
MIGSUN
NEHRU
PLACE 1
THE BUSINESS HUB

Your
**Exclusive
Destination**
for the Worklife-balance

INFOPACK

MIGSUN
JET Suites

Let Your Business Take a Flight of Limitless Opportunities



WELCOME TO

MIGSUN NEHRU PLACE 1 THE BUSINESS HUB

Nestled on the vibrant Yamuna Expressway in Greater Noida, Migsun Nehru Place 1 is a hub of innovation and collaboration. Here, exquisitely designed and finely crafted business suites provide you with a luxurious experience. It's not just a place; it's a canvas where dreams get a new height amidst the modern architecture and lush surroundings.





**Let Your
Investment
run at the
Top-notch Speed**

Where Work Meets Relaxation

These stylish business suites redefine the concept of corporate living, offering a sophisticated space where work seamlessly blends with comfort. With modern amenities and a thoughtfully designed layout, Nehru Place 1 is the perfect retreat for professionals seeking a balance between work and relaxation. Whether you're brainstorming the next big idea or unwinding after a long day, this business suite provides the ideal environment to thrive.



Why



Stands Apart?

Investing here, offers a diverse range of opportunities across various sectors, including technology, education, tourism, and infrastructure. With its strategic location and promising developments, this area holds immense potential for investors seeking long-term growth and returns on their investments.



Bang on the Yamuna Expressway



Surrounded by various universities and educational institutes



20 minutes to upcoming Noida International Airport



2 km away from the proposed metro station



In close proximity to Coforge (Earlier NIIT), Vivo Technologies. Presence of companies like Infosys & Wipro in Techzone (Units Allotted)



