



Simply Reliable

**CORPORATE OFFICE :**

Pinki Apartment, Dalibagh, Lucknow - 226001.

**SITE OFFICE :**

Plot No. 4, Mill Road, Aishbagh,  
Lucknow - 226004.

**Email:** info@nilanshceleste.in

**Call:** +91 73111 57575

**Web.:** www.nilanshceleste.in

**PROMOTER : NSSN INFRA PRIVATE LIMITED**



An ISO 9001 : 2015 (Quality Management System) | An ISO 14001 : 2015 (Environmental Management System)

An ISO 45001 : 2018 (Occupational Health and Safety Management System)

**DEVELOPER: NILANSH BUILDERS PRIVATE LIMITED**

Nilansh Builders Pvt. Ltd. is an ISO 9001: 2015 Quality Management System certified company by Otabu Certification Pvt. Ltd.

Nilansh Builders Pvt. Ltd. is an ISO 14001: 2015 Environmental Management System Certified Company by Otabu Certification Pvt. Ltd.

Project RERA Regn. No.: **UPRERAPRJ911971/09/2024** | RERA Website: www.up-rera.in | Promoter RERA Regn. NO.: **UPRERAPRM191514**

**BANK ACCOUNT DETAILS:** Bank Name : Punjab National Bank | A/c Name : NSSN INFRA PRIVATE LIMITED COLLECTION ACCOUNT NILANSH CELESTE  
A/c Number : 7177002900002959 | Branch : 10 Ashok Marg, Hazratganj, Lucknow, Uttar Pradesh | IFSC Code : PUNB0717700

**Disclaimer:** This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artists impression as depicted. The landscape, water bodies, details of lobbies, balconies features & facilities of the common club/community centre/any other area, furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures, are only indicative in nature and for illustrative purpose only and does not form a part of the standard specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms of application form and agreement for sale. All specification of the unit shall be as per the final agreement between the parties. Builder reserves the right to change without any prior notice for betterment and fast deliveries of the project. Please note that the project land has been secured through a lease from the Rail Land Development Authority (RLDA), granting the promoter the right to develop and offer units for sublease to prospective buyers, in this regard a formal registered lease deed has already been executed between the promoter and RLDA. The promoter is fully committed to paying all lease installments by 02-05-2025 and ensuring that all obligations to prospective buyers are met as per the timeline declared under RERA.



Simply Reliable

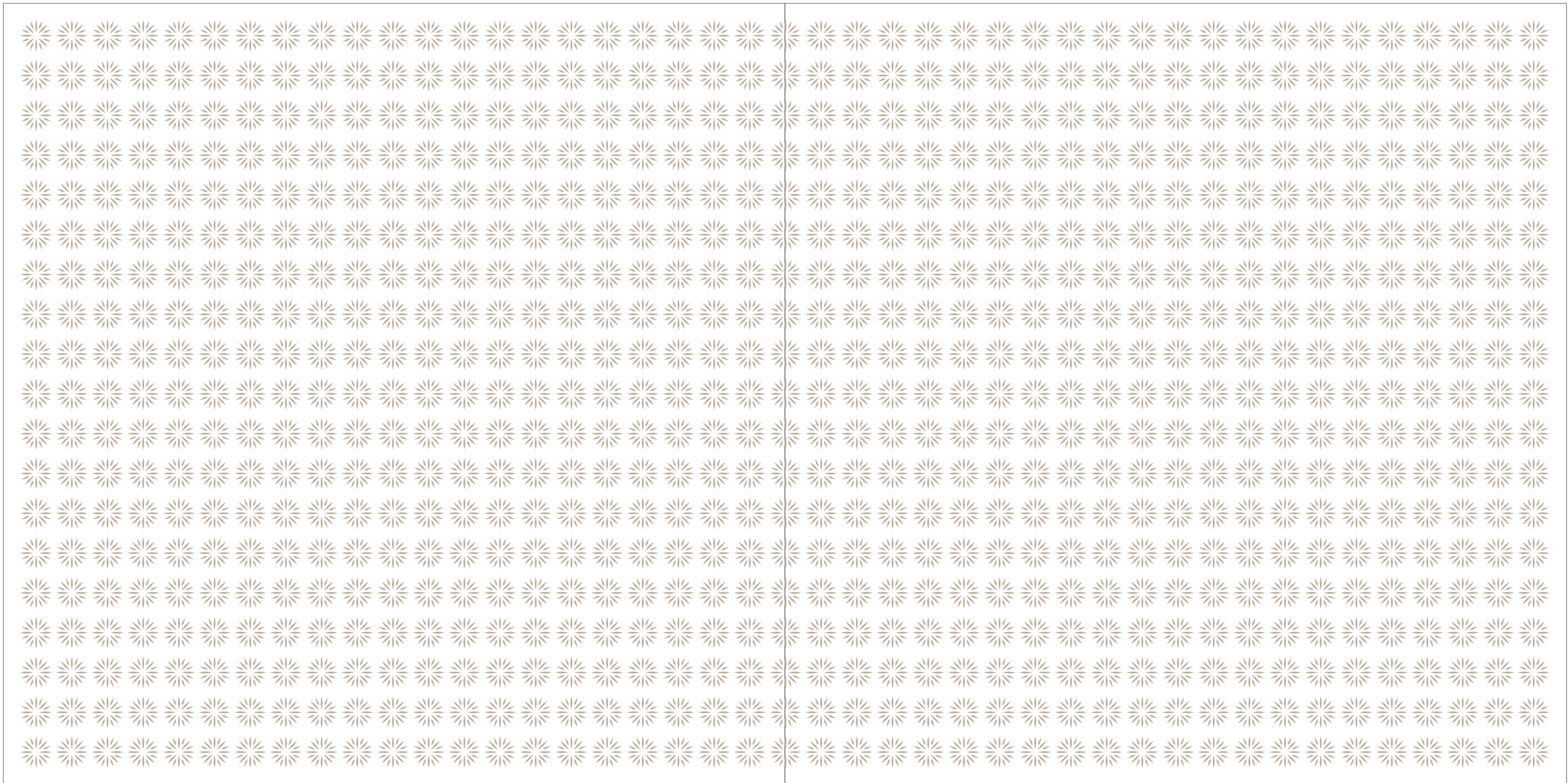
RERA REGN. No.:  
**UPRERAPRJ911971/09/2024**

RERA Website: www.up-rera.in



NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

WHERE DREAMS BECOME REALITY



OUR AWARDS  
& ACHIEVEMENTS

CRAFTING COMMUNITIES,  
BUILDING LEGACIES

**Nilansh Group** embodies a bold vision in real estate, pushing the boundaries of design and civil engineering. What distinguishes our projects is the fusion of technology with human insight, reflecting our customer-centric approach. Our core philosophy revolves around you, ensuring that every endeavor is tailored to meet your needs.

Within **Nilansh Group**, we bring forth a modern take on real estate, poised to redefine the Lucknow skyline. Fueled by relentless zeal and cutting-edge technology, we lead the charge in crafting genre-defining projects spanning residential, commercial, and mixed developments. Together, let's reimagine the circle of life with vibrant hues, enhanced vistas, and innovative concepts.



MAHATMA  
GANDHI SAMMAN,  
LONDON



INTERNATIONAL  
ACHIEVERS AWARD,  
THAILAND



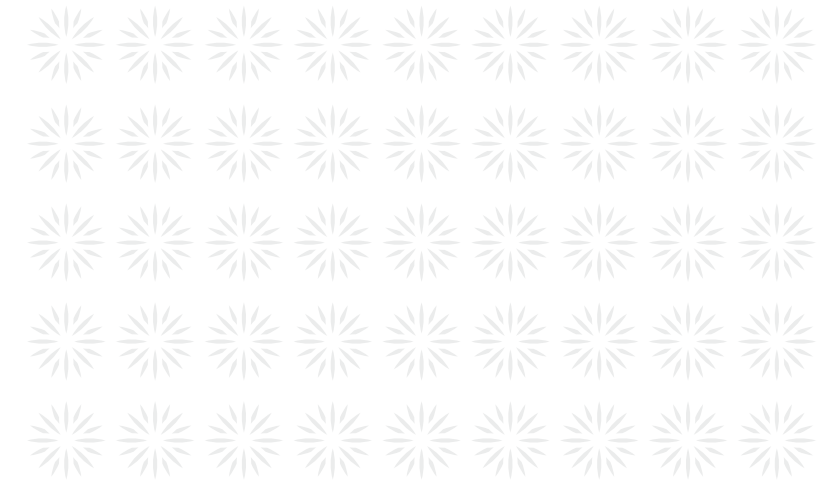
BHARTIYA NIRMAN  
RATAN AWARD,  
NEW DELHI

