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SHCIL (P)/UP020303676107780



Irish

Searns

The True Mark of a
Modern Luxury Home



EXPERIENCE THE GATEWAY OF YOUR HAPPINESS

Making you feel proud to enter inside an exclusive community

Irish Pearls in Noida Extension is Newly Launch Project after Ratan Pearls. Irish Pearls having 362 luxury addresses, situated in lowest density area of Greater Noida West (Noida Extension), adjacent to Sector-1 in Sports city. It is well connected with Delhi, Noida, and Ghaziabad.

Irish infrastructure Pvt. Ltd. is another name into realty sector for bringing luxurious quality and high-end real estate in your vicinity. Irish Pearls is springing up on the Noida's skyline, dedicated to the elite class of Delhi NCR.

Having just two towers in 2.5 acres of land area, it is spacious, stylish, well-equipped living space, surrounded with ample green space, fresh air, and sunlight making it the most sought after property in Greater Noida West.



सम्पत्ति जपते
Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference

JUDICIAL
Government of Uttar Pradesh
e-Stamp

IN-UP020303676107790
25-May-2018 05:08 PM
SHCIL (FJV) UP
SUR

Amphitheatre

Basketball Court

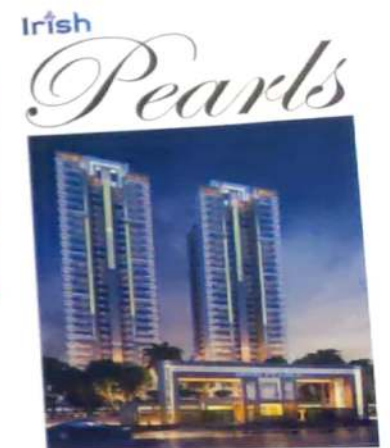
Badminton Court

Walking & Jogging Track

Huge Central Green Park

Sit Out Area

Swimming Pool





SITE PLAN

UNIT NO. 3 & 4	UNIT NO. 2 & 5	UNIT NO. 1 & 6
4 BHK 1990 Sq.Ft. (184.87 Sq. Mts.)	2 BHK 1100 Sq.Ft. (102.19 Sq. Mts.)	3 BHK 1590 Sq.Ft. (147.71 Sq. Mts.)



LEGENDS

- ENTRY/ EXIT GATE COMPLEX
- ENTRANCE PLAZA TOWER
- DROP-OFF SKATING RINK
- GARDEN PAVILIONS (2 NOS.)
- SCULPTURE GARDEN
- MAIN SWIMMING POOL
- KIDS' POOL
- SUBMERGED LOUNGERS WITH JET NOZZLES
- POOL DECK
- LOUNGERS UNDER TRELLIS
- WATERFALL AT KNIFE EDGE
- WATER FEATURE WITH NOZZLES
- REFLEXOLOGY PATH
- PATHWAY/ JOGGING TRACK
- YOGA/ MEDITATION LAWN
- PATHWAY THROUGH PORTALS
- CENTRAL GREEN
- SITTING UNDER TENSILE CANOPIES
- KIDS' PLAY AREA
- OUTDOOR GYM
- OPEN AIR THEATER (OAT)
- TENSILE CANOPIES
- CIRCULAR PLAZA WITH MOUND & SCULPTURE
- BADMINTON COURT
- BASKETBALL COURT
- CIRCULAR SITTING

DISCLAIMER: All images used are for illustrative purposes only.

CLUSTER PLAN



FLOOR PLANS

TOWERS A - B
SUPER SALEABLE AREA - 1100 SQ.FT.
(102.19 SQ.MT.)



CARPET AREA : 63.52 sq.mtr. (683.72 sq.ft.)
WALL & COLUMNS : 5.62 sq.mtr. (60.49 sq.ft.)
BALCONY AREA : 16.82 sq.mtr. (181.05 sq.ft.)
COMMON AREA : 16.23 sq.mtr. (174.69 sq.ft.)
TOTAL AREA : 102.19 Sq.mtr.(1100 sq.ft.)