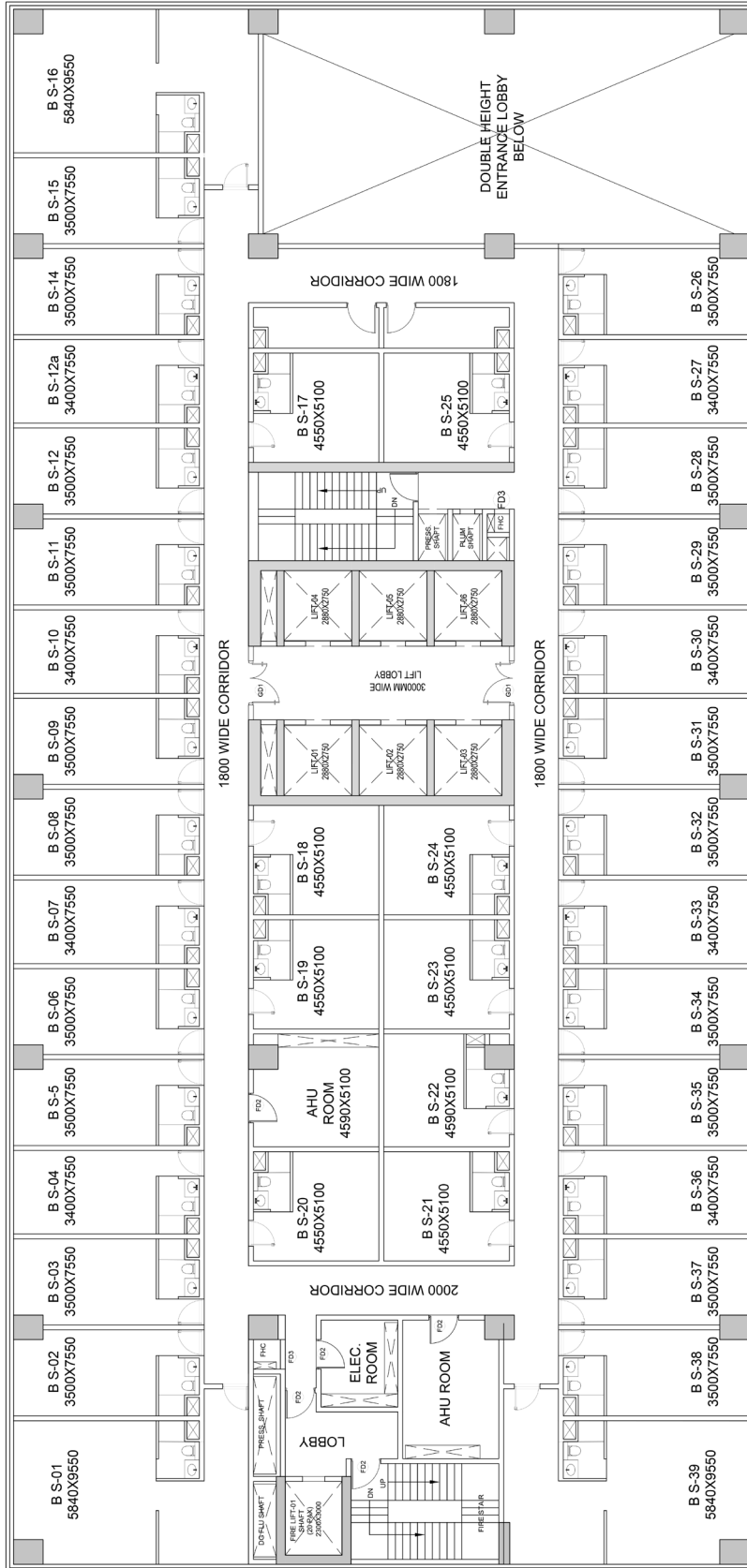
10 lakh catchment area

Master Site Plan



FLOOR PLAN

FIRST FLOOR

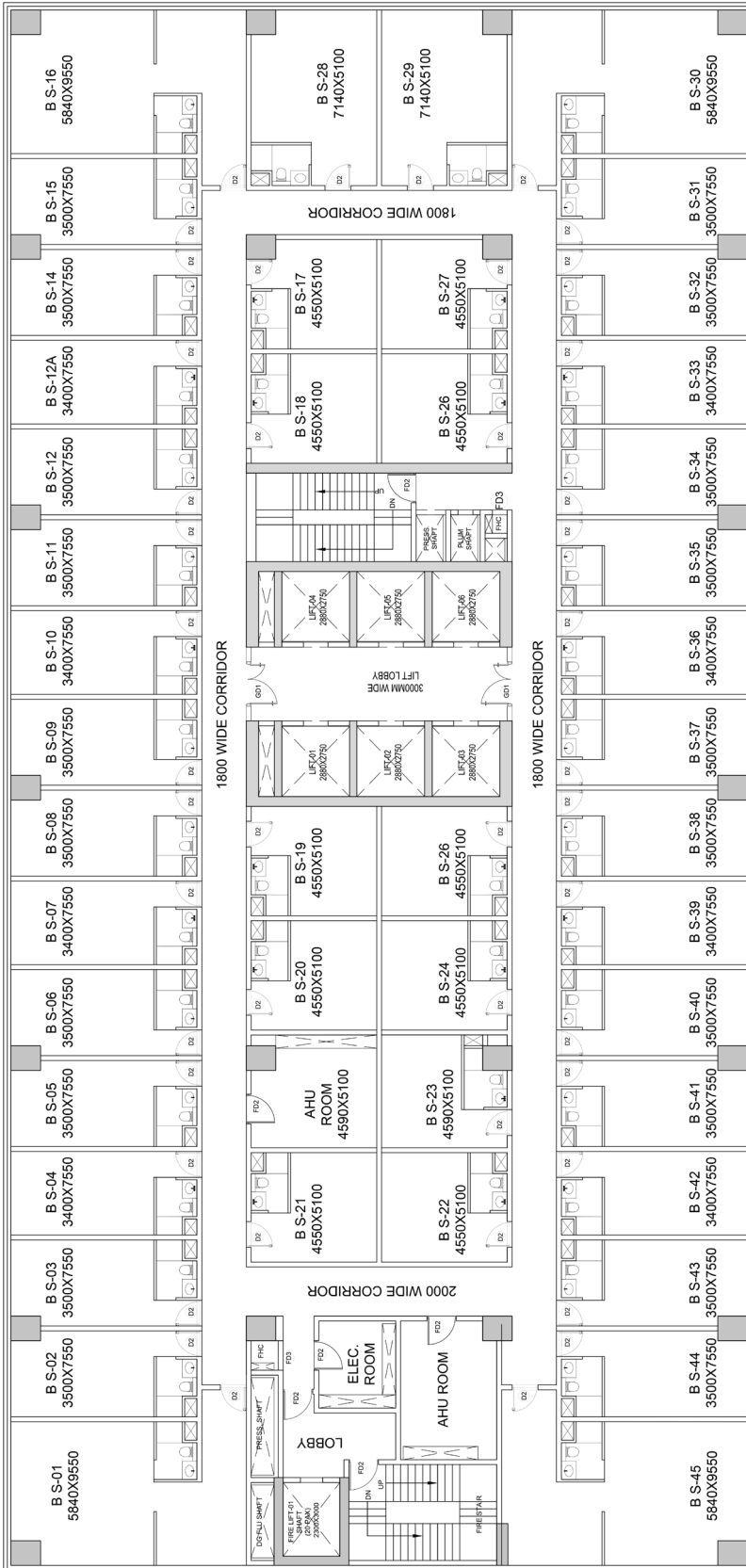


1	1250
2	568
3	570
4	556
5	570
6	570
7	556
8	570
9	570
10	556
11	570
12	570
12A	556
14	570
15	568
16	1324
17	490
18	490
19	480
20	490
21	490

