



**BIRLA  
TRIMAYA**  
DEVANAHALLI

Introducing

# **CRAFTED FOR THE DIVINE**





#LIFEATBIRLATRIMAYA  
30+ LIFE STYLE AMENITIES



Approx. 52 Acres town ship with 35 acres of open/green area giving the flavour of the garden city "Bengaluru".

Designed by Internationally acclaimed architect "Broadway Malyan".

Curated lake of 2.5 Acres (approx.) inside the project with a walk over bridge.

One of the Lowest density town ship in North Bangalore

Ph-3 comprising of 2 BHK, 3 BHK, 4BHK Duplex homes

900 mtr Approx. of Median road connecting entire project from North to South.



# LOCATION



Map for representation purposes only \*



## SWIMMING POOL



Your Monday blue will dissolve in  
the blue .



21000+ SQ.FT. (1950.96 Sq.  
Mts) STATE OF THE ART  
CLUB HOUSE





## FITNESS CENTER



Your endless chase of fitness ends a few  
floors down



INTRODUCING...



PHASE III – THE PARK

# MASTER PLAN



**PHASE III**

- |                      |                     |                              |                     |
|----------------------|---------------------|------------------------------|---------------------|
| 01 Main gateway      | 11 Party Lawns      | 20 Fragrance garden          | 29 Community Garden |
| 02 Visitor parking   | 12 Cricket Arena    | 21 Board walk                | 30 Outdoor Gym      |
| 03 Arrival square    | 13 Basketball court | 22 Floating edge pavillions  | 31 Sand Volleyball  |
| 04 Retail plaza      | 14 Tennis courts    | 23 Lagoon                    | 32 Central Park     |
| 05 Town square       | 15 Skating          | 24 Callisthenics             |                     |
| 06 Bridge            | 16 Wooded trails    | 25 Amphitheatre              |                     |
| 07 Recreational club | 17 Kids play areas  | 26 Civic amenities           |                     |
| 08 Sports club       | 18 Children's park  | 27 Emergency entry/exit      |                     |
| 09 Swimming pool     | 19 Forest park      | 28 Executive / business club |                     |
| 10 Kids Pool         |                     |                              |                     |





\*Artistic impression

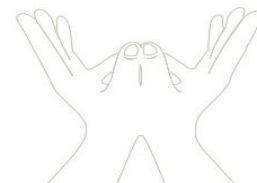
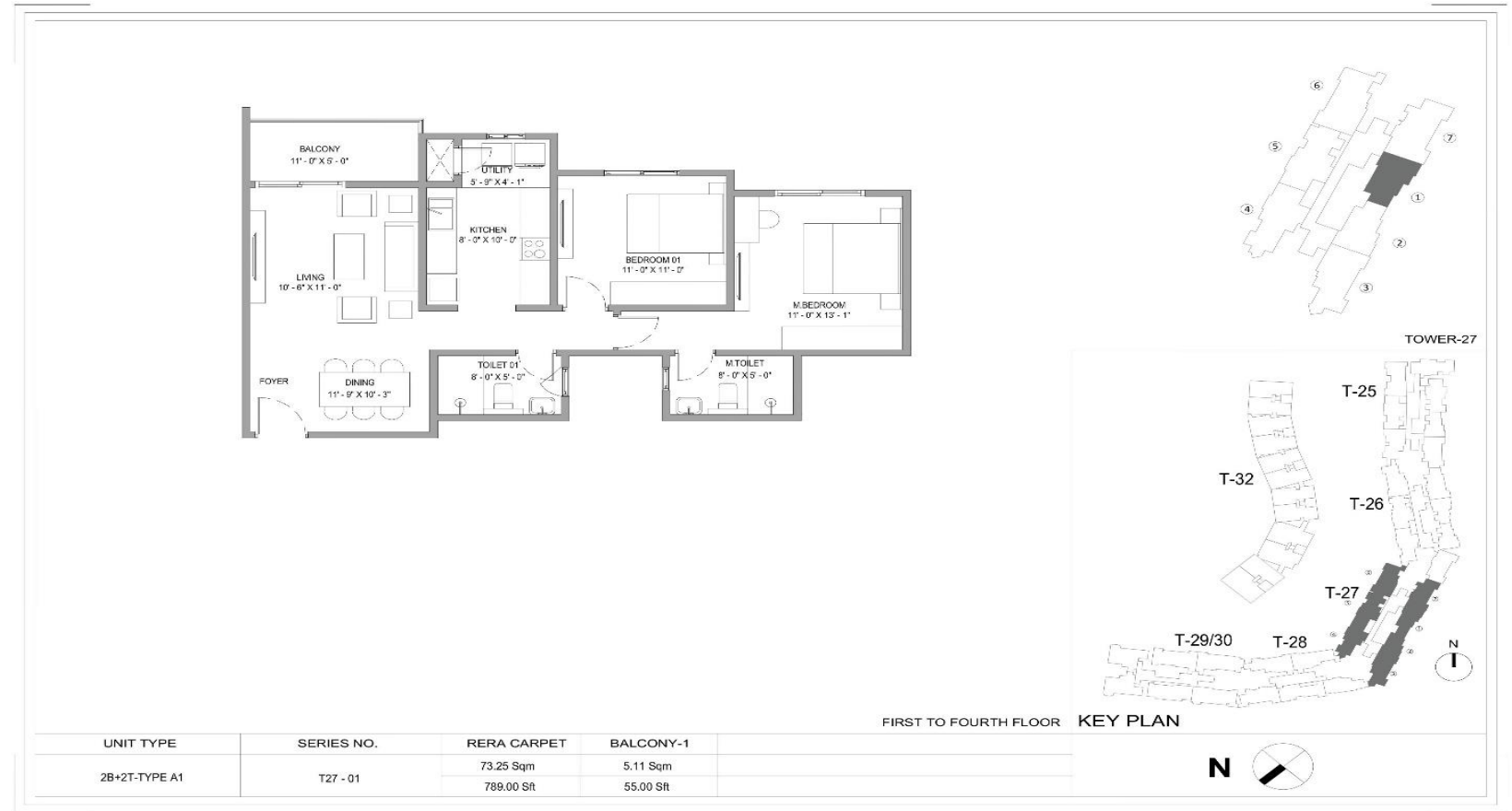


