



ELITE GROUP

Golfgreen Mansions Pvt. Ltd.

Corporate H-199, Sector-63
Noida (U.P.) India 201301

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

Phone 0120-4566000

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Web www.elitegroup.co

PRICE LIST



w.e.f. 01/08/2025

PRICE LIST

Basic Price									
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.)	2638.00	2638.00	2632.00	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	323.155	323.155	322.420	237.375	235.125	233.437	209.250	203.850	202.500
7th TO 15th	320.517	320.517	319.788	235.265	233.035	231.362	207.390	202.038	200.700
16th TO 20th	317.879	317.879	317.156	233.155	230.945	229.287	205.530	200.226	198.900
21st TO 26th	315.241	315.241	314.524	231.045	228.855	227.212	203.670	198.414	197.100
27th & 28th	-	-	-	-	-	-	201.810	196.602	195.300

ADDITIONAL CHARGES		₹
ONE COVERED CAR PARKING		400,000
BAY PARKING		650,000
CLUB MEMBERSHIP		200,000
POWER BACKUP		30,000 KVA
MAIN ENTRANCE DOOR STAINLESS STEEL 304 (MANDATORY)		25,000

LOCATION CHARGES*		₹
PARK FACING		300/- SQ. FT.
ROAD FACING		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.

SPECIAL PAYMENT PLAN - TOWER- B & D			25:25:25:25
Installment			
At the time of Booking	First Installment	25%	10%
Within 45 days from booking			15%
Within 120 days from booking			25%
Within 240 days from booking	Third Installment	25%	15%
Within 300 days from booking			10%
At the time of Flooring			10%
At the time of OC	Fourth installment	25%	10%
On offer of Possession			5%

SPECIAL PAYMENT PLAN - TOWER- C			30:40:30
Installment			
At the time of Booking	Initial Payment	30%	10%
Within 45 days from booking			10%
Within 90 days from booking			10%
At the time of Casting of 14th Floor	Structure Completion	40%	20%
At the time of Casting of Top Floor			20%
At the time of Flooring	Near Possession	30%	15%
At the time of OC			10%
On offer of Possession			5%

CLP PAYMENT PLAN - TOWER- A & F	
Installment	
At the time of Booking	10%
Within 45 days from booking	10%
Within 150 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 -199, Sector 63, Noida, U.P – 201301.