22	495
23	480
24	490
25	490
26	570
27	556
28	570
29	570
30	556
31	570
32	570
33	556
34	570
35	570
36	556
37	570
38	568
39	1313

FLOOR PLAN

2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH

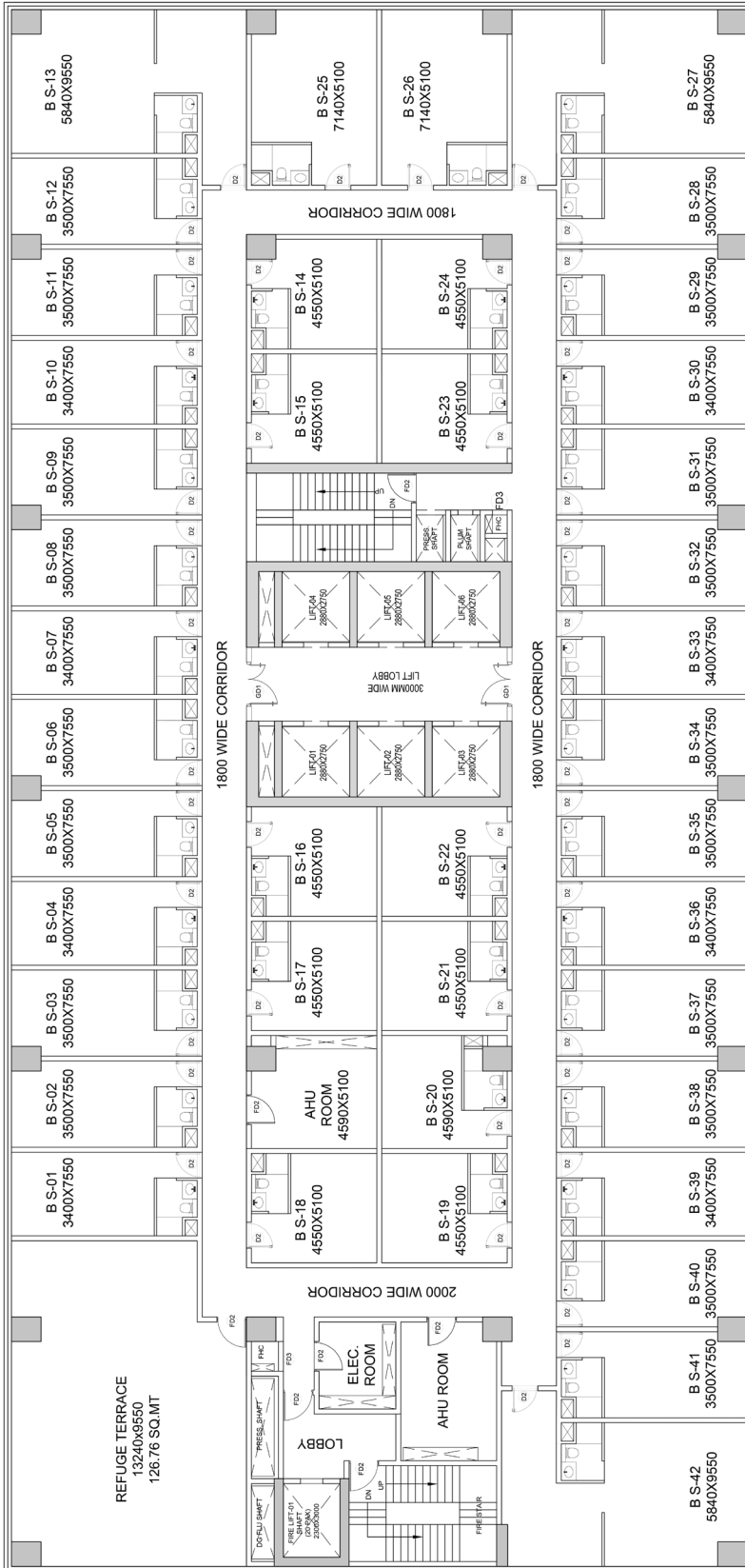


1	1250
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12A	556
14	570
15	568
16	1250
17	490
18	490
19	490
20	480
21	490
22	490
23	495

24	480
25	490
26	490
27	490
28	778
29	778
30	1250
31	568
32	570
33	556
34	570
35	570
36	556
37	570
38	570
39	556
40	570
41	570
42	556
43	570
44	568
45	1314