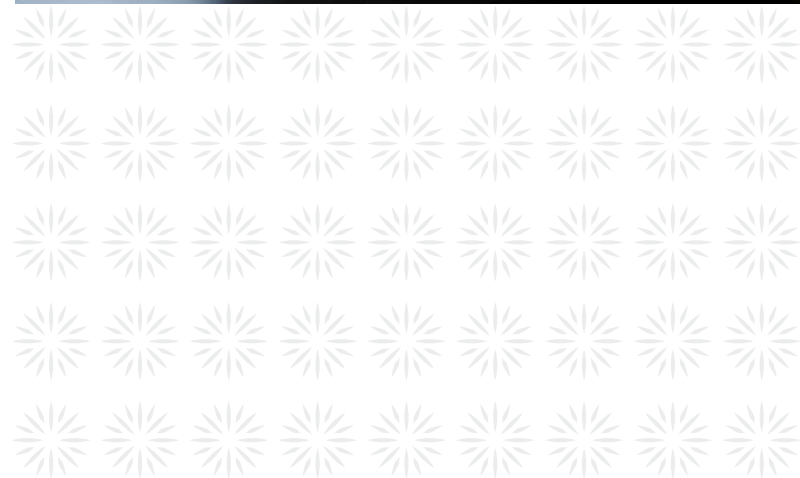


INDIAN CONSTRUCTION  
& DESIGN AWARD,  
NEW DELHI



A NEW WAY  
OF LIFE





A CELESTE  
LIFESTYLE AWAITS YOU



ATTENTION TO  
EVEN THE SMALLEST DETAILS



ARTISTIC IMPRESSION

## WHERE DREAMS BECOME REALITY

Nilansh Celeste offers an exquisite living experience with its range of premium 2, 3 & 4 BHK apartments. Nestled in a prime location, these residences epitomize luxury living with their spacious layouts, elegant interiors, and top-of-the-line amenities. From state-of-the-art fitness centers and swimming pools to landscaped gardens and recreational spaces, every aspect of Celeste is thoughtfully crafted to elevate the lifestyle of its residents.

NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS



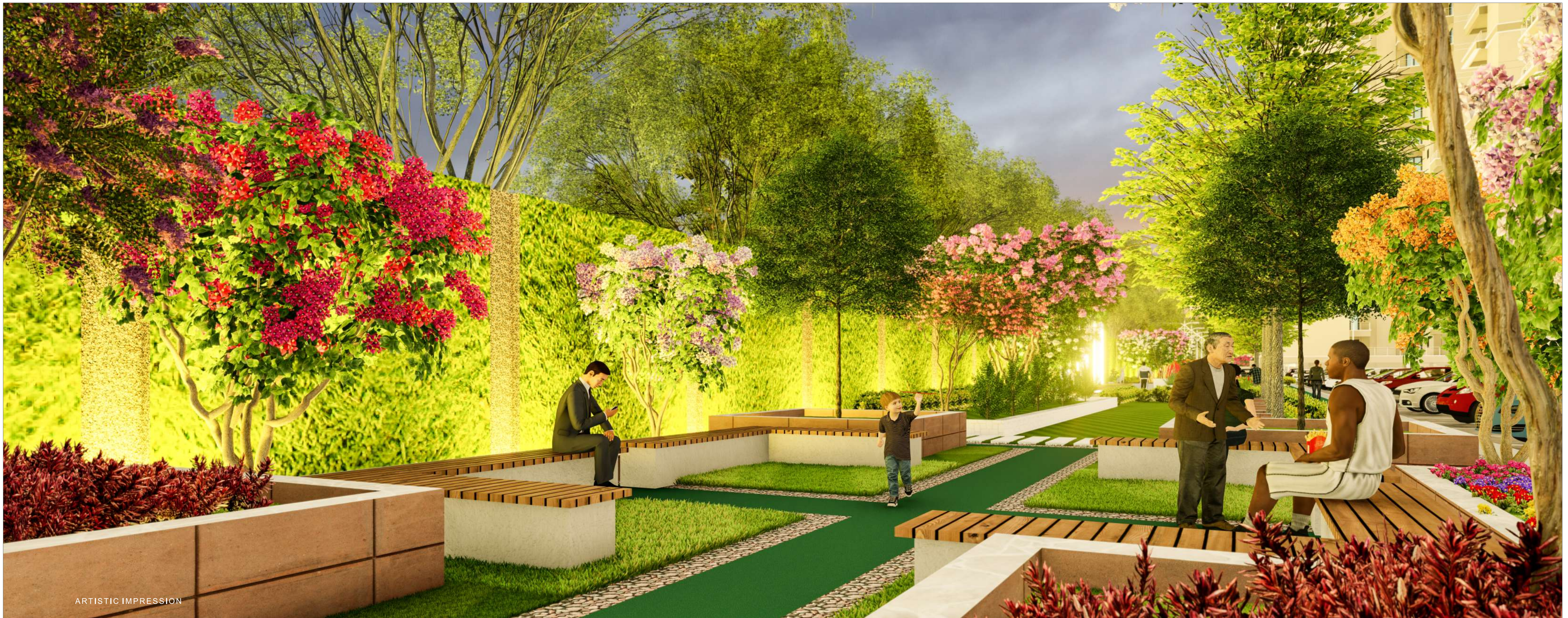
STEP  
INTO A  
LUXURIOUS  
LIFE



ELEVATED LUXURY  
WITH STUNNING VIEWS

ARTISTIC IMPRESSION





ARTISTIC IMPRESSION



FEEL REFRESHED WITH EVERY  
BREATH OF FRESH AIR



WHERE EVERY DIP  
FEELS LIKE A VACATION



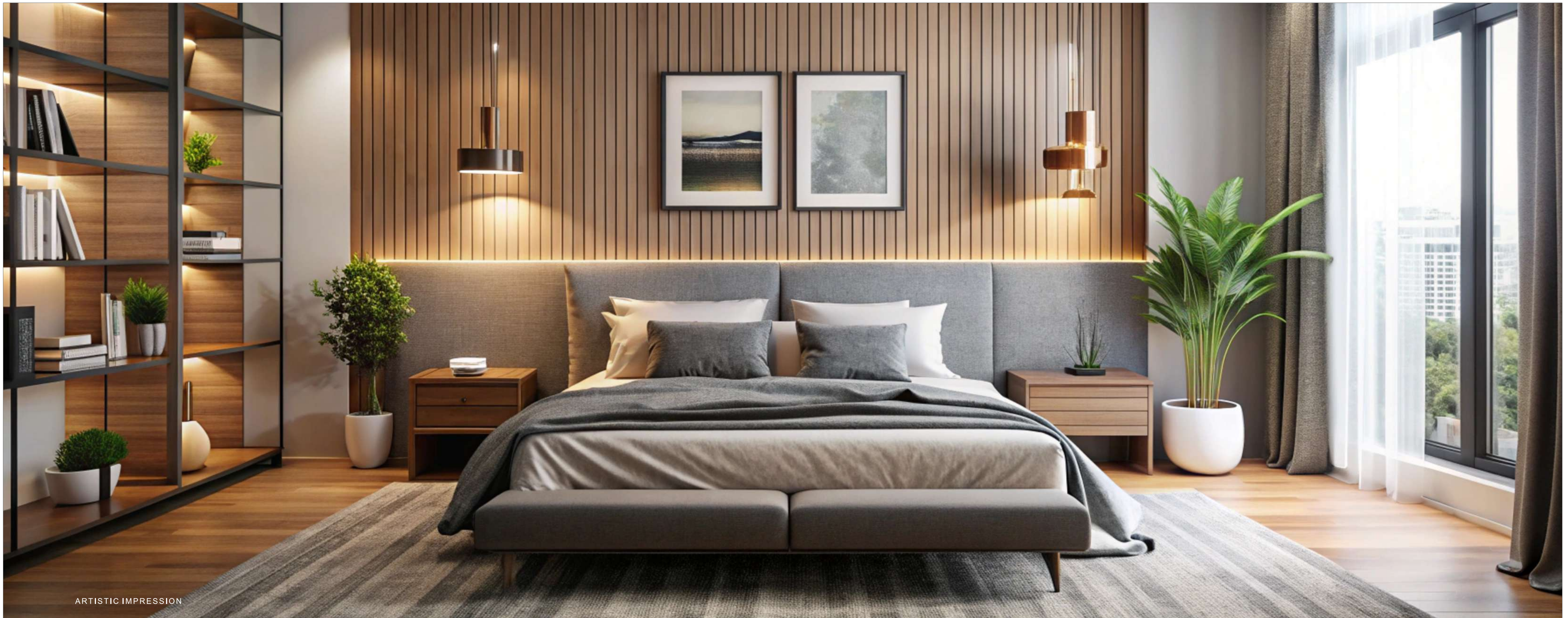
ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

LIVING ROOM  
WHERE TIMELESS ELEGANCE  
MEETS MODERN COMFORT



ARTISTIC IMPRESSION

NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

BEDROOM  
YOUR PERSONAL RETREAT  
OF LUXURY & CALM



ARTISTIC IMPRESSION

NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

A CELESTE LIFESTYLE THAT MAKES  
ALL YOUR SENSES COME ALIVE



ARTISTIC IMPRESSION

NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

ELEVATE YOUR SPACE  
WITH A TERRACE GARDEN OASIS



ARTISTIC IMPRESSION

NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

AMENITIES  
INDULGE IN ELEVATED COMFORT  
PREMIUM AMENITIES FOR THE DISCERNING FEW.

