

<u>NIRALA ESTATE -II, III, IV & V</u>					
<u>GH-04, Tech Zone -IV, GNIDA WEST</u>					
Price List <u>w.e.f: 09.07.2026</u>					
Type	Cost as per payment plan	Super	Built-up	Carpet area	Description
	CLP & 20:20	Area (Sq. ft.)	Area (Sq. ft.)	Area (Sq. ft.)	
Type 1	15625000	1250	979.97	761.89	3 BHK + 2 Toilet
Type 2	17174000	1385	1084.43	842.37	3 BHK + 2 Toilet (BIG)
Type 3	19341000	1535	1202.2	922.51	3 BHK + 2 Toilet
Type 4	20727000	1645	1286.64	996.95	3 BHK + 3 Toilet (BIG)
Type 5	23902200	1897	1502.53	1152.4	3 BHK + 4 Toilet + DRESS+ SERVANT

ABOVE RATE INCLUDES:-

- One Car Parking
- Fire Fighting Charges
- EEC
- Club Membership
- Power Backup (1KVA)

PRIME LOCATION CHARGES :-

- :- Main Park facing: - Rs 400/- sqft
- :- 24 Mtr Road facing:- Rs 100/- sqft
- :- Lease Rent :- Rs 60/- sqft
- :- Main Road Facing for 1st Floor Rs. Nil
- :- Main Road Facing for 2nd Floor Rs. Nil
- :- Main Road Facing for 3rd Floor Rs. Nil
- :- Main Road Facing for 4th Floor Rs. 100/- Sqft
- :- Main Road Facing for 5th Floor Rs. 200/- Sqft
- :- Main Road Facing from 6th Floor onwards Rs. 600/- Sqft
- :- T37 PLC For Unit No. 1 Rs. 200/- Sqft
- :- T37 PLC For Unit No. 2 Rs. 600/- Sqft
- :- T37 PLC For Unit No. 3 Rs. 500/- Sqft
- :- T36 PLC For Unit No. 1 Rs. 200/- Sqft
- :- T36 Unit No. 4 PLC Rs. NIL
- :- T36 Unit No. 3 PLC Rs. 100/-Sqft
- :- T35 Unit No. 2 & 3 PLC Rs. 300/- Sqft
- :- T35 Unit No. 1 PLC Rs. 500- Sqft
- :- T35 Unit No. 4 PLC Rs. 700- Sqft
- :- T34 1897 Sqft Unit No. 5 PLC Rs. 700/- Sqft
- :- T34 1897 Sqft Unit No. 4 PLC Rs. 500/- Sqft
- :- T34 Unit No. 3 PLC Rs. 200/- Sqft
- :- T34 Unit No. 6 PLC Rs. 400/-Sqft
- :- T33 PLC for Unit No. 3 Rs. 500/- Sqft

Floor PLC	Rs./Sq.ft
24	-600
23	0
22	20
21	40
20	60
19	70
18	80
17	90
16	100
15	110
14	120
12	130
11	140
10	150
9	160
8	170
7	180
6	190
5	200
4	190
3	180
2	170
1	160

Payment Plan

<u>Payment Schedule</u>	CLP	20:20
At the time of Booking	10%	10%
Within 30 Days From Booking	10%	10%
On casting of 3rd Floor Roof	10%	
On casting of 6th Floor Roof	10%	20%
On casting of 9th Floor Roof	10%	
On casting of 12th Floor Roof	10%	
On casting of 16 th Floor Roof	10%	20%
On casting of 20th Floor Roof	10%	
On casting of 23th Floor Roof	10%	
On Completion of Structure	5%	20%
On Offer of Possession	5%	20%
Total	100%	100%

Note:

1. Additional Power Backup at Rs 30000/- KVA
2. IFMS will be charged at the rate of Rs. 35/- per Sq.ft on carpet area and will be payable at the time of possession.
3. Maintenance Charges will be payable at the time of possession directly to maintenance agency.
4. Price List and Payment Plan can be changed without any prior notice at Sole Discretion of the Company
5. There will be no escalation for the booked Apartments
6. The Area of the Residential unit is tentative and may vary
7. All Payment are to be made in favour of "**NIRALA INFRATECH PVT. LTD.**" through A/C payee Cheque /Pay order/ Demand Draft only payable at Noida/Delhi.
8. GST shall be payable extra.

