





LOCATION MAP -



While every attempt has been made to ensure the accuracy of the plans shown, all measurements, p No responsibility is taken for any error, omission, miss-statement or use of data shown. The con nts, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. oses only and are not to scale NIRALA FSTA 2&3 BHK APARTMENTS-PHASE III GH-04, TECHZONE-IV, G. NOIDA WEST





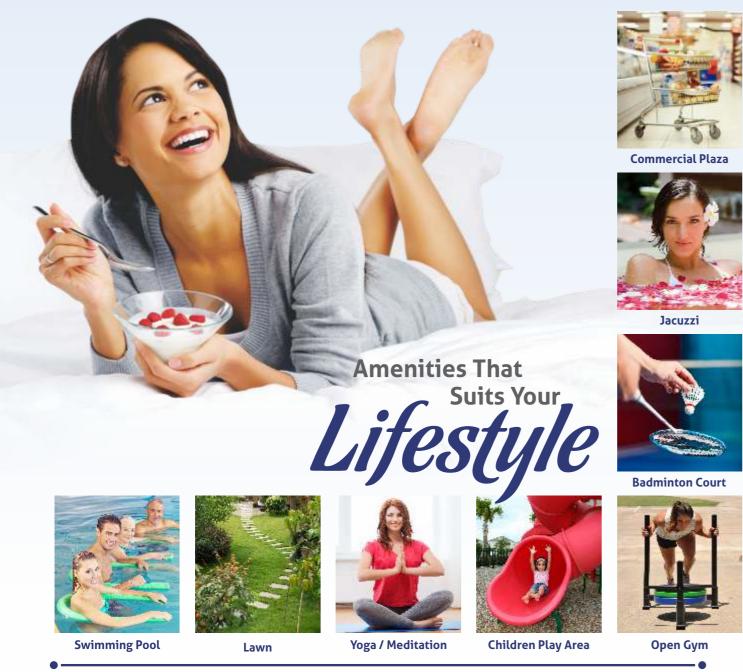


U.P. RERA REGISTRATION NO. UPRERAPRJ265789



Nirala Estate is like living in at one of the most serene places. It's a home you will cherish. That's the beauty of Nirala Estate, inspired by the charm of modern and contemporary lifestyle.

Situated in one of the most sought after and fast developing localities of NCR Delhi, Nirala Estate is one gem of an apartment complex. Within easy reach from Delhi, Noida and Ghaziabad it is ensconced with sumptuous greenery and well-planned localities, reputed schools, state-of-the-art hospitals, multiplexes and malls are all within easy reach. You sure would love the place and all the facilities it offers. Rest assured that Nirala Estate would turn your life into one big joyous occasion.



LAYOUT PLAN **OF PHASE - III**



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LAYOUT PLAN OF TOTAL PROJECT -



Legends

- Water Cascade
- Bamboo Court
- Podium Plaza Entrance Water Features with
- Portals Reflexology Path

- Palm Gardens

- Central Green
- Children Play Area Tensile Canopies
- Sculpture Garden
- Badminton Courts
- Outdoor Gym
- Swimming Pool
- Kids Pool
- Club
- Jacuzzi
- Rain Dance Area Yoga/Meditation Garden
- Open Air Theater (0.A.T.)
- Open Parking



TYPE D

TYPE G



3 BEDROOM + DRAWING/

DINING HALL + KITCHEN +

3 BEDROOM + DRAWING/

DINING HALL + KITCHEN +

2 TOILETS (BIG)

2 TOILETS

2 TOILETS

3 BEDROOM + DRAWING/

DINING HALL + KITCHEN + 2 TOILETS



TYPE B

TYPE E

Note: The facilities & amenities mentioned above are part of different phase/project in total project, and will be available for use after development of respective phase/project.

3 BEDROOM + DRAWING/ DINING HALL + KITCHEN +

TYPE C



TYPE F





3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS

3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS

3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 4 TOILETS + SERVENT

Floor Plans -

Floor Plans -





TYPE B **3 BEDROOM** + 2 TOILET

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2 BEDROOM

+ 2 TOILET

TYPE A

Carpet Area

Builtup Área

Super Area

55.07 Sq.mt. / 592.78 Sq.ft.

73.99 Sq.mt. / 796.45 Sq.ft.

92.44 Sq.mt. / 995.00 Sq.ft.

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Carpet Area 68.19 Sq.mt. / 734.01 Sq.ft. Builtup Área 87.58 Sq.mt. / 942.66 Sq.ft. Super Area 113.81 Sq.mt. / 1225.00 Sq.ft.