UNIT TYPE 2 BHK
2 BEDROOMS
LIVING AND DINING
KITCHEN
4 BALCONIES
2 TOILETS

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FLOOR PLANS

SALEABLE AREA - 1590 SQ.FT.



CARPET AREA : 88.42 sq.mtr. (951.75 sq.ft.)
WALL & COLUMNS : 6.02 sq.mtr. (64.79 sq.ft.)
BALCONY AREA : 19.47 sq.mtr. (209.57 sq.ft.)
COMMON AREA : 33.78 sq.mtr. (363.60 sq.ft.)
TOTAL AREA : 147.69 Sq.mtr. (1590 sq.ft.)



UNIT TYPE 3 BHK
3 BEDROOMS
LIVING AND DINING
DRESSING
KITCHEN
4 BALCONIES
3 TOILETS

FLOOR PLANS

TOWERS A - B
SUPER SALEABLE AREA - 1990 SQ.FT.
(184.87 SQ.MT.)

CARPET AREA : 115.32 sq.mtr. (1241.30 sq.ft.)
WALL & COLUMNS : 8.41 sq.mtr. (90.52 sq.ft.)
BALCONY AREA : 27.37 sq.mtr. (294.61 sq.ft.)
COMMON AREA : 33.75 sq.mtr. (363.28 sq.ft.)
TOTAL AREA : 184.85 Sq.mtr.(1990 sq.ft.)



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GH-04, SPORTS CITY, GR. NOIDA (WEST)

W.E.F. 16th MAY 2022

UPRERAPRJ494753

PRICE LIST

Unit 2 & 5, Tower A & B	1100 sq. ft. (102.19 Sq. Mt.)	28HK + 2 T
Unit 1 & 6, Tower A & B	1590 sq. ft. (147.71 Sq. Mt.)	38HK + 3 T + DRESSING
Unit 3 & 4, Tower A & B	1990 sq. ft. (184.87 Sq. Mt.)	48HK + 4 T + DRESSING

CURRENT DISCOUNT IN TOWER A & B

2 BHK (1100 SQFT)	Rs. 3,00,000
3 BHK (1590 SQFT)	Rs. 4,00,000
4 BHK (1990 SQFT)	Rs. 5,00,000

CONSTRUCTION LINKED PRICE

FLOOR	2BHK (1100)	3BHK (1590)	4BHK (1990)
26-30	62,98,600	90,86,850	1,13,72,850
21-25	63,81,100	92,06,100	1,15,22,100
16-20	64,63,600	93,25,350	1,16,71,350
11-15	65,46,100	94,44,600	1,18,20,600
05-10	66,28,600	95,63,850	1,19,69,850
01-04	67,28,600		

OTHER CHARGES

	Rs. 50/- sq.ft.	One Time
Lease Rent	Rs. 100/- sq.ft.	One Time
PLC for Unit 4, 5 & 6 in Tower B	Rs. 50/- sq.ft.	Free for Limited Flats
Road Facing	Rs. 40/- sq.ft.	Free for Limited Flats
Corner	Rs. 100/- sq.ft.	Free for Limited Flats
EEC & FFC	Rs. 1,00,000/-	Free for Limited Flats
Club Membership	Rs. 2,75,000/-	Free for Limited Flats
Covered Car Parking	Rs. 20,000/-	Free for Limited Flats
Power Backup (1 KVA)		Free for Limited Flats

PAYMENT PLANS

Demand Pattern	Payment Plan
At the time of booking (customer)	10%
On start of raft	20%
On start of 4th Floor	10%
On start of 10th Floor	10%
On start of 16th Floor	10%
On start of 24th Floor	10%
On Completion of 31st Floor/ Top Floor	10%
On start of finishing	10%