FLOOR PLAN

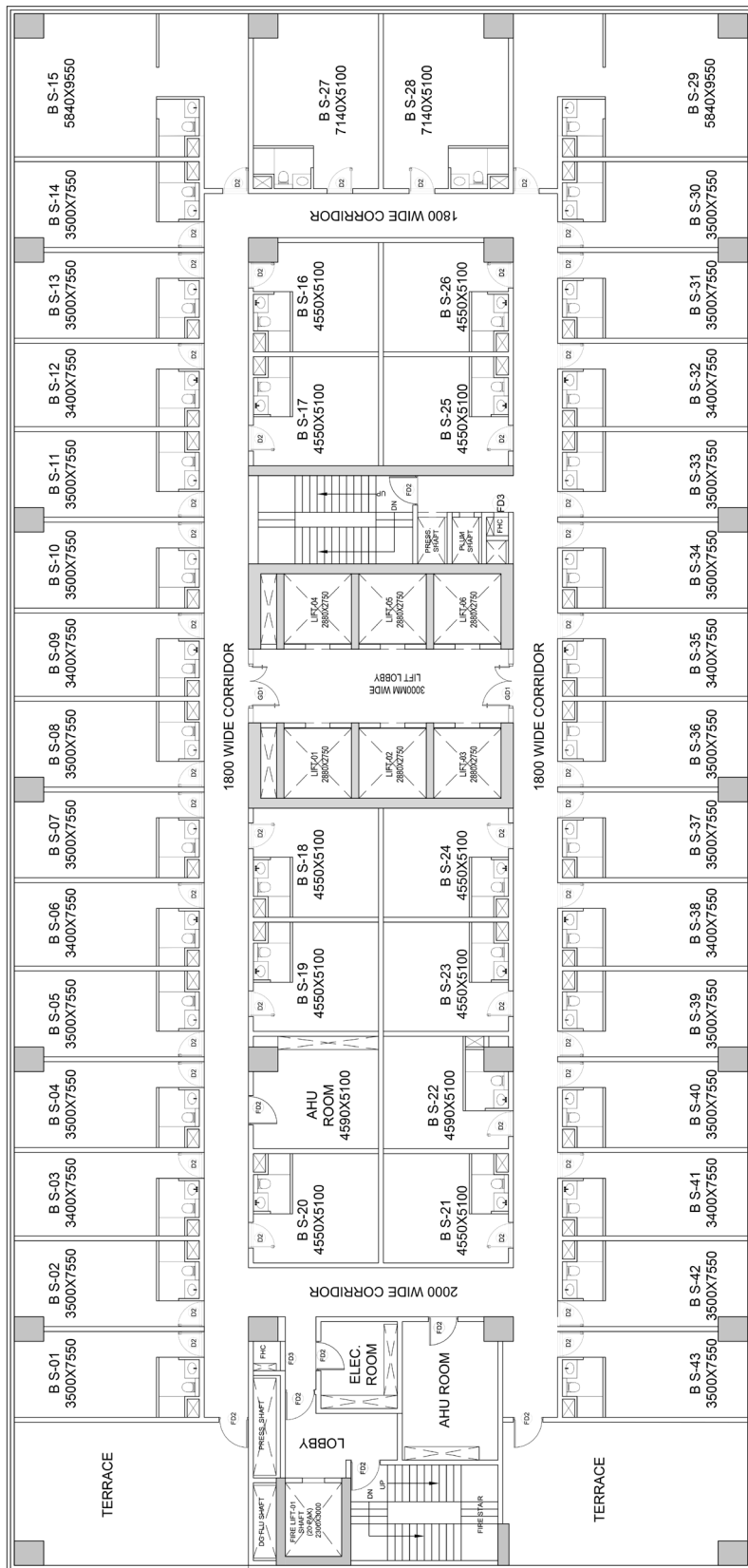
6TH, 9TH, 12TH FLOOR



1	556	23	490
2	570	24	490
3	570	25	778
4	556	26	778
5	570	27	1250
6	570	28	568
7	556	29	570
8	570	30	556
9	570	31	570
10	556	32	570
11	570	33	556
12	568	34	570
12A	1250	35	570
14	490	36	556
15	490	37	570
16	490	38	570
17	480	39	556
18	490	40	570
19	490	41	568
20	495	42	1313
21	480		
22	490		

FLOOR PLAN

14TH FLOOR



1	570
2	570
3	556
4	570
5	570
6	556
7	570
8	570
9	556
10	570
11	570
12	556
12A	570
14	568
15	1250
16	490
17	490
18	490
19	480
20	490
21	490
22	495

