MADHUSUDAN SMC

NIRALA WORLD

NIRALA ESTATE

2,3 & 4 BHK APARTMENTS

GH-04, TECHZONE-IV, G. NOIDA WEST

The most adorable place...

NIRALA WORLD

A Vision backed by Commitment

With a vision to provide 'an enhanced lifestyle at an affordable price while at the same time creating a sustainable future' Nirala World aspires to become a market leader by offering iconic and world-class real estate properties.

Nirala World is being pioneered by the leading luminary from the business arena under his dynamic leadership of professional management the Group seeks to build homes that fulfill the aspirations of the emerging India. The group is also committed to construct homes which while being affordable boast of quality in construction and are delivered on time. Undoubtedly the Group has created unparalleled residential, commercial and business infrastructure that has withstood the test of time.

The projects of Nirala World are all situated at prime locations. They offer unmatched luxury while at the same time not losing the affordability tag. The project portfolio of the Group includes:

- **PAN Oasis** at Sector-70, Noida.
- **Eden Park** at Sector-50, Noida.
- **Eden Park - I** at GH-5, Ahinsa Khand-II, Indirapuram, Ghaziabad.
- **Eden Park - II** at Ahinsa Khand-II, Indirapuram, Ghaziabad.

NIRALA ESTATE

2,3 & 4 BHK APARTMENTS

GH-04, TECHZONE-IV, G. NOIDA WEST

The Abode of Tranquility

It's 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. Nirala Estate not only promises to herald the dawn of a majestic lifestyle but it also has the portents to completely redefine your expectations from a home. All at a price that is truly affordable. Rest assured that life here would be one big celebration with all the concomitant pomp and show. Your home here would be a head turner and amongst the graceful residential complexes. Nirala Estate is a joint venture of Nirala World and the promoters of SMC Group of brand Madhusudan Ghee fame.

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.

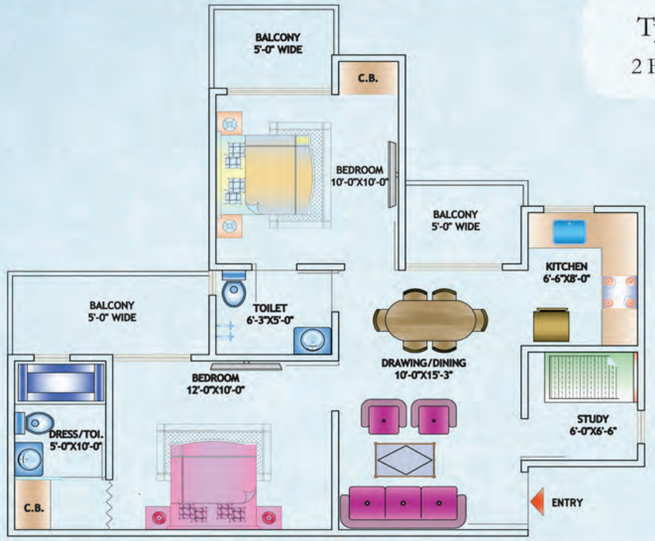
Location Advantages / Project Highlights

- Approx 20 Min drive from DND FLYOVER
- Approx 10 Min drive from GOLF COURSE
- Approx 15 Min drive from SECTOR-18 & ATTA MARKET
- Approx 10 Min drive from existing METRO STATION
- Approx 10 Min drive from FORTIS HOSPITAL
- Approx 10 Min drive from SAI MANDIR
- Almost all flats 3 side open
- Located in the heart of TECH-ZONE-4
- Nearby top most ENGINEERING/MANAGEMENT COLLEGE

FLOOR PLAN

Type - 2BR - 88.72 Mtr.^{2} (955 Sq.Ft.)

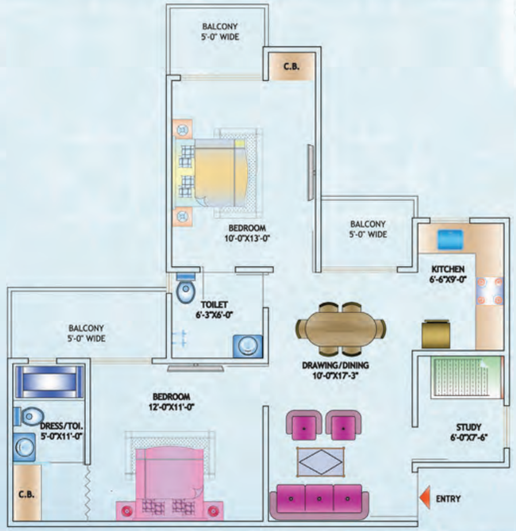
2 Bedroom + 2 Toilets + Study + Dress (Small)



1 sq. mt. = 10.764 sq. ft.

