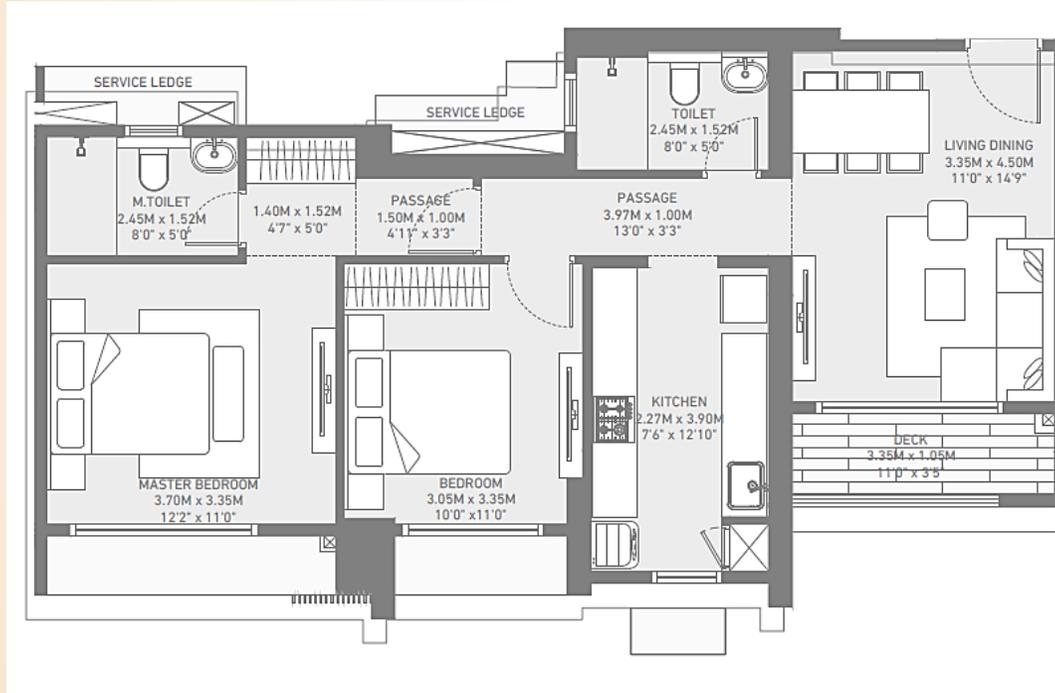
1 BHK

Usable Carpet Area: 487 Sq. ft.(45.28 Sq. mtrs.)



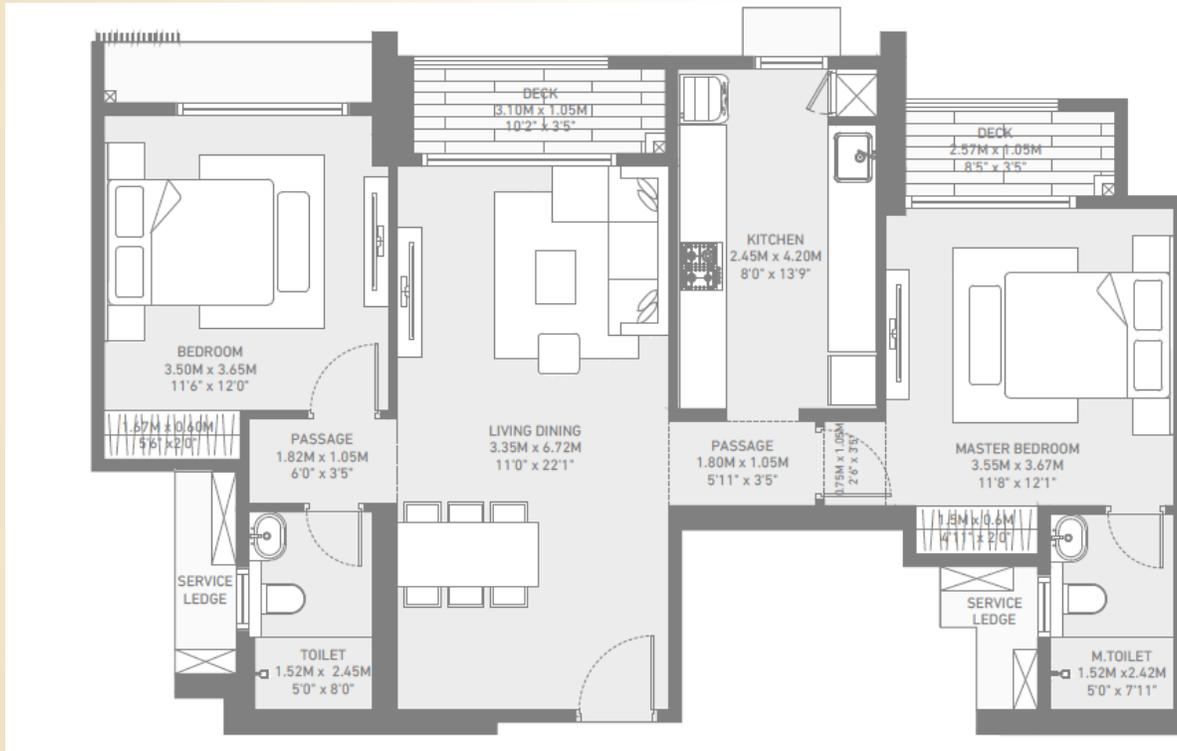
2 BHK - L

Usable Carpet Area: 742 Sq. ft. (68.94 Sq. mtrs.)