# AMENITIES



CLUB HOUSE



SWIMMING POOL



YOGA & MEDITATION



INDOOR GYMNASIUM



SNOOKER



TABLE TENNIS



INDOOR GAMES



BILLIARD



TERRACE GARDEN



PARTY LAWN



ELDERS PARK



BEAUTIFULLY LANDSCAPED



VOLLEYBALL COURT



JOGGING/WALKING TRACK



BADMINTON COURT



OPEN GYM



24 HOURS POWER BACKUP



24 HOUR WATER SUPPLY



AMPLE CAR PARKING



EV CHARGING POINTS



RAIN WATER HARVESTING



STP



KIDS' PLAY AREA



KIDS' POOL



BANQUET HALL



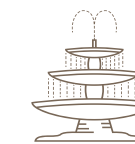
GUEST ROOM



WAITING LOUNGE



INTERCOM FACILITY



FOUNTAINS & WATER BODIES



CONVENIENCE SHOPS



24X7 SECURITY



CCTV SURVEILLANCE

INDULGE IN ENDLESS ENJOYMENT WITH AMENITIES  
CRAFTED TO DELIGHT EVERY AGE GROUP.

KID'S POOL



BADMINTON COURT



VOLLEYBALL COURT

KIDS' PLAY AREA



WALKING/JOGGING AREA



YOGA



ELDERS PARK



OPEN GYM



## CLUB HOUSE

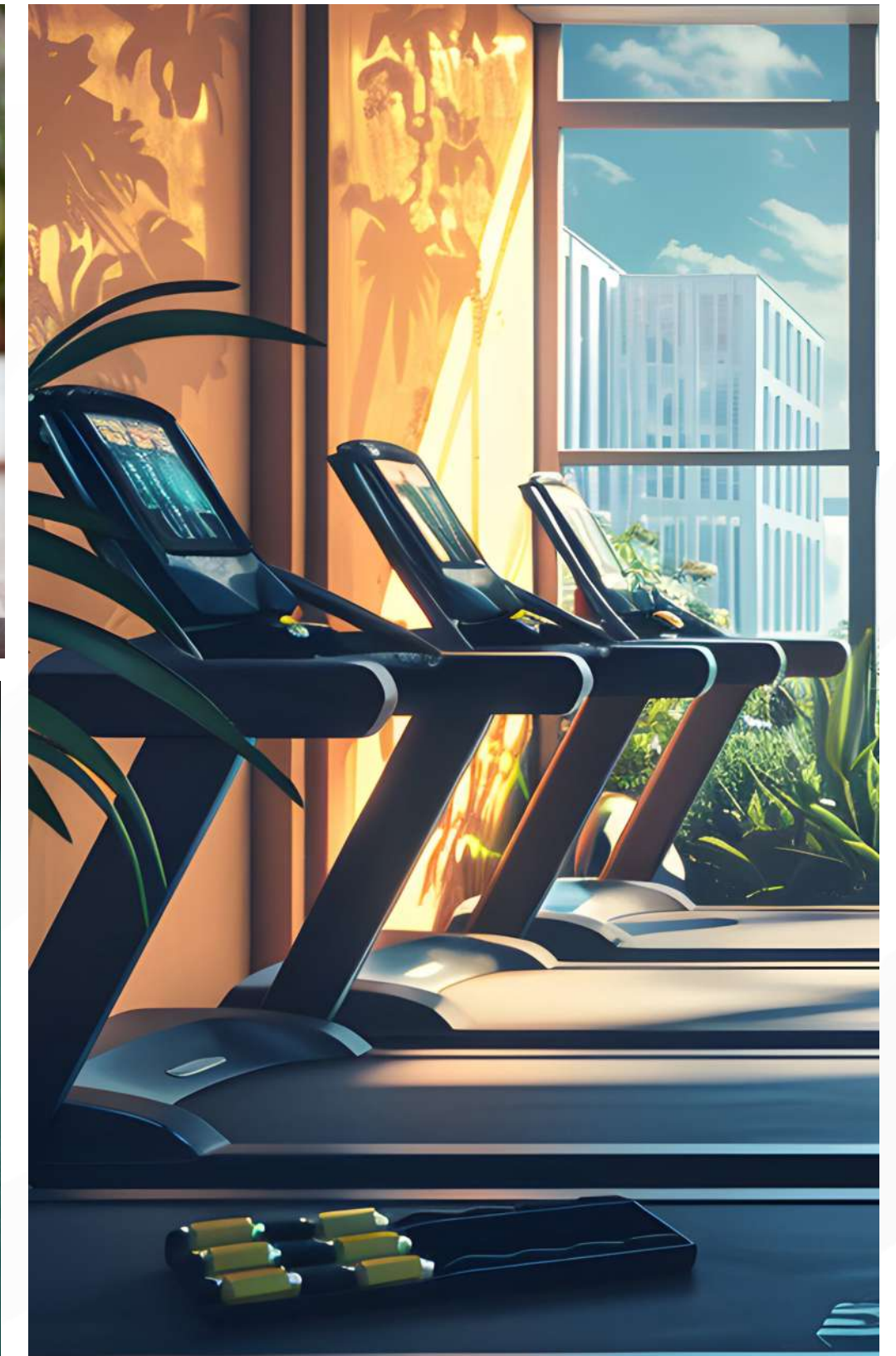
LUXURY, TRANQUILITY, AND PREMIUM AMENITIES  
FOR ULTIMATE RELAXATION AND SOCIALIZING.

