



NIRALA
ASP|RE
NOIDA EXTENSION

Aspire For More Get Even More

NIRALA
ASPIRE
NOIDA EXTENSION



**ASPIRE A BLOSSOM OF
ELOQUENT DESIGN GRAMMAR**



LEGEND

- 1- MAIN ENTRANCE
- 2 WATER CASCADE
- 3 BOULEVARD
- 4. CLUB
- a. GYM
- b. SPA (STEAM, SAUNA, JACUZZI, MASSAGE)
- c. RESTAURENT
- d. MULTIPURPOSE HALL
- e. BILLIARDS
- f. TABLE TENNIS
- g. SQUASH
- h. CARD ROOM
- i. MEDITATION CENTRE
- 5. SWIMMING POOL
- 6. KIDS POOL
- 7. SCULPTURE COURT
- 8. TENNIS COURT
- 9. CRICKET PITCH
- 10. KIDS PLAY AREA
- 11. SAND PIT
- 12. SKATING RING
- 13. AMPHITHEARE
- 14. CNTRAL LAWN
- 15. STREAM
- 16. THEAM GARDEN
- 17. ROCK GARDEN
- 18. FLOWER GARDEN
- 19. PAVILION
- 20. BEDMINTON COURT
- 21. JOGGING TRACK
- 22. MUGLE GARDEN
- 23. BAMBOO COURT
- 24. PALM COURT
- 25. COMMERCIAL / STUDIO APARTMENT

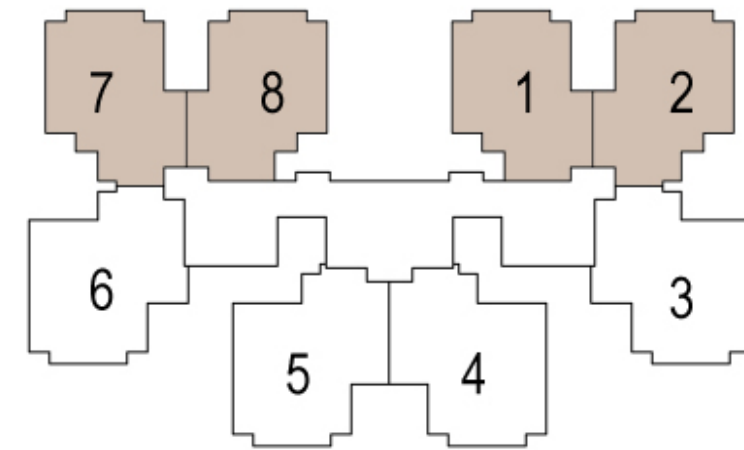
BLOCK LEGEND

- A-1, A-2, B-1, B-8 (G+ 18) = 4BED + 5 TOI + SERVENT
- A-3, A-4, A-5, B-5, B-6, B-7 (G+ 14) = 3BED + 3 TOI + SER+ DRESS /
- 3BED + 2 TOI+ DRESS (LARGE)
- A-6, A-7 A-8, B-2, B-3, B-4 (G+ 14) = 3BED + 2 TOI + DRESS
- C-4, C-5, C-6 D-4, D-5, D-6 (G+ 14) = 2BED+ 2TOI + STUDY
- C-1, C-2, C-3, D-1, D-2, D-3 (G+ 14) = 2BED+ 2TOI + STUDY
- 1 / 2BED + 2TOI

**THE ELITE FLOOR PLANS FOR
THE MAXIMUM COMFORT**



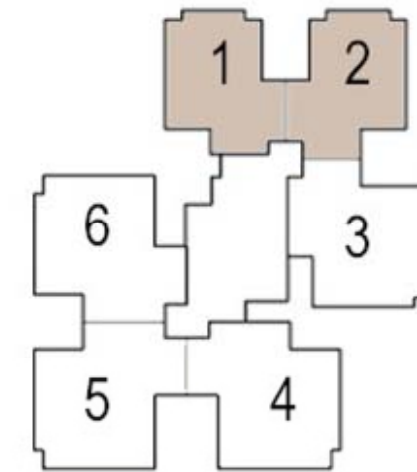
2 BED + 2 TOI



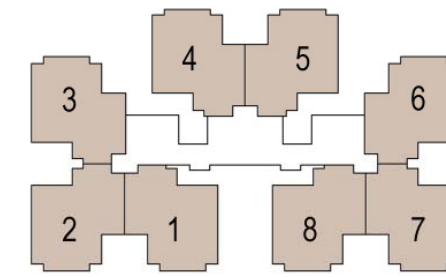
KEY PLAN

SALEBLE AREA - 890 SQ.FT.

