

**SAMINDIA**

THE  
**GOLDSPIRE**  
LIFESTYLE RESIDENCES

— AT —



**SPECIFICATIONS AND LAYOUT OF TOWER B1**

**3 BHK + 4 TOILET + STUDY**

**PREMIUM AIR-CONDITIONED APARTMENTS**

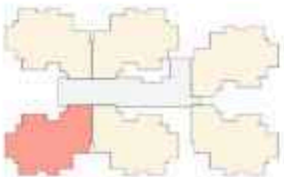
THE  
**GOLDSPIRE**  
LIFESTYLE RESIDENCES

**TOWER B1**

Unit Plan

**3BHK+4T+STUDY**

Saleable Area: 1806 Sqft.  
Carpet Area: 1075.80 Sqft.  
Balcony Area: 224.47 Sqft.  
Built-up Area: 1424.84 Sqft.



KEY PLAN

AREA	FLOORING	CEILING	WALL	INTERNAL DOORS	EXTERNAL DOOR / WINDOWS / RAILINGS	WOODWORK	AIR CONDITIONING	PLUMBING FIXTURES	ADDITIONAL FEATURES
ENTRANCE FOYER	Imported marble Flooring	Ceiling Painted	P.O.P punning/ Putty finish with Acrylic emulsion Paint.	Main Entrance 8' (2400 mm) High. Both side Veneer Polished flush Doors with hardwood door frame.	-	Door Handle & Lock - Dorset, Yale, Geze, Godrej or equivalent	-	-	Safety and Security: Main door to be provided with Digital Lock and Video Door Phone will be installed.
DRAWING + DINING	Imported marble Flooring	Ceiling Painted	P.O.P punning/ Putty finish with Acrylic emulsion Paint.	-	UPVC door Windows as Applicable	-	AC point along with Copper piping shall be provided.	-	-
MASTER BEDROOM	Large format Vitrified tiles flooring or Equivalent (min size 600mm x 600mm)	Ceiling Painted	P.O.P punning/ Putty finish with Acrylic emulsion Paint.	8' (2400 mm) high Laminated flush doors	UPVC door Windows as Applicable	Wardrobe is provided	Hot & cold split AC is provided	-	-
MASTER TOILET	Large vitrified Tiles flooring or Equivalent (min size 600mm x 600mm)	Grid false Ceiling	Designer vitrified Tiles along with Decorative panels Up till 8' height	8' (2400 mm) high Laminated flush doors	UPVC door Windows as Applicable	Vanity with Imported Marble counter top With wall mirror	-	High quality, branded Chinaware and c.p. fittings. (Wall hung W.C, Diverter, Over the Counter W.B) Chinaware Brand - TOTO, Artize or equivalent	-
ALL OTHER BEDROOMS	Large format Vitrified tiles flooring or Equivalent (min size 600mm x 600mm)	Ceiling Painted	P.O.P punning/ Putty finish with Acrylic emulsion Paint.	8' (2400 mm) high Laminated flush doors	UPVC door Windows as Applicable	Wardrobe is provided	Hot & cold split AC is provided	-	-
ATTACHED TOILET	Large vitrified Tiles flooring or Equivalent (min size 600mm x 600mm)	Grid false Ceiling	Vitrified tiles Up till 8' height	8' (2400 mm) high Laminated flush doors	UPVC door Windows as Applicable	Vanity with Imported Marble counter top With wall mirror	-	High quality, branded Chinaware and c.p. fittings. (Wall hung W.C, Diverter, Under the Counter W.B) Chinaware Brand - TOTO, Artize or equivalent	-
COMMON TOILET	Large vitrified Tiles flooring or Equivalent (min size 600mm x 600mm)	Grid false Ceiling	Vitrified tiles Up till 8' height	8' (2400 mm) high Laminated flush doors	UPVC door Windows as Applicable	Vanity with Imported Marble counter top With wall mirror	-	High quality, branded Chinaware and c.p. fittings. (Wall hung W.C, Diverter, Under the Counter W.B) Chinaware Brand - TOTO, Artize or equivalent	-
KITCHEN	Large format Vitrified tiles flooring or Equivalent (min size 600mm x 600mm)	Ceiling Painted	Vitrified tiles above Counter (and below Space for overhead Cabinet), rest o.o.p Punning/ putty finish with acrylic emulsion	-	UPVC door Windows as Applicable	Premium modular Kitchen with quartz Counter top	-	Stainless steel sink with drain board	Chimney + Hood will be provided
BALCONY	Wood textured Vitrified/ ceramic tiles	Ceiling Painted	Exterior grade Texture paint	-	Glass with SS railing	-	-	-	-
UTILITY BALCONY	Anti-skid vitrified/ Ceramic tiles	Ceiling Painted	Exterior grade Texture paint	-	Solid parapet Railing	-	-	Point for washing Machine	-