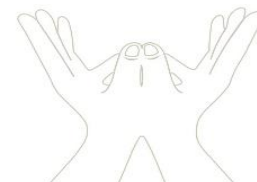
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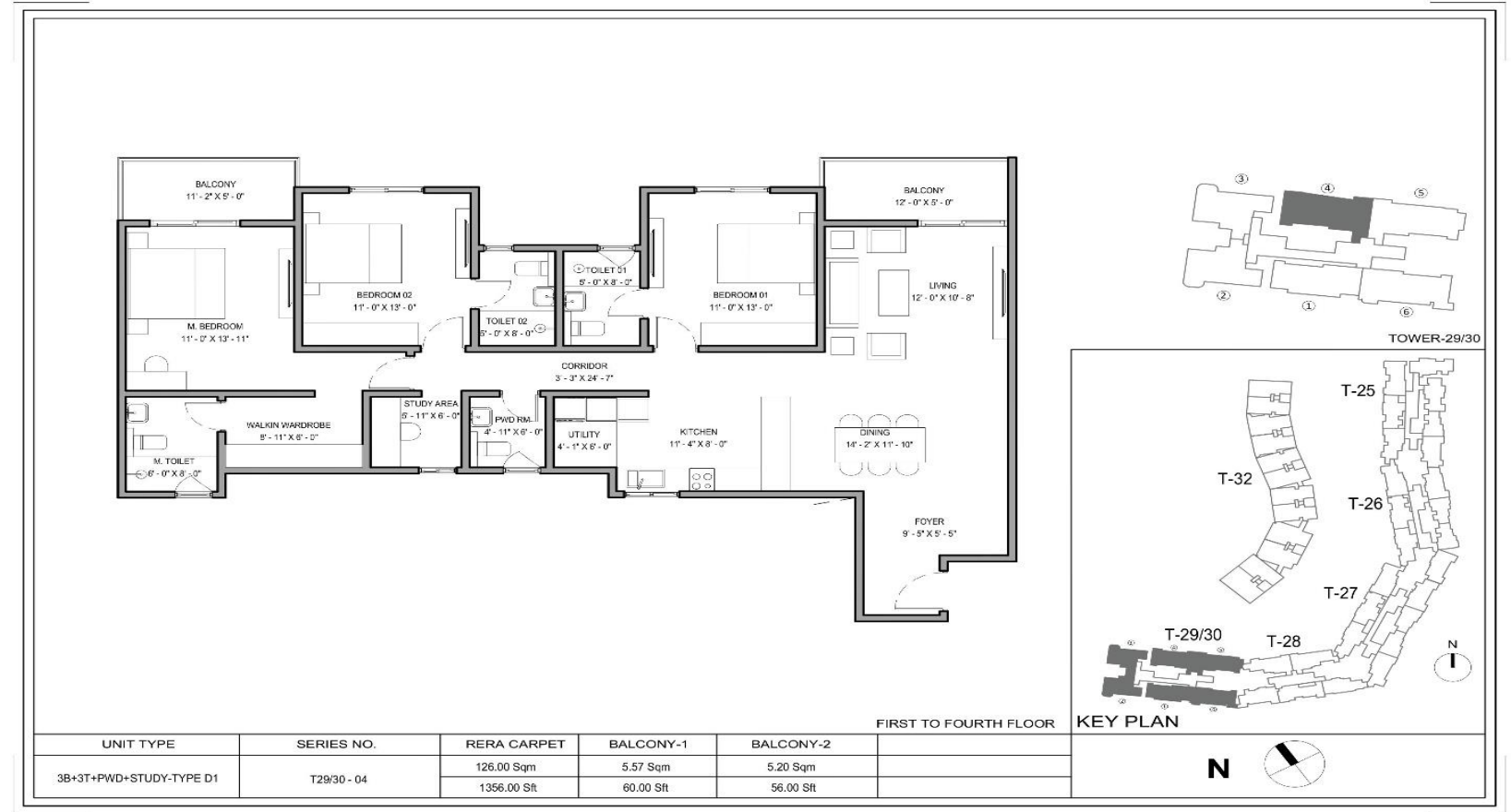


