



Project Name: Nirala Gateway
 Project ID: [UPRERAPRJ531916/06/2025]
<https://up-rera.in/projects>
 PBPL COLLECTION ACCOUNT FOR NIRALA GATEWAY
 Bank Name - SBI Bank A/C No: 43842270640,
 (IFSC code - SBIN0005222,
 Branch - D-211/1, Sec 61, Noida - 201301, (U.P)
 Registration Date: 17-06-2025
 Promoter Name: Parth Builtech Private Limited
 Promoter ID: [UPRERAPRM348231]



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**Nirala
Gateway**

SECTOR - 12, GREATER NOIDA WEST

Corp Office: Office No - 21, Ground Floor,
 Logix Infotech Park, D - 5, Sector - 59, Noida, 201301 (U.P.)

Site Office: C - 07, Sector 12, Greater Noida West (U.P.)
 | Email: sales@niralaworld.com | Web: www.niralaworld.com

Regd. Office: G - 83/207, Vijay Chowk, Laxmi Nagar, Delhi - 110092
 4823000 | Email: parth@niralaworld.com



**Nirala
Gateway**



Company Name: Parth Builtech Private Limited | CIN: U45400DL2008PTC184278

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BUILT ON TRUST.
DRIVEN BY LEGACY.

28 Years of Enduring Commitment

6000+ Happy Families

1,00,00,000 Sq. Ft. Delivered

5 Projects Delivered



Excellent Connectivity from Sector 12, Greater Noida West.

MAJOR EXPRESSWAYS NEARBY:

FNG Expressway - 11 km / 16 min
Connects Faridabad, Noida, and
Ghaziabad; reduces intercity travel time

Strategic access to Faridabad, Noida,
and Ghaziabad significantly cuts
intercity commute time

Noida - Greater Noida
Expressway - 16.8 km / 28 min

Seamless daily connectivity
between Noida and Greater Noida

Yamuna Expressway
19.4 km / 18 min

Connects Delhi, Noida,
Mathura, and Agra, ideal for
long-distance travel

OTHER KEY ACCESS POINTS:

Upcoming
Metro Station
10 mints drive.

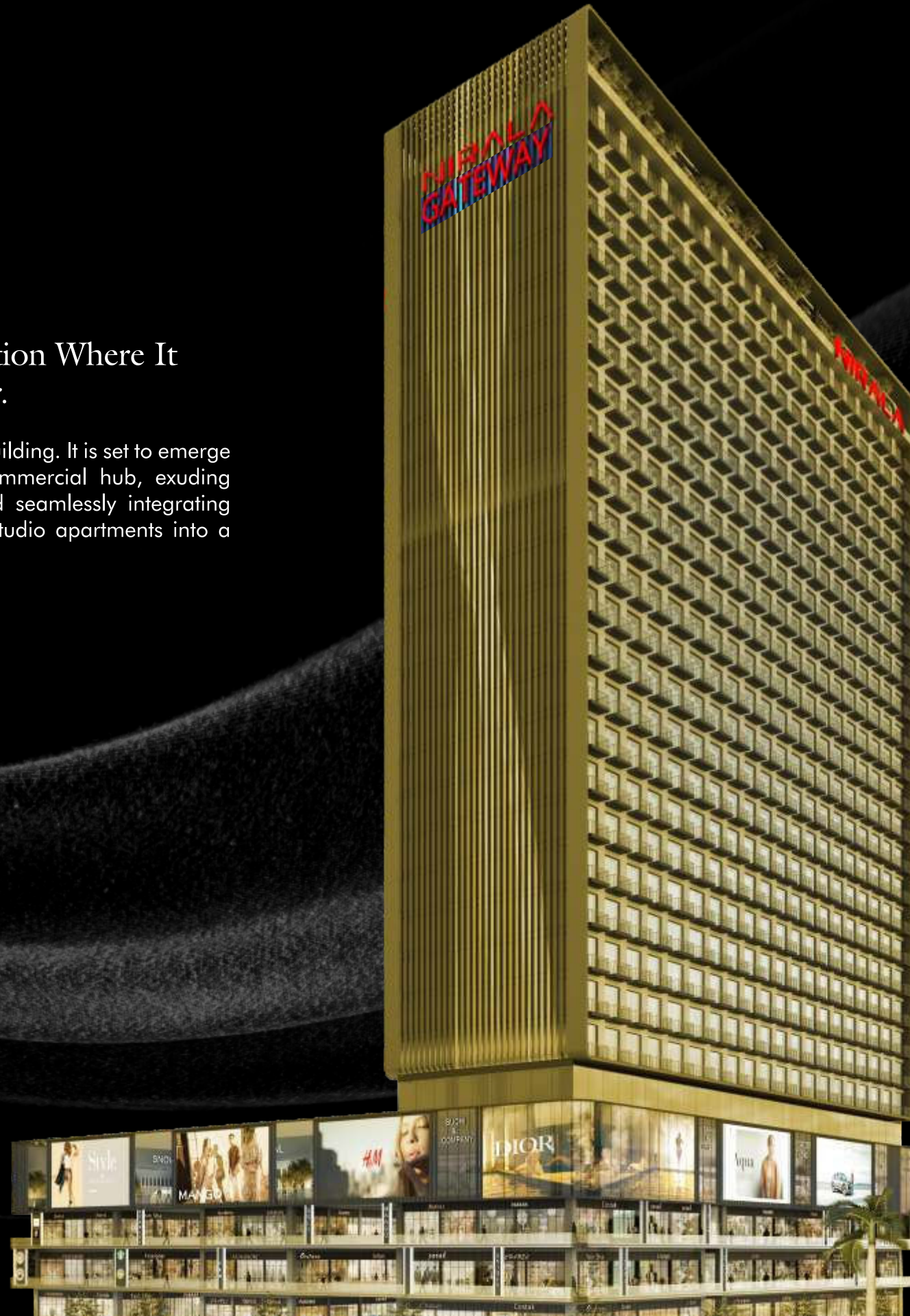
Delhi-Meerut
Expressway
15 mints drive.

