

# NIRALA ESTATE - II, Tower No. 24-28

## GH-04, Tech Zone -IV, GNIDA WEST

Price List from T-24 To T-28     27/02/21

| Type   | Cost as per payment plan |          | Super          | Built-up       | Carpet         | Description                       |
|--------|--------------------------|----------|----------------|----------------|----------------|-----------------------------------|
|        | CLP & 20:20              | 40:30:30 | Area (Sq. ft.) | Area (Sq. ft.) | Area (Sq. ft.) |                                   |
| Type 1 | 4228750                  | 4328250  | 995            | 796.45         | 592.78         | 2BHK+ 2 Toilet                    |
| Type 2 | 4900000                  | 5022500  | 1225           | 942.66         | 734.01         | 3 BHK+ 2 Toilet                   |
| Type 3 | 5000000                  | 5125000  | 1250           | 979.97         | 761.89         | 3 BHK + 2 Toilet                  |
| Type 4 | 5000000                  | 5125000  | 1250           | 977.74         | 761.89         | 3 BHK + 2 Toilet                  |
| Type 5 | 5397500                  | 5524500  | 1270           | 987.9          | 752.2          | 3 BHK + 2 Toilet                  |
| Type 6 | 5540000                  | 5678500  | 1385           | 1084.43        | 842.37         | 3 BHK + 2 Toilet (BIG)            |
| Type 7 | 6140000                  | 6293500  | 1535           | 1202.2         | 922.51         | 3 BHK + 2 Toilet                  |
| Type 8 | 6580000                  | 6744500  | 1645           | 1286.64        | 996.95         | 3 BHK + 3 Toilet (BIG)            |
| Type 9 | 7588000                  | 7777700  | 1897           | 1502.53        | 1152.4         | 3 BHK + 4 Toilet + DRESS+ SERVANT |

| Floor | Rs./Sq.ft |
|-------|-----------|
| 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       |

**ABOVE RATE INCLUDES:-**

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

**PRIME LOCATION CHARGES :-**

- Main Park facing: - Rs 150/ sqft
- Other Park facing:- Rs 50/ sqft
  - Lease rent :- Rs 35/- Sq ft
  - Main park facing for flat no 3 tower no 26 - NIL
  - Main park facing for flat no 4 Tower no 26 Rs 100/-
  - Main park facing for flat no 6 tower 24 - NIL

## Payment Plan

### NIRALA ESTATE PH-II PAYMENT PLAN (STANDARD)

| <u>Payment Schedule</u>                   | CLP         | 20:20       | 40:30:30    |
|---|-------------|-------------|-------------|
| At the time of Booking                    | 10%         | 10%         | 10%         |
| Within 30 Days From Booking               | 10%         | 10%         | 30%         |
| 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 <sup>th</sup> Floor Roof | 10%         | 20%         |             |
| On casting of 20th Floor Roof             | 10%         |             |             |
| On casting of 23th Floor Roof             | 10%         |             |             |
| On Completion of Structure                | 5%          | 20%         | 30%         |
| On Offer of Possession                    | 5%          | 20%         | 30%         |
| <b>Total</b>                              | <b>100%</b> | <b>100%</b> | <b>100%</b> |

#### **Note:**

1. Additional Power Backup at Rs 25000/- 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. NIRALA ESTATE II COLLECTION AC" through A/C payee Cheque/Payorder/Demand Draft only payable at Noida/Delhi.
8. GST shall be payable extra.