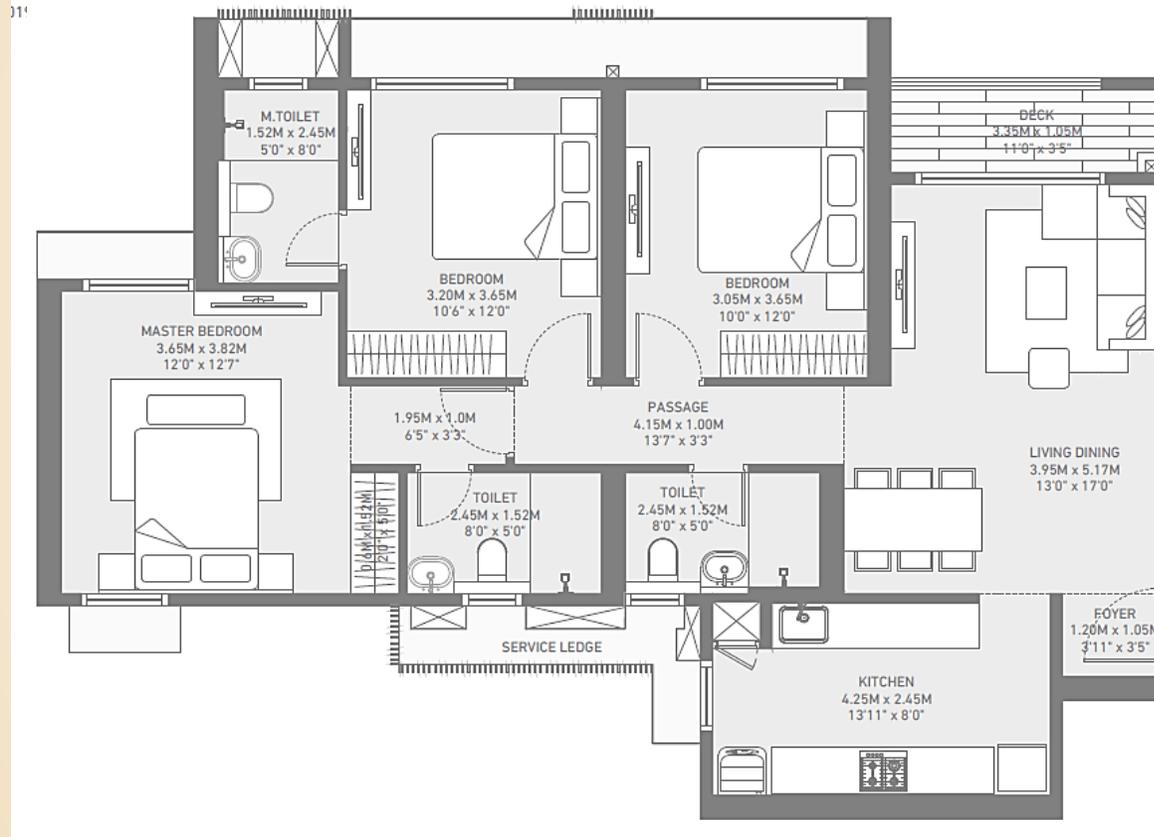
2 BHK – XL

Usable Carpet Area: 887 Sq. ft. (82.56 Sq. mtrs.)