LIFT LOBBY & ENTRANCE LOBBY AT GROUND FLOOR									
LIFT LOBBY (GF.)	Imported Marble Flooring	Designer Decorative Ceiling as Per Interior Design	Imported European Furniture	Imported Designer Chandeliers and Lighting Fixtures	Aesthetically Designed Lift Car	-	-	-	-
ENTRANCE LOBBY (GF.)	Imported Marble Flooring	Designer Decorative Ceiling As Per Interior Design	Imported European Furniture	Imported Designer Chandeliers and Lighting Fixtures	Aesthetically Designed Lift Car	-	-	-	-

**OTHERS**

1. **STRUCTURE** : Monolithic structure casted in aluminum formwork technology (like Mivan).

2. **LIFTS** : 3 Passenger Lifts & 1 Service Lift in all towers.

3. **ELECTRICAL FITTINGS AND FIXTURE (APARTMENT)** : Modular switches, Copper wiring, concealed PVC conduits, Light & Power points, Provision for TV, Telephone, Intercom points in living room and all bedrooms. Provision for single wifi point only.

Developer



Sam India Abhimanyu Housing

SITE ADDRESS: GH-02, SECTOR - 16C, GREATER NOIDA (WEST) / WWW.PALMOLYMPIA.COM

RERA NO: UPRERAPR3308567 / WEBSITE OF UPRERA: WWW.UP-RERA.IN

DEVELOPER: SAM INDIA ABHIMANYU HOUSING / PROJECT NAME: PALM OLYMPIA, PHASE 2

COLLECTION A/C DETAILS: SIAH COLLECTION A/C FOR PALM OLYMPIA PH2, ACCOUNT NO: 50200076773572. IFSC: HDFC0005212, HDFC BANK , GAUR CITY 1, GREATER NOIDA (WEST)



## PRICE LIST

TYPOLGY	COST AS PER PAYMENT PLAN (CLP)	SUPER AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	CARPET AREA (SQ. FT.)
3 BHK + 4 TOILET + STUDY	₹1,98,66,000	1806	1424.84	1073.80

### PRIME LOCATION CHARGES

VIEW PLC	SQ. FT.	FLOOR PLC	SQ. FT.
CENTRE COURT FACING	₹300	1 <sup>ST</sup> TO 5 <sup>TH</sup>	₹150
CORNER FACING	₹50	6 <sup>TH</sup> TO 10 <sup>TH</sup>	₹200
FRONT ROAD FACING	₹500	11 <sup>TH</sup> TO 15 <sup>TH</sup>	₹150
		16 <sup>TH</sup> TO 20 <sup>TH</sup>	₹100
		21 <sup>ST</sup> TO 25 <sup>TH</sup>	₹50
		26 <sup>TH</sup> ONWARDS	NIL

### ADDITIONAL CHARGES

LEASE RENT	₹50 PER SQ.FT
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### ABOVE PRICE IS INCLUSIVE OF

ONE COVERED CAR PARKING / FIRE FIGHTING CHARGES  
EEC (EXTERNAL ELECTRIFICATION CHARGES)  
CLUB MEMBERSHIP (CLUB MERIDIAN & HARMONIE CLUB)  
POWER BACKUP (1KVA)

