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ADITYA BIRLA  
REAL ESTATE

BIRLA  
PUNYA

CENTRAL PUNE

Image for reference

A HOME TO PUNE'S GRANDEUR

# INDULGE IN RIVERSIDE LIVING INSPIRED BY PUNE'S ARCHITECTURAL HERITAGE

Birla Punya, gracefully created along the serene banks of the Mula-Mutha river, stands at a confluence of heritage and modernity in the heart of Pune. Inspired by the city's timeless architecture, every arch and contour reflects a homage to its rich past. Now, with the launch of Birla Punya Phase II, a new chapter of this riverside masterpiece awaits discovery.

Launching 2, 3 & 4 BHK Life**Designed**® Residences, Starting at ₹1.75 Crores\*

The Project "Birla Punya Phase I" is registered with Maha RERA under Registration No. P52100079533 dated 10/03/2025 and The Project "Birla Punya Phase II" is registered with MahaRERA under Registration No. PR1262022501044 dated 01/10/2025. Birla Punya Phase I and Birla Punya Phase II (collectively referred as "Project") can be viewed at: [www.maharera.gov.in](https://www.maharera.gov.in). The Project forms part of the layout sanctioned under Intimation of Approval (IOD) dated 3rd July 2024 bearing Zone4/CC/0848/24. Commencement Certificate (CC) dated 19th August 2025 bearing no. CC/1865/25 is received upto 25 floors of Tower A, upto 25 floors of Tower B, upto 24 floors of Tower C and upto 24 floors of Tower D, forming part of the Project. The current approvals for construction of further floors/development is conditional and subject to securing further approvals. The layout, common areas and amenities are proposed to be developed in a phase-wise manner. Accordingly, the common area/amenities and facilities as identified on the layout forming part of phases/future development are subject to securing further approvals and registrations from time to time, and the same shall not be construed as being advertised, promoted or marketed in any manner whatsoever. The information, content, images, stock images, visuals, renders, nomenclature and thoughts expressed herein are mere artistic impression/s and creative imagination only for general information and representational purpose and shall not in any manner be construed or deemed to be the actual location, quantity, dimension, booking or offer for sale and/or invitation to any person/s to purchase in any manner of any flat, apartment or building etc. Prospective buyers are advised to verify all details on the official RERA website and consult independently before making any decisions. The official website of the Project is [www.birlaestates.com](https://www.birlaestates.com). Please do not rely on any other source of information. \*The price shown is indicative and includes GST. The price shown does not include stamp duty, registration fees, or other applicable charges, which may vary based on prevailing government regulations and the Developer/Promoter's internal policies. Final pricing may differ based on flat specifications, carpet area, and applicable laws. In the event of any discrepancy, the terms and conditions set out in the Agreement for Sale shall be final, binding, and shall supersede all prior indications or estimates.





# WHERE EVERY DETAIL REFLECTS THE ESSENCE OF FINE LIVING

Spread across 5+ acres (approx. 23,316 sq. mtrs.) in Central Pune, Birla Punya Phase II is designed for those who seek harmony between space, nature and modern living. With over 70% open greens, 50+ thoughtfully planned amenities and two new towers including a dedicated tower featuring signature 4 BHK residences, Birla Punya offers an elevated way of life where every detail reflects balance and belonging.



Breathtaking  
Views



21,000 sq. ft. (1,951 sq.mtrs.)  
Clubhouse



Outdoor Pool with  
Serene Views



Located in the heart  
of Central Pune



Signature  
4 BHK Tower

Launching 2, 3 & 4 BHK Life**Designed**® Residences, Starting at ₹1.75 Crores\*

Birla Punya, Near AISSMS College,  
Wellesley Road, Pune - 411001



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