

NIRALA DIADEM

Address: C-6, Sector-10, Greater Noida West, U.P. w.e.f (12.03.2026)

TYPE	BASIC RATE PSF
Studio Apartment	13500/-
Pre Launch Price- Rs. 11500/-*	



Prime Location Charges Per Sq. Ft. On Super Area	
Main Road Facing	₹ 400/- PSF
Rear Road Facing	₹ 200/- PSF

Floor PLC	₹/-Sq.ft
21 st	0
18 th - 20 th	50
15 th - 17 th	100
12 th - 14 th	150
9 th - 11 th	200
6 th - 8 th	250

Payment Plan

25:25:25:25 Payment Plan for Studio Apartment	
Installment Name	%
At the time of booking	25%
1 st Year from the date of RERA Registration	25%
2 nd Year from the date of RERA Registration	25%
3 rd Year from the date of RERA Registration	15%
On Offer of Possession	10%
Total:	100%

40:20:20:20 Payment Plan for Studio Apartment	
Installment Name	%
At the time of booking	40%
1 st Year from the date of RERA Registration	20%
2 nd Year from the date of RERA Registration	20%
3 rd Year from the date of RERA Registration	10%
On Offer of Possession	10%
Total:	100%

NOTE:

- IFMS will be charged Rs. 100/- per Sq. ft. and will be payable at the time of possession.
- Maintenance charges will be charged for 1 Year in Advance at the rate of Rs. 8/- Per Sq. Ft. and Added in total cost of the unit but the same will be payable at the time of offer of possession.
- Lease Rent will be payable at the time of possession.
- Price List and Payment Plan can be changed without any prior notice at Sole Discretion of the Company
- There will be no escalation for the booked unit.
- The Area of the unit is tentative and may vary.
- GST 12% (GST Discount 5%) Net Chargeable - 7%
- NEFT/RTGS/Demand Draft/Cheque drawn in favor of PBPL COLL ACC FOR NIRALA DIADEM (A/c No.00146450000010, IFSC Code- YESB0000014, YES BANK LTD, Plot No. 38, Block- H 1 A, Sec-63, Noida) payable at Noida/Delhi.



Project Name : NIRALA DIADEM
 Project Registration No. : UPRERAPRJ825497/11/2025
 Project Launch Date : 17-11-2025
 Account Name : PBPL COLL ACC FOR NIRALA DIADEM
 Bank Name : Yes Bank Ltd. A/C No: 00146450000010
 Branch : Basement, Ground Floor & 1st Floor, Plot No. 38,
 Block H1A, Sec 63, Noida - 201301
 IFSC Code : YESB0000014
 Promoter Name : Parth Bultech Private Limited
 Promoter Id : (UPRERAPRM348231)
 Website : <https://www.up-rera.in>