NILANSH   
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS



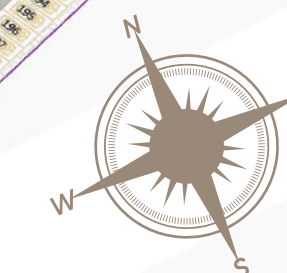
ARTISTIC IMPRESSION

# CLUB HOUSE AMENITIES

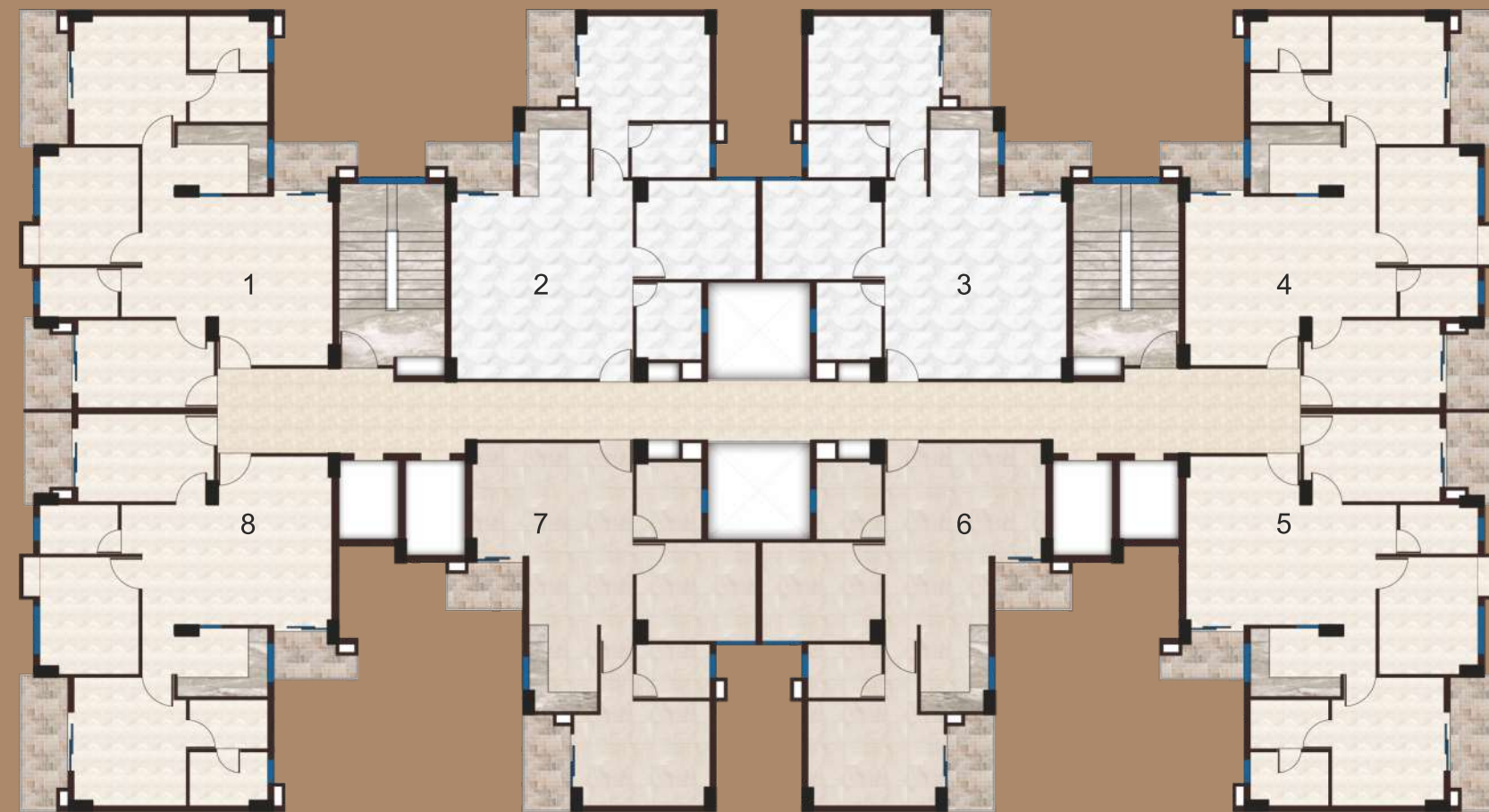


## LEGENDS

- |                          |                                    |
|--------------------------|------------------------------------|
| 1- ENTRY GATE            | 11- BEAUTIFULLY LANDSCAPED GARDENS |
| 2- GUARD ROOM            | 12- KIDS' PLAY AREA                |
| 3- WAITING/DELIVERY ROOM | 13- JOGGING TRACK                  |
| 4- EV CHARGING POINT     | 14- WATERFALL WALL                 |
| 5- SURFACE PARKING       | 15- ELDERS' PARK                   |
| 6- BASEMENT RAMP         | 16- SIT-OUT AREA (GAZEBO)          |
| 7- CLUB HOUSE            | 17- PARK                           |
| 8- SWIMMING POOL         | 18- OPEN GYM                       |
| 9- KIDS' POOL            | 19- VOLLEYBALL COURT               |
| 10- CONVENIENT SHOPS     | 20- BADMINTON COURT                |
|                          | 21- DRIVEWAY                       |

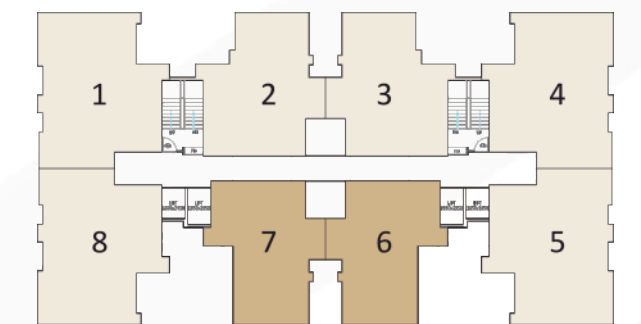


  
 TOWER A, C&E  
 2 & 3 BHK BLOCK



TYPICAL FLOOR PLAN

TOWER A, C&E  
 2 BHK TYPE - I



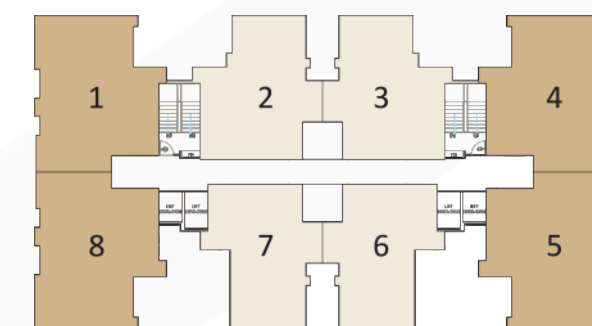
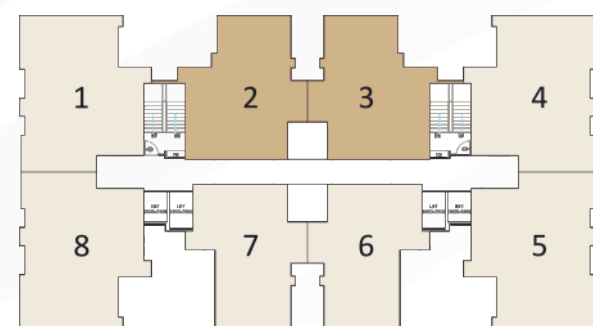
CARPET AREA  
 734.91 SQ. FT. | 68.30 SQ. MTR

BUILT-UP AREA  
 889.96 SQ. FT. | 82.71 SQ. MTR

	FT	FT	MTR	MTR
1. DRAWING & DINING	16'5"	18'7"	5.01	5.68
2. TOILET	6'7"	7'11"	2.03	2.41
3. BEDROOM	12'3"	10'0"	3.73	3.07
4. KITCHEN	7'0"	8'9"	2.13	2.70
5. BALCONY	7'10"	4'11"	2.40	1.50
6. TOILET	7'6"	5'6"	2.29	1.67
7. MASTER BEDROOM	13'11"	10'8"	4.24	3.26
8. BALCONY	9'11"	4'11"	3.03	1.50