### TERMS & CONDITIONS

- CHEQUE/ BANK DRAFT TO BE ISSUED IN FAVOUR OF 'SIAM COLLECTION A/C FOR PALM OLYMPIA PH2' PAYABLE AT GREATER NOIDA (WEST)
- PRICES ARE SUBJECT TO CHANGE WITHOUT ANY PRIOR NOTICE AT THE SOLE DISCRETION OF THE COMPANY
- CORNER FACING PLC IN THE GOLDSPIRE TOWERS WILL BE APPLICABLE ON UNIT NO.1 & 4
- ADDITIONAL POWER BACK-UP CHARGES EXTRA@ RS 25,000 PER KVA
- REGISTRATION, STAMP DUTY CHARGES, GST, AND ANY OTHER TAXES ARE EXTRA AS PER GOVERNMENT NORMS
- NO ESCALATION SHALL BE CHARGED ON THE APARTMENTS SOLD
- BOOKING IS SUBJECT TO THE DETAILED TERMS AND CONDITIONS AS GIVEN IN THE APPLICATION FORM AND AGREEMENT TO SELL/SUB LEASE OR FLAT BUYER'S AGREEMENT
- THE COMPANY AND ITS ASENTS DO NOT ENDORSE ANY KIND OF CREDIT NOTE
- APART FROM THE ABOVE MENTIONED CHARGES, CLUB USAGE CHARGES, CHARGES FOR ELECTRICITY CONNECTION, IGL CONNECTION, WATER & SEWERAGE CONNECTION, DUAL METER OR ANY OTHER SERVICES WILL BE CHARGED EXTRA AT THE TIME OF OFFER OF POSSESSION
- THE AREA OF THE RESIDENTIAL UNIT IS TENTATIVE AND MAY VARY
- PLAN, LAYOUT, SPECIFICATIONS ARE SUBJECT TO CHANGE/MODIFICATION AS MAY BE DECIDED BY THE COMPANY/ARCHITECT OR ANY OTHER COMPETENT AUTHORITY
- MAINTENANCE CHARGES WILL BE CHARGED FOR ONE YEAR IN ADVANCE AT THE RATE OF RS. 7/-PER SQ.FT ON CARPET AREA AND WILL BE PAYABLE ON OFFER OF POSSESSION
- BUYER IS LIABLE TO DEDUCT 1% TDS (OR AS APPLICABLE) ON PROPERTY EQUAL OR MORE THAN RS. 50 LACS & SUBMIT FORM 16B TO DEVELOPER
- IFMS WILL BE CHARGED AT THE RATE OF RS. 50/-PER SQ.FT ON CARPET AREA AND WILL BE PAYABLE ON OFFER OF POSSESSION
- 1 SQ. METER = 10.764 SQ. FT.

## PAYMENT PLAN: CLP

PAYMENT SCHEDULE	%
At the time of booking	10%
Within 60 days from booking	10%
On casting of raft	10%
On casting of 1 <sup>st</sup> floor slab	10%
On casting of 5 <sup>th</sup> floor slab	10%
On casting of 10 <sup>th</sup> floor slab	10%
On casting of 15 <sup>th</sup> floor slab	10%
On casting of 20 <sup>th</sup> floor slab	10%
On casting of 25 <sup>th</sup> floor slab	10%
On casting of top floor slab	5%
On offer of possession	5%
<b>TOTAL</b>	<b>100%</b>

Developer



Sam India Abhimanyu Housing

SITE ADDRESS: GH-02, SECTOR - 16C, GREATER NOIDA (WEST) / WWW.PALMOLYMPIA.COM

SOAK IN

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ban.  
seri  
nity



Palm  
Olympia

An Urban Serenity







A name that beautifully blends the most  
integral ways of life. Green and Active.  
**An artful blend of modern architecture where  
nature serenades with urban delight.**

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Developer





where  
life  
serenades

Amidst hurried footsteps, there exists a quiet refuge,  
hidden like a precious gem waiting to be unraveled.

The gentle rustle of the leaves, the hum of the city life  
muted by the calmness of a rooftop garden, The stillness  
of the blue lagoon in a concrete labyrinth, these are the  
whispers of serenity in urban chaos.





