

RERA No:-UPRERAPRJ508551.

W.e.f. 25-June-2024.

Web:- www.up-rera.in.

NIRALA ASPIRE PHASE – IV.

PRICE LIST

SUPER FLEXI (50:25:15:10)

	SUPER SALEABLE AREA	CARPET AREA	BUILT-UP AREA	APARTMENT TYPE
Type I	1579 Sq Feet	923 Sq Feet	1210 Sq Feet	3 BHK+3 TOILET
Type II	1596 Sq Feet	923 Sq Feet	1223 Sq Feet	3 BHK+3 TOILET

Free of Cost Benefits:-

False Ceiling (Cove) With Lighting.	Provision of Split Air Conditioning in Entire Flat.
Covered Car Parking (01) (Right to Use).	Fire Fighting
Club Membership.	Power –Back Up (1 KVA).
EEC.	1 st Year Maintenance.
Intercom and One Time Connection Charges.	Water and Sewer Connection Charges.
PNG Infrastructure Development Charges.	

BSP (Basic Sale Price)	Unit Cost (INR)	
	Type I	Type II
4 th Floor	1,55,53150/-	1,57,20600/-
3 rd Floor	1,56,32100/-	1,58,00400/-
2 nd Floor	1,57,90000/-	1,59,60000/-
1 st Floor	1,58,68950/-	1,60,39800/-
Ground Floor	1,58,68950/-	1,60,39800/-

Additional Charges:-

Lease Rent	Type I	1,50,005/- INR	Corner PLC	Type I	7,89,500/- INR
	Type II	1,51,620/- INR		Type II	7.98,000/- INR
IFMS	Type I	31,580/- INR			
	Type II	31,920/- INR			

Site Address: - GH-03, Sector -16, Greater Noida West

Sales Office: - G.F, B11 (opposite SKS World School)

www.niralaindiaparivar.com, sales@niralaindiaparivar.com

PAYMENT PLAN

Super Flexi (50:25:15:10)

At the time of Booking.	10%
Within 30 Days of Booking.	40%
On Completion of Super Structure or 60 Days of Booking (Whichever is Later).	25%
On Completion of Six Months from the Date of Booking or Pre-finishing stage(whichever is earlier)	15%
On Offer of Possession / Fitout.	10% + Other Charges

Note:-

1. Cheque/Bank draft to be issued in favour of “Iresh Nirala Gold Projects LLP “ payable at Delhi/Noida.
2. Government charges like Registration and Stamp Duty, Sales Tax/VAT/WCT/GST or anyother government levy extra as applicable.
3. The Company shall issue Offer of Possession /Offer of possession for fit out by on or before31st of December 2024.
4. IGL Connection Charges, Legal Charges, sinking fund, 2nd year maintenance charges
Electric Meter & FTTH connection charges are payable as applicable at the Time of Offer of Possession.
5. Additional Power Back up Charges @Rs 30000/- per KVA extra.
6. All Specifications numbers, area are tentative and may be varying +_3%.
7. Prices are subject to change without any prior notice at sole discretion of the company.
8. No escalation shall be charged for apartments sold.
9. Above price is applicable on Saleable Area only.
10. The above areas are super/saleable area which includes Covered area plus proportionateshare of common area such as staircase, passage, community spaces, lift facilities etc.
11. 1 Sq Meter = 10.764/ sq feet.
12. W.e.f. June 01, 2013 in terms of the provisions of Section 194-IA of Income Tax Act, 1961, Every allottee/purchaser of units having total consideration of Rs.50 lacs or more has to Deduct 1% TDS at the time of making any balance payment to the company. The Company here by requests all its allottees to deposit TDS through authorized banks/online at www.tin-nsdl.com and submit the copy of challan & TDS certificate in form 16B at the Time of making any payment to the Company. Details of company is as follows: Name- Iresh Nirala Gold Projects LLP., Regd. Office: 201,,2nd Floor,Vijay Block,Laxmi Nagar, New Delhi-110092 PAN:AAIFI6677D.

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