Floor Plans

Floor Plans -



BALCONY 5'-0" WIDE In B BALCONY 5'-0" WIDE BED ROOM 10'-0"x11'-0" BED ROOM 11'-0"x13'-0" TOILET 5'-0"x7'-6' WAND WANN TOILET 5'-0"x8'-0"

TYPE D

3 BEDROOM + 2 TOILET

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3 BEDROOM

+ 2 TOILET

TYPE C

Carpet Area

Builtup Área

Super Area

70.78 Sq.mt. / 761.89 Sq.ft.

91.04 Sq.mt. / 979.97 Sq.ft.

116.13 Sq.mt. / 1250.00 Sq.ft.





Carpet Area 70.78 Sq.mt. / 761.89 Sq.ft. Builtup Área 90.83 Sq.mt. / 977.74 Sq.ft. Super Area 116.13 Sq.mt. / 1250.00 Sq.ft.





TYPE F **3 BEDROOM** + 2 TOILET

117.99 Sq.mt. / 1270.00 Sq.ft.

3 BEDROOM

+ 2 TOILET

TYPE E

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Carpet Area

Builtup Área

Super Area

69.88 Sq.mt. / 752.20 Sq.ft.

91.78 Sq.mt. / 987.90 Sq.ft.

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Carpet Area 78.26 Sq.mt. / 842.37 Sq.ft. Builtup Área 100.75 Sq.mt. / 1084.43 Sq.ft. Super Area 128.67 Sq.mt. / 1385.00 Sq.ft.

Floor Plans

Floor Plans



5-0'x7 BALCONY 5'-0" WIDE BALCONY 5'-0' WIDE 2 KITCHEN 7'-6'x11'-9' BALCONY 5'-0' WIDE BED ROOM 10'-0'x11'-0' BALCONY 5-0' WIDE

TYPE H

3 BEDROOM + 3 TOILET

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Builtup Área

Super Area

111.69 Sq.mt. / 1202.20 Sq.ft.

142.60 Sq.mt. / 1535.00 Sq.ft.

3 BEDROOM

+ 2 TOILET

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Carpet Area 92.62 Sq.mt. / 996.95 Sq.ft. Builtup Área 119.53 Sq.mt. / 1286.64 Sq.ft. Super Area 152.82 Sq.mt. / 1645.00 Sq.ft.

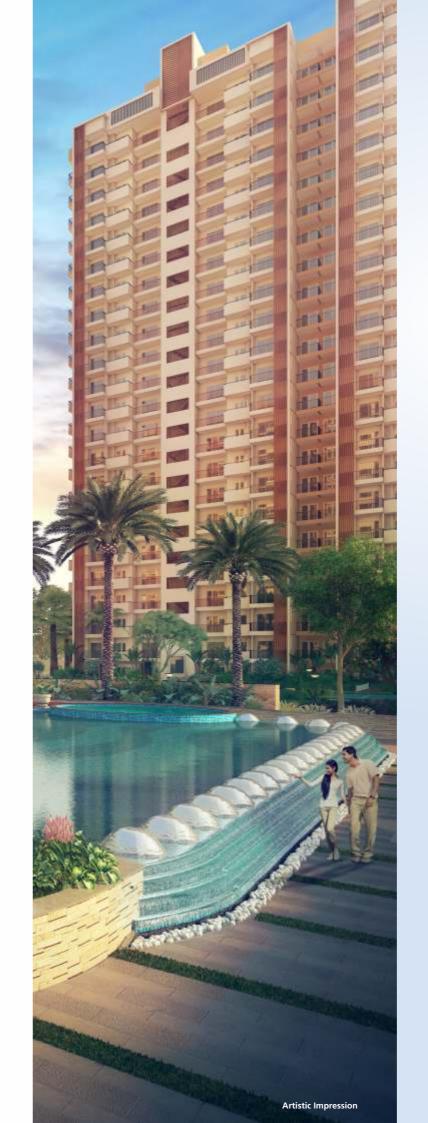
Floor Plans





Carpet Area 107.06 Sq.mt. / 1152.40 Sq.ft. **Builtup Area** 139.59 Sq.mt. / 1502.53 Sq.ft. Super Area . 176.24 Sq.mt. / 1897.00 Sq.ft.

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Specifications -

Flooring

• Vitrified tiles 2'*2' in Drawing Room, Kitchen, Study Room, and all Bedrooms. • Ceramic tiles in Bathrooms and Balconies.

Wall & Ceiling Finish

• Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

Kitchen

• Granite working top & stainless steel sink single bowl with drain board. • 2'-0' dado above the working top by ceramic tiles.

Toilets

•

• Ceramic tiles on walls upto door level. White sanitary ware of reputed brand or imported.

• CP fitting of reputed brand or imported.

Doors & Windows

• External doors & windows – Composite Metal/UPVC/ aluminium powder coated. Internal door-frames – Composite Metal frames/Marandi or equivalent wood frames. Internal door – Skin moulded door.

Electrical's

• Copper wire in PVC conduits with MCB supported circuits.

Power Backup

100% DG power back-up for all common areas. Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

Security System

Secured gated community.

Lift

High speed passenger elevators.

Lift, Lobby & Staircases

• Lift lobby floor and staircase combination of one or more of marble / granite / vitrified tiles.

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