C-2, C-3, D-1, D-2,
(G+ 14)



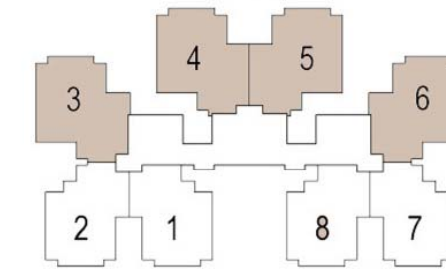
C- 1 & D-3,
(G+ 14)



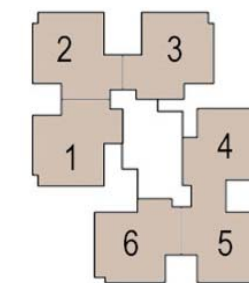
KEY PLAN

SALEBLE AREA - 1180 SQ.FT.

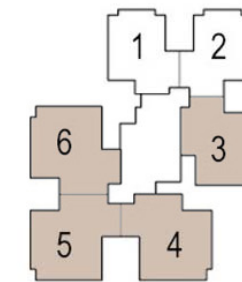
C-5 & D-5
(G+14)



C-2, C-3, D-1, D-2,
(G+14)



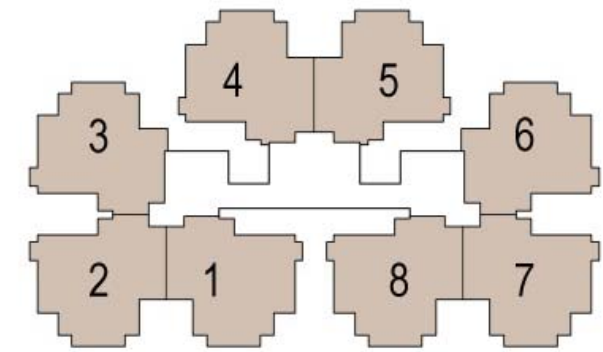
C-4, C-6, D-4 & D-6,
(G+14)



C-1 & D-3,
(G+14)



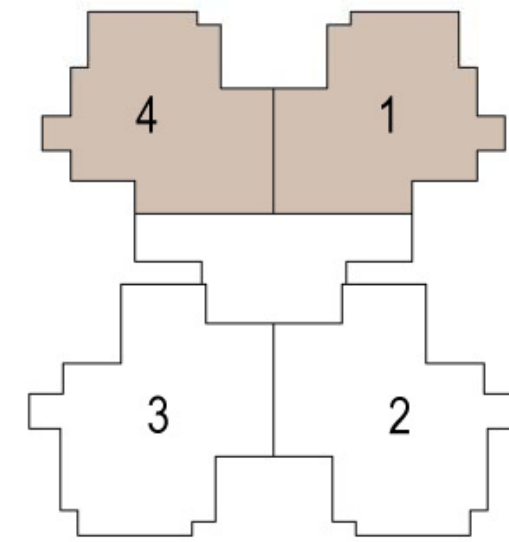
**3 BED + 2 TOI
+ DRESS**



KEY PLAN

SALEBLE AREA - 1365SQ.FT.

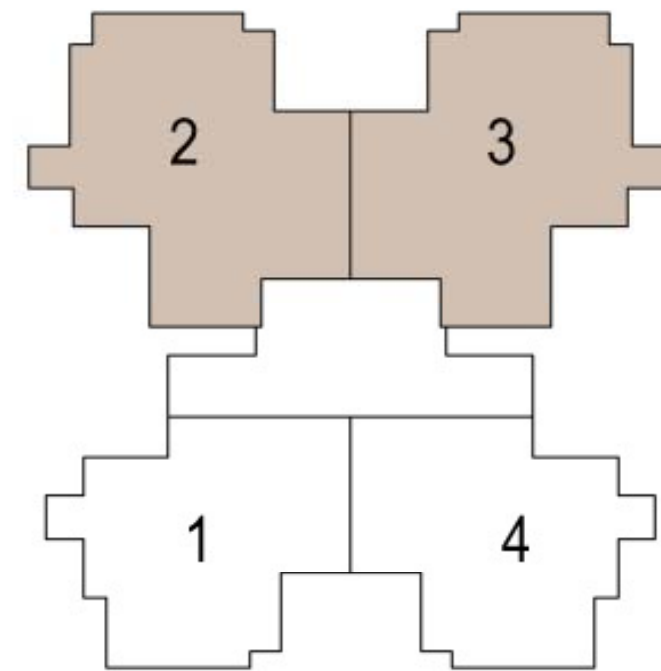
A-6, A-7, A-8, B-2, B-3, B-4
(G+14)