## UNIT CONFIGURATION & PRICING













# PRODUCT MIX & PRICE DETAILS



TPOLOGY	Usable Carpet Area ( In Sqft / sq mts )	Sourcing AV* ( In Cr )	EOI Amount
2 BHK + 2T	798 - 813 (74.14 - 75.53)	1.12 Cr. - 1.23 Cr.	1 Lakh
3 BHK + 3T	1084 - 1254 (100.71 - 116.50)	1.54 Cr. - 1.90 Cr.	2 Lakh
3 BHK+3T+PWD+STUDY	1260 - 1413 (117.06 - 131.27)	1.89 Cr. - 2.18 Cr.	3 Lakh
4 BHK +4T+PWD+MAID	2077 (192.96)	3.16 Cr. - 3.27 Cr	4 Lakh
4BHK +4T+MAIDS	2278 - 3023 (211.63 - 280.85)	3.26 Cr. - 4.59 Cr.	4 Lakh

\*Excludes GST, Possession Charges & SDR









# PRELAUNCH OFFERS



# PRELAUNCH BENEFIT

 <b>TYOLOGY</b>	 <b>USABLE CARPET AREA ( IN SQ.FT )</b>	 <b>LAUNCH AV* ( IN CR )</b>	 <b>PRELAUNCH AV* ( IN CR )</b>
2 BHK + 2T	798 - 813 (74.14 - 75.53)	<del>1.12 Cr. - 1.23 Cr.</del>	<b>1.06 Cr. - 1.17 Cr.</b>
3 BHK + 3T	1084 - 1254 (100.71 - 116.50)	<del>1.54 Cr. - 1.90 Cr.</del>	<b>1.46 Cr. - 1.82 Cr</b>
3 BHK+3T+PWD+STUDY	1260 - 1413 (117.06 - 131.27)	<del>1.89 Cr. - 2.18 Cr.</del>	<b>1.81 Cr. - 2.10 Cr</b>
4 BHK +4T+PWD+MAID	2077 (192.96)	<del>3.16 Cr. - 3.27 Cr</del>	<b>2.98 Cr - 3.09 Cr</b>
4BHK +4T+MAIDS	2278 - 3023 (211.63 - 280.85)	<del>3.26 Cr. - 4.59 Cr.</del>	<b>3.11 Cr - 4.44 Cr</b>

\*Excludes GST, Possession Charges & SDR

AV= Agreement Value



# ON SPOT 10% PAYMENT BENEFIT



TYOLOGY	ON SPOT 10% PAYMENT COMPLETION BENEFIT
2 BHK + 2T	1,00,000
3 BHK + 3T	2,00,000
3 BHK+3T+PWD+STUDY	3,00,000
4 BHK +4T+PWD+MAID	4,00,000
4BHK +4T+MAIDS	4,00,000







# EOI BENEFIT



TYPOLGY	EOI Benefit = 2X EOI Amount
2 BHK + 2T	2,00,000
3 BHK + 3T	4,00,000
3 BHK+3T+PWD+STUDY	6,00,000
4 BHK +4T+PWD+MAID	8,00,000
4BHK +4T+MAIDS	8,00,000



# FINAL PRICING

 <b>TYOLOGY</b>	 <b>USABLE CARPET AREA (IN SQFT)</b>	 <b>LAUNCH AV ( IN CR )</b>	 <b>FINAL LAUNCH AV ( IN CR )</b>
2 BHK + 2T	798 - 813 (74.14 - 75.53)	<del>1.12 Cr. - 1.23 Cr.</del>	<b>1.03 Cr. - 1.15 Cr</b>
3 BHK + 3T	1084 - 1254 (100.71 - 116.50)	<del>1.54 Cr. - 1.90 Cr.</del>	<b>1.40 Cr - 1.78 Cr</b>
3 BHK+3T+PWD+STUDY	1260 - 1413 (117.06 - 131.27)	<del>1.89 Cr. - 2.18 Cr.</del>	<b>1.72 Cr - 2.01 Cr</b>
4 BHK +4T+PWD+MAID	2077 (192.96)	<del>3.16 Cr. - 3.27 Cr</del>	<b>2.86 Cr -2.97 Cr</b>
4BHK +4T+MAIDS	2278 - 3023 (211.63 - 280.85)	<del>3.26 Cr. - 4.59 Cr.</del>	<b>2.99 Cr - 4.32 Cr</b>

\*Excludes GST, Possession Charges & SDR

AV= Agreement Value





## CONSTRUCTION LINKED PAYMENT PLAN





ALLOTMENT DATE - TO BE ANNOUNCED SOON...





WHAT'S IN IT FOR YOU?



# CHANNEL PARTNER INCENTIVE SCHEME

Sales bracket	Brokerage Slabs %*
1 to 5	2.00%
6 to 10	2.25%
11 to 20	2.50%
21 to 30	2.75%
31 to 40	3.00%
41 and above	3.50%

\*Valid till 28<sup>th</sup> February, 2025