SPECIFICATIONS



FLOORING

- Vitrified DC tiles (32" X 32") in Drawing, Dining, Kitchen & Entrance Lobby
- Vitrified DC tiles (24" X 24") in all Bedrooms
- Anti-skid Ceramic tiles in Toilets and Balcony



WALLS & CEILING FINISH

- OBD Paint brand Berger/Asian or Equivalent for walls & ceiling finishes.
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by Ceramic tiles in kitchen
- Granite Kitchen counter



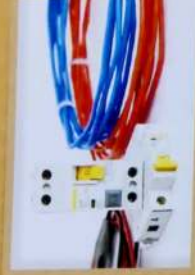
TOILETS

- Granite counter washbasin in master toilet.
- Wall mounted W.C.
- CP fittings (Jaguar/American standard or equivalent)
- Ceramic tiles on walls up to False Ceiling.



DOORS & WINDOWS

- Outer doors & windows aluminums powder coated/UPVC.
- Internal Wooden Door Frames made of Maranti or equivalent wood.
- Good quality hardware fittings.
- All internal Doors are laminated Flush Shutter of 8'-0" Height.
- Main Door panel is laminated.



ELECTRICAL

- Copper wire in PVC conduits with MCB supported Circuits and adequate power and light points in wa & ceiling
- Conduits for DTH connection without wire
- Intercom facilities for communication with lobby, main gate and other apartments
- Only provision of split AC points in All Bedrooms, Drawing & Dining area

PRICE LIST

Unit 2 & 5, Tower A & B	1100 sq. ft. (102.19 Sq. Mt.)	28HK + 2 T
Unit 1 & 6, Tower A & B	1590 sq. ft. (147.71 Sq. Mt.)	38HK + 3 T + DRESSING
Unit 3 & 4, Tower A & B	1990 sq. ft. (184.87 Sq. Mt.)	48HK + 4 T + DRESSING

CURRENT DISCOUNT IN TOWER A & B

2 BHK (1100 SQFT)	Rs. 3,00,000
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4 BHK (1990 SQFT)	Rs. 5,00,000

CONSTRUCTION LINKED PRICE

FLOOR	2BHK (1100)	3BHK (1590)	4BHK (1990)
26-30	62,98,600	90,86,850	1,13,72,850
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16-20	64,63,600	93,25,350	1,16,71,350
11-15	65,46,100	94,44,600	1,18,20,600
05-10	66,28,600	95,63,850	1,19,69,850
01-04	67,38,600	97,22,850	1,21,68,850

NOTE:-

- Price list & Payment Plan can be changed without notice at the sole discretion of the Company.
- There will be no escalation for the booked Apartments.
- Taxes extra as per Government Rules & Regulations.
- IFMS shall be Rs. 25/- sq ft payable at the time of possession.

OTHER CHARGES

	Rs. 50/- sq. ft.	One Time
Lease Rent		One Time
PLC for Unit 4,5 & 6 in Tower B	Rs. 100/- sq. ft.	Free for Limited Flats
Road Facing	Rs. 50/- sq. ft.	Free for Limited Flats
Corner	Rs. 40/- sq. ft.	Free for Limited Flats
EEC & FFC	Rs. 100/- sq. ft.	Free for Limited Flats
Club Membership	Rs. 1,00,000/-	Free for Limited Flats
Covered Car Parking	Rs. 2,75,000/-	Free for Limited Flats
Power Backup (1 KVA)	Rs. 20,000/-	Free for Limited Flats

PAYMENT PLANS

Demand Pattern	Payment Plan
At the time of booking (customer)	10%
On start of raft	20%
On start of 4th Floor	10%
On start of 10th Floor	10%
On start of 16th Floor	10%
On start of 24th Floor	10%
On Completion of 31st Floor/ Top Floor	10%
On start of finishing	10%
On offer of Possession	10%
TOTAL	100%

- All Payment should be made in favour of "IRISH INFRASTRUCTURE PVT LTD." through A/c Bank Cheque/RTGS.
- All the Registration / Stamp Duty, Gateway Fees will be extra and as per Government Rules & Regulations.
- * 1 sq meter=1.196 sq ft and 1sq.mtr = 1.196sq.ft.