KEY PLAN
 SALEBLE AREA - 1460 SQ.FT.

A-3, A-4, A-5, B-5, B-6, B-7
 (G+ 14)

**3 BED + 2 TOI
 + DRESS**



KEY PLAN

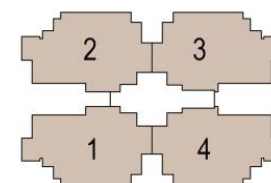
SALEBLE AREA - 1710 SQ.FT.

A-3, A-4, A-5, B-5, B-6, B-7
(G+ 14)

**3 BED + 3 TOI
+ SER/STUDY**

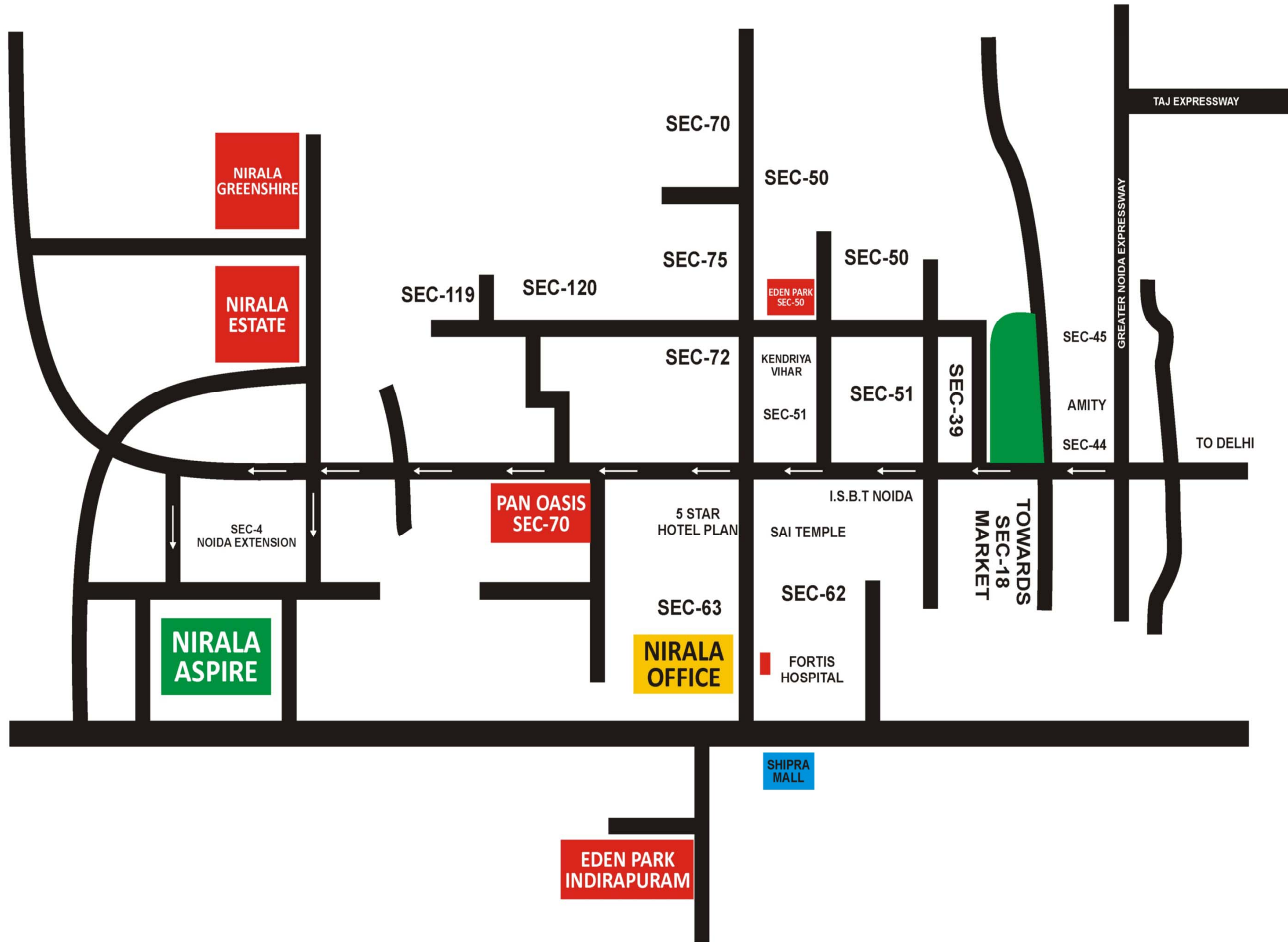


4 BED + 4 TOI + SER
2440 SQFT



KEY PLAN
 SALEBLE AREA - 2440 SQ.FT.
 A-1, A-2, B-1 & B-8
 (G+18)

**PLUSH, LUSH AND AWAY
FROM THE MADDING RUSH**



**EVERYTHING YOU DESIRE IS
JUST A WALK AWAY**

PLACE

- DND Flyover
- Amity
- Golf Course
- Sect-18 & Atta Market
- Metro Station
- Fortis Hospital
- Sai Dham

DRIVE AWAY Distance / Time

- 20 Minutes.
- 15 Minutes
- 10 to 15 Minutes.
- 15 minutes
- 8 minutes.
- 8 minutes
- 5 minutes

PRICE LIST

w.e.f. 01.02.2011

Type 1	890 sq feet	2BHK+2TOILET
Type 2	1180 sq feet	2BHK+2TOILET+STUDY
Type 3	1365 sq feet	3BHK+2TOILET+DRESS
Type 4	1460 sq feet	3BHK+2TOILET+DRESS
Type 5	1710 sq feet	3BHK+3TOILET+SERVANT
Type 6	2440 sq feet	4BHK+4TOILET+SERVANT

Basic Cost

<u>FLOOR/PLAN</u>	<u>CDP</u>	<u>FLEXI</u>	<u>CLP</u>	<u>NO EMI</u>
15 TH	1720	1820	1960	2120
14 TH	1730	1830	1970	2130
12 TH	1740	1840	1980	2140
