



LOCATION MAP -







NIRALA INFRATECH PRIVATE LIMITED

Corp. Office H-61, 1st Floor, Sector-63, Noida (U.P.) 201301

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For Sales enquiries

MADHUSUDAN





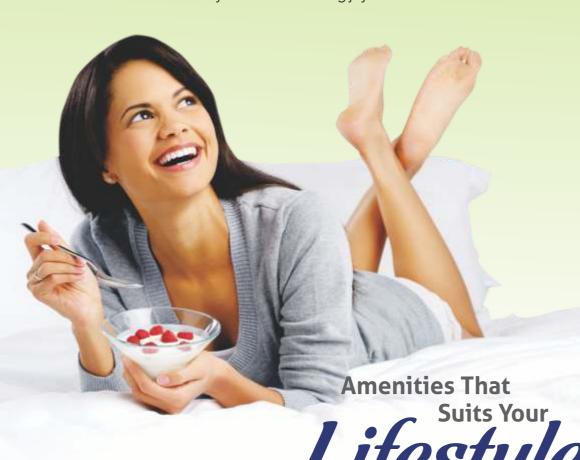


U.P. RERA REGISTRATION NO. UPRERAPRJ617209



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.





Commercial Plaza



Jacuzzi



Badminton Court







Yoga / Meditation





Open Gym

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. The company reserves the right to make changes in the plans, specifications,

Floor Plans -





3 BEDROOM + 2 TOILET Carpet Area 70.78 Sq.mt. / 761.89 Sq.ft. Builtup Area 91.04 Sq.mt. / 979.97 Sq.ft. Super Area 116.13 Sq.mt. / 1250.00 Sq.ft. Floor Plans — Floor Plans







3 BEDROOM + 2 TOILET Carpet Area 70.78 Sq.mt. / 761.89 Sq.ft. Builtup Area 90.83 Sq.mt. / 977.74 Sq.ft. Super Area 116.13 Sq.mt. / 1250.00 Sq.ft. TYPE F

3 BEDROOM + 2 TOILET Carpet Area 78.26 Sq.mt. / 842.37 Sq.ft. Builtup Area 100.75 Sq.mt. / 1084.43 Sq.ft. Super Area 128.67 Sq.mt. / 1385.00 Sq.ft.

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



3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + TYPE C

3 BEDROOM + DRAWING/ TYPE G DINING HALL + KITCHEN + 2 TOILETS (BIG)

3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + TYPE D

3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + **TYPE F**

TYPE H

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

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



TYPE G

3 BEDROOM + 2 TOILET Carpet Area 85.70 Sq.mt. / 922.51 Sq.ft. Builtup Area 111.69 Sq.mt. / 1202.20 Sq.ft. Super Area 142.60 Sq.mt. / 1535.00 Sq.ft.





3 BEDROOM + 3 TOILET Carpet Area 92.62 Sq.mt. / 996.95 Sq.ft. Builtup Area 119.53 Sq.mt. / 1286.64 Sq.ft. Super Area 152.82 Sq.mt. / 1645.00 Sq.ft.

Floor Plans



TYPE I

3 BEDROOM +
4 TOILET + STUDY

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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