

# NIRALA DIADEM

Address: C-6, Sector-10, Greater Noida West, U.P.

TYPE	BASIC RATE PSF
Studio Apartment	13500/-

## Pre Launch Price- Rs. 11500/-\*

### Prime Location Charges Per Sq. Ft. On Super Area

Main Road Facing	₹ 600/- PSF
Rear Road Facing	₹ 200/- PSF

### Payment Plan

#### 25:25 Payment Plan for Studio Apartment/Office

S. No.	Installment Name	%
1	At the time of booking	25%
2	1 <sup>st</sup> Year from the date of RERA Registration	25%
3	2 <sup>nd</sup> Year from the date of RERA Registration	25%
4	3 <sup>rd</sup> Year from the date of RERA Registration /Offer of Possession whichever is earlier	25%
<b>Total:</b>		<b>100%</b>

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

#### 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.001464500000010, IFSC Code- YESB00000014, 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: 001464500000010  
Branch: Basement, Ground Floor & 1st Floor, Plot No. 38, Block H1A, Sec 63, Noida - 201301  
IFSC Code: YESB00000014  
Promoter Name: Parth Bulltech Private Limited  
Promoter Id: (UPRERAPRM348231)  
Website: <https://www.up-rera.in>