



प्रधानमंत्री का सपना सबका घर हो अपना



आवास एवं शहरी नियोजन विभाग उत्तर प्रदेश सरकार द्वारा स्वीकृत अफोर्डेबल आवासीय योजना



IGBC pre-certified GOLD*
Affordable Green Homes



PODIUM based Project



Artistic Impression

The stunning new addition to Ghaziabad's Most well Connected & Developing Area

 LIG - 1 (1BHK + 1T) 628.42 sq.ft. • 1 बेडरूम • 1 ड्राइंग रूम • 1 रसोई • 1 टॉयलेट • 2 बालकनी	 LIG - 2 (2BR + 1Lobby + 1T) 719.74 sq.ft. • 2 बेडरूम • 1 ड्राइंग / लॉबी • 1 रसोई • 2 टॉयलेट • 2 बालकनी	 MIG - 1 (2BHK + 2T) 852.89 sq.ft. • 2 बेडरूम • 1 ड्राइंग रूम • 1 रसोई • 2 टॉयलेट • 3 बालकनी
 MIG - 2 (2BHK + 2T) 927.26 sq.ft. • 2 बेडरूम • 1 ड्राइंग / डाइनिंग रूम • 1 रसोई • 2 टॉयलेट • 3 बालकनी	 MIG - 3 (2BHK + Study + 2T) 1002.90 sq.ft. • 2 बेडरूम • 1 स्टडी रूम • 1 ड्राइंग / डाइनिंग रूम • 1 रसोई • 2 टॉयलेट • 2 बालकनी	 HIG - 1 (3BHK + 2T) 1110.71 sq.ft. • 3 बेडरूम • 1 ड्राइंग / डाइनिंग रूम • 1 रसोई • 2 टॉयलेट • 3 बालकनी

PRICELIST w.e.f. 01.09.2023

RESIDENTIAL UNIT (AREA & PRICE)	628.42	719.74	852.89	927.26	1002.99	1110.71
	₹ 22.49 L	₹ 25.99 L	₹ 31.49 L	₹ 34.49 L	₹ 36.99 L	₹ 40.99 L

PAYMENT PLAN

Construction Linked Plan

At time of Registration /At time of Allotment	10% of the Unit Cost
On Excavation/Casting of Foundation	10%
On Basement/ stilt Roof	10%
On casting of 2nd Floor Roof	10%
On casting of 5th Floor Roof	10%
On casting of 8th Floor Roof	7.5%
On casting of 11th Floor Roof	7.5%
On casting of 14th Floor Roof	7.5%
Brick Work	7.5%
External Plaster	7.5%
On completion of internal plaster & flooring	7.5%
On offer of possession	5%

READY TO MOVE-IN

At the time of Registration/ Application	10% of the Unit Cost
Within 30 days of date of Booking	90%

- Cheque/ Bank Draft to be issued in favour of "NILAYA IPL COLLECTION A/C NILAYA GREENS", payable at Delhi NCR
- *1st Floor - with Podium/ Open/ Green Terrace
The rates for the 1st floor are only for the unit areas mentioned in the table. Podium/ Open/ Green Terrace area attached to the Unit will be charged separately based on the actual measurement/ area). 1 square meter = 10.764 sq. ft.
- Price includes One 2-wheeler parking (1BHK only).
Additional 2-wheeler Parking @ ₹ 50,000/- extra, subject to availability
- Covered Car Parking @ ₹ 3.0 Lacs extra, subject to availability
- Electrification Charges @ ₹ 30,000/- to be paid at time of possession (Additional Load @ ₹ 10,000/- per kva)
- Meter Charges to be borne by allottee as per UPERC guidelines at possession
- Power Back up Charges @ ₹ 30,000/- to be paid at time of possession (DG for Common Areas and 1kva Inverter for flat)
- Bank finance available (upto 90% of the total cost), subject to eligibility of the Buyer
- All specifications, numbers, areas may vary at possession.
- Price and payment plan can be changed without prior notice at the sole discretion of the company.
- Delayed Payment (if any) will be charged @ penal interest of MCLR (SBI) + 1% (at the time of possession)
- Stamp Duty/ Documentation Charges will be charged extra at the time of possession.
- PLC charges extra (wherever applicable).
- The price is Escalation free for the sold unit; however, in case there is any change/ modification /demand in the Govt. Charges/ Taxes, the same shall be payable by the allottee.

Type of Units (in Project):

FLAT TYPE	FLAT TYPE	RERA CARPET AREA (SQ. MT.)	BALCONY AREA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
LIG 1	1 BHK + 1 TOILET	32.91	8.53	58.38	628.42
LIG 2	2BR+1TOILET+LOBBY+1PDR	40.15	8.26	66.87	719.74
MIG 1	2 BHK+2 TOILET	46.15	10.21	79.24	852.89
MIG 2	2 BHK+2 TOILET	53.34	8.68	86.14	927.26
MIG 3	2 BHK+2 TOILET+STUDY	58.84	8.29	93.17	1002.90
HIG 1	3 BHK+2 TOILET	63.53	11.36	103.19	1110.71

DISCLAIMER: The units are measured at typical floor/ tower in the building. Columns may vary in size depending on the floor/ tower. Final Price of the unit will be calculated on the basis of actual size of the unit in the particular floor/ tower. The loose furniture shown in the plan is not a part of the specifications and is shown only to illustrate the potential space utilisation.

उ०प्र० सरकार की अफोर्डेबल हाउसिंग नीति के अर्न्तगत
निलाया इन्फ्रा प्रा० लि० द्वारा विकसित की जा रही
आवासीय योजना “निलाया ग्रीन्स” का
प्रधानमंत्री श्री नरेंद्र मोदी जी एवं मुख्यमंत्री श्री योगी जी
द्वारा २६ जुलाई को लखनऊ में उ० प्र० इन्वेस्टर समिट के
ग्राउन्ड ब्रेकिंग समारोह में
शिलान्यास



Connecting to your World

ROAD

- NH-58 (Delhi-Meerut Highway) - 0.5 kms
- Eastern Peripheral Expressway - 2 kms
- Elevated Road - 5 kms
(Delhi-Rajnagar Extn. Signal Free drive)



NH-58



Peripheral Expressway



Elevated Road

AIR

Domestic Airport at Hindon
Approx 10kms



Hindon Airport

RAIL

- Rail (Delhi- Haridwar-Dehradun) station - 2kms
- Metro Train station - 5kms
- RAPID RAIL (Delhi- Meerut)-proposed - 2kms



Indian Railway



Metro Train



Rapid Rail

Neighbourhood

SCHOOLS

- The Modern Public School - 0.5 kms
- DPS Rajnagar - 1 km
- Presidium & Mother's Pride - 1 km
- Narayana School - 1 km

COLLEGES (Higher Studies)

- Colleges for almost every stream like Medical, Dental, Engineering, Technical, Management, Law etc - IMT, ITS, Santosh University, SRM University, KIET, RKG in close vicinity

HOSPITALS

Multispecialty Hospital within 1 km

CITY FOREST

- A recreational park built on forest land by GDA, it offers boating, horse riding, jeep safari, Camel ride, and adventure.

BCCI International Cricket Stadium

- An International Cricket stadium is proposed by BCCI, Country's Largest Seating Capacity*.



अधिक जानकारी के लिये सम्पर्क करें।

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Ghaziabad-201003; Uttar Pradesh

Website: WWW.NILAYAINFRA.ORG