Laying Foundation For Tomorrow

Corporate & Site Office:
Plot No. G4-G4, Sports City, Greater Noida West,
Gautam Buddha Nagar, Uttar Pradesh - 201 306

WEBSITE
www.irishinfra.com

NERA REGISTRATION NO.
UPRERAPRJ49-4753





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. Comm/2016/836

Date 25/07/2016

Plot Code
Allotment No.
Plot No. Gh-04
Block No.
Sector TEHRANA - SE

Lessee / Allottee's Name
& Address Irish Infrastructure Pvt Ltd
304 SITA RAM MANSION
718/21 JOMI ROAD, KAROL BAGH
NEW DELHI - 110005

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East.....			
South-West.....			
South-East.....			
North-West.....			

Site plan of the plot is enclosed herewith.

I/We have taken over possession of the plot No.Block No.Sectoron.....

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

For Irish Infrastructure Pvt. Ltd.

Authorized Signatory

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

Signature of the lessee

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)
4. General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

Scanned by CamScanner

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उपनिबन्धक सदर

कम सं०

32780

गौतमबुद्धनगर

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19931

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

23-Jul-2016

प्रस्तुतकर्ता या प्रार्थी का नाम

मै०आयरिश इन्फ्रा०प्रा०लि०द्वारा वैभव जैन

लेख का प्रकार

पट्टा विलेख

प्रतिफल की धनराशि

76,533,571/ 0.00

1. रजिस्ट्रीकरण शुल्क 20,000.00
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग

20,120.00

शुल्क वसूल करने का दिनांक

23-Jul-2016

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

SUB REGISTRAR
(Greater Noida)

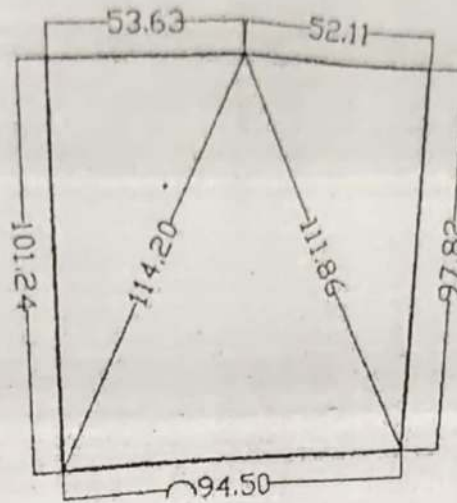
23-Jul-2016

Gautam Budh Nagar (U.P.)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

60 M WIDE ROAD

PLOT NO-GH-03



PLOT NO-SC-01
SPORTS CITY

PLOT NO-SC-01
SPORTS CITY

भूखण्ड GH-04 के अन्तर्गत यदि किसी खसरा सं. में
माननीय न्यायालय में वाचिका दाखल होगी तो भूखण्ड सं. GH-04
की Lease माननीय न्यायालय में दाखिल वाचिका के अधीन होगी

Infrastructure Pvt. Ltd.

Authorized Signatory

TOTAL AREA - 10030.00 SQM

NOTE-DEVELOPMENT WORK IS IN PROGRESS LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND.
AREA OF PLOT MAY BE INCREASE/DECREASE AFTER COMPLETION OF SITE DEVELOPMENT.

REVISED LEASE PLAN OF PLOT NO.- GH. 04 SECTOR- SPORT CITY	SIGN POSSESSION HANDED OVER			
	PROJ. DEPTT	ASST. MANAGER	MANAGER	
	LAND. DEPTT	LEKHPAL	NAYAB TAJISEEL DAR	
	LAW. DEPTT	A.L.O.	S.R. EXECUTIVE	
	PLANIG. DEPTT	S.R. DRAUGHTSMAN	S.R. EXECUTIVE	

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT