

**ASPIRE FOR MORE  
GET EVEN MORE**

**NIRALA**  
**ASPIRE**  
NOIDA EXTENSION

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**At Aspire, the very privileged elite of National Capital Region, shares your privileged neighbourhood. You are next-door to the likes of Virender Sehwaq.**

- Land allotted by Greater Noida Authority
- All apartments are 3 sides open
- Necessary amenities like malls, market, restaurants, cineplexes etc. are only a walk away
- Ample car parking space

Soak your Senses in a World of Luxuries at Aspire. In this age of jet set lifestyles, private moments away from the madding crowds are an undisputed luxury. And what could be more private than the joy of a personal haven, with the warmth of comforting opulence?

These photographs are only a prelude to the luxuries that await you at Aspire. A place where you are the regal majesty and there are no worries except, what to aspire next from life.

Aspire stands apart in mid segment apartments because of its enviable features, which give you the best within your budget.

The prime location of Noida Extension nestles your abode of refined, affordable luxury, **Nirala Aspire**. Here everything is close by, including the neighborhood amenities, like malls, markets, restaurants, cineplexes etc. What's more, your home at Aspire has all the in-house props, from swimming pools, club houses, jogging tracks, to play parks for children.

The floor plans apply revolutionary architectural principles, and all apartments are three sides open. To add further benefit, each Aspire apartment comes as a vastu-compliant home. Green practices emphasized in the architectural grammar, make **Nirala Aspire** a lush

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- 4 BED + 4 TOI + Servant (2440 sq.ft.)
- 3 BED + 3 TOI + SER + DRESS (1710 sq.ft.)
- 3 BED + 2 TOI + DRESS (Large) (1460 sq.ft.)
- 3 BED + 2 TOI + DRESS (1365 sq.ft.)
- 2 BED + 2 TOI + STUDY (1180 sq.ft.)
- 2 BED + 2 TOI (890 sq.ft.)

### Legends

- |  |                       |                   |                                |
|--|-----------------------|-------------------|--------------------------------|
| 1. Main Entrance                         | 9. Topical            | 11. Sand Pit      | 18. Pavilion                   |
| 2. Water Cascade                         | 10. Café/Bar          | 12. Glazing Wing  | 20. Submerged Canal            |
| 3. Staircase                             | 11. Multistair Centre | 13. Amphitheatre  | 21. Jogging Track              |
| 4. Gate                                  | 12. Swimming Pool     | 14. Central Lawn  | 22. Neighbour Garden           |
| a. Gate                                  | 13. Kids Pool         | 15. Green         | 23. Bamboo Court               |
| b. Spa (Heated, Sauna, Jacuzzi, Massage) | 14. Sculpture Court   | 16. Flower Garden | 24. Park Court                 |
| c. Restaurant                            | 15. Tennis Court      | 17. Rock Garden   | 25. Community/Health Apartment |
| d. Multipurpose Hall                     | 16. Cricket Pitch     | 18. Flower Garden |                                |
| e. Billiards                             |                       |                   |                                |

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# THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



**2 BED + 2 TOI**  
Area: 890 sq. ft.



**2 BED + 2 TOI+ STUDY**  
Area: 1180 sq. ft.



**3 BED + 2 TOI**  
Area: 1365 sq. ft.



**3 BED + 2 TOI+ DRESS**  
Area: 1460 sq. ft.

**FAVISTA**  
PROPERTY SOLUTIONS

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**3 BED + 3 TOI + SER/ STUDY**  
**Area: 1710 sq. ft.**



**4 BED + 4 TOI + SER**

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# ASPIRE A BLOSSOM OF ELOQUENT DESIGN GRAMMAR

Aspire's intricate interiors give a warm and comforting atmosphere. Your Aspire home comes in choices of 1, 1.5, 2 & 3 bedroom apartments. The finest tiles, stones and construction accessories create an aura of a special place. It is a testimony to the art of architecture & science of construction, complementing modern amenities, stylish interiors, advanced technology & upgraded materials.

All coordinated together, to create the best.