Jewar Airport
(Upcoming)
35-45 mints drive.



A Retail, Business
And Living Destination Where It
All Comes Together.

Nirala Gateway isn't just a building. It is set to emerge as a much sought-after commercial hub, exuding unparalleled dynamism and seamlessly integrating retail, dining, offices, and studio apartments into a thriving urban space.





SHOP



OFFICES



DINE



STUDIO APARTMENTS

Catchment Area Residents

Nirala Gateway enjoys a prime location in Sector 12, surrounded by a rapidly growing residential hub. With over 100+ operational and upcoming societies in a 3–5 km radius, the project is set to benefit from a strong and steady footfall.

Why It's a Game-Changer:

Upcoming Branded Realty in Sector-12 Discover premium projects setting new benchmarks in luxury and modern living. The area is witnessing high demand for retail, F&B, office spaces, and daily convenience services, making it a thriving hub for both residents and businesses.

RESIDENTS

PRESENT

Within 3 KM Radius: 1.35+ Lakh residents
 Within 8 KM Radius: 5.00+ Lakh residents
 Within 15 KM Radius: 7.00+ Lakh resident

NEAR FUTURE

Within 3 KM Radius: 3.35+ Lakh residents
 Within 8 KM Radius: 15+ Lakh residents
 Within 15 KM Radius: 23+ Lakh resident



Nirala Gateway: Positioned for Business Success

Nirala Gateway isn't just surrounded by residential growth — it's strategically located to tap into high demand from IT companies, data centers, corporate hubs, and the booming retail and service sector.

Key Business Drivers Nearby:

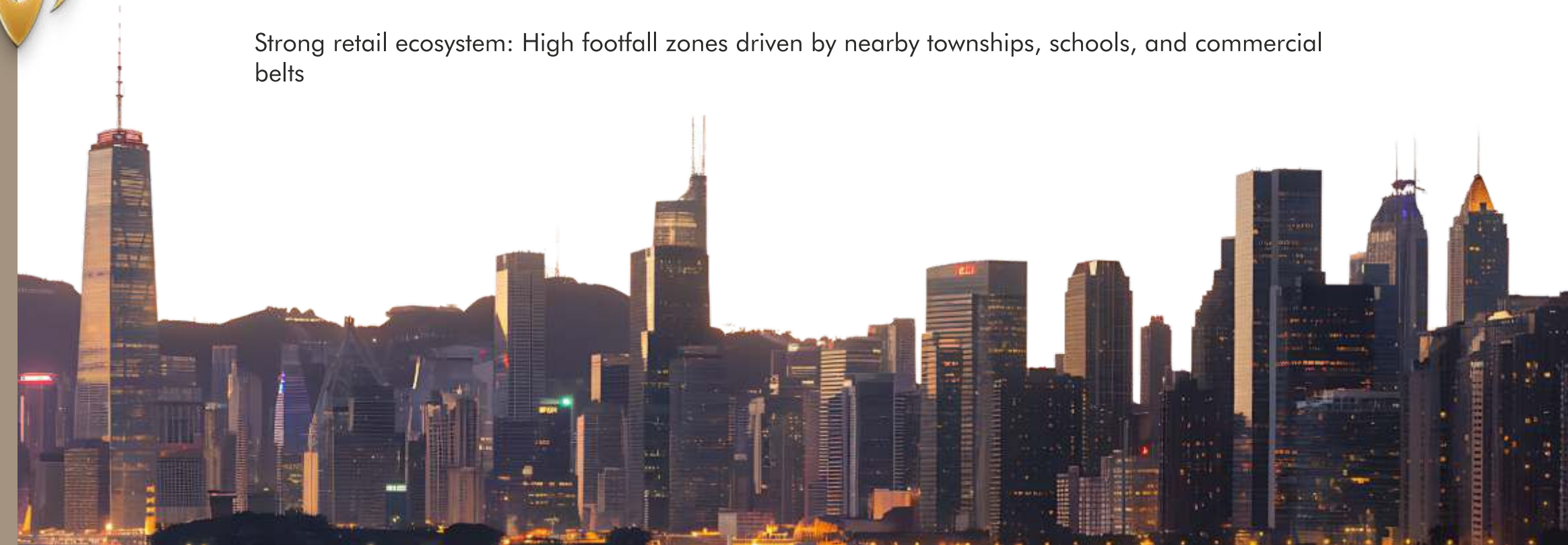
Over 500+ IT & corporate offices in Greater Noida West and Noida, including: Infosys, HCL, TCS, Wipro, Accenture, Paytm, Tech Mahindra, Yotta, IBM, and Genpact

Close proximity to Techzones & IT Parks, including Techzone 4, SEZs, and major IT/ITES campuses

Access to 100+ co-working spaces & start-up hubs across Noida and Sector 62

Rising professional population: 5–6 lakh residents within a 15 km radius

Strong retail ecosystem: High footfall zones driven by nearby townships, schools, and commercial belts



Your lifetime
asset for great returns.

WHERE LIFE, WORK & RETAIL COME TOGETHER

Seamlessly blend productivity,
leisure, and comfort.

ICONIC DESIGN

A landmark that stands out with its unique
and stylish design.

PRIME LOCATION

Greater Noida West's First Commercial
Landmark at a Prime Location.

Where
Growth
Begins

Retail Space
F&B Destination
Offices
Studio Apartments





More Than a Building
A Place to Shop, Eat & Enjoy



All You Crave, Under One
Roof From fashion finds to
food delights it's all here.

Your Go-To
Destination for Good Times.
Shop the latest,
taste the best, and
make memories.

Shop . Savor . Smile.
Repeat . Where every visit
is a reason to return.



R E T A I L S P A C E S

Imagine It. Feel It.

A diverse mix of retail outlets from daily essentials to premium lifestyle brands all within walking distance.

SHOP *in* STYLE

Where Everyday
Shopping Becomes an
Experience.

Greater Noida West isn't just growing—it's booming. With massive infrastructure development and a rise in young professionals migrating from Delhi and Noida, Nirala Gateway is your ticket to prosperity for a wide-range of end-users and investors.

Retail Brands & Lifestyle Stores:
Claim your space in a high-footfall zone with 3-side road access.

Corporate & Entrepreneurs:
A prime location for businesses.

Investors:
A future-ready opportunity in a booming location.

Dining & Hospitality:
Restaurants catering to professionals and families.



ARTISTIC IMPRESSION OF
NIRALA GATEWAY FROM
GREATER NOIDA WEST



Retail Mix Designed to Make it a Favourite Shopping Destination

From daily groceries to luxury outlets, Nirala Gateway offers a complete shopping experience across five well-planned levels. Lower Ground, Ground, First, and Second floors host a curated mix of essentials and premium retail, while the Third Floor is dedicated to vibrant F&B outlets, creating a delightful blend of shopping and leisure for every visitor.

Your
Favourite
Food Destination

DINE *in* STYLE



Tasty Times Brought to You by India's Leading Food Outlets

Indulge in a vibrant culinary experience where great food meets great vibes. At Nirala Gateway, dining isn't just a necessity—it's a lifestyle, with leading food brands serving everything from gourmet meals to quick bites in an inviting setting.