11 TH	1750	1850	1990	2150
10 TH	1760	1860	2000	2160
9 TH	1780	1880	2020	2180
8 TH	1800	1900	2040	2200
7 TH	1820	1920	2060	2220
6 TH	1840	1940	2080	2240
5 TH	1860	1960	2100	2260
4 TH	1880	1980	2120	2280
3 RD	1900	2000	2140	2300
2 ND	1920	2020	2160	2320
1 ST	1940	2040	2180	2340

Prime Location Charges

Park/Boulevard Facing	Rs.60/- sq feet	Will be added in basic cost
Road Facing PLC	Rs. 30/- sq feet	Will be added in basic cost
Corner Facing	Rs. 25/- sq feet	Will be added in basic Cost

Other Charges

Open Car Parking (One)	Rs. 100,000/-	Free for 2/3/4 BHK
Open to Covered(Conversion)	Rs. 100,000/-	Will be charged extra
Additional Covered Car Parking	Rs. 200,000/-	Will be charged extra
Additional Power Back-up(Per KVA)	Rs. 20,000/-	Will be charged extra

- Lease Rent, Fire Fighting,EEC, Club Membership, Power back-up (1 KVA) are free of cost.
- IFMS shall be Rs. 20/- sq ft payable at the time of possession to RWA/Maintenance Agency.
- All payment should be made in favour of Nirala Housing Pvt Ltd through a/c payee cheque/pay order/demand draft only payable at Delhi / Noida.
- Service tax shall be additional as per actual.