TOWER A, C&E  
 2 BHK TYPE - II

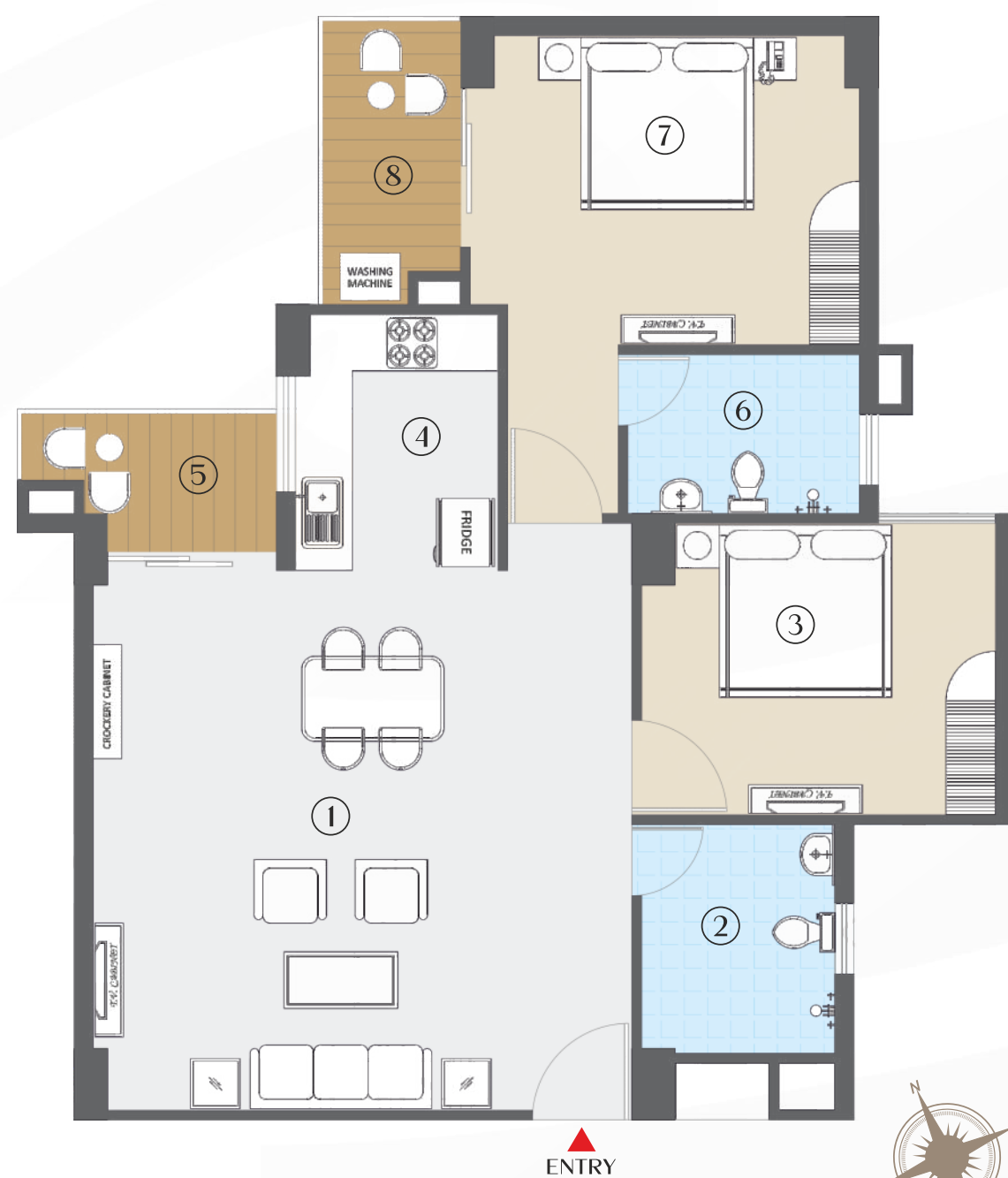
TOWER A, C&E  
 3 BHK TYPE - I



CARPET AREA  
 820.99 SQ. FT. | 76.30 SQ. MTR

BUILT-UP AREA  
 976.25 SQ. FT. | 90.73 SQ. MTR

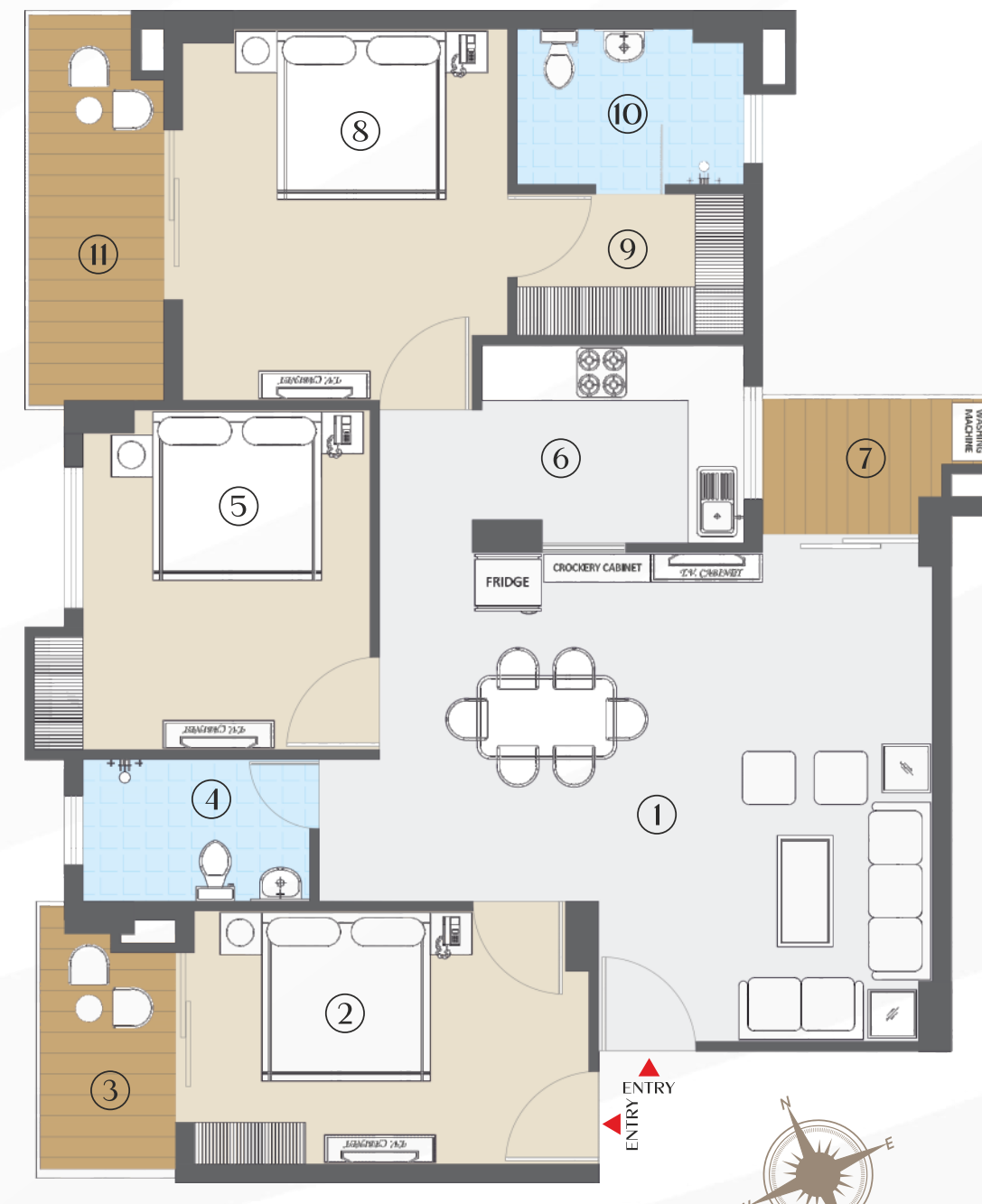
	FT	FT	MTR	MTR
1. DRAWING & DINING	18'6"	17'6"	5.67	5.68
2. TOILET	6'7"	7'11"	2.03	2.41
3. BEDROOM	12'3"	10'0"	3.73	3.07
4. KITCHEN	7'0"	8'9"	2.13	2.70
5. BALCONY	8'11"	4'11"	2.73	1.50
6. TOILET	8'0"	5'6"	2.44	1.67
7. MASTER BEDROOM	13'5"	10'8"	4.10	3.26
8. BALCONY	9'11"	4'11"	3.03	1.50



CARPET AREA  
 950.32 SQ. FT. | 88.32 SQ. MTR

BUILT-UP AREA  
 1174.24 SQ. FT. | 109.13 SQ. MTR

	FT	FT	MTR	MTR
1. DRAWING & DINING	19'6"	17'3"	5.95	5.26
2. BEDROOM	13'11"	8'11"	4.25	2.73
3. BALCONY	8'6"	4'11"	2.58	1.50
4. TOILET	8'0"	5'0"	2.44	1.53
5. BEDROOM	10'1"	12'0"	3.09	3.66
6. KITCHEN	9'3"	7'0"	2.82	2.130
7. BALCONY	8'7"	4'11"	2.63	1.50
8. MASTER BEDROOM	11'6"	13'1"	3.50	4.00
9. DRESSER	8'0"	5'0"	2.44	1.55
10. TOILET	8'0"	5'0"	2.44	1.67
11. BALCONY	13'8"	4'11"	4.20	1.50

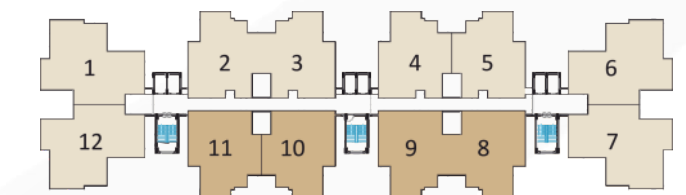


TOWER B  
 3 & 4 BHK BLOCK



TYPICAL FLOOR PLAN

TOWER B  
 3 BHK TYPE - II



CARPET AREA  
 1130.98 SQ. FT. | 105.11 SQ. MTR

BUILT-UP AREA  
 1420.53 SQ. FT. | 132.02 SQ. MTR

	FT	FT	MTR	MTR
1. FOYER	8'4"	6'0"	2.55	1.84
2. DRAWING & DINING	21'2"	21'5"	6.46	6.54
3. TOILET	8'0"	5'8"	2.44	1.74
4. BEDROOM	13'3"	9'11"	4.04	3.04
5. KITCHEN	9'11"	7'10"	3.04	2.40
6. BALCONY	17'10"	4'11"	5.43	1.50
7. MASTER BEDROOM	14'10"	10'11"	4.53	3.34
8. DRESSER	8'0"	5'1"	2.44	1.57
9. TOILET	8'0"	5'5"	2.44	1.67
10. BALCONY	15'10"	4'11"	4.83	1.50
11. BEDROOM	10'10"	13'1"	3.31	4.00
12. BALCONY	7'2"	4'11"	2.20	1.50
13. TOILET	8'0"	5'5"	2.44	1.67

**TOWER B**  
**3 BHK TYPE - III**

**TOWER B**  
**4 BHK TYPE - I**



CARPET AREA  
 1124.10 SQ. FT. | 104.47 SQ. MTR

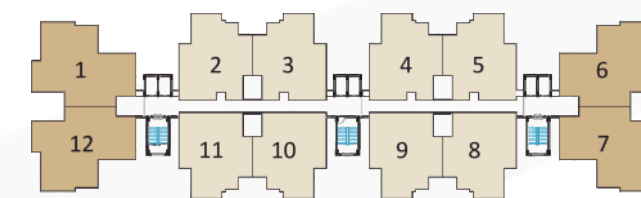
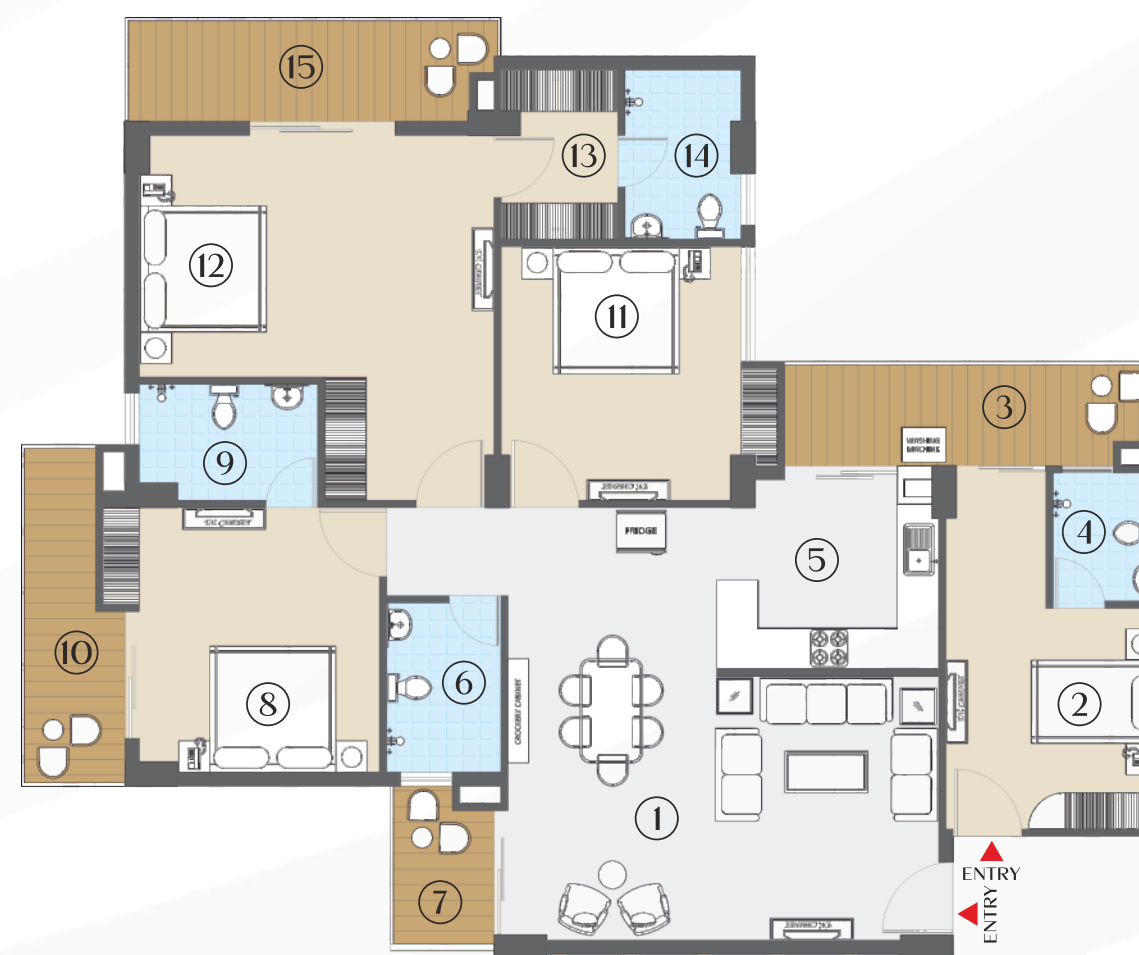
BUILT-UP AREA  
 1417.63 SQ. FT. | 131.75 SQ. MTR