23	480
24	490
25	490
26	490
27	778
28	778
29	1250
30	568
31	570
32	556
33	570
34	570
35	556
36	570
37	570
38	556
39	570
40	570
41	556
42	570
43	570

PRICE LIST

W.E.F. 15-06-2024

FLOOR NAME	BSP PER SQUARE FEET (SOFT LAUNCH)	BSP PER SQUARE FEET (LAUNCH RATE)
Business Suites	Rs. 4,240/-	Rs. 5,740/-

PREFERENTIAL LOCATION CHARGES (PLC)

Road Facing	Rs. 750/- Per Square Feet
Corner	Rs. 500/- Per Square Feet

OTHER CHARGES

External Development Charges (EDC)	Rs. 300/- Per Square Feet
Infrastructure Development Charges (IDC)	Rs. 300/- Per Square Feet
Fire Fighting Charges (FFC)	Rs. 300/- Per Square Feet

POSSESSION CHARGES

Lease Rent	Rs. 500/- Per Square Feet
Power Backup	Rs. 40,000/- Per KVA
Electric Meter	Rs. 25,000/- Per KW

AREA	POWER BACKUP	ELECTRIC LOAD
Up to 500 Square Feet	2 KVA	3 KW
Up to 700 Square Feet	3 KVA	4 KW
Up to 900 Square Feet	5 KVA	6 KW
Above 1100 Square Feet	6 KVA	7 KW

PAYMENT PLAN

At the time of booking	10 % of BSP + Other Charges
Within 45 days from booking	30 % of BSP + Other Charges
On completion of super structure	30 % of BSP + Other Charges
On offer of possession/fit-out	30% of BSP + Other Charges + 100% of Possession Charges

TERMS & CONDITIONS

GST will be charged 7% extra on total cost.

MIGSUN NEHRU PLACE-1 (JET SUITES) RTGS/NEFT DETAILS

Account Name	Ansal IT City and Parks Limited Collection Account for Migsun Nehru Place 1
Bank Name	CANARA BANK
Account Number	120026664732
IFSC Code	CNRB0018689

*T&C apply. | 1 sqm. = 10.7639 sq. ft.

A NAME TRUSTED FOR GENERATIONS

Migsun has 28 years of excellence and is the leading Real Estate developer in the NCR region with a clear vision of "Housing for All". Over the years, Migsun has been known for its timely delivery, quality, and good living experiences. Migsun team works synchronically with care and attention on all of its projects, formulating transparent paperwork and timely deliveries.

Our determination and persistence have helped us reach the zenith of success in catering to India's changing needs in various vital sectors of Education, Skill India, Film Production, and Hospitality.

2 crore
Area delivered

22+
Ongoing Residential & Commercial Projects

28
Years of Trust & Experience

RESIDENTIAL PROJECTS

MIGSUN
ELITE ONE

MIGSUN
ULTIMO
GREATER NOIDA

MIGSUN
VILAASA

MIGSUN
GREEN MANSION

MIGSUN
ATHARVA

MIGSUN
Kiaan
LAKHTY IN LAKHTY BRICK
Near Vashali Metro Station, Vasundhara, Ghaziabad

MIGSUN
WILZ
perfect homes

MIGSUN
Roof
chain ki need

COMMERCIAL PROJECTS

MIGSUN
Lucknow Central

MIGSUN
rohini central

MIGSUN
Mi Gente
Dress.Dine.Delight

MIGSUN
JANPINTH

MIGSUN
NEHRU PLACE 1
THE BUSINESS HUB

MIGSUN
NEHRU PLACE 2
THE BUSINESS HUB

MIGSUN
NEHRU PLACE 3
THE BUSINESS HUB

MIGSUN
central market

MIGSUN
WILZ Boulevard

MIGSUN
Kiaan walk

MIGSUN
VILAASA WALK

MIGSUN
ONE CENTRAL
Raj Nagar Extension, Ghaziabad

MIGSUN
ULTIMO Walk

MIGSUN
ESTELLA

MIGSUN
NEHRU
PLACE 1
THE BUSINESS HUB

Site Office: Migsun Nehru Place 1, Yamuna Expressway, Greater Noida

RERA NO: UPRERAPRJ770923/05/2024 | **RERA WEBSITE:** www.up-rera.in/projects



COMMERCIAL



RESIDENTIAL



HOSPITALITY



EDUCATION



SKILL INDIA

FOLLOW MIGSUN

A LEGACY OF 28 YEARS | 2 CRORE AREA DELIVERED | 22+ ONGOING PROJECTS



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*T&C Apply (1 Sq Mtr = 10.764 Sq Ft)