

# ELDECO

## Live by the Greens

PHASE-1

SECTOR 150, NOIDA

### Price List : 16.01.19

Type	A1		A2		B	
Accommodation	2 BHK + 2 T		2 BHK + 2 T		3 BHK + 2 T	
Total Area (Incl. of common area)	1137 Sqft		1155 Sqft		1404 Sqft	
Rera Carpet Area (In Sqft)	668 Sqft		676 Sqft		828 Sqft	
Balcony Area (In Sqft)	139 Sqft		140 Sqft		166 Sqft	
FLOOR	BSP (Under Special Payment Plan) In Rs.	BSP (Under Subvention Payment Plan) In Rs.	BSP (Under Special Payment Plan) In Rs.	BSP (Under Subvention Payment Plan) In Rs.	BSP (Under Special Payment Plan) In Rs.	BSP (Under Subvention Payment Plan) In Rs.
22 <sup>nd</sup> Floor	5139240	5537190	5220600	5624850	6346080	6837480
21 <sup>st</sup> Floor	5173350	5571300	5255250	5659500	6388200	6879600
20 <sup>th</sup> Floor	5207460	5605410	5289900	5694150	6430320	6921720
19 <sup>th</sup> Floor	5230200	5628150	5313000	5717250	6458400	6949800
18 <sup>th</sup> Floor	5252940	5650890	5336100	5740350	6486480	6977880
17 <sup>th</sup> Floor	5275680	5673630	5359200	5763450	6514560	7005960
16 <sup>th</sup> Floor	5298420	5696370	5382300	5786550	6542640	7034040
15 <sup>th</sup> Floor	5321160	5719110	5405400	5809650	6570720	7062120
14 <sup>th</sup> Floor	5343900	5741850	5428500	5832750	6598800	7090200
13 <sup>th</sup> Floor	5366640	5764590	5451600	5855850	6626880	7118280
12 <sup>th</sup> Floor	5389380	5787330	5474700	5878950	6654960	7146360
11 <sup>th</sup> Floor	5412120	5810070	5497800	5902050	6683040	7174440
10 <sup>th</sup> Floor	5434860	5832810	5520900	5925150	6711120	7202520
9 <sup>th</sup> Floor	5457600	5855550	5544000	5948250	6739200	7230600
8 <sup>th</sup> Floor	5480340	5878290	5567100	5971350	6767280	7258680
7 <sup>th</sup> Floor	5503080	5901030	5590200	5994450	6795360	7286760
6 <sup>th</sup> Floor	5525820	5923770	5613300	6017550	6823440	7314840
5 <sup>th</sup> Floor	5548560	5946510	5636400	6040650	6851520	7342920
4 <sup>th</sup> Floor	5571300	5969250	5659500	6063750	6879600	7371000
3 <sup>rd</sup> Floor	5594040	5991990	5682600	6086850	6907680	7399080
2 <sup>nd</sup> Floor	5616780	6014730	5705700	6109950	6935760	7427160
1 <sup>st</sup> Floor	5650890	6048840	5740350	6144600	6977880	7469280
Ground Floor	NA	NA	NA	NA	7020000	7511400

Note : Cost of Rs. 100/- per square ft of total area on unit no. 2,3,4 in Tower Life 2 and unit no. 2 & 3 in Tower Verve 1 & Tower Verve 2 shall be additionally payable on account of their facing Internal Green/ Club . Private lawns and terraces if attached to a unit will attract an extra cost @ Rs.2000/- per sqft and Rs. 1500/- per sqft respectively.

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SECTOR 150, NOIDA

## ADDITIONAL CHARGES

1	Club Development Charges	Free of Cost	
2	External Electrification Charges	Free of Cost	
3	Fire Fighting Charges	Free of Cost	
4	Power Back-up	Free of Cost	
5	Interest-Free Maintenance Security	Rs. 25000/- for 2 BR and Rs. 30,000/- for 3 BR	
6	One-Time Lease Rent	Company will pay the Lease Rent to NOIDA @2.5% per annum of the land premium of the Property on annual basis or One-time lease rent as per prevailing NOIDA authority norms. The Company shall proportionately recover the lease rent from the Applicant on the basis of actual payment made by the Company to NOIDA at the time of offer of possession of the Unit.	
7	1 (One) Open Car Parking is attached with each Unit subject to availability. Additional covered parking space will be provided on one first-come-first-serve basis subject to availability on payment of additional usage charges:	Car Parking (Single)	Twin Car Parking (One Behind another)
		Rs. 250000/-	Rs. 400000/-

