



Project Name: Nirala Gateway  
Project ID: (UPRERAPRJ531916/06/2025)  
<https://up-rera.in/projects>  
PBPL COLLECTION ACCOUNT FOR NIRALA GATEWAY  
Bank Name - SBI Bank A/C No: 43842270640,  
(IFSC code - SBIN0005222,  
Branch - D-211/1, Sec 61, Noida - 201301, (U.P)  
Registration Date: 17-06-2025  
Promoter Name: Parth Builtech Private Limited  
Promoter ID: (UPRERAPRM348231)



Corp Office: Office No - 21, Ground Floor,  
Logix Infotech Park, D - 5, Sector - 59, Noida, 201301 (U.P.)

Site Office: C - 07, Sector 12, Greater Noida West (U.P.)  
Tel: 0120 - 4823000 I Email: [sales@niralaworld.com](mailto:sales@niralaworld.com) I Web: [www.niralaworld.com](http://www.niralaworld.com)

Regd. Office: G - 83/207, Vijay Chowk, Laxmi Nagar, Delhi - 110092  
Tel: 0120 - 4823000 I Email: [parth@niralaworld.com](mailto:parth@niralaworld.com)



Company Name: Parth Builtech Private Limited I CIN: U45400DL2008PTC184278

For Sales : 83520 86520

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BUILT ON TRUST.  
DRIVEN BY LEGACY.

