



Date : 01.07.2026

# THE ARISTA LUXE

SECTOR 168, NOIDA EXPRESSWAY  
W.E.F 01.07.2026

## PRICE LIST

| 3 BHK + SERVANT |                          |                     |                    |
|-----------------|--------------------------|---------------------|--------------------|
| TYOLOGY         | COST AS PER PAYMENT PLAN | SUPER AREA (SQ. FT) | CARPETAREA (SQ.MT) |
| TYPE 1          | 4,23,30,470              | 2353 Sq.ft          | 120.22 Sq.mt       |
| TYPE 2          | 4,25,82,330              | 2367 Sq.ft          | 120.93 Sq.mt       |
| TYPE 3          | 4,30,50,070              | 2393 Sq.ft          | 120.24 Sq.mt       |

### ABOVE PRICES INCLUSIVE OF

Cassette AC – hot & cold in the Apartment  
Modular kitchen with hob & chimney  
Appliances in the kitchen  
Wardrobes in all bedrooms  
Imported marble flooring in living & dining  
Home automation  
One covered Car Parking  
Fire fighting charges  
EEC  
3 KVA power back up

### ADDITIONAL CHARGES

Lease Rent – Rs 200 Per Sq.Ft  
Club Membership – Rs 5,00,000  
Additional Car Parking – Rs 7,00,000

### PRIME LOCATION CHARGES

| Floor PLC                                 | Rs./Sq.ft |
|-------------------------------------------|-----------|
| GF to 5 <sup>th</sup> Floor               | NIL       |
| 6 <sup>th</sup> to 10 <sup>th</sup> Floor | 500       |
| 11 <sup>th</sup> & Above                  | 1000      |
| Road Facing / Yamuna                      | 500       |
| Park Facing                               | 1000      |

Registration, GST & Govt charges will be as applicable

Possession charges will be as applicable





Lead Promoter: Nimbus Projects Limited  
Project Name: Sunworld Arista (Ph-2 T-5, 7, 8, 9), Club  
Project RERA Reg. no.: LPRERAPR016025  
Lead Promoter RERA Reg. no.: LPRERAPR0370090  
RERA Website: <https://www.up-rera.in>  
Collection Account No.: 777705570708  
Collection A/c Title: NIMBUS PROJECTS LTD COLLECTION A/C FOR  
SUNWORLD ARISTA PH2 T5, 7, 8, 9, CLUB  
Name of the Bank: ICICI Bank  
IFSC Code: ICIC0005707  
Branch Name: ICICI Bank, Sector 168, Noida  
Branch Address: ICICI Bank Ltd., GH 1C, Ground Floor, Tower 1D, Sunworld  
Arista, Sector 168, Expressway Noida, GB Nagar, Noida, Uttar Pradesh, 201305  
Project Launch Date: 25/07/2025



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## FLEXI PAYMENT PLAN

# 25:25:25:25

| Booking Amount                   | Rs. 15 lacs (3bhk)<br>Rs. 25 lacs (4bhk)   |
|----------------------------------|--------------------------------------------|
| Within 30 days of booking        | 10% of BSP (minus the Booking amount paid) |
| Within 90 days of booking        | 15% of BSP                                 |
| On 15 <sup>th</sup> floor slab   | 25% of BSP                                 |
| On completion of Super Structure | 25% of BSP                                 |
| On Offer of possession           | 25% of BSP + 100% of additional charges    |

