

# 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 service provider's performance level is also felt. The knowledge mixed with experienced has taken centre stage in creating 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 professionals with a wide range of expertise and specialised skills, which is instrumental in building a company committed to empowering 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 and Recreational facilities; Water Supply, Sewerage and Sanitation Systems; Regional Plans and Master Plans, to name a few. REPL is listed on the country's largest stock exchange NSE-Emerge.





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# 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

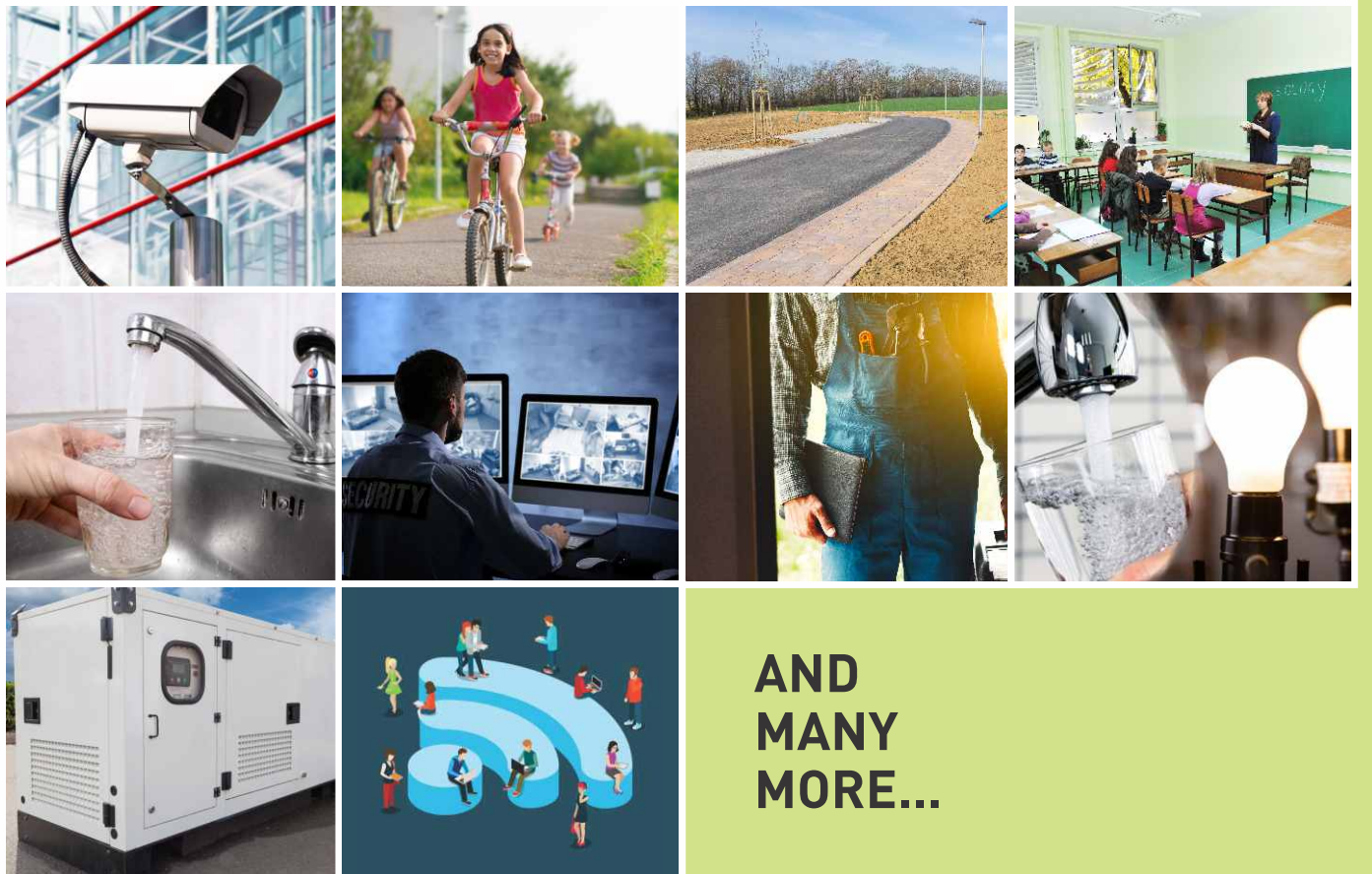
# निर्झर खंड

72 वर्ग मीटर - 320 वर्ग मीटर तक

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, proximity to all major landmarks, and an opportunity to live life at its best.

## SPECIAL AMENITIES

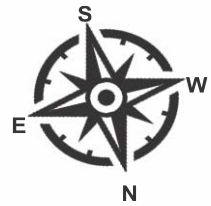
- Secured Gated Society
- Wide Roads, Park with a Modern Clubhouse
- Fully Developed Residential Plots
- Primary School
- State-of-the-art Society Planning
- 24x7 Three-tier Security
- Maintenance by Professionals
- 24x7 Water and Electricity
- Optional Power Backup Facility
- Wi-fi Enabled



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## NAVYUG

SMART MINI CITY

ALLAHABAD

### PRICE LIST

BSP per sq.yard: Rs. 21000/-

BSP per sq.mtr: Rs. 25,115/-

S.No.	Area (Sq. Metre)	Area (Sq. Yard)	TYPE	Dimensions (Metre)	BSP (Rs. Per Sq.Yard)	Basic Price (Rupees)
1	72	86	Type E	6 x 12	21000	1,806,000
2	90	108	Type F	6 x 15	21000	2,268,000
3	113	135	Type D	7.5 x 15	21000	2,835,000
4	120	144	Type C	8 x 15	21000	3,024,000
5	162	194	Type B	9 x 18	21000	4,074,000
6	200	239	Type A	10 x 20	21000	5,019,000

#### 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	Club Membership Charges	Rs. 50,000/-	

\*EDC subject to revision. 1 Sq. 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 + 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 + 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

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

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The Power of Knowledge



*Disclaimer: All buildings layouts, specifications etc. as seen in the brochure/pictures, are tentative and subject to variations and modifications by the company without any notice. The layout facilities, amenities etc. shown in the brochure are only indicative.*