

<b><u>NIRALA ESTATE - IV, Tower No. 19-23</u></b>					
<b><u>GH-04, Tech Zone -IV, GNIDA WEST</u></b>					
<b>Price List from T-19 To T-23 <u>w.e.f: 1-Jul-21</u></b>					
<b>Type</b>	<b>Cost as per payment plan</b>	<b>Super</b>	<b>Built-up</b>	<b>Carpet area</b>	<b>Description</b>
	<b>CLP &amp; 20:20</b>	<b>Area (Sq. ft.)</b>	<b>Area (Sq. ft.)</b>	<b>Area (Sq. ft.)</b>	
Type 1	5625000	1250	979.97	761.89	3BHK+ 2 Toilet
Type 2	5625000	1250	977.74	761.89	3BHK+ 2 Toilet
Type 3	6232500	1385	1084.43	842.37	3 BHK + 2 Toilet (BIG)
Type 4	6907500	1535	1202.2	922.51	3 BHK + 2 Toilet
Type 5	7402500	1645	1286.64	996.95	3 BHK + 3 Toilet (BIG)
Type 6	8536500	1897	1502.53	1152.4	3 BHK + 4 Toilet + DRESS+ SERVANT

**Launching Discount: Rs. 200/- Sqft**

**ABOVE RATE**  
**INCLUDES:-**

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

**PRIME LOCATION CHARGES :-**

- :- Main Park facing: - Rs 200/ sqft
- :- Other Park facing: - Rs 50/ sqft
- :- 24 Mtr Road facing: - Rs 50/ sqft
- :- Lease Rent :- Rs 35/ sqft

<b>Floor PLC</b>	<b>Rs./Sq.ft</b>
24	-100
23	-50
22	0
21	10
20	20
19	30
18	40
17	50
16	60
15	70
14	80
12	90
11	100
10	110
9	120
8	130
7	140
6	150
5	160
4	170
3	180
2	190
1	200

## 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%	20%
On casting of 16 <sup>th</sup> Floor Roof	10%	
On casting of 20th Floor Roof	10%	20%
On casting of 23th Floor Roof	10%	
On Completion of Structure	5%	10%
On Offer of Possession	5%	10%
<b>Total</b>	<b>100%</b>	<b>100%</b>

### 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. 4.20/- 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 INFRATECH PVT. LTD. COLLECTION ACCOUNT FOR NIRALA ESTATE IV" through A/C payee Cheque/Payorder/Demand Draft only payable at Noida/Delhi.
8. GST shall be payable extra.