

PRICE LIST

Type	Super/ Saleable Area/ Leasable Area (sq.ft.)	Builtup Area (sq.ft.)	Carpet Area (sq.ft.)	Description
Type 1	1370	1075	825	3 BHK + 3 TOI
Type 2	1585	1256	955	3 BHK + 3 TOI

Construction Linked Plan	
1 st to 5 th FLOOR (BSP)	Rs. 8999/- Sq.Ft.
6 th to 14 th FLOOR (BSP)	Rs. 9599/- Sq.Ft.
TOP FLOOR (BSP)	Rs. 8499/- Sq.Ft.

Note: Rs. 100/- Per Sq.Ft. Extra For Size: 1370 Sq.Ft.

5 FREE OF COST BENEFITS

1. Car Parking (Right to use)
2. 1 KVA Power Back-up
3. False Ceiling Entire Flat with Lights
4. Digital Door Lock
5. Italian Marble at Floor Lobby
6. Access Control Based Entrance Lobby

POSSESSION CHARGES:-

- PNG Infrastructure Development Charges Rs. 3,000/-
- FTTH Security & One Time Connection Charges Rs. 7,000/-
- Water & Sewer Connection Charges Rs. 10,000/-
- IFMS Rs. 20/- Per Sq.ft.
- Electrical Meter Installation (5KVA) Charges Rs. 50,000/-

Lease Rent @ Rs. 95/- Per Sq. Ft.
Park Facing PLC @ Rs. 65/- Per Sq. Ft.
Corner Facing PLC @ Rs. 100/- Per Sq. Ft.

PAYMENT PLAN

CLP Payment Plan

At the Time of Booking	10%
Within 45 Days of Booking	40%
On Completion of Ground Floor Slab	10%
On Completion of 4th Floor Slab	10%
On Completion of 8th Floor Slab	10%
On Completion of Super Structure	10%
On Pre-Finishing** Stage of Tower	5%
At the Time of Offer of Possession/ Offer of possession for Fit-out period/ Deemed OC	5%

Note:

- **Pre-Finishing Stage:-** Pre-finishing Stage Shall Start After Completion of Structure Work, Brick Work External-Internal Plaster Work of the Apartment. The Installation of Doors, Windows, Tiling Work, Sanitary-ware, Wash-basin, Kitchen Sink, Hardware Accessories will be done during Said "Pre-finishing Stage" only. Demand will be raised at this Stage as per the Payment Plan Adopted by the Allotee(s) at the Time of Booking.
- *Second Installment is within 45 Days from the Date of Booking.
- Price List & Payment Plan Subject to change without notice at the Sole Discretion of the Company.
- There will be No Escalation for the Booked Apartment /Unit.
- Specifications as applicable, Area are Tentative and may be varying by+-3%.
- All Payment should be made in Favor of "Nirala Projects Pvt. Ltd." for Nirala Greenshire Phase-II, Through Net Banking Facility (NEFT, RTGS, IMPS) or any other E-Mode like BHIM, UPI, UPI QR CODE, AADHAR PAY, Payment Gateways of Banks / Financial Institutions / Payment Settlement System etc., in case No Option but to Pay by Mode other than E-Mode, then Declaration come undertaking shall be provided by customer in the prescribed format. Payable at Delhi /Noida.
- Electric Meter Installation, Sinking Fund, 1 Years Maintenance, IGL Security, Advocate Fees & Registry Shall be charged Extra at the Time of Offer of Possession for Fit-out.
- Saleable/ Super Area includes Covered Area Plus Proportionate Share of Common Area such as Staircase, Passage, Community Spaces, Lift Facilities etc.
- All Govt. charges like Registration and Stamp Duty, Sales Tax/VAT/WCT/GST or any other Government Levy Taxes Extra as Applicable.
- Above Price is applicable on Salable Area only.
- 1 Sq. Meter = 10.764/- Sq.Ft.
- Additional Car Parking @ Rs. 3,95,000/-
- Additional Power Back-up (per KVA) Rs. 30,000/-
- GST shall be charged Extra as per actual and wherever applicable.**

NIRALA PROJECTS PVT. LTD.

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