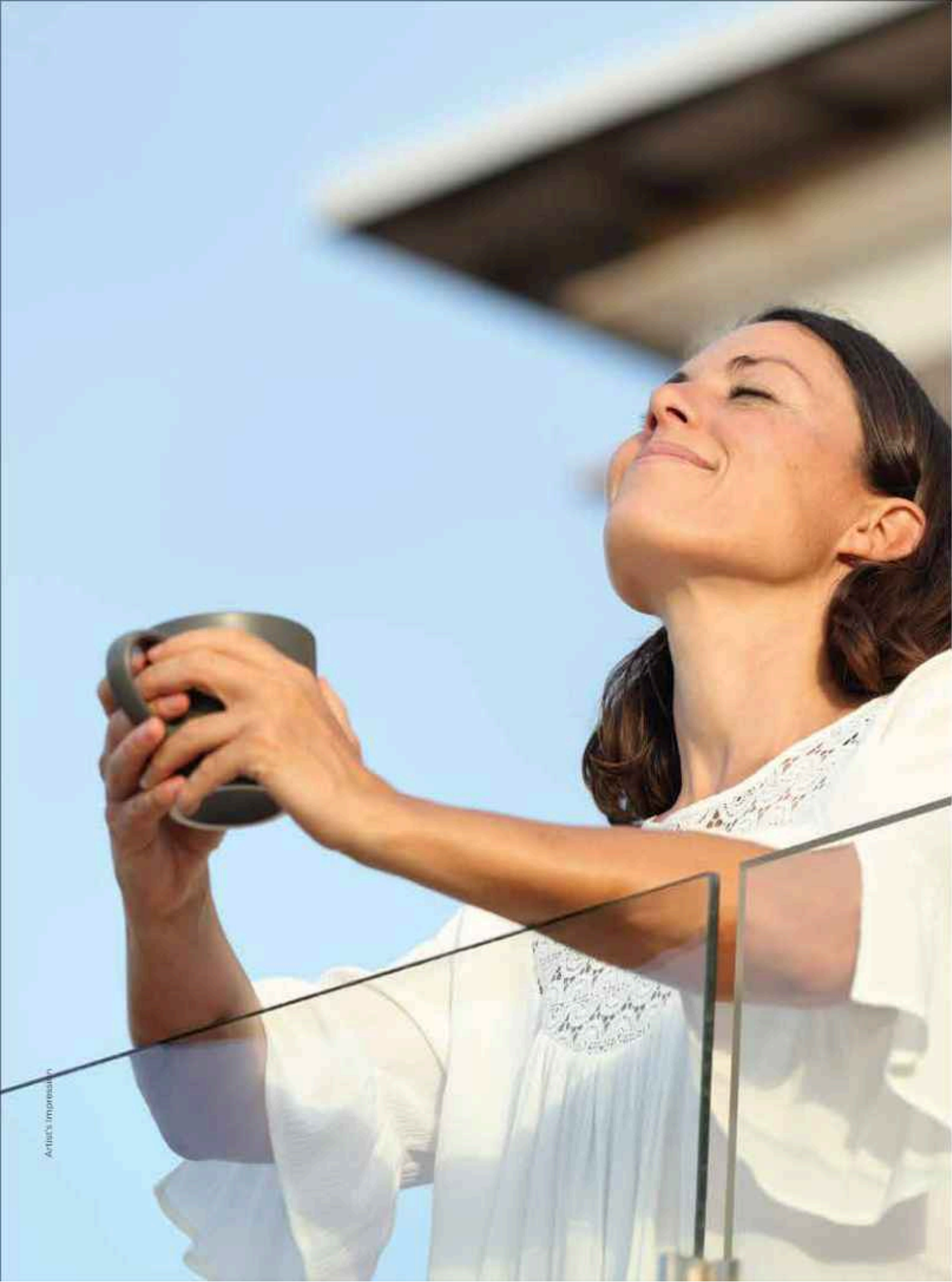
# urban serenity

is not the absence of still life but rather the harmonious existence of both worlds. A world where modernity is rooted in traditions.

Such is Palm Olympia, where time seems to slow down and worries dissipate.