**28** Years of Enduring Commitment

**6000+** Happy Families

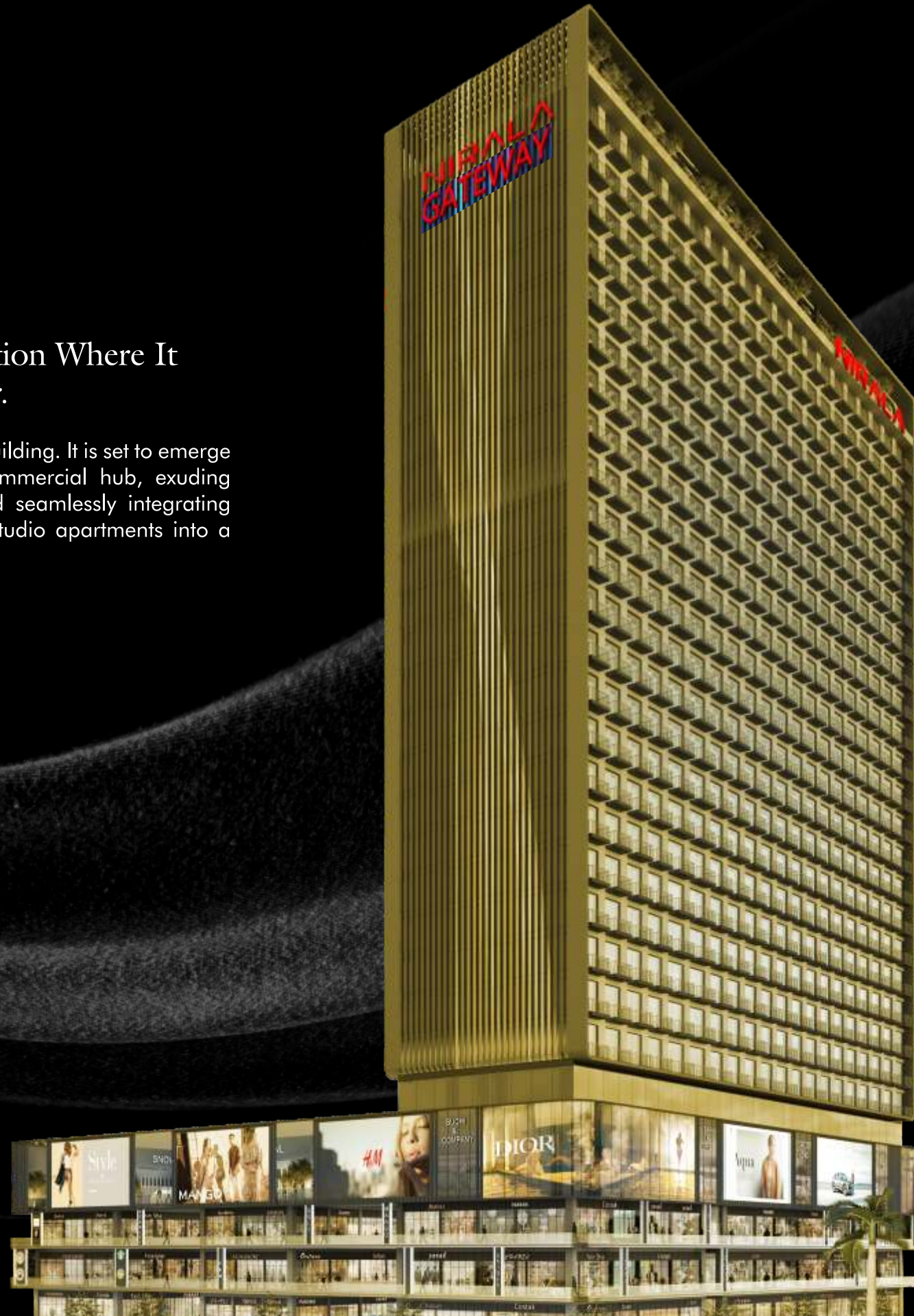
**1,00,00,000** Sq. Ft. Delivered

**5** Projects Delivered



A Retail, Business  
And Living Destination Where It  
All Comes Together.

Nirala Gateway isn't just a building. It is set to emerge as a much sought-after commercial hub, exuding unparalleled dynamism and seamlessly integrating retail, dining, offices, and studio apartments into a thriving urban space.



Excellent Connectivity from Sector 12,  
Greater Noida West.

MAJOR EXPRESSWAYS NEARBY:

FNG Expressway - 11 km / 16 min  
Connects Faridabad, Noida, and  
Ghaziabad; reduces intercity travel time

Strategic access to Faridabad, Noida,  
and Ghaziabad significantly cuts  
intercity commute time

Noida - Greater Noida  
Expressway - 16.8 km / 28 min

Seamless daily connectivity  
between Noida and Greater Noida

Yamuna Expressway  
19.4 km / 18 min

Connects Delhi, Noida,  
Mathura, and Agra, ideal for  
long-distance travel

OTHER KEY ACCESS POINTS:

Upcoming  
Metro Station  
10 mints drive.

Delhi-Meerut  
Expressway  
15 mints drive.

Jewar Airport  
(Upcoming)  
35-45 mints drive.







SHOP



OFFICES



DINE



STUDIO APARTMENTS



# Catchment Area Residents

Nirala Gateway enjoys a prime location in Sector 12, surrounded by a rapidly growing residential hub. With over 100+ operational and upcoming societies in a 3–5 km radius, the project is set to benefit from a strong and steady footfall.

Why It’s a Game-Changer:

Upcoming Branded Realty in Sector-12 Discover premium projects setting new benchmarks in luxury and modern living. The area is witnessing high demand for retail, F&B, office spaces, and daily convenience services, making it a thriving hub for both residents and businesses.

## RESIDENTS

PRESENT	NEAR FUTURE
Within 3 KM Radius: 1.35+ Lakh residents	Within 3 KM Radius: 3.35+ Lakh residents
Within 8 KM Radius: 5.00+ Lakh residents	Within 8 KM Radius: 15+ Lakh residents
Within 15 KM Radius: 7.00+ Lakh resident	Within 15 KM Radius: 23+ Lakh resident



# Nirala Gateway: Positioned for Business Success

Nirala Gateway isn’t just surrounded by residential growth — it’s strategically located to tap into high demand from IT companies, data centers, corporate hubs, and the booming retail and service sector.