Type - 2BR - 100.33 Mtr.^{2} (1080 Sq. Ft.)

2 Bedroom + 2 Toilets + Study + Dress (Big)



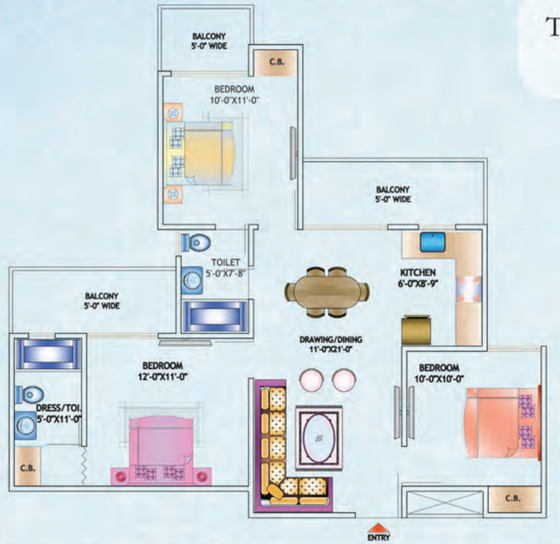
1 sq. mt. = 10.764 sq. ft.

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 are 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, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

FLOOR PLAN

Type - 3BR - 115.66 Mtr.^{2} (1245 Sq. Ft.)

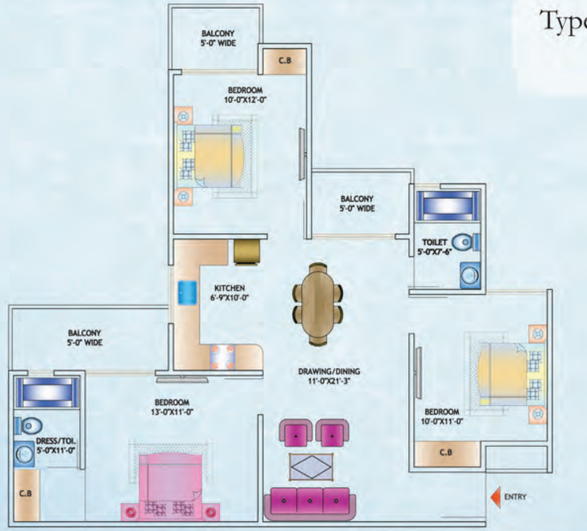
3 Bedroom + 2 Toilets + Dress (Small)



1 sq. mt. = 10.764 sq. ft.

Type - 3BR - 124.02 Mtr.^{2} (1335 Sq. Ft.)

3 Bedroom + 2 Toilets + Dress (Big)



1 sq. mt. = 10.764 sq. ft.

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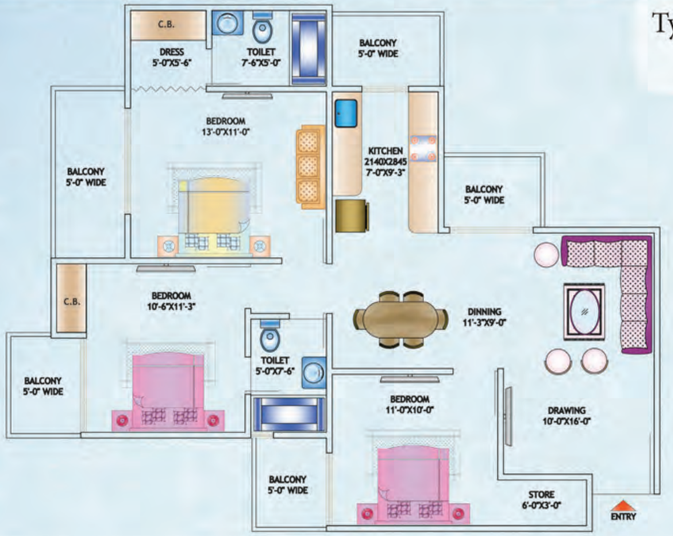
FLOOR PLAN

Type - 3BR - 133.77 Mtr.^{2} (1440 Sq.Ft.)

