

# HEAVEN IS HOMEMADE

Freehold property approved by  
Prayagraj Development Authority

## निर्झर खंड

72 वर्ग मीटर - 320 वर्ग मीटर तक

new modern  
**NAVYUG**  
SMART MINI CITY  
ALLAHABAD







In view of the changing scenario in Real Estate with the change of lifestyles, the need to elevate the performance level of service provider is also felt. The knowledge mixed with experienced has now taken the centre stage in creating the smart living options for the people. New Modern Buildwell Group has been formed with a vision to provide the best quality of life in all its projects. New Modern Buildwell is lead by professional with wide range of expertise and special skills which is instrumental in building a company committed to empower the mankind with sheer passion, diligence and a burning desire to achieve excellence. The company has launched Navyug, the Smart Mini City in Prayagraj, in sync with the concept of Smart City promoted by the Govt. of India



*Knowledge & Consulting Partner*



Rudrabhishek Enterprises Ltd. (REPL), with a legacy of more than 25 years has become an established brand in the domain of Real Estate and Infrastructure Consultancy. REPL is an ISO 9001:2015 certified organization for quality management in services. The Group has successfully planned and delivered assignments of diverse nature such as Residential, Commercial, Group Housing, Integrated Township projects; Hospitals, Hotels a Recreational facilities; Water Supply, Sewerage a Sanitation Systems; Regional Plans and Master Plans, just to name a few. REPL is listed on country's largest stock exchange NSE-Emerge.





new modern

# NAVYUG

SMART MINI CITY  
ALLAHABAD

Nestled among lush green surroundings, Navyug Smart Mini City is a flagship residential project by New Modern Buildwell Pvt. Ltd. in Prayagraj. The project offers apartments and developed residential plots with a unique approach that blends architecture and landscape to create inspiring living spaces. It is an architectural marvel that truly redefines urban living with spacious 2 & 3BHK apartments and residential plots. Located near prime landmarks of the city, it is one of the best options for home seekers. Modern amenities, retail market and adequate parking facility offer a remarkable balance of utility, convenience and lifestyle.









## FREEHOLD PROPERTY APPROVED BY PRAYAGRAJ DEVELOPMENT AUTHORITY

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Set on lush acres, Nirjhar Khand is a nature lover's dream. This eco-friendly project offers residential plots ranging from 72 sq.metres to 320 sq.metres with meticulous landscaping, wider roads, secured gated premises, ultra-modern amenities, close proximity to all major landmarks, and an opportunity to live life at its best.

## SPECIAL AMENITIES

- Secured Gated Society
- Wide Roads, Park with a Modern Clubhouse
- Fully developed residential plots
- Primary school
- State-of-the-art Society Planning
- 24x7 Three-tier Security
- Maintenance by Professionals
- 24x7 Water and Electricity
- Optional power Backup Facility
- Wi-fi Enabled



AND  
MANY  
MORE...

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## PRICE LIST

BSP per sq.yard: Rs. 25000

BSP per sq.mtr: Rs. 29,900/-

| S.No. | Area<br>(Sq. Metre) | Area<br>(Sq. Yard) | TYPE   | Dimensions<br>(Metre) | BSP<br>(Rs. Per Sq.Yard) | Basic Price<br>(Rupees) |
|-------|---------------------|--------------------|--------|-----------------------|--------------------------|-------------------------|
| 1     | 72                  | 86                 | Type E | 6 x 12                | 25000                    | 21,50,000               |
| 2     | 90                  | 108                | Type F | 6 x 15                | 25000                    | 27,00,000               |
| 3     | 113                 | 135                | Type D | 7.5 x 15              | 25000                    | 33,75,000               |
| 4     | 120                 | 144                | Type C | 8 x 15                | 25000                    | 36,00,000               |
| 5     | 162                 | 194                | Type B | 9 x 18                | 25000                    | 48,50,000               |
| 6     | 200                 | 239                | Type A | 10 x 20               | 25000                    | 59,75,000               |

### Preferential Location Charges

|   |                  |            |
|---|------------------|------------|
| 1 | Corner PLC       | 10% of BSP |
| 2 | Green Facing PLC | 10% of BSP |

### Additional Charges

|   |  |                 |                 |
|---|--|-----------------|-----------------|
| 1 | External Development Charges (EDC)*                | Rs. 2,025/- PSY | Rs. 2,422/- PSM |
| 2 | Internal Development Charges (IDC)                 | Rs. 1,800/- PSY | Rs. 2,153/- PSM |
| 3 | Interest Free Maintenance Security Deposit (IFMSD) | Rs. 225/- PSY   | Rs. 269/- PSM   |
| 4 | External Electrification Charges (EEC)             | Rs. 900/- PSY   | Rs. 1755/- PSM  |
| 5 | Club Membership Charges                            | Rs. 1,00,000/-  |                 |

\*EDC subject to revision. 1Sq. Metre=1.19599 Sq.Yard

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## PAYMENT PLAN

### Plan A- Down Payment Plan [5% Discount on 85% BSP]

| S.No. | Payment Stage                                     | Amount Payable  |
|-------|---|---|
| 1     | At theTime of Booking along with Application Form | 10% of BSP  |
| 2     | Within 60 Days from Booking                       | 85% of BSP+ 100% Additional Charges                   |
| 3     | On Offer of Possession of Plot                    | 5% of BSP+ Registry Charges<br>+ Any other Govt. Levy |

### Plan B- Development Linked Plan

| S.No. | Payment Stage                                     | Amount Payable   |
|-------|---|--|
| 1     | At theTime of Booking along with Application Form | 10% of BSP   |
| 2     | On Start of Development of Sewerage               | 20% of BSP   |
| 3     | On Demarcation of Plot                            | 20% of BSP   |
| 4     | On Start of Development of Road Network           | 20% of BSP   |
| 5     | On Start of Electrification Work                  | 20% of BSP + 50% Additional Charges  |
| 6     | On Offer of Possession                            | 10% of BSP + 50% Additional Charges<br>+ Registry Charges + Any other Govt. Levy |

**NOTE:-**ATS will be executed on receipt of 10% of Total Price of Plot

### TERMS AND CONDITIONS

- Price prevailing as on the date of application and acceptance by the Company shall be final.
- Price indicated above are subject to revision at the discretion of the Company.
- Stamp Duty, Registration and other related Charges / Costs are extra and shall be payable along with the last Installment.
- Other cost including GST , CESS etc. as indicated In the Allotment Letter / ATS shall be payable additionally by the Allottee.
- Payments to be made through Cheque / DD payable at Allahabad/Delhi, in favour of "NEW MODERN BUILDWELL PVT. LTD."
- Any Other Levies/ Charges/ Revision in existing charges by Government Body/ Authority in future shall be applicable.
- Other terms and conditions as per the Allotment Letter/ ATS shall be binding.



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- ✈ Airport Civil Terminal
- ⬢ Proposed Ring Road
- ⊖ Proposed Metro Line



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BUILDWELL PVT. LTD.  
—elevating lifestyles—

**NEW MODERN BUILDWELL PVT. LTD.**

## Branch Office

Plot No. "O", Third Floor, Elgin Road,  
Civil Lines, Allahabad, Uttar Pradesh - 211001  
Ph. No. 0532-2400510

## Registered Office

819, Antriksh Bhawan, K. G. Marg, New Delhi - 110001  
Email: info@newmodern.in

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**REPL**  
The Power of Knowledge



**+91-9953-000-888**