Key Business Drivers Nearby:

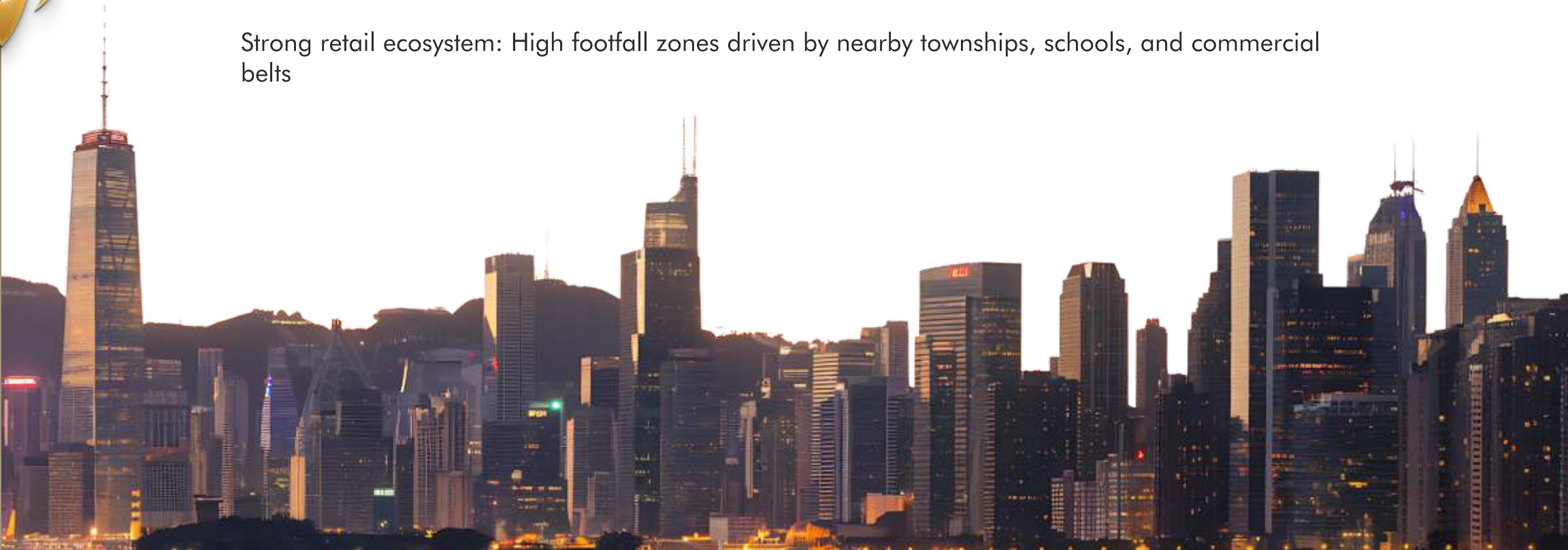
Over 500+ IT & corporate offices in Greater Noida West and Noida, including:Infosys, HCL, TCS, Wipro, Accenture, Paytm, Tech Mahindra, Yotta, IBM, and Genpact

Close proximity to Techzones & IT Parks, including Techzone 4, SEZs, and major IT/ITES campuses

Access to 100+ co-working spaces & start-up hubs across Noida and Sector 62

Rising professional population: 5–6 lakh residents within a 15 km radius

Strong retail ecosystem: High footfall zones driven by nearby townships, schools, and commercial belts





Your lifetime  
asset for great returns.

WHERE LIFE, WORK & RETAIL COME TOGETHER

Seamlessly blend productivity,  
leisure, and comfort.

ICONIC DESIGN

A landmark that stands out with its unique  
and stylish design.

PRIME LOCATION

Greater Noida West's First Commercial  
Landmark at a Prime Location.

Where  
Growth  
Begins

Retail Space  
F&B Destination  
Offices  
Studio Apartments





## More Than a Building A Place to Shop, Eat & Enjoy



All You Crave, Under One  
Roof From fashion finds to  
food delights it's all here.

Your Go-To  
Destination for Good Times.  
Shop the latest,  
taste the best, and  
make memories.

Shop . Savor . Smile.  
Repeat . Where every visit  
is a reason to return.





R E T A I L   S P A C E S



SHOP *in* STYLE

Imagine It. Feel It.

A diverse mix of retail outlets from daily essentials to premium lifestyle brands all within walking distance.