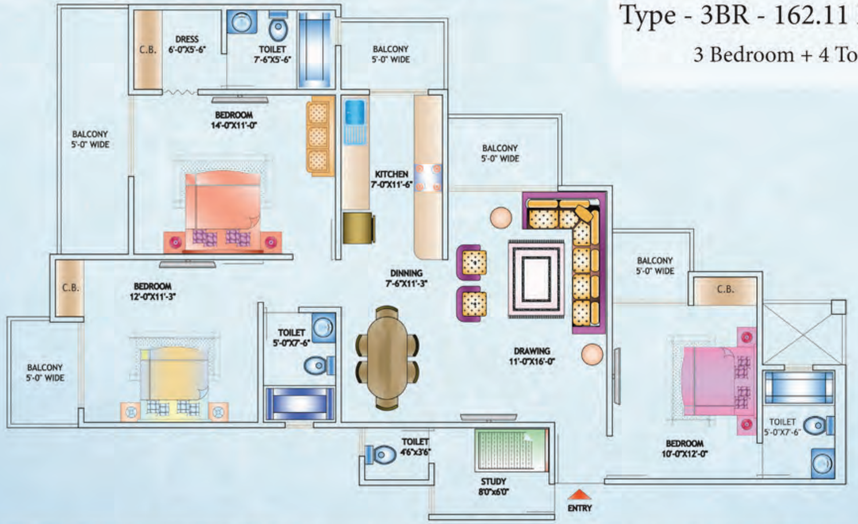
3 Bedroom + 2 Toilets + Store + Dress



1 sq. mt. = 10.764 sq. ft.

Type - 3BR - 162.11 Mtr.^{2} (1745 Sq. Ft.)

3 Bedroom + 4 Toilets + Study + Dress - A



1 sq. mt. = 10.764 sq. ft.

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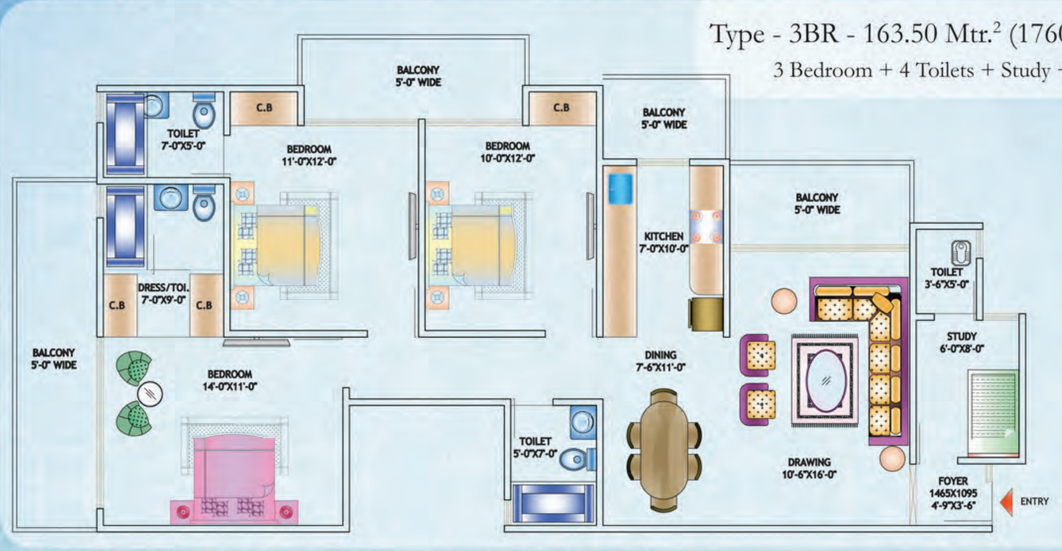
FLOOR PLAN

Type - 3BR - 163.50 Mtr.^{2} (1760 Sq. Ft.)

3 Bedroom + 4 Toilets + Study + Dress - B



1 sq. mt. = 10.764 sq. ft.

Type - 3BR - 215.53 Mtr.^{2} (2320 Sq. Ft.)

4 Bedroom + 5 Toilets + Study +Dress

1 sq. mt. = 10.764 sq. ft.

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SPECEFICATIONS

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and all Bedrooms
- Ceramic tiles in Servant Room, Bathrooms and Balconies

WALL & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

KITCHEN

- Granite working top & stainless steel sink 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 Hindware, imported or equivalent
- CP fitting of Jaquar / imported or equivalent

DOORS & WINDOWS

- Outer doors & windows aluminium 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 with flush door of Designer Look
- Good quality hardware fittings

ELECTRICALS

- Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points on the ceilings

TV & TELEPHONE

- One landline connection with intercom facilities
- Provision for DTH/IPTV connection

POWER BACKUP

- 100% DG power back-up for all common areas
- 100% DG power back-up available to individual flat on paid basis