Curated flavours
offered experiential fine dining
and fast-food chains

Your Next Big Idea
Starts here



OFFICE SPACES

WORK *in* STYLE

Work Where the Action is

Premium work spaces from 5th to 8th floor, designed for professionals, startups, and enterprises.

Smart Design:
Office Units with customizable layouts.

Perks That Matter:
High-speed elevators, 24/7 power backup, and
a food court just an elevator ride away.

First Impressions:
Impress clients with a lobby that
make for a grand entry.



Where Urban
• Vision Meets
Timeless
Design



LIVE *in* STYLE

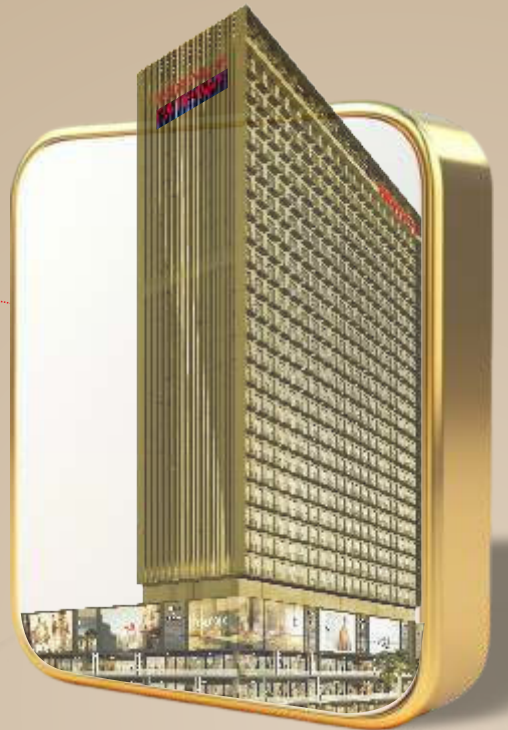
Contemporary Living for Urban Professionals

450+ fully furnished studio apartments from 9th to 24th floor, designed for those aspiring for a lifestyle that reflects their status. Space-efficient layouts with modern interiors. Perfect for young professionals, expats, and urban dwellers.

Designated spots for cabs, deliveries, and grocery pickups make everyday errands effortless.

STUDIO APARTMENTS





Nirala Gateway

LOCATION THAT OFFERS EVERYTHING

A landmark address begins with a location that connects you to everything that matters. Spread across 10,400 sqm with wide road frontages, Nirala Gateway enjoys exceptional visibility and accessibility—just minutes from major hospitals, business hubs, and the upcoming Jewar Airport. It's not just well-placed, it's perfectly positioned for growth.

SCHOOL

KEY LANDMARKS DISTANCE (KM)

Shri Ram Global School	2.6
Delhi Public School- KPV	2.6
The Infinity School	2.7
BGS Vijnatham School	2.8
Florence International School	3.3
Jaipuria International School	3.5
Aster Public School	3.6
St. Francis School	3.7
GD Goenka International School	3.8
St. Mary's School	4.4
Sparsh Global School	5.4

HOSPITALS

KEY LANDMARKS DISTANCE (KM)

Arogaya Hospital	3.3
Yatharth Super Specialty Hospital	7.2
Motherland Hospital	9.3
Fortis Hospital	15.2
Kailash Hospital	16.3
Neo Hospital	16.4
Prima Care Multispecialty Hospital	16.6
Manipal Hospital	17.2
Metro Multispecialty Hospital	18.9

CORPORATE

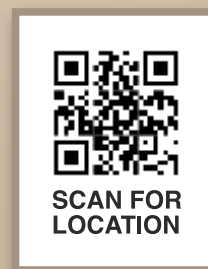
KEY LANDMARKS DISTANCE (KM)

Yotta Data Center Park	2.4
Artha SEZ	7.3
Wipro Knowledge Park	13.3
Technopolis IT Park – Sec 62	16.2
Skymark One	17.5
Adobe Office	17.7
Oxygen Business Park	19
Advant Navis Business Park	20

EDUCATION

KEY LANDMARKS DISTANCE (KM)

Sharda University	16.5
Jaypee Institute Of Information Technology	16.6
Galgotia University	18
BIMTECH, Gr. Noida	18
Benett University, Gr. Noida	20.1
Amity University, Gr. Noida	20.5
AAFT (Film City)	22.7
Gautam Buddha University	22.9



- SCHOOLS
- HOSPITALS
- UNIVERSITIES
- CORPORATES
- MALLS

Map not to scale

