



Eternia

ETERNIA

DREAM VALLEY PHASE 3



*Artistic impression

WHY ETERNIA ...

- Connected with 130 meter wide road.
- In front of Proposed Metro Line
- Complete basement parking
- Vehicle free ground floor
- Double height entrance lobby
- All flats are 3 side open
- No GST applicable even on registry
- Value for money as 50% less loading in comparison to other projects
- Facing 100 meter green belt.
- Spacious drawing room with dual sitting
- 4 flats per floor with 4 lifts per tower
- Stainless steel with glass balcony railings
- Main staircase with stainless steel railing
- Balconies with mesh doors
- Extended wardrobes in rooms with clear and large usable area

SITE PLAN



A1 Tower Lily

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK + STUDY)

A2 Tower Orchid

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK + STUDY)

A3 Tower Rose

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK + STUDY)

A4 Tower Dhalia

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK + STUDY)

A5 Tower Tulip

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK + STUDY)

B Tower Lotus

CLUSTER OF 4 FLATS PER FLOOR

3 Club House With Swimming Pool

4 Green Landscape Area

5 Toddlers' Play Area

6 Lawn

7 Water Feature

8 Topiary Garden

9 Chip And Put

10 Sitout Plaza

11 Senior Citizen Garden

12 Stepped Seating

13 Multiplay Court

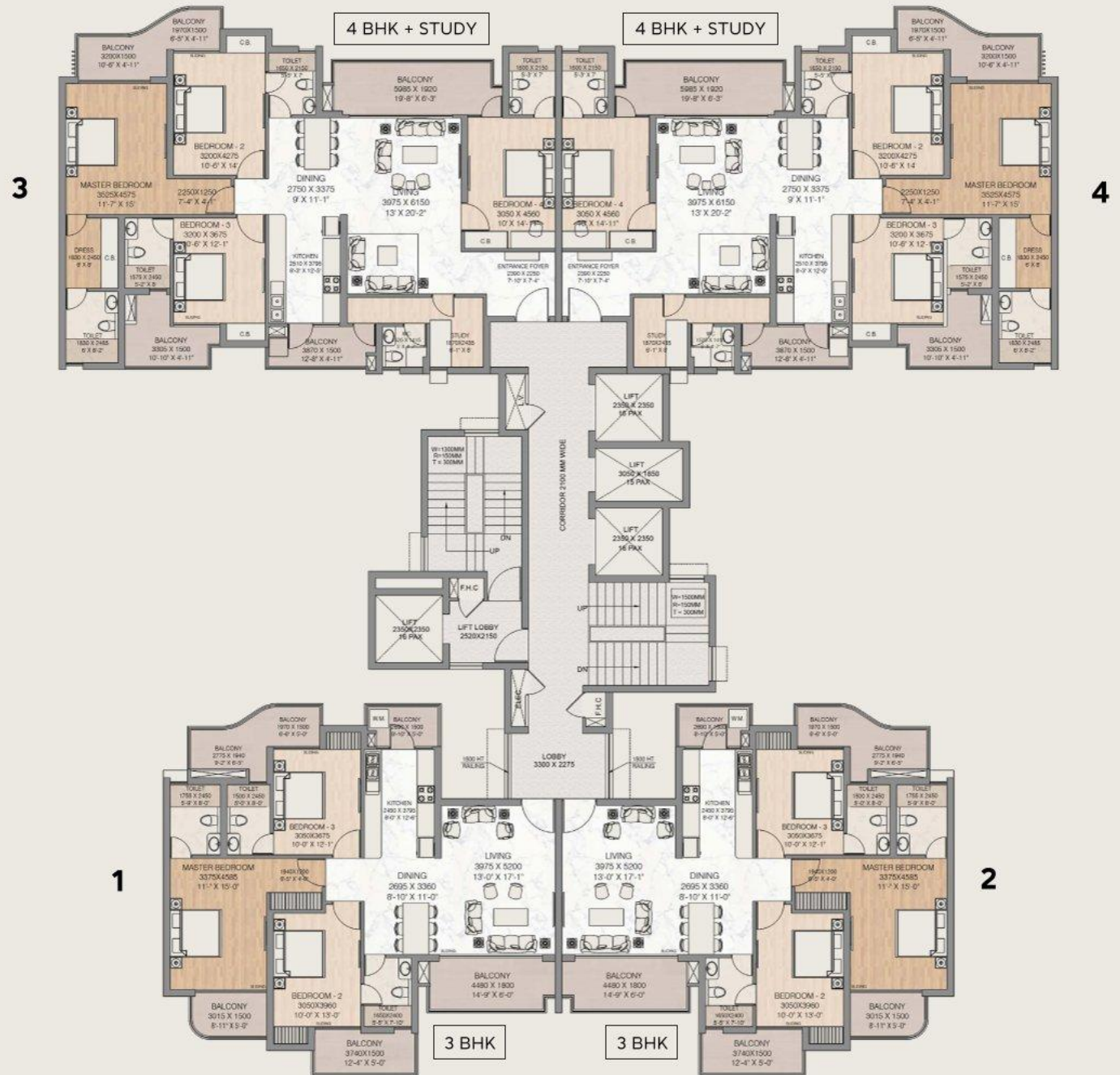
14 Swimming Pool

15 Water Feature & Deck Seating

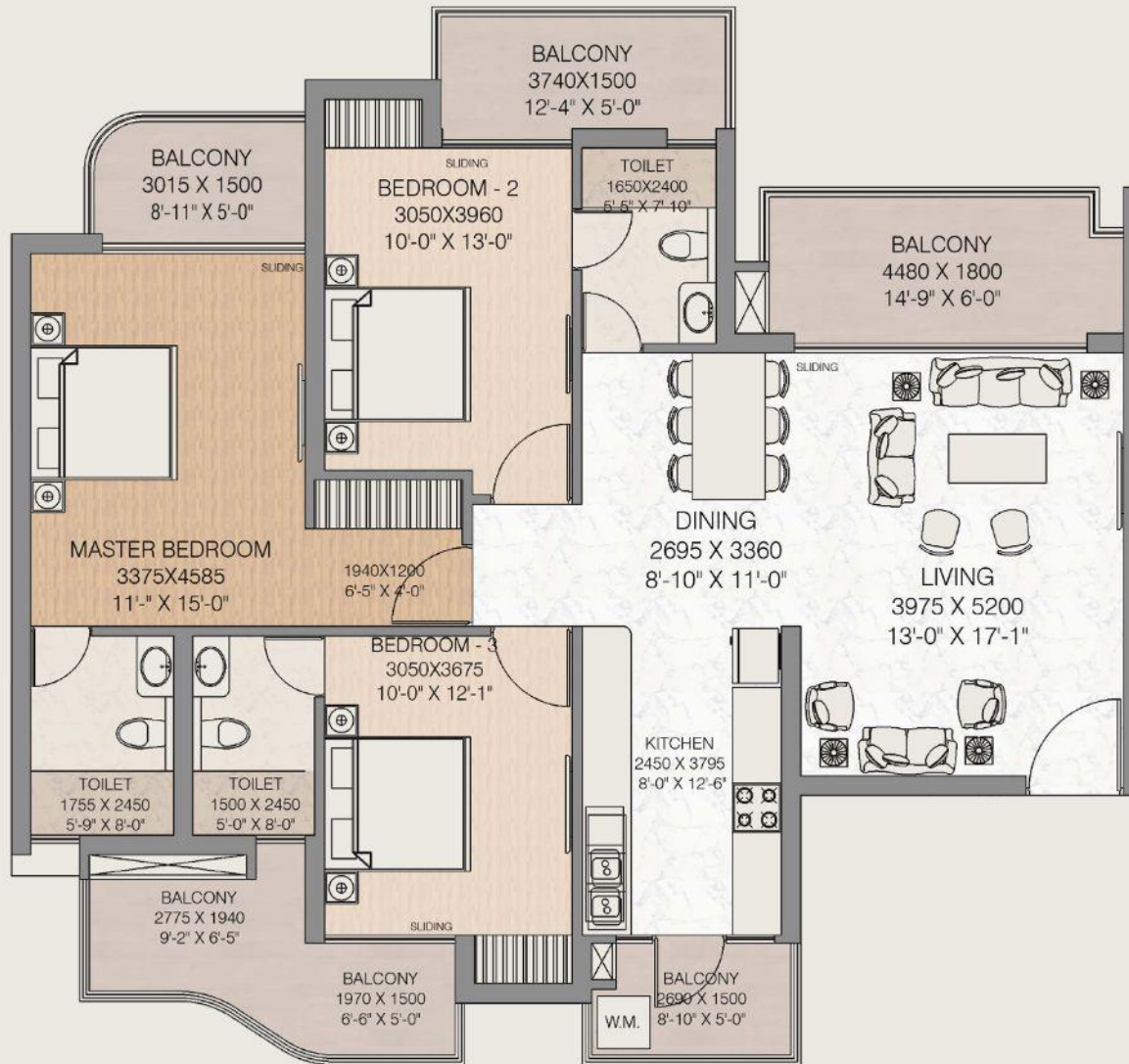
16 Jogging Track

TOWER A

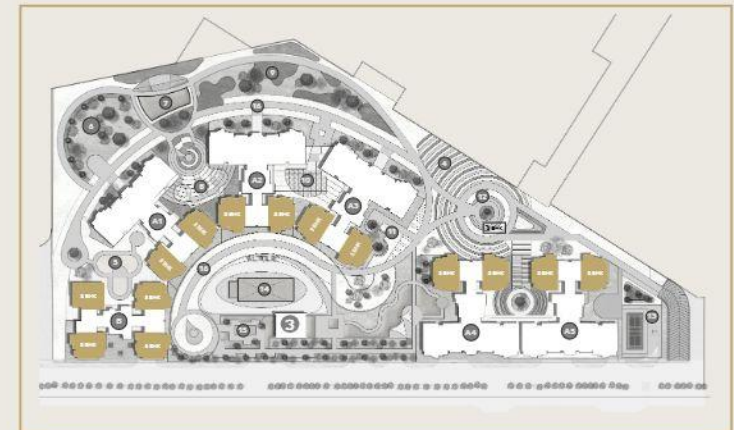
TYPICAL FLOOR



3 BHK UNIT PLAN

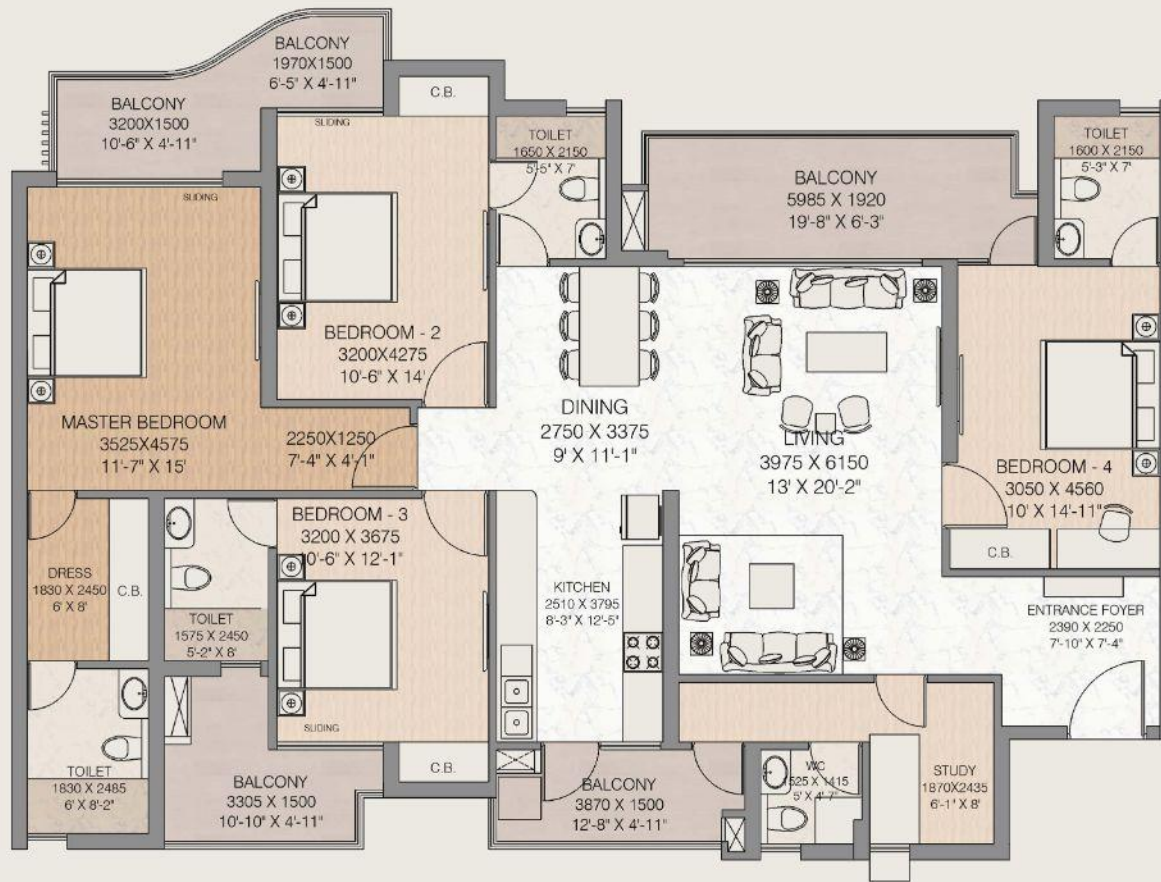


TOTAL SALEABLE AREA	179.53 SQ.M (1932 SQ.FT)
TOTAL BUILT UP AREA	142.39 SQ.M (1532 SQ.FT)
TOTAL CARPET AREA	100.89 SQ.M (1086 SQ.FT)