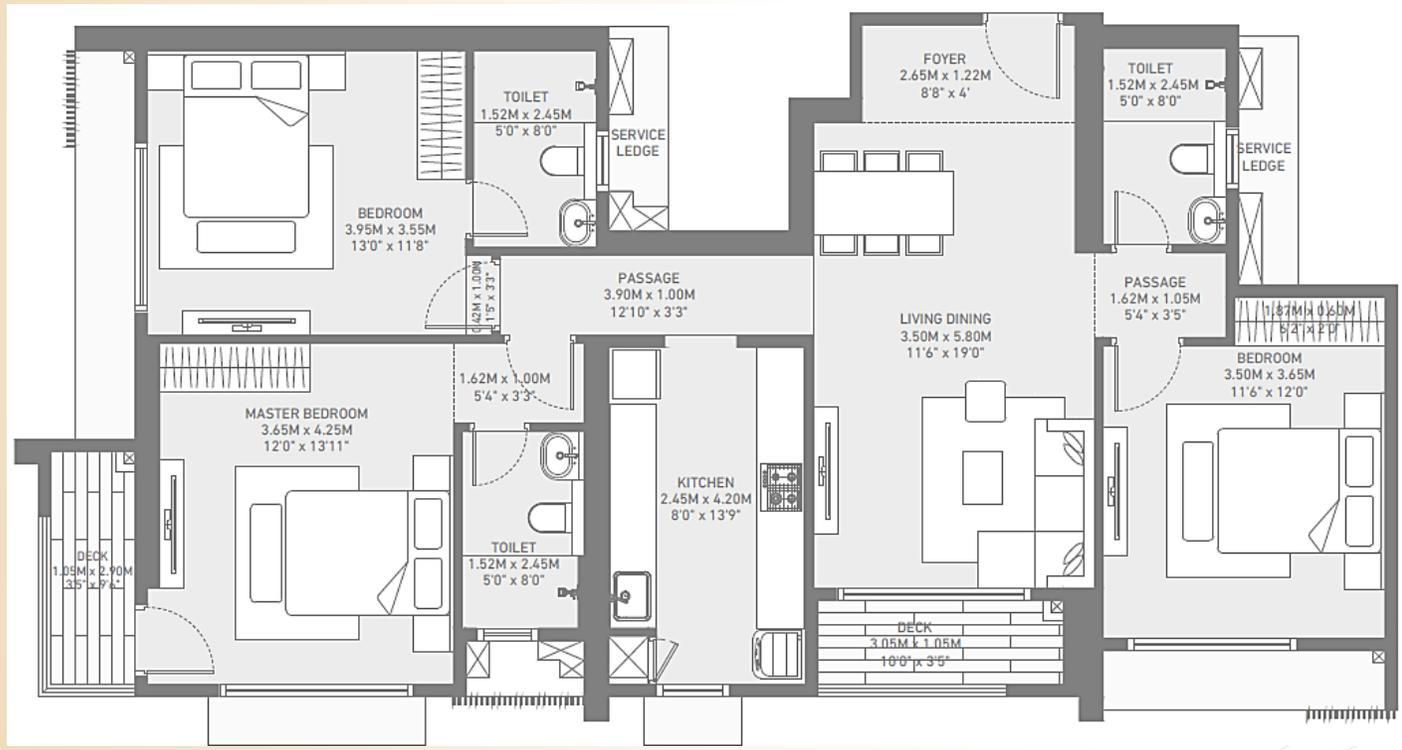
3 BHK - L

Usable Carpet Area: 1019 Sq. ft. (94.75 Sq. mtrs.)



3 BHK – XL

Usable Carpet Area: 1165 Sq. ft. (108.28 Sq. mtrs.)





Thank You



The Project/Phase "Birla Taranya - Phase 1" is registered with MahaRERA under Registration No.PR1331012502243, dated 3rd February 2026 and details thereof are available at <https://maharera.maharashtra.gov.in/>. "Birla Taranya -Phase 1 comprises of 5 residential towers/wings and forms part of a larger layout to be developed in multiple phases consisting of residential, commercial, retail, mixed and/or other users. Only this Project/Phase is offered for sale and artistic impression/images of subsequent phases (i.e 3 residential towers or otherwise) is provided solely for full disclosure of overall project Layout and do not constitute advertisement or marketing or offering for sale or purchase of units in subsequent phases. The current approvals for construction of further development/phases is conditional and subject to securing further approvals. All layouts, plans, dimensions and measurements are not to scale and shall be as per the approvals of the relevant authorities and applicable laws. All images, visuals, features and content are artistic impressions used for presentation purposes only. Pictures depicted are generated through the use of Artificial Intelligence and are artistic impressions. Pictures depicted are not shot at site. Furniture, fixtures and fittings depicted are not part of the standard offering unless otherwise specified under the Agreement for Sale. 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. The city and location story narratives are not intended as factual representations and the actual conditions or developments may vary. The location map is based on distances indicated by 'Google Maps'. Actual travel time and distance may vary due to traffic, infrastructure changes or other factors. Buyers are advised to verify all details on the above website and consult independently before making any decision. The Aditya Birla Group under no circumstance will be liable for any expense, loss or damage including, without limitation, indirect or consequential loss or damage, or any expense, whatsoever arising from or in connection with the content thereof. Our official project website is: www.birlaestates.com. *The price mentioned is an indicative value and does not take into account the stamp duty, registration charges, Goods and Services Tax calculated may be at prevailing estimates and other charges and is subject to change as per applicable government regulations and internal policy of the Developer/Promoter at the relevant time. The Price is only an indicative value and estimate which may vary as per flat details / carpet area / size / other specifications/ applicable legislations, internal policy and amendments. Accordingly, the Price may undergo variations, inclusions and exclusions based on the aforesaid. The terms and conditions of the Agreement For Sale shall supersede and prevail including for final consideration and other amounts payable in terms thereof".