	FT	FT	MTR	MTR
1. DRAWING & DINING	21'2"	23'10"	6.46	7.28
2. TOILET	7'10"	6'6"	2.40	2.00
3. BEDROOM	13'3"	9'11"	4.04	3.04
4. KITCHEN	9'11"	7'10"	3.04	2.40
5. BALCONY	18'3"	4'11"	5.58	1.50
6. MASTER BEDROOM	14'10"	10'11"	4.53	3.34
7. DRESSER	8'0"	5'1"	2.44	1.57
8. TOILET	8'0"	5'5"	2.44	1.67
9. BALCONY	15'10"	4'11"	4.83	1.50
10. BEDROOM	10'10"	13'1"	3.31	4.00
11. BALCONY	7'2"	4'11"	2.20	1.50
12. TOILET	7'7"	5'5"	2.33	1.67

	FT	FT	MTR	MTR
1. DRAWING & DINING	20'4"	20'5"	6.21	6.23
2. BEDROOM	10'0"	7'2"	3.06	2.18
3. BALCONY	18'4"	4'11"	5.59	1.50
4. TOILET	4'11"	6'0"	1.52	1.85
5. KITCHEN	10'1"	12'0"	3.20	2.73
6. TOILET	8'0"	5'4"	2.44	1.65
7. BALCONY	7'5"	4'11"	2.27	1.50
8. BEDROOM	11'4"	12'6"	3.46	3.81
9. TOILET	5'5"	8'0"	1.67	2.44
10. BALCONY	16'1"	4'11"	4.91	1.50
11. BEDROOM	11'4"	12'0"	3.46	3.66
12. MASTER BEDROOM	16'9"	11'5"	5.11	3.48
13. DRESSER	8'0"	5'6"	2.44	1.68
14. TOILET	8'0"	5'5"	2.44	1.67
15. BALCONY	16'11"	4'11"	5.18	1.50

CARPET AREA  
 1373.84 SQ. FT. | 127.68 SQ. MTR

BUILT-UP AREA  
 1755.06 SQ. FT. | 163.11 SQ. MTR



  
 TOWER D  
 3 BHK BLOCK



TYPICAL FLOOR PLAN

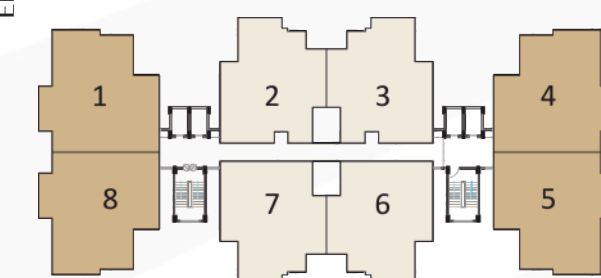
TOWER D  
 3 BHK TYPE - IV



	FT	FT	MTR	MTR
1. DRAWING & DINING	20'4"	x 20'5"	6.21	x 6.23
2. BALCONY	7'5"	x 4'11"	2.27	x 1.50
3. KITCHEN	10'1"	x 12'0"	3.20	x 2.73
4. BALCONY	7'11"	x 4'11"	2.42	x 1.50
5. BEDROOM	11'4"	x 12'6"	3.46	x 3.81
6. TOILET	8'0"	x 5'4"	2.44	x 1.65
7. BEDROOM	10'11"	x 12'6"	3.33	x 3.81
8. TOILET	8'0"	x 5'5"	2.44	x 1.67
9. BALCONY	16'1"	x 4'11"	4.91	x 1.50
10. MASTER BEDROOM	16'3"	x 11'5"	4.98	x 3.48
11. DRESSER	8'0"	x 5'6"	2.44	x 1.68
12. TOILET	8'0"	x 5'5"	2.44	x 1.68
13. BALCONY	16'11"	x 4'11"	5.18	x 1.50

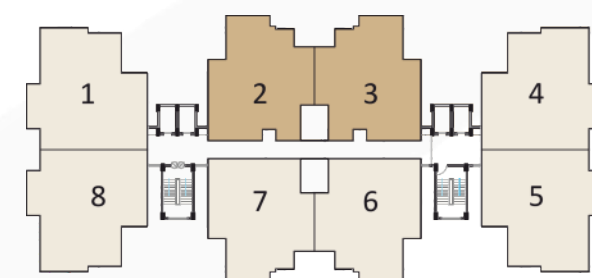
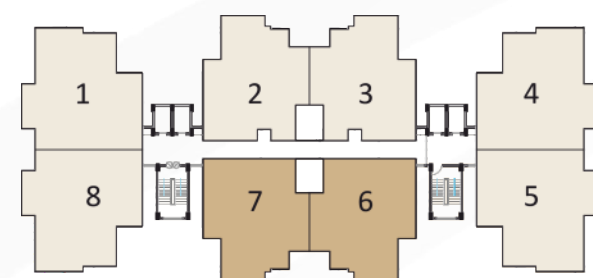
CARPET AREA  
 1186.93 SQ. FT. | 110.31 SQ. MTR

BUILT-UP AREA  
 1506.83 SQ. FT. | 140.04 SQ. MTR



**TOWER D**  
**3 BHK TYPE - V**

**TOWER D**  
**3 BHK TYPE - VI**



CARPET AREA  
 1132.37 SQ. FT. | 105.23 SQ. MTR

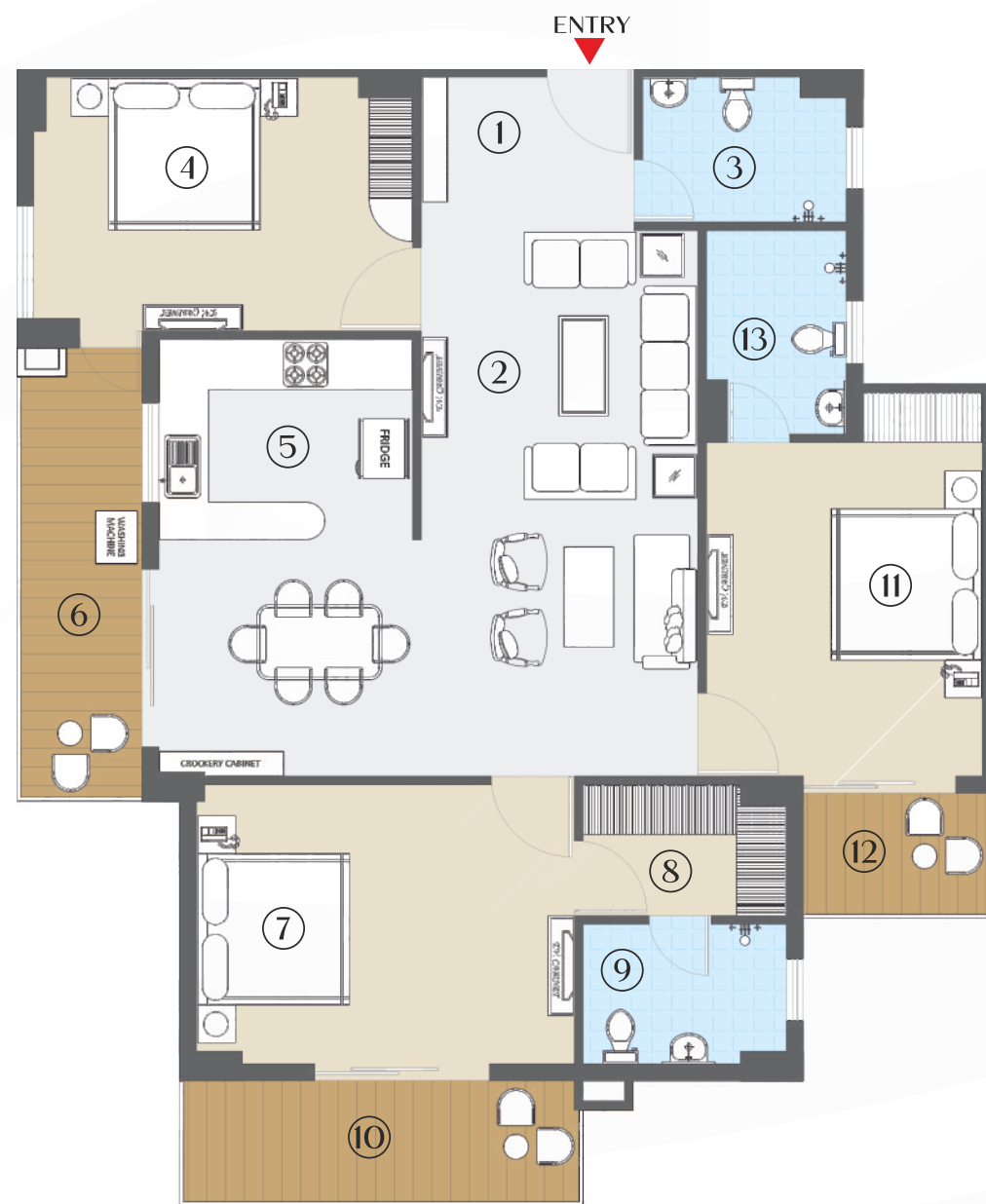
BUILT-UP AREA  
 1421.61 SQ. FT. | 132.12 SQ. MTR