In the heart of urban jungle, here's a wonder that keeps you active and green



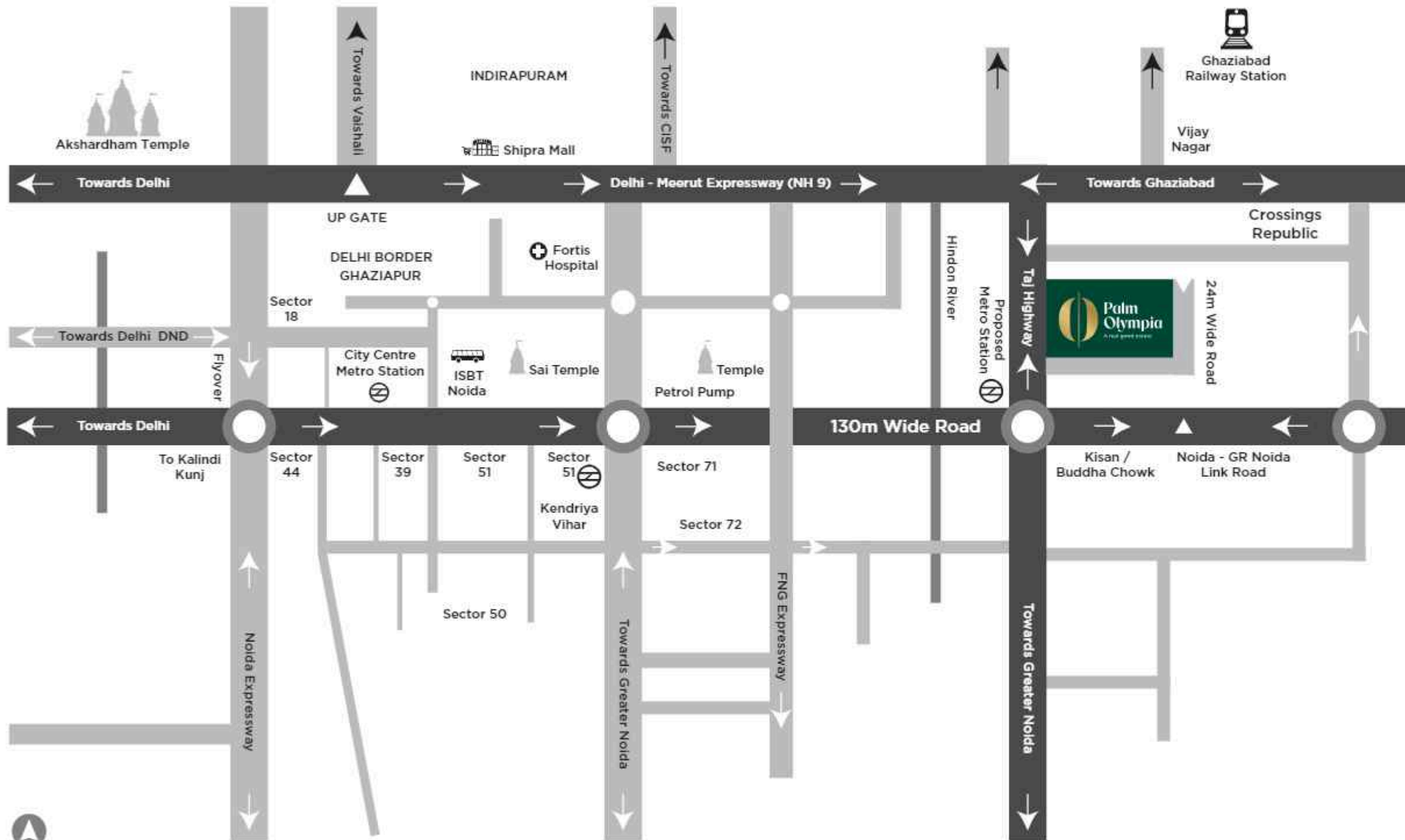


sky  
kissing  
balconies



An  
Address  
To Landmark





# location

Did you ever dream of an address that could turn into a landmark?

Here it is. Located amidst everything convenient and comfortable

# Distance measured in happiness

20 min drive from Akshardham Temple

15 min drive from Noida City Centre

3 km from Delhi-Meerut Expressway (NH-9)

Situated on 60 m wide Taj Highway

1.3 km from Kisan Chowk

2 km from upcoming metro

Renowned hospitals within 5 km

Prominent schools/educational institutes in the vicinity

Malls and Multiplexes in close proximity

Happiness 0 km









Serene



Experience  
Urban

re n i t y

at Grand  
Centre Court



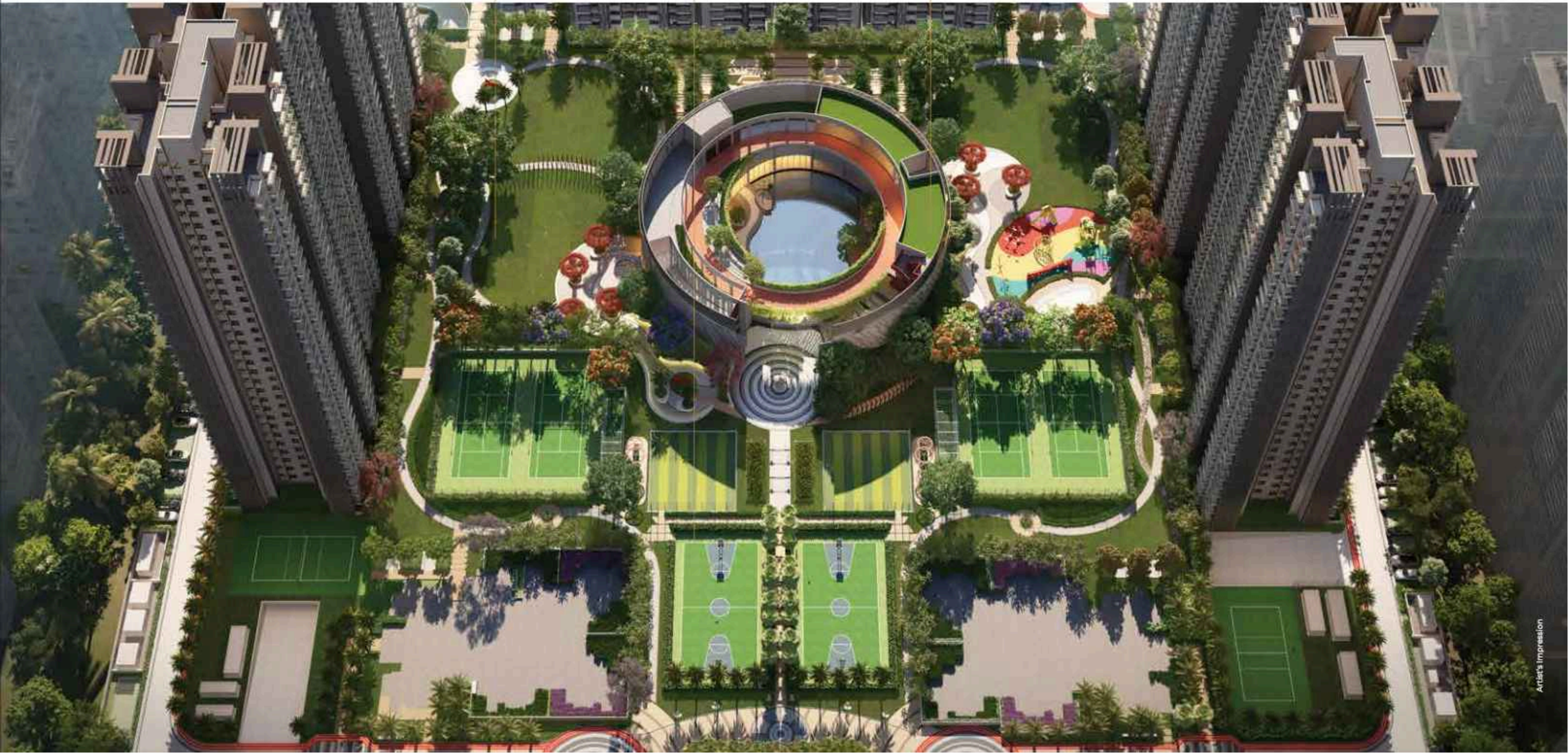
Take Advantage of  
**The Centre Court**  
Life