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## SPECIFICATIONS

### FLOORING

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

### WALL & CEILING FINISH

- Emulsion walls & ceiling with CRD in pleasing shades

### KITCHEN

- Granite working top & stainless steel sink with drain board
- 2'31" cabs above the working top by ceramic tiles

### TOILETS

- Ceramic tiles on walls upto door level
- WAP in sanitary ware of Hindware, Imparid or equivalent
- CR brand of Aquas / Imported or equivalent

### DOORS & WINDOWS

- Outer doors & windows aluminium powder coated
- Internal door frames of Mahogany or equivalent wood
- Internal door finish color of designer look
- Main entry door frame of Mahogany or equivalent wood with high quality of Designer Look
- Good quality hardware fittings

### ELECTRICAL

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

### TV & TELEPHONE

- One wireline connection with intercom facilities
- Provision for DTH/PTV connection

### POWER BACKUP

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

### SECURITY SYSTEM

- Secured guest community with intercoms

### LIFT LOBBY

- High speed Brinnox elevators
- Lift lobby floor construction of cast in place of marble/granite/ vitrified tiles

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## Life Style

- Luxurious Club House
- Swimming pool
- Billiards Table, Karaymmon Court, Basket Ball Court, Lawn Tennis Court, Table Tennis, Cafeteria and Children's Play Room
- Wi-Fi connectivity
- Crèche/ Day Care arrangement, Separate kids playing area with sand pits
- Beautifully Theme based landscaped Park/gardens with water fountain & jogging track

## Service

- Ample car parking space
- Super market for daily needs, Laundry
- 24 x 7 Soft water supply & power backup
- A sized dingner, grand lobby entrance for each tower
- Specially designed entrance facilities (ramp) from lobby to lift for the physically challenged and senior citizens
- Doctor on call, Taxi on call (Paid Basis)
- Two high speed elevators per block including one service lift

## Security

- Each and every tower will be equipped with fire suppression system.
- 24 x 7 security system



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**NIRALA ESTATE**  
**GH-04, Tech Zone-IV, GNIDA**

**PRICE LIST from T-1 to T-18**      www.favista.com

Type 1	955 sq feet	2BHK+2TOILET+DRESS+STUDY
Type 2	1080 sq feet	2BHK+2TOILET+DRESS+STUDY (BIG)
Type 3	1245 sq feet	3BHK+2TOILET+DRESS (Small)
Type 4	1335 sq feet	3BHK+2TOILET+DRESS (Big)
Type 5	1440 sq feet	3BHK+2TOILET+DRESS+STORE
Type 6	1760 sq feet	3BHK+4TOILET+DRESS+SERVANT
Type 7	2320 sq feet	4BHK+STOILET +DRESS +SERVANT

**BASIC COST:-**

FLOORPLAN	CDP	F.F.F.T	C.T.P
20th	2320	2420	2560
19th	2330	2430	2570
18th	2340	2440	2580
17th	2350	2450	2590
16th	2360	2460	2600
15th	2370	2470	2610
14th	2380	2480	2620
13th	2390	2490	2630
12th	2400	2500	2640
11th	2420	2520	2660
10th	2440	2540	2680
9th	2460	2560	2700
8th	2480	2580	2720
7th	2500	2600	2740
6th	2520	2620	2760
5th	2540	2640	2780
4th	2560	2660	2800
3rd	2580	2680	2820
2nd	2600	2700	2840
1st			

**PRIME LOCATION CHARGES:-**

Park PLC Main	Rs. 100/- sq feet	Will be added in basic cost
Park PLC (Other)	Rs. 50/- sq feet	Will be added in basic cost
Road Facing PLC	Rs. 50/- sq feet	Will be added in basic cost

**OTHER CHARGES:-**

Covered Car Parking (one)	Rs. 1,00,000/-	Will be charged extra
Additional power Back up	Rs. 20,000/-KVA	Will be charged extra
Additional covered car parking	Rs. 2,00,000/-	Will be charged extra

- Lease Rent, Fire Fighting, EEC, Club Membership, Power back-up (1 KVA) are free of cost.
  - IFMS shall be Rs. 20/- sq ft payable at the time of possession to RWA/Maintenance Agency.
- Note:- Tower no. T1, T2, T3, T4, T15, T16, T17 & T18 will be of 20 Floors, other towers will be 15 floors only.