SECURITY SYSTEM

- Secured gated community

LIFT LOBBY

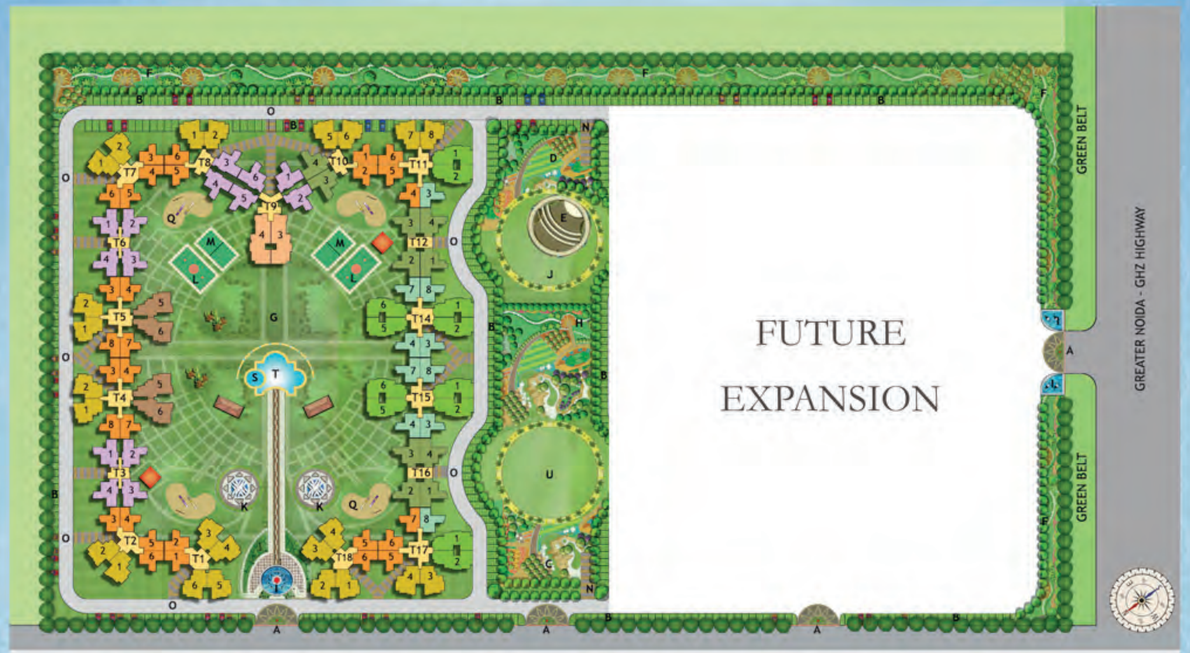
- High speed passenger elevators
- Lift lobby floor-combination of one or more of marble/ granite/vitrified tiles

STAIRCASES

- Floor-Terrzzo/Mozaic tiles/ Marble stone
- Wall-dry distemper

Please 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. • Variation in all products such as marble/wood may occur. • Marginal variation in apartment sizes may be necessary during construction. • The extent/ number/variety of the equipments/appliance and their make/brand there of are tentative and liable to change at sole discretion of the company. Applicant/Allottee shall not have any right to raise objection in this regard.

SITE PLAN



LEGENDS

A. Main Entrance / Exit
B. Parking
C. Palm Plaza
D. Bamboo Court
E. Amphitheater
F. Jogging Track
G. Lawn
H. Reflexology Path
I. Water Tunnel with Jets
J. Yoga / Meditation Area
K. Skating Rink
L. Basketball Court
M. Tennis Court
N. Ramp
O. Drop-off Area
P. Pavilion
Q. Children's Play Area
R. Club House
S. Jacuzzi
T. Beach Pool
U. Outdoor Gathering Are

(955 Sq.Ft.) 2 Bedroom + 2 Toilets + Study + Dress (Small)
(1080 Sq. Ft.) 2 Bedroom + 2 Toilets + Study + Dress (Big)
(1245 Sq. Ft.) 3 Bedroom + 2 Toilets + Dress (Small)
(1335 Sq. Ft.) 3 Bedroom + 2 Toilets + Dress (Big)
(1440 Sq.Ft.) 3 Bedroom + 2 Toilets + Store + Dress
(1745 Sq. Ft.) 3 Bedroom + 4 Toilets + Study + Dress - A
(1760 Sq. Ft.) 3 Bedroom + 4 Toilets + Study + Dress - B
(2320 Sq. Ft.) 4 Bedroom + 5 Toilets + Study +Dress

Please 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. • Variation in all products such as marble/wood may occur. • Marginal variation in apartment sizes may be necessary during construction. • The extent/ number/variety of the equipments/appliance and their make/brand there of are tentative and liable to change at sole discretion of the company. Applicant/Allottee shall not have any right to raise objection in this regard.

LOCATION MAP

EXISTING & UPCOMING PROJECTS

NIRALA EDEN PARK-I, INDIRAPURAM

EDEN PARK SECTOR-50, NOIDA

PAN OASIS SECTOR-70, NOIDA

NIRALA ESTATE GNOIDA (W)

NIRALA EDEN PARK-II, INDIRAPURAM

NIRALA EDEN PARK, NH-24 GZB.

NIRALA SPLENDORA, GNOIDA (W)

NIRALA ESTATE PHASE-2

MADHUSUDAN SMC

NIRALA WORLD

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