PAYMENT PLAN

Cash Down Payment Plan

At the time of Booking	10%
Within 30 days of Project Being Bankable*	85%
At the time of Possession	5%

Flexi Payment Plan

At the time of Booking	10%
Within 30 days of Project Being Bankable*	30%
On casting of Basement Roof	10%
On casting of 3 rd Floor Roof	10%
On casting of 6 th Floor Roof	10%
On casting of 9 th Floor Roof	10%
On casting of 12 th Floor Roof	10%
On casting of 15 th Floor Roof	5%
On Possession	5%

Construction Linked Plan

At the time of Booking	10%
At start of construction/30 days of Project Being Bankable*	10%
On casting of Basement Roof	10%
On casting of 3 rd Floor Roof	10%
On casting of 6 th Floor Roof	10%
On casting of 9 th Floor Roof	10%
On casting of 12 th Floor Roof	10%
On casting of 15 th Floor Roof	10%
Completion of Brick Work	15%
On Possession	5%

** This Installment will be considered from the date of booking or date of Project being Bankable, whichever is later.*

DATE OF COMPLETION: 30 MONTHS FROM THE DATE OF BOOKING/PROJECT BEING BANKABLE, WHICH EVER IS LATER

NOTE:

1. Price list & Payment Plan can be changed without notice at the sole discretion of the Company
2. There will be no escalation for the Booked Apartment.
3. All specification numbers, areas are tentative and may be varying by \pm 3%.

SPECIFICATION

<u>FLOORING</u>	<ul style="list-style-type: none"> • VIRTRIFIED TILES 2'X2' IN DRAWING ROOM, KITCHEN & ALL BATHROOMS • CERAMIC TILES IN SERVANT ROOM, BATHROOMS & BALCONIES
<u>WALL CEILING FINISH</u>	<ul style="list-style-type: none"> • FINISHED WALLS & CEILING WITH OBD IN PLEASING SHADES
<u>KITCHEN</u>	<ul style="list-style-type: none"> • GRANITE WORKING TOP WITH STAINLESS STEEL SINK WITH DRAIN BOARD • 2'DADO ABOVE THE WORKING TOP BY CERAMIC TILES
<u>TOILETS</u>	<ul style="list-style-type: none"> • CERAMIC TILES ON THE WALLS UP TO DOOR LEVEL • WHITE SANITARY WARE OF HINDWARE, IMPORTED OR EQUIVALENT • CP FITTINGS OF JAGUAR/IMPORTED OR EQUIVALENT
<u>DOORS & WINDOWS</u>	<ul style="list-style-type: none"> • OUTER DOORS & WINDOWS ALUMINUM POWDER COATED • INTERNAL DOOR FRAMES OF MARANDI OR EQUIVALENT WOOD • INTERNAL DOOR-FLUSH DOOR OF DESIGNER LOOK • MAIN ENTRY DOOR FRAME OF MARANDI OR EQUIVALENT WOOD WIT FLUSH DOOR OF DESIGNER LOOK • GOOD QUALITY HARDWARE FITTINGS
<u>ELECTRICAL</u>	<ul style="list-style-type: none"> • COPPER WIRE IN PVC DONDUCTS WITH MCB SUPLPORTED SIRCUITS AND ADEQUATE NUMBER OF POINTS AND LIGH POINTS ON THE CEILINGS
<u>TV AND TELEPHONE</u>	<ul style="list-style-type: none"> • ONE LANDLINE CONNECTION WITH INTERCXOM FACILITES • PROVISION FOR DTH/IP TV CONNECTION
<u>POWER BACKUP</u>	<ul style="list-style-type: none"> • 100% dg POWER BACK UP FOR ALL COMMON AREAS • 100% DG POWER BACK UP AVAILABLE TO INDIVIDUAL FLAT ON PAID BAIS
<u>SECURITY SYSTEM</u>	<ul style="list-style-type: none"> • SECURED GATED COMMUNITY WITH INTERCOM
<u>LIFT LOBBY</u>	<ul style="list-style-type: none"> • HIGH SPPED PASSENGER ELEVAORS • LIFT LOBBY FLOOR- COMBINATION ONE OR MORE OF MARBLE/GRANITE/VITRIFIED TILES.
<u>STAIRCASE</u>	<ul style="list-style-type: none"> • FLOOR-TERRAZZO/MOZZAIC TILES/MARBLE STONE • WALLS-DRY DISTEMPER

Note:-

- The colour and design of the tiles and motifs can be changed without any prior notice.
- Variation in the colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to +_3% without any change in cost. However, in case the variation is beyond +_3%, pro-rata charges are applicable
- Layouts and specification are subject to change without prior notice.