THE  
SANCTUARY

GRAND SLAM

CLUB  
MERIDIAN

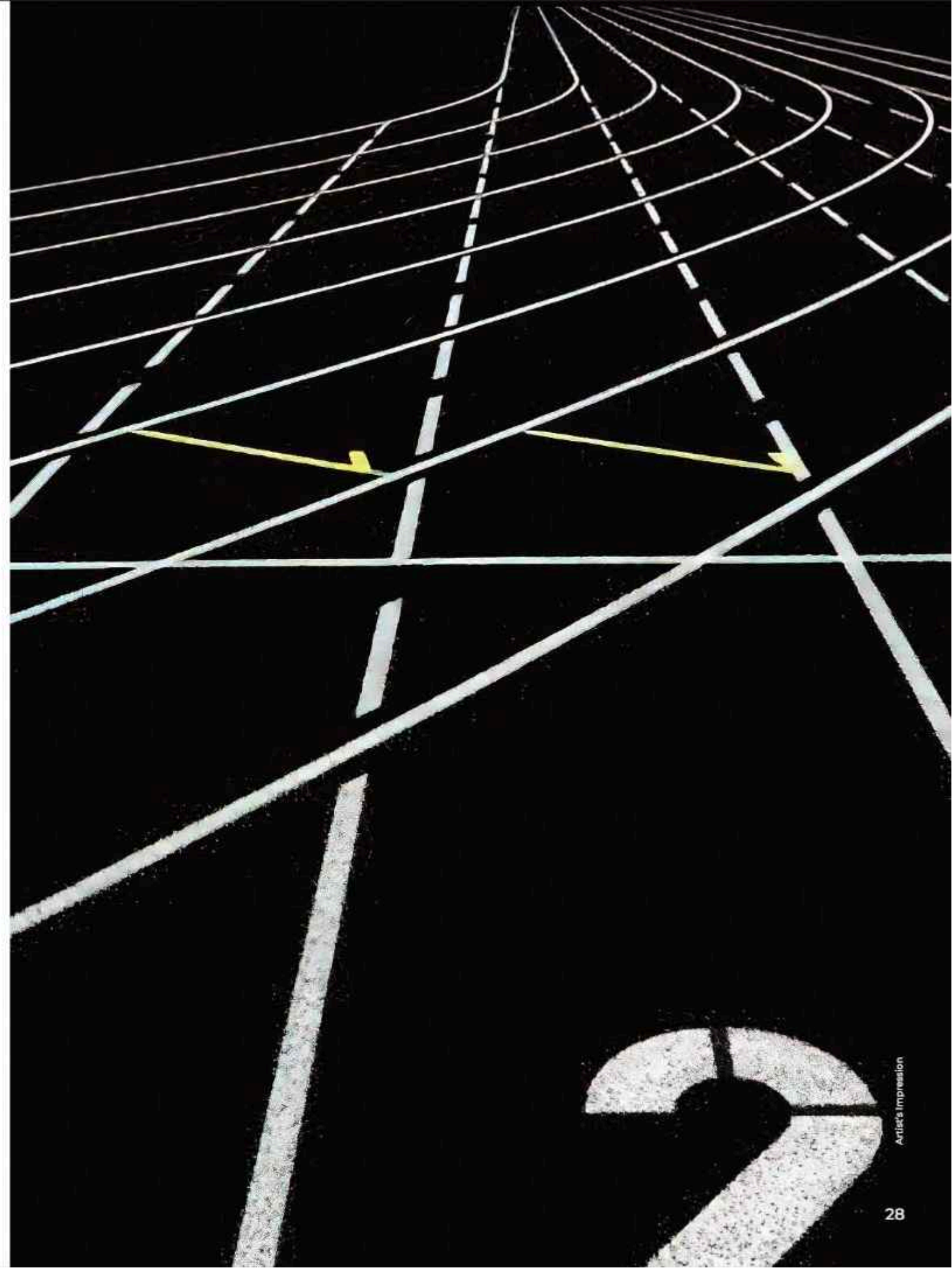




Revel in the Grand  
**Centre Court**  
Life

The Grand Centre Court is where life's drama unfolds. It is a testament to a lifestyle that's holistic, superior and classy.

The Centre Court is an exclusive and expansive place comprising of three zones: The Sanctuary, GrandSlam and Club Meridian and is thus a true concoction of Nature, Entertainment, Wellness and Sports.





playful spaces at

# grand slam



