



ELITE - X



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

PRICE LIST



w.e.f. 01/01/2025

PRICE LIST

PRICE LIST									
Type	4BHK + 4T+ 1Study Tower-A	4BHK + 4T+ 1Study with Toilet Tower-A		3 BHK + 3T + 1Study Tower- B,F,G			3BHK + 3T Tower- C & D		
Unit No.	1&2	3	4	1 & 2	3	4	1 & 2	3	4
Carpet Area (in sq.ft.)	1471.92	1471.33	1460.42	1138.09	1125.70	1116.40	971.30	977.74	968.43
Built Up Area (in sq.ft.)	2061.51	2066.47	2056.08	1644.77	1609.59	1597.48	1453.41	1408.03	1397.38
Super Area (in sq.ft.)	2638	2638	2632	2110.00	2090.00	2075.00	1860.00	1812.00	1800.00
ALL INCLUSIVE PRICE (RS. IN LACS)									
Floor	Tower-A Unit 1 & 2	Tower-A Unit 3	Tower-A Unit 4	Tower- B,F,G Unit 1 & 2	Tower- B,F,G Unit 3	Tower- B,F,G Unit 4	Tower- C & D Unit 1 & 2	Tower- C & D Unit 3	Tower- C & D Unit 4
1st TO 6th	307.327	307.327	306.628	224.715	222.585	220.987	198.090	192.978	191.700
7th TO 15th	304.689	304.689	303.996	222.605	220.495	218.912	196.230	191.166	189.900
16th TO 20th	302.051	302.051	301.364	220.495	218.405	216.837	194.370	189.354	188.100
21st TO 26th	299.413	299.413	298.732	218.385	216.315	214.762	192.510	187.542	186.300
27th & 28th	-	-	-	-	-	-	190.650	185.730	184.500

ADDITIONAL CHARGES	₹
ONE COVERED CAR PARKING	400,000
BAY PARKING	650,000
CLUB MEMBERSHIP	200,000
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.

* 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 - Tower - B, C & D

Installment	
At the time of Booking	10%
Within 45 days from booking	20%
Within 90 days from booking	10%
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%

SPECIAL PAYMENT PLAN - TOWER- A & F

Installment	
At the time of Booking	10%
Within 45 days from booking	10%
Within 180 days from booking	20%
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%

- Prices are escalation free but subject to revision/withdrawal without any notice at sole discretion of Company.
- One car parking, Club House Membership & Power Back-up mandatory with every apartment.
- TIFMS @ Rs. 45/- per sq. ft. on carpet area will be payable at the time of offer of possession.
- 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.
- Maintenance charges and water sewer connection charges will be decided at the time of offer of possession.
- For Detailed terms & conditions refer to builder buyer agreement (BBA).
- All flat numbering & layouts are tentative.
- All payments by cheque/draft to be made in favor of "Golfgreen Mansions Pvt. Ltd. Collection account for Elite X" payable at Noida/Delhi.
- Pan No. of all applicant is mandatory.
- 1% TDS to be deducted by the Buyer/Applicant from all the payments of the property.
- The flat shall be sold on lumpsum price, this price list is for comparison / calculation purpose only.
- Request for the alteration in layout plan of the unit will not be entertained.
- 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.
- Any amount paid in terms of GST or taxes to the government or authority concerned shall not be refunded.
- GST and any other taxes extra as per government norms.
- The company and its agents do not endorse any kind of credit notes.
- Company Pan No. AAECG7783M / U. P. RERA Registration No. UPRERAPRJ916631/02/2024.
- Corporate Office - H -58, Sector 63, Noida, U.P – 201301.