# Where Everyday Shopping Becomes an *Experience.*

Greater Noida West isn't just growing—it's booming. With massive infrastructure development and a rise in young professionals migrating from Delhi and Noida, Nirala Gateway is your ticket to prosperity for a wide-range of end-users and investors.

Retail Brands & Lifestyle Stores:  
Claim your space in a high-footfall zone with 3-side road access.

Corporate & Entrepreneurs:  
A prime location for businesses.

Investors:  
A future-ready opportunity in a booming location.

Dining & Hospitality:  
Restaurants catering to professionals and families.



ARTISTIC IMPRESSION OF  
NIRALA GATEWAY FROM  
GREATER NOIDA WEST





## Retail Mix Designed to Make it a Favourite Shopping Destination

From daily groceries to luxury outlets, Nirala Gateway offers a complete shopping experience across five well-planned levels. Lower Ground, Ground, First, and Second floors host a curated mix of essentials and premium retail, while the Third Floor is dedicated to vibrant F&B outlets, creating a delightful blend of shopping and leisure for every visitor.



*Your*  
*Favourite*  
Food Destination

DINE *in* STYLE



## Tasty Times Brought to You by India's Leading Food Outlets

Indulge in a vibrant culinary experience where great food meets great vibes. At Nirala Gateway, dining isn't just a necessity—it's a lifestyle, with leading food brands serving everything from gourmet meals to quick bites in an inviting setting.

Curated flavours  
offered experiential fine dining  
and fast-food chains



Your Next Big Idea  
*Starts here*

OFFICE SPACES



WORK *in* STYLE



# Work Where the Action is

Premium work spaces from 5th to 8th floor, designed for professionals, startups, and enterprises.

Smart Design:  
Office Units with customizable layouts.

Perks That Matter:  
High-speed elevators, 24/7 power backup, and  
a food court just an elevator ride away.

First Impressions:  
Impress clients with a lobby that  
make for a grand entry.