## PAYMENT PLAN

Cash Down Payment Plan	
At the time of Booking	10%
Within 30 days of Project Being Bankable*	85%
At the time of Possession	5%

Flexi Payment Plan	
At the time of Booking	10%
Within 30 days of Project Being Bankable*	30%
On casting of Basement Roof	10%
On casting of 3 <sup>rd</sup> Floor Roof	10%
On casting of 6 <sup>th</sup> Floor Roof	10%
On casting of 9 <sup>th</sup> Floor Roof	10%
On casting of 12 <sup>th</sup> Floor Roof	5%
On casting of 15 <sup>th</sup> Floor Roof	5%
On casting of 18 <sup>th</sup> Floor Roof	5%
On Possession	5%

Construction Linked Plan	
At the time of Booking	10%
At start of construction/30 days of Project Being Bankable*	10%
On casting of Basement Roof	10%
On casting of 3 <sup>rd</sup> Floor Roof	10%
On casting of 6 <sup>th</sup> Floor Roof	10%
On casting of 9 <sup>th</sup> Floor Roof	10%
On casting of 12 <sup>th</sup> Floor Roof	10%
On casting of 15 <sup>th</sup> Floor Roof	10%
On casting of 18 <sup>th</sup> Floor Roof	7.5%
Completion of Brick Work	7.5%
On Possession	5%

\*This installment will be considered from the date of booking or date of Project being Bankable, whichever is later.

DATE OF COMPLETION: 30 MONTHS FROM THE DATE OF BOOKING/PROJECT BEING BANKABLE, WHICH EVER IS LATER

### NOTE:

1. Price list & Payment Plan can be changed without notice at the sole discretion of the Company
2. There will be no escalation for the Booked Apartment.
3. All specification numbers, areas are tentative and may be varying by  $\pm$  3%.
4. Service Tax shall be additional as per actual.
5. All Payment should be made in favor of Nirala Infratech Pvt Ltd through A/C Payee Cheque/Pay order/demand draft only payable at Delhi/Noida.

# EVERY THING YOU DESIRE IS JUST A WALK AWAY

Noida Extension is a prime location, with an enviable reputation in the NCR region. Thanks to its close proximity to Delhi, Noida, it has emerged as one of the best cities to live and work in. The presence of a high number of MNC's, close proximity to national capital (New Delhi), unpolluted, un-congested environment, reputed after-work relaxation places (malls, pubs, clubs, restaurants), and lavish residential options which are more affordable than Delhi, make Noida Extension one of the most sought-after destinations in NCR.



## LOCATION MAP, NIRALA ASPIRE

### PLACE

- DND Flyover
- Amity
- Golf Course
- Sect-18 & Atta Market
- Metro Station
- Fortis Hospital
- Sai Dham

### DRIVE-AWAY Distance / Time

- 20 Minutes
- 15 Minutes
- 10 to 15 Minutes
- 15 Minutes
- 8 Minutes
- 8 Minutes
- 5 Minutes

## CREATING THE REALITY

Nirala Group has a longstanding experience in building construction, spanning ten years. The Nirala signatures, imprint the NCR region, block after block.

Managed by a select team of professionals, the group's strategic business conduct has catapulted it, into a Rs. 3000 million enterprise. Experienced Architects, Innovative Planners, abreast with the latest techniques, skill sets and knowhow, enrich the group's creations, in its chosen field of endeavour. The group is an ISO 9001-2008 company, an achievement testifying its impeccable standards.

### COMPLETED



Nirala Eden Park - L & V Indraprastha

### ON-GOING



Park Green, Sector-70, Noida

### ON-GOING



Eden Park, Sector 03, Noida

### ON-GOING



Nirala Eden, Tech Zone-A2, Greater Noida Extension



## Nirala Housing Pvt. Ltd.

Corporate Office: H-121, Sec-63, Noida • Phone : 0120 - 4143000 • Site Office: GH-03, Sector-16, Greater Noida

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