CARPET AREA  
 1123.45 SQ. FT. | 104.41 SQ. MTR

BUILT-UP AREA  
 1417.95 SQ. FT. | 131.78 SQ. MTR

	FT	FT	MTR	MTR
1. FOYER	8'4"	6'0"	2.55	1.84
2. DRAWING & DINING	21'2"	21'5"	6.46	6.54
3. TOILET	8'0"	5'8"	2.44	1.74
4. BEDROOM	13'3"	9'11"	4.04	3.04
5. KITCHEN	9'11"	7'10"	3.04	2.40
6. BALCONY	17'10"	4'11"	5.43	1.50
7. MASTER BEDROOM	14'10"	10'11"	4.53	3.34
8. DRESSER	8'0"	5'1"	2.44	1.57
9. TOILET	8'0"	5'5"	2.44	1.67
10. BALCONY	15'10"	4'11"	4.83	1.50
11. BEDROOM	10'10"	13'1"	3.31	4.00
12. BALCONY	7'2"	4'11"	2.20	1.50
13. TOILET	8'0"	5'5"	2.44	1.67

	FT	FT	MTR	MTR
1. DRAWING & DINING	21'2"	23'10"	6.46	7.28
2. TOILET	7'10"	6'6"	2.40	2.00
3. BEDROOM	13'3"	9'11"	4.04	3.04
4. KITCHEN	9'11"	7'10"	30.4	2.40
5. BALCONY	18'3"	4'11"	5.58	1.50
6. MASTER BEDROOM	14'10"	10'11"	4.53	3.34
7. DRESSER	8'0"	5'1"	2.44	1.57
8. TOILET	8'0"	5'5"	2.44	1.67
9. BALCONY	15'10"	4'11"	4.83	1.50
10. BEDROOM	10'10"	13'1"	3.31	4.00
11. BALCONY	7'2"	4'11"	2.20	1.50
12. TOILET	7'7"	5'5"	2.33	1.67





## SPECIFICATION

### STRUCTURE

Earthquake Resistant Structure.  
RCC framed structure conforming to BIS seismic codes and all relevant norms.  
Environment friendly design.

### LIVING / DINING ROOM

FLOORING/ SKIRTING : Glazed Vitrified Tiles  
WALL FINISHES : Walls finished with putty (cement based) & Plastic Paint  
CEILING : Oil Bound Distemper  
WINDOWS : UPVC / Aluminum windows of standard make and brand as per design.  
DOORS : ISI marked 30-35 mm thick flush door or equivalent.

### BED ROOMS

FLOORING/ SKIRTING : Glazed Vitrified Tiles  
WALL FINISHES : Walls finished with putty (cement based) & Plastic Paint  
CEILING : Oil Bound Distemper  
WINDOWS : UPVC / Aluminum windows of standard make and brand as per design.  
DOORS : ISI marked 30-35 mm thick flush door or equivalent.

### TOILETS

FLOORING : Antiskid Ceramic Tiles  
WALL FINISHES : Ceramic Tiles upto lintel lvl. & Plastic Paint  
CEILING : Oil Bound Distemper  
SANITARY WARE : Hind ware/Cera/Jaquar, or equivalent  
C.P. FITTINGS : Jaquar/Grohe/Hind Ware/Cera or equivalent.  
DOORS : ISI marked 30-35 mm thick flush door or equivalent.

### KITCHEN

FLOORING/ SKIRTING : Glazed Vitrified Tiles  
WALL FINISHES : 2'-2½' ht. wall tiles along kitchen counter  
CEILING : Oil Bound Distemper

### BALCONIES/ TERRACE

FLOORING : Antiskid Ceramic Tiles  
WALL FINISHES : Exterior grade paint on plaster  
CEILING : Exterior grade paint on plaster  
HANDRAILS : Stainless Steel Railing



### STAIRCASE

FLOORING : Granite/ Marble  
WALL FINISHES : Oil Bound Distemper  
CEILING : Oil Bound Distemper  
HANDRAILS : Stainless Steel Railing

### CORRIDORS/ LIFT LOBBY

FLOORING : Glazed Vitrified Tiles  
WALL FINISHES : Oil Bound Distemper  
CEILING : Oil Bound Distemper

### EXTERNAL WALL FINISHES

EXTERNAL WALL FINISHES: Exterior grade Anti-fungal/Anti Algal paint on plaster.

### ELECTRICAL WIRING AND INSTALLATIONS

FIXTURE & FITTINGS : IS Compliant Modular Switches/sockets. Distribution Boxes and circuit breakers from standard makes and brands.  
WIRING : IS Compliant Copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms. Electrical points for exhaust fans in Kitchens and Toilets.  
SECURITY SYSTEM : EPABX system/VDP system in the premises.  
PLUMBING : IS Compliant CPVC water supply pipes With standard valves and accessories. IS compliant PVC waste pipes and traps.

### BRAND LIST

TILES : Kajaria/Jhonson/Somany or equivalent.  
DOORS : Green/Century/Duro/ Austria or equivalent.  
HARDWARE : Kich/Dorset/Harrison/Godrej/IPSA or equivalent.  
SANITARY : Hind ware/Cera/Jaquar or equivalent.  
C.P. FITTINGS : Jaquar/Grohe/Hind Ware/Cera or equivalent  
WIRES : Havells/Anchor/Polcab/Seiko or equivalent.  
SWITCHES : Havells/Anchor/Legrand/Schneider or equivalent.  
PLASTIC PAINT : Asian / Berger / Nerolac or equivalent.  
OIL BOUND DISTEMPER : Asian /Berger / Nerolac or equivalent.  
STEEL : RHL/Gallant/Kamdhenu/Jindal or equivalent.  
CEMENT : Ultra Tech/ACC/Prism/Mycem/Ambuja/ Birla or equivalent  
All the brands mentioned or any other brand equivalent in quality and design shall be used conforming to space & design.



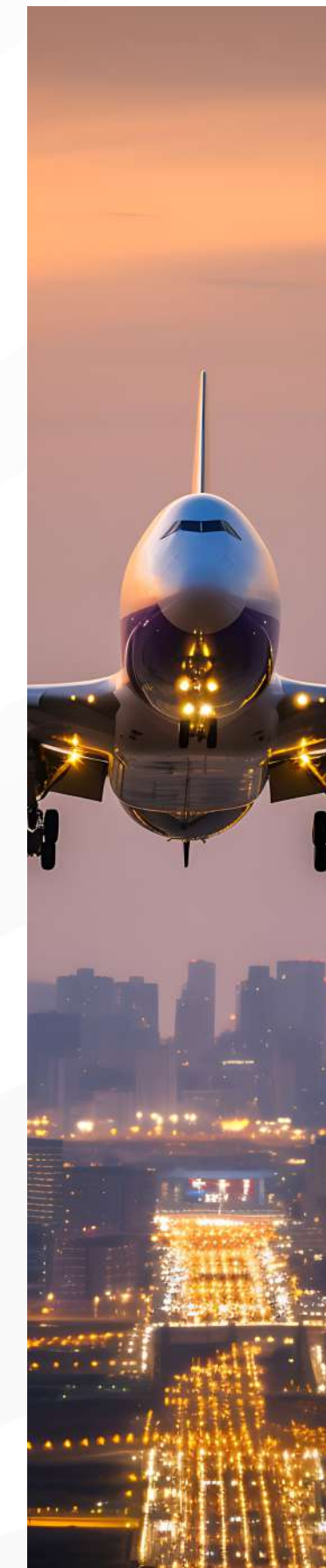


## A CELESTE LIFESTYLE THAT MAKES ALL YOUR SENSES COME ALIVE

Nilansh Celeste is situated in the arterial location of Lucknow, bringing every significant landmark closer to you. Every key hub of the city is easily accessible. Nilansh Celeste offers outstanding connectivity through multiple transportation options, ensuring convenience and ease of travel.