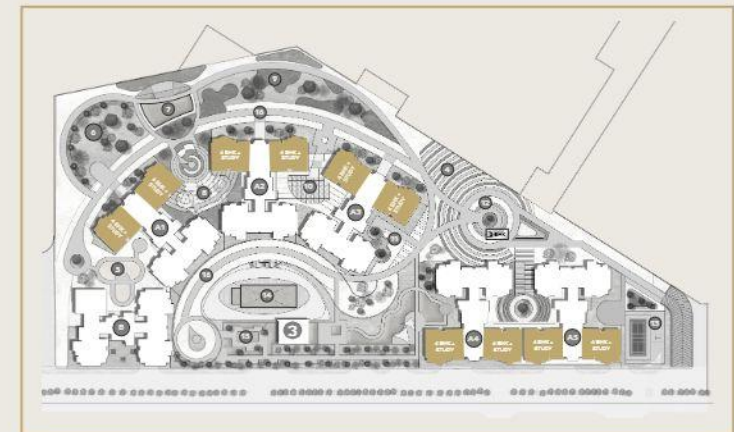


NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

4 BHK + STUDY UNIT PLAN



TOTAL SALEABLE AREA	243.91 SQ.M (2625 SQ.FT)
TOTAL BUILT UP AREA	194.05 SQ.M (2088 SQ.FT)
TOTAL CARPET AREA	148.60 SQ.M (1599 SQ.FT)



NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

PRE LAUNCH OFFER

Launch BSP (INR/SQFT)	INAUGURAL DISCOUNT (INR/SQFT)	PRE LAUNCH BSP (INR/SQFT)
Rs 9,900	Rs 1,000	Rs 8,900

PRE LAUNCH BENEFITS

1 CAR PARKING	CLUB MEMBERSHIP	POWER BACKUP (3 KVA)	ELECTRICITY INFRASTRUCTURE CHARGES	2 YEAR MAINTENANCE FREE
Rs 5,00,000	Rs 5,00,000	Rs 1,05,000	Rs 1,00,000	Rs 2,22,000

TOTAL PRE LAUNCH BENEFITS

SAVE UPTO Rs 40.52 LACS

FLOOR	PLC
1 ST – 5 th	700
6 th – 10 th	600
11 th – 15 th	500
16 th – 20 th	400
21 st – 25 th	300
26 th – 30 th	NA

VIEW	PLC
Green & Road Facing	400
Applicable on Unit nos	Lotus – Unit 1, 2 & 3
	Lily, Orchid & Rose – Unit 1 & 2
	Dahlia – Unit 1, 3 & 4
	Tulip – Unit 3 & 4

ADDITIONAL CHARGES	
PARTICULAR	PRICE
Car Parking	Rs 5,00,000
Club Membership	Rs 5,00,000
Power Backup	Rs 35,000 Per KVA
Electricity Infrastructure Charges	Rs 1,00,000
Maintenance: Rs 2.99 per sqft + GST 18%	

As per Supreme Court guidelines GST is not applicable.

Disclaimer: Authorised marketing partner for Aspire Dream Valley III, managed by NBCC on behalf of the Hon'ble Supreme Court-appointed Court Receiver. |

*T&C Apply

PAYMENT PLAN

MILESTONE	PAYMENT %
On Booking	10%
Booking + 45 Days	10%
On Start of Raft Foundation	5%
On Start of Casting of Lower Basement	5%
On Completion of Ground Floor	10%
On Completion of 4th Floor Roof	7.5%
On Completion of 9th Floor Roof	7.5%
On Completion of 14th Floor Roof	7.5%
On Completion of 19th Floor Roof	7.5%
On Completion of 24th Floor Roof	7.5%
On Completion of 29th Floor Roof	5%
On Completion of Super Structure	7.5%
On Start of Mep/Flooring/Finishing	5%
On Intimation of Possession	5%

THANK YOU

Address: Aspire Dream Valley Phase 3, Techzone 4, Greater Noida West

Disclaimer: The information, visuals, and figures in this brochure are indicative and subject to change. They do not constitute an offer, contract, or legal commitment. All distances, timelines, and specifications are approximate and may vary. For accurate and updated details, please visit the project site or marketing office. Prospective buyers are advised to verify all information independently before making any purchase decision.

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