## PAYMENT PLAN

Special Payment Plan		Subvention Scheme Payment Plan		
Milestones	Demand	Milestones	Demand	Contribution to be paid by
At the time of Booking	10% of BSP	At the time of Booking	10% of BSP	Applicant
		Within 60 days of Booking	10% of BSP	Bank
Within 60 days of Booking	10% of BSP	Within 120 days of Booking	10% of BSP	Bank
		On Completion of Basement Roof Slab	10% of BSP	Bank
On Completion of 11 <sup>th</sup> Floor Slab	20% of BSP	On Completion of 6 <sup>th</sup> Floor Slab	10% of BSP	Bank
		On Completion of 12 <sup>th</sup> Floor Slab	10% of BSP	Bank
On Completion of Brickwork	20% of BSP	On Completion of 18 <sup>th</sup> Floor Slab	10% of BSP	Bank
		On Completion of Top Floor Slab	10% of BSP	Bank
On Completion of External Plaster	20% of BSP	On Completion of Brickwork	10% of BSP	Bank
		On Completion of External Plaster	5% of BSP	Applicant
On Offer of Possession	20% of BSP along with the additional/ other charges	On Offer of possession	5% of BSP	Applicant

### Note:

(A) Any additional facility that may be provided shall be charged extra. (B) Prices can be revised at the sole discretion of the Company & without notice. (C) Please read the detailed terms & conditions for allotment of unit in the application form. (D) BSP is derived after the considering all benefits of Input Tax Credit available to the Company under CGST/ SGST/ IGST Act. (E) Applicable GST & any other Government charges/due is payable extra as per Government norms. (F) The dimensions, layout and Rera Carpet area mentioned above may vary on different floor. Please check floor plan/area with marketing office before making booking. (G) Total Area includes RERA carpet area plus balcony area, external wall area of the unit and proportionate share of the common area complex. Balcony area includes external walls of the balcony. It is clarified that Rera Carpet Area includes the area between the inner face of the outer wall of the unit and includes the thickness of plaster. (H) Please confirm the availability of car parking space with Marketing office at the time of Booking. (I) Power Backup: 2 KVA for 2 BHK and 3 KVA for 3 BHK apartments. (J) Monthly maintenance charges are payable extra on offer of possession with 12 months advance maintenance charges. (K) Cheques/DD to be made in favor of "Wondrous Buildmart Private Limited." (L) Abbreviations used: **BSP**-Basic Selling price, **BHK**-Bedroom Hall Kitchen, **Property Location**-Plot No. SC-02/A9 Sector-150, NOIDA, District Gautambudh Nagar, Uttar Pradesh.

Site Office: SC-02/A9, Sec-150, Noida  
Email: [contact@livebythegreens.com](mailto:contact@livebythegreens.com)  
Website: [www.livebythegreens.com](http://www.livebythegreens.com)

RERA NUMBER:  
UPRERAPRJ15172

The Eldeco Live by the Greens (Phase I), having RERA registration number UPRERAPRJ15172 and its details are available on website- <http://up-rera.in>. The project is being developed by Wondrous Buildmart Private Limited (Wondrous) having CIN U70102UP2016PTC077236, having registered office at 7th Floor, Tower B, Plot no. 8, sector 127, Noida, Uttar Pradesh - 201301, Tel No. - 011-40655000. Wondrous is a joint venture between Lotus Greens Constructions Pvt. Ltd. and Eldeco Infrastructure & Properties Ltd.

**Disclaimer:** This is not an offer or an invitation to offer and/or commitment of any nature. Recipients are advised to apprise himself/herself/themselves of the necessary and relevant information prior to making any purchase decisions. All specifications of the unit shall be as per the final agreement between the parties. The inclusions reflected in the image are not part of the offer and are only illustrative in nature.