

<u>NIRALA ESTATE - II, Tower No. 24-28</u>					
<u>GH-04, Tech Zone -IV, GNIDA WEST</u>					
Price List from T-24 To T-28 w.e.f: 27.05.2024					
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	10447500	995	796.45	592.78	2BHK+ 2 Toilet
Type 2	12862500	1225	942.66	734.01	3 BHK+ 2 Toilet
Type 3	13125000	1250	979.97	761.89	3 BHK + 2 Toilet
Type 4	13125000	1250	977.74	761.89	3 BHK + 2 Toilet
Type 5	13335000	1270	987.9	752.2	3 BHK + 2 Toilet
Type 6	14542500	1385	1084.43	842.37	3 BHK + 2 Toilet (BIG)
Type 7	16117500	1535	1202.2	922.51	3 BHK + 2 Toilet
Type 8	17272500	1645	1286.64	996.95	3 BHK + 3 Toilet (BIG)
Type 9	19918500	1897	1502.53	1152.4	3 BHK + 4 Toilet + DRESS+ SERVANT

ABOVE RATE INCLUDES:-

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

PRIME LOCATION CHARGES :-

- :- Main Park facing: - Rs 200/ sqft
- :- Other Park facing:- Rs 50/ sqft
- :- Lease Rent :- Rs 60/ sqft
- :- Main Park Facing for flat no. 3 Tower-26- Nil
- :- Main Park Facing for flat no. 4 Tower-26 Rs. 100/- Psf
- :- Main Park Facing for flat no. 6 Tower-24- Nil
- :- Main Park Facing for flat no. 3 Tower-27- 150/-Psf

Floor PLC	Rs./Sq.ft
24	-500
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 charged for 1 year in advance at the rate of Rs. 3.75/- per Sq.ft. on carpet area and added in the total cost of the unit but the same will be payable at the time of offer of possession.
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 INFRA TECH PVT. LTD. " through A/C payee Cheque /Pay order/ Demand Draft only payable at Noida/Delhi.
8. GST shall be payable extra.

