

**PRICE LIST**

(w.e.f. 15 July 2024)

Basic Rate/Sq. Ft. on Super Area	₹ 11,250		
Type	(4BHK + 4T + 1 Study + Entrance Foyer)	(4BHK + 4T + 1 Study with T + Entrance Foyer)	
Unit No.	1 & 2	3	4
Carpet Area (in sq. ft.)	1471.923	1471.331	1460.427
Built Up Area (in sq. ft.)	2061.510	2066.472	2056.085
Super Area (in sq. ft.)	(2638)	(2638)	(2632)
Basic Rate (in ₹)	29677500	29677500	29610000

ADDITIONAL CHARGES*		₹
ONE COVERED CAR PARKING		3,50,000
BAY PARKING		6,00,000
CLUB MEMBERSHIP		1,00,000
POWER BACKUP		25,000/ KVA
MAIN ENTRANCE DOOR STAINLESS STEEL 304 (MANDATORY)		25,000

LOCATION CHARGES*		₹
PARK/ROAD FACING PLC		250/- SQ. FT.
CORNER PLC		75/- SQ. FT.
GREEN BELT FACING		400/- SQ. FT.

FLOOR CHARGES*		₹
1ST TO 6TH		400/- SQ. FT.
7TH TO 15TH		300/- SQ. FT.
16TH TO 20TH		200/- SQ. FT.
21ST TO 26TH		100/- SQ. FT.

\* For Calculation purpose the above rates will be charged on Super Area. It can be then converted back to carpet area for final costing

Disclaimer : 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

CLP PAYMENT PLAN	
Installment	
At the time of Booking	10%
Within 60 days from booking	30%
At the time of Casting of 2nd basement roof	7.5%
At the time of Casting of 6th Floor	7.5%
At the time of Casting of 12th Floor	7.5%
At the time of Casting of 18th Floor	7.5%
At the time of Casting of 24th Floor	7.5%
At the time of Casting of Top Floor	7.5%
At the time of Flooring	10%
On offer of Possession	5%

**Terms & Conditions:**

1. Prices are escalation free but subject to revision/withdrawal without any notice at sole discretion of Company.
2. One car parking, Club House Membership & Power Back-up mandatory with every apartment.
3. TIFMS @ Rs. 45/- per sq. ft. on carpet area will be payable at the time of offer of possession.
4. Stamp Duty, Registration charges, Legal, Miscellaneous expenses, dual electric meter, electric meter connection charges and any other levied by Government/Greater Noida agency or any other services will be charged extra at the time of offer of possession.
5. Maintenance charges and water sewer connection charges will be decided at the time of offer of possession.
6. For Detailed terms & conditions refer to builder buyer agreement (BBA).
7. All flat numbering & layouts are tentative.
8. All payments by cheque/draft to be made in favor of "**Golfgreen Mansions Pvt. Ltd. Collection account for Elite X**" payable at Noida/Delhi.
9. Pan No. of all applicant is mandatory.
10. 1% TDS to be deducted by the Buyer/Applicant from all the payments of the property.
11. The flat shall be sold on lumpsum price, this price list is for comparison / calculation purpose only.
12. Request for the alteration in layout plan of the unit will not be entertained.
13. The total cost of the unit will be calculated on super area bundle pricing method. However, if required as per RERA guidelines the calculation will be done on carpet area basis which can be done factoring the total cost as per super area.
14. Any amount paid in terms of GST or taxes to the government or authority concerned shall not be refunded.
15. GST and any other taxes extra as per government norms.
16. The company and its agents do not endorse any kind of credit notes.
17. Company Pan No. AAECG7783M / U. P. RERA Registration No. UPRERAPRJ916631/02/2024.
18. Corporate Office - H -58, Sector 63, Noida, U.P – 201301.



**ELITE GROUP**

**Golfgreen Mansions Pvt. Ltd.**

**Corporate** H-58, Sector-63  
Noida (U.P.) India 201301

**Site** GH-03A, Sector-10,  
Greater Noida West (U.P.) 203207

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**Web** [www.elitegroup.co](http://www.elitegroup.co)

PRICE LIST

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w.e.f. 15/07/2024

BASIC RATE/Sq. Ft. ON SUPER AREA	₹ 10,250					
Type	(3BHK + 3T)			(3 BHK + 3T + S)		
Unit No.	1 & 2	3	4	1 & 2	3	4
Carpet Area (in sq. ft.)	971.30	977.74	968.43	1138.09	1125.70	1116.40
Built Up Area (in sq. ft.)	1453.41	1408.03	1397.38	1644.77	1609.59	1597.48
Super Area (in sq. ft.)	1860	1812	1800	2110	2090	2075
Basic Rate (in ₹)	19065000	18573000	18450000	21627500	21422500	21268750

ADDITIONAL CHARGES*	₹
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AT THE TIME OF CASTING OF 18th FLOOR	7.5%
AT THE TIME OF CASTING OF 24th FLOOR	7.5%
AT THE TIME OF CASTING OF TOP FLOOR	7.5%
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