

# NIRALA GATEWAY

Address: C7, Sector-12, Greater Noida West, U.P. (W.e.f 16.05.2026)

TYPE	BASIC RATE PSF
Studio Apartment / Office	13500/-

Prime Location Charges Per Sq. Ft. On Super Area	
Main Road Facing	₹ 600/- PSF
Green Park/ 24 Mtr. Road Facing	₹ 300/- PSF

Floor PLC	₹/-Sq.ft
24 <sup>th</sup>	-50
23 <sup>rd</sup>	0
21 <sup>st</sup> - 22 <sup>nd</sup>	50
19 <sup>th</sup> - 20 <sup>th</sup>	100
16 <sup>th</sup> - 18 <sup>th</sup>	150
12 <sup>th</sup> - 15 <sup>th</sup>	200
9 <sup>th</sup> - 11 <sup>th</sup>	250

## Payment Plan

20:20 Payment Plan for Studio Apartment/Office		
S. No.	Installment Name	%
1	At the time of booking	20%
2	After 1 <sup>st</sup> year	20%
3	After 2 <sup>nd</sup> year	20%
4	After 3 <sup>rd</sup> year	20%
5	After 4 <sup>th</sup> year/offer of possession whichever is earlier	20%
<b>Total:</b>		<b>100%</b>

Construction Link Payment Plan		
S. No.	Installment Name	%
1	At the time of Booking	10%
2	Within 45 days from date of Booking	10%
3	On casting of 3 <sup>rd</sup> Floor Roof	10%
4	On casting of 6 <sup>th</sup> Floor Roof	10%
5	On casting of 9 <sup>th</sup> Floor Roof	10%
6	On casting of 12 <sup>th</sup> Floor Roof	10%
7	On casting of 16 <sup>th</sup> Floor Roof	10%
8	On casting of 20 <sup>th</sup> Floor Roof	10%
9	On casting of 24 <sup>th</sup> Floor Roof	10%
10	On Completion Of Structure	5%
11	On Offer of Possession	5%
<b>Total:</b>		<b>100%</b>

- IFMS will be charged Rs. 100/- per Sq. ft. and will be payable at the time of possession.
- Maintenance charges will be charged for 1 Year in Advance at the rate of Rs. 8/- Per Sq. Ft. and Added in total cost of the unit but the same will be payable at the time of offer of possession.
- Lease Rent will be payable at the time of possession.
- Price List and Payment Plan can be changed without any prior notice at Sole Discretion of the Company.
- There will be no escalation for the booked unit.
- The Area of the unit is tentative and may vary.
- GST 12% (GST Discount 5%) Net Chargeable - 7%.
- NEFT/RTGS/Demand Draft/Cheque drawn in favor of PBPL COLLECTION ACCOUNT FOR NIRALA GATEWAY (A/c No. 43842270640, IFSC Code - SBIN0005222, SBI BANK LTD. Sec-61, Noida) payable at Noida/Delhi.

Project Id: (UPRERAPRJ531916/06/2025)  
 Registration Date: 17-06-2025  
 Promoter Name: Parth Builtech Private Limited  
 Promoter Id: (UPRERAPRM348231)  
 Website: <https://www.up-rera.in/projects>



## PAYMENT PLAN

### NIRALA GATEWAY RETAIL

W.e.f. 01.12.2025

TYPE	BASIC RATE PSF	PRELAUNCH PRICE
Lower Ground Floor	35000	32000
Ground Floor	38000	35000
1 <sup>st</sup> Floor	28000	25000
2 <sup>nd</sup> Floor	20500	18500
3 <sup>rd</sup> Floor	17500	15500

#### 50:25:25 PAYMENT PLAN FOR RETAIL

S.No.	Installment Name	
1	At the time of Booking	50%
2	18th Months or Structure Completion whichever is earlier	25%
3	On Offer of Possession	25%
	<b>Total:</b>	<b>100%</b>

#### CLP PAYMENT PLAN FOR RETAIL

S.No.	Installment Name	%
1	At the time of Booking	10%
2	Within 45 days from date of Booking	30%
3	On Casting of Raft	10%
4	On casting of 2 <sup>nd</sup> Basement	10%
5	On casting of Ground Floor	10%
6	On casting of 2 <sup>nd</sup> Floor Roof	10%
7	On casting of 4 <sup>th</sup> Floor Roof	10%
8	On Offer of Possession	10%
	<b>Total:</b>	<b>100%</b>

#### Prime Location Charges Per Sq. Ft. On Super Area

Floor					
Lower Ground Floor	4000	3000	1000	-3000	-3000
Ground Floor	4000	3000	1000	-1000	-2000
1 <sup>st</sup> Floor	3000	2000	1000	-500	-1300
2 <sup>nd</sup> Floor	2000	1500	500	-500	-1000
3 <sup>rd</sup> Floor	1500	1000	0	-750	-1100

#### Note:

1. IFMS will be charged Rs. 150/- per Sq Ft and will be payable at the time of possession.
2. Maintenance charges will be charged for 1 Year in Advance at the rate of Rs. 12/- Per Sq. Ft. and Added in total cost of the unit but the same will be payable at the time of offer of possession.
3. Lease Rent will be payable at the time 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 units.
6. The Area of the unit is tentative and may vary
7. GST 12% (GST Discount 5%) Net Chargeable - 7%
8. NEFT/RTGS/Demand Draft/Cheque drawn in favor of PBPL COLLECTION ACCOUNT FOR NIRALA GATEWAY (A/c No. 43842270640, IFSC Code- SBIN0005222, SBI BANK LTD, Sec-61, Noida) payable at Noida/Delhi.



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