With nearby Mawaiya and Durgapuri Metro Stations and close proximity to Charbagh Railway Station and Bus Stand, residents have access to efficient rail and bus services. Additionally, Amausi International Airport is just a short drive away, making both domestic and international travel effortlessly accessible. The location also offers easy access to the Agra Expressway, further enhancing connectivity.

Furthermore, the site is well connected to some of Lucknow's most iconic historical monuments, including the intricate Bhool Bhulaiya and the majestic Rumi Darwaza. These landmarks not only add cultural richness to the area but also serve as popular tourist attractions, making the location a blend of modern living with easy access to the city's heritage.



## NEARBY LOCATIONS

### SCHOOLS & COLLEGES

- ✧ CITY MONTESSORI SCHOOL
- ✧ SETH M.R. JAIPURIA
- ✧ LAMARTINIERE COLLEGE
- ✧ LORETO CONVENT
- ✧ UNIVERSITY OF LUCKNOW

### HOSPITALS

- ✧ KGMU MEDICAL COLLEGE
- ✧ APOLLO MEDICS
- ✧ AWADH HOSPITAL
- ✧ BALRAMPUR HOSPITAL

### MARKETS & MALLS

- ✧ RAJAJIPURAM
- ✧ AMINABAD
- ✧ HAZRATGANJ
- ✧ ALAMBAGH
- ✧ SHALIMAR GATEWAY MALL
- ✧ PHOENIX PALASSIO MALL
- ✧ EMERALD MALL

### CLUBS

- ✧ GOLF CLUB
- ✧ GYMKHANA CLUB
- ✧ MB CLUB

## LOCATION MAP



NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

SCAN QR  
FOR  
LOCATION





# NILANSH Celeste

2, 3 &amp; 4 BHK PREMIUM APARTMENTS

**PRICE LIST**

(wef - 07th October, 2024)

TOWER	UNIT TYPE	CARPET AREA		BUILT UP AREA		BASIC SALE PRICE
		Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	
A, C & E	2BHK - Type 1	68.30	734.91	82.71	889.96	78,06,096
	2BHK - Type 2	76.30	820.99	90.73	976.25	85,62,960
	3BHK - Type 1	88.32	950.32	109.13	1174.24	1,02,99,096
B	3BHK - Type 2	105.11	1130.98	132.02	1420.53	1,22,94,792
	3BHK - Type 3	104.47	1124.10	131.75	1417.63	1,22,70,024
D	3BHK - Type 4	110.31	1186.93	140.04	1506.83	1,28,25,504
	3BHK - Type 5	105.23	1132.37	132.12	1421.61	1,21,00,320
	3BHK - Type 6	104.41	1123.45	131.78	1417.95	1,20,69,360
B	4BHK	127.68	1373.84	163.11	1755.06	1,51,89,912

**PREFERENTIAL LOCATION CHARGES - FLOOR**

01	1 <sup>st</sup> Floor	4% of BSP
02	2 <sup>nd</sup> Floor	3% of BSP
03	3 <sup>rd</sup> Floor	2% of BSP
04	4 <sup>th</sup> Floor	1% of BSP
05	Main Road & Club Facing	5% of BSP

- \*Basic Sale Price includes cost of Carpet Area, Cost of Exclusive Balcony or Verandah Area.
- All additional charges (excluding recurring maintenance charges) are to be paid one time.
- ARMC, Meter Connection Charges and Registration charges will be demanded at the time of offer of possession as applicable.
- All taxes, levies, duties, cess, GST or any other amount charged by any Government/Goverment Agency/Controlling Authority shall be payable extra.
- Min. power backup 2KVA for 2BHK, 3KVA for 3BHK, 4KVA for 4BHK will have to be taken.
- Price prevailing as on the date of booking and acceptance by the company shall be final.
- Price indicated above are subject to revision at the discretion of the company.
- Cheque/DD payable at Lucknow in favour of "NSSN INFRA PRIVATE LIMITED COLLECTION ACCOUNT NILANSH CELESTE".

Bank Name : Punjab National Bank

A/c Name : NSSN INFRA PRIVATE LIMITED COLLECTION ACCOUNT NILANSH CELESTE

A/c Number : 7177002900002959

Branch : 10 Ashok Marg, Hazratganj, Lucknow, Uttar Pradesh.

IFSC Code : PUNB0717700

**Signature of Applicant(s)****CORPORATE ADDRESS**

NSSN Infra Private Limited, Pinki Apartment, 93N, Dalibagh, Lucknow - 226001.

**SITE OFFICE**

4, Mill Road, Aishbagh, Lucknow - 226004.

**+91 73111 57575**

Web.: www.nilanshceleste.in



NILANSH  
**Celeste**  
2, 3 & 4 BHK PREMIUM APARTMENTS

## PAYMENT PLAN

### CONSTRUCTION LINKED PAYMENT PLAN

S. No.	PAYMENT SCHEDULE	% (PERCENTAGE)
1.	At the time of booking	5% of Basic Sale Price + GST
2.	On or before 30 days of booking	5% of Basic Sale Price + GST
3.	On or before 60 days of booking	10% of Basic Sale Price + GST
4.	On start of foundation	5% of Basic Sale Price + GST
5.	On start of raft	5% of Basic Sale Price + GST
6.	On casting of basement slab	5% of Basic Sale Price + GST
7.	On casting of second floor slab	5% of Basic Sale Price + GST
8.	On casting of fourth floor slab	5% of Basic Sale Price + GST
9.	On casting of sixth floor slab	5% of BSP + 25% of Additional Charges & PLC if any + GST
10.	On casting of eight floor slab	5% of BSP + 25% of Additional Charges & PLC if any + GST
11.	On casting of tenth floor slab	5% of BSP + 25% of Additional Charges & PLC if any + GST
12.	On casting of Twelfth floor slab	5% of BSP + 25% of Additional Charges & PLC if any + GST
13.	On casting of Fourteenth Floor Slab	5% of Basic Sale Price + GST
14.	On start of Electrical Work	5% of Basic Sale Price + GST
15.	On start of Internal Plaster	5% of Basic Sale Price + GST
16.	On start of Flooring	5% of Basic Sale Price + GST
17.	On start of Door & Windows Installation	5% of Basic Sale Price + GST
18.	On start of External Plaster	5% of Basic Sale Price + GST
19.	On offer of Possession	5% of Basic Sale Price + GST

**CORPORATE ADDRESS**

NSSN Infra Private Limited, Pinki Apartment, 93N, Dalibagh, Lucknow - 226001.

**SITE OFFICE**

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**+91 73111 57575**Web.: [www.nilanshceleste.in](http://www.nilanshceleste.in)



NILANSH  
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2, 3 & 4 BHK PREMIUM APARTMENTS

### Details of Compulsory Other Charges (Other than basic cost of flat)

PARTICULARS	CHARGES
External Development Charges	₹60/- p.s.f. on Built-Up Area of Flat/Unit
Non Refundable Maintenance Deposit (IFMS)	₹40/- p.s.f. on Built-Up Area of Flat/Unit
External Electrification + Fire Fighting Equipment Charges	₹125 p.s.f. on Built-Up Area of Flat/Unit

### Details of Optional Other Charges (Other than basic cost of flat)

PARTICULARS	CHARGES
Power Back-up Infrastructure Charges	₹30,000 per KVA (Min. 2 KVA)
Community Centre Membership Charges (One Time)	₹1,00,000/- per Flat/Unit
Cover Car Parking: 1 in Basement	₹3,00,000/- per Parking
Covered Car Parking: 1 on Stilt Floor	₹2,50,000/- per Parking

NOTE:

- Payment can be called as per construction stage in any sequence depending on the work undertaken by the developers irrespective of the sequence mentioned herein above.
- GST/any other taxes/Cess payable extra (as and when due) and to be borne by purchaser /allottee for booking amount and all subsequent payments as per the applicable rates.
- OC- Other charges- IFMC, Parking, Club Charges & Power Backup Charges.
- Allottee is required to get the agreement to sell executed and registered before paying more than 10% of Total Price in the specific format issued by RERA.
- Mode of Payment
  - Cheque/DD payable at Lucknow in favour of "NSSN INFRA PRIVATE LIMITED COLLECTION ACCOUNT NILANSH CELESTE"
  - RTGS as per below mentioned details

Bank Name : Punjab National Bank

A/c Name : NSSN INFRA PRIVATE LIMITED COLLECTION ACCOUNT NILANSH CELESTE

A/c Number : 7177002900002959

Branch : 10 Ashok Marg, Hazratganj, Lucknow, Uttar Pradesh

IFSC Code : PUNB0717700

SIGNATURE OF THE APPLICANT

**CORPORATE ADDRESS**

**NSSN Infra Private Limited**, Pinki Apartment, 93N, Dalibagh, Lucknow - 226001.

**SITE OFFICE**

4, Mill Road, Aishbagh, Lucknow - 226003.

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