Where Urban  
• Vision Meets  
*Timeless*  
Design



LIVE *in* STYLE

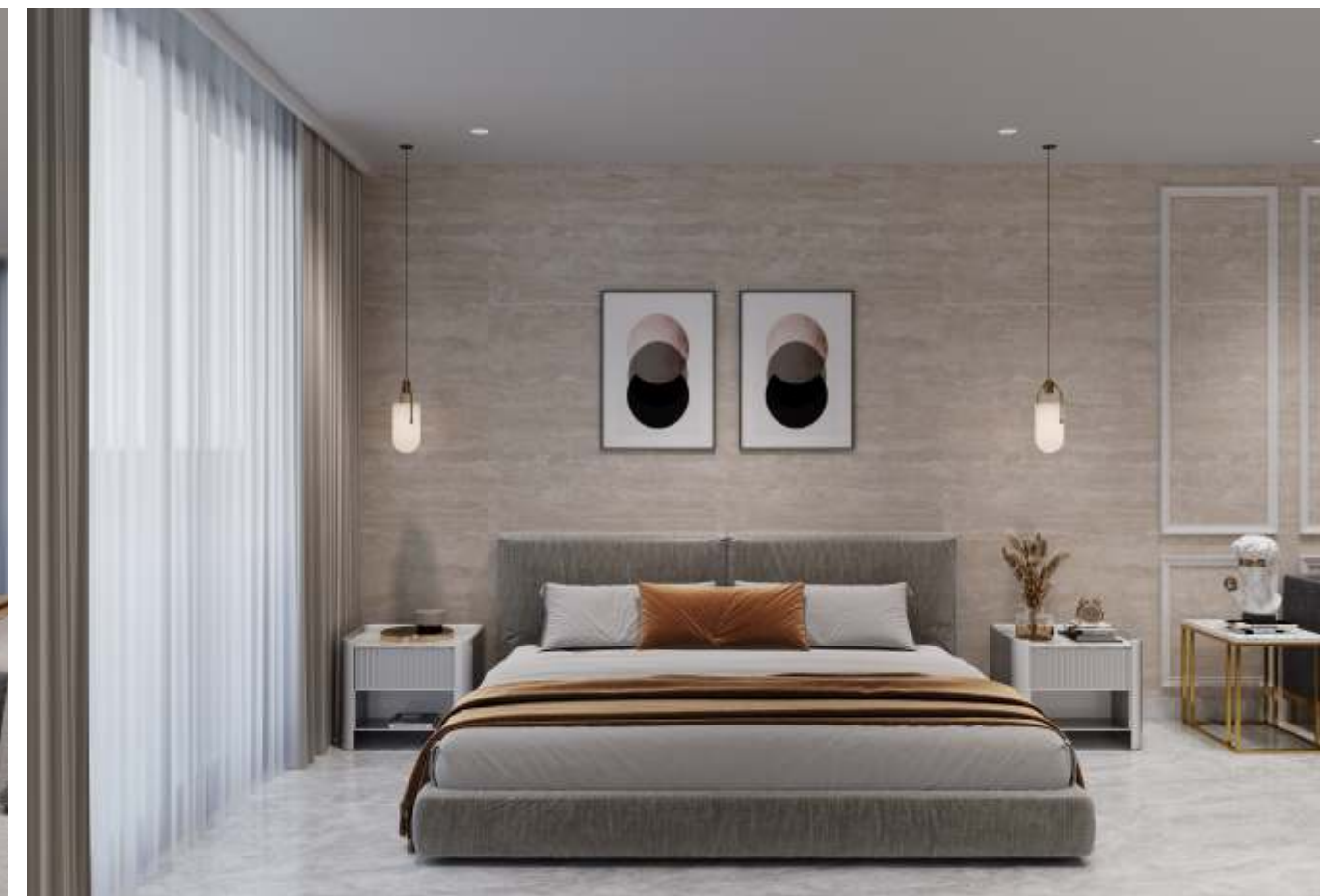


# Contemporary Living for Urban Professionals

450+ fully furnished studio apartments from 9<sup>th</sup> to 24<sup>th</sup> floor, designed for those aspiring for a lifestyle that reflects their status. Space-efficient layouts with modern interiors. Perfect for young professionals, expats, and urban dwellers.

Designated spots for cabs, deliveries, and grocery pickups make everyday errands effortless.

## STUDIO APARTMENTS





LOCATION THAT OFFERS EVERYTHING

A landmark address begins with a location that connects you to everything that matters. Spread across 10,400 sqm with wide road frontages, Nirala Gateway enjoys exceptional visibility and accessibility—just minutes from major hospitals, business hubs, and the upcoming Jewar Airport. It's not just well-placed, it's perfectly positioned for growth.

SCHOOL

KEY LANDMARKS DISTANCE (KM)

Shri Ram Global School	2.6
Delhi Public School- KPV	2.6
The Infinity School	2.7
BGS Vijnatham School	2.8
Florence International School	3.3
Jaipuria International School	3.5
Aster Public School	3.6
St. Francis School	3.7
GD Goenka International School	3.8
St. Mary's School	4.4
Sparsh Global School	5.4

HOSPITALS

KEY LANDMARKS DISTANCE (KM)

Arogaya Hospital	3.3
Yatharth Super Specialty Hospital	7.2
Motherland Hospital	9.3
Fortis Hospital	15.2
Kailash Hospital	16.3
Neo Hospital	16.4
Prima Care Multispecialty Hospital	16.6
Manipal Hospital	17.2
Metro Multispecialty Hospital	18.9

CORPORATE

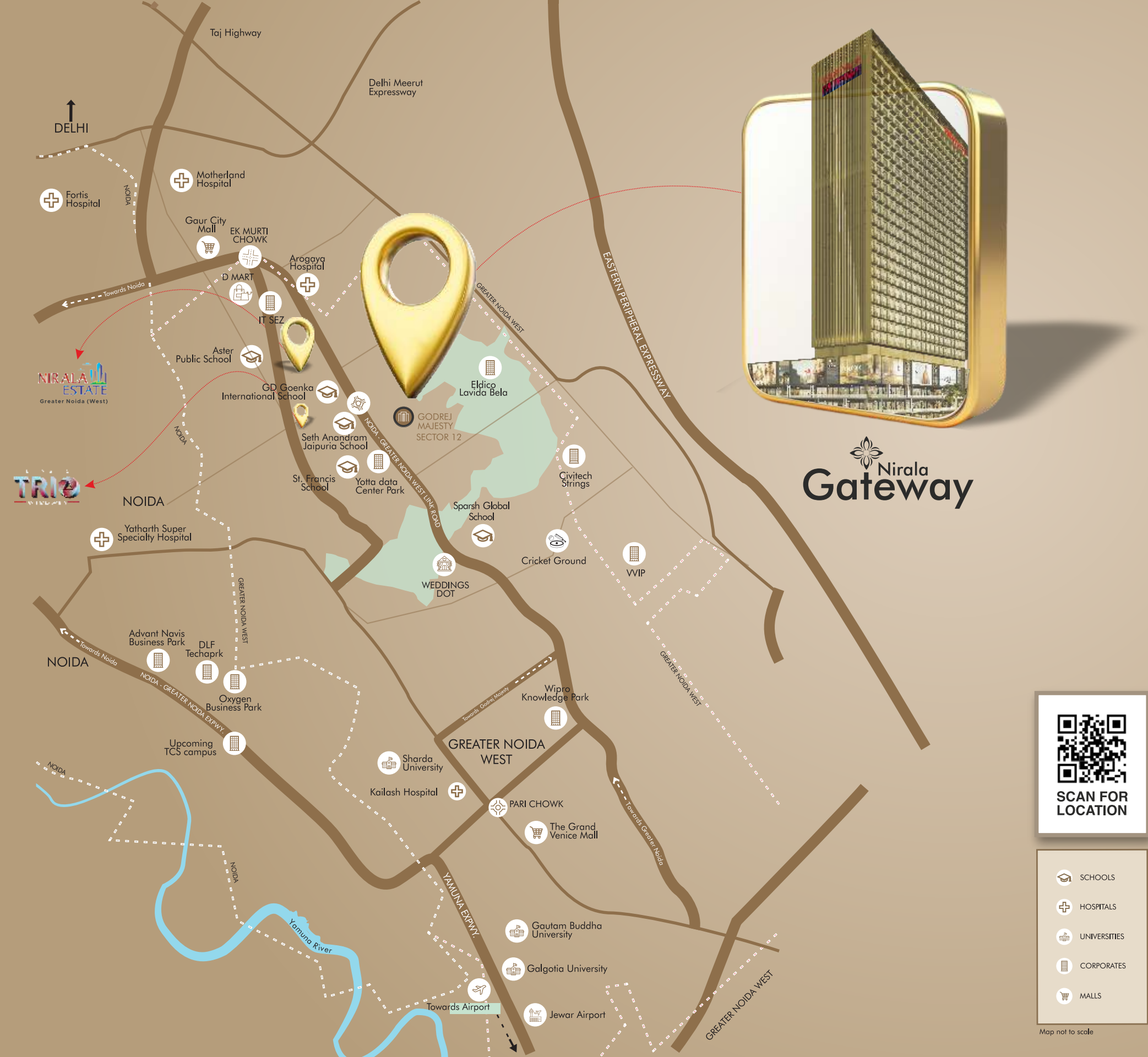
KEY LANDMARKS DISTANCE (KM)

Yotta Data Center Park	2.4
Artha SEZ	7.3
Wipro Knowledge Park	13.3
Technopolis IT Park – Sec 62	16.2
Skymark One	17.5
Adobe Office	17.7
Oxygen Business Park	19
Advant Navis Business Park	20

EDUCATION

KEY LANDMARKS DISTANCE (KM)

Sharda University	16.5
Jaypee Institute Of Information Technology	16.6
Galgotia University	18
BIMTECH, Gr. Noida	18
Benett University, Gr. Noida	20.1
Amity University, Gr. Noida	20.5
AAFT (Film City)	22.7
Gautam Buddha University	22.9





**A structure.  
A statement.  
A signature.**

