

NIRALA GATEWAY	
<u>Address: C7, Sector-12, Greater Noida West, U.P. (W.e.f 08.10.2025)</u>	
TYPE	BASIC RATE PSF
STUDIO APARTMENT /OFFICE	12500/-

Prime Location Charges Per Sq. Ft. On Super Area

Main Road Facing	RS.600/- PSF
Green Park/80 Mtr. Road Facing	RS.300/- PSF

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



20:20 Payment Plan for Studio Apartment/Office		
S.No.	Installment Name	%
1	At the time of Booking	20%
2	After 1st Year	20%
3	After 2nd Year	20%
4	After 3rd Year	20%
5	After 4th Year/Offer of Possession whichever is earlier	20%
Total:		100%

Note:

1. IFMS will be charged Rs. 100/- 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. 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.
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 unit.
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.

PAYMENT PLAN PRICE LIST

NIRALA GATEWAY RETAIL

W.e.f. 21.08.2025

TYPE	BASIC RATE PSF	PRELAUNCH PRICE
Lower Ground Floor	32000	29000
Ground Floor	35000	32000
1 st Floor	26000	23000
2 nd Floor	19000	17000
3 rd Floor	16000	14000

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%
	Total:	100%

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 nd Basement	10%
5	On casting of Ground Floor	10%
6	On casting of 2 nd Floor Roof	10%
7	On casting of 4 th Floor Roof	10%
8	On Offer of Possession	10%
	Total:	100%

Prime Location Charges Per Sq. Ft. On Super Area

Floor								
Lower Ground Floor	0	0	0	7000	6000	4000	0	0
Ground Floor	12000	8000	5000	7000	6000	4000	2000	1000
1 st Floor	9000	6000	3800	5000	4000	3000	1500	700
2 nd Floor	6500	4400	2800	3500	3000	2000	1000	500
3 rd Floor	5300	0	2300	3000	2500	1500	750	400

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.



Project ID: (UPRERAPRJ531916/06/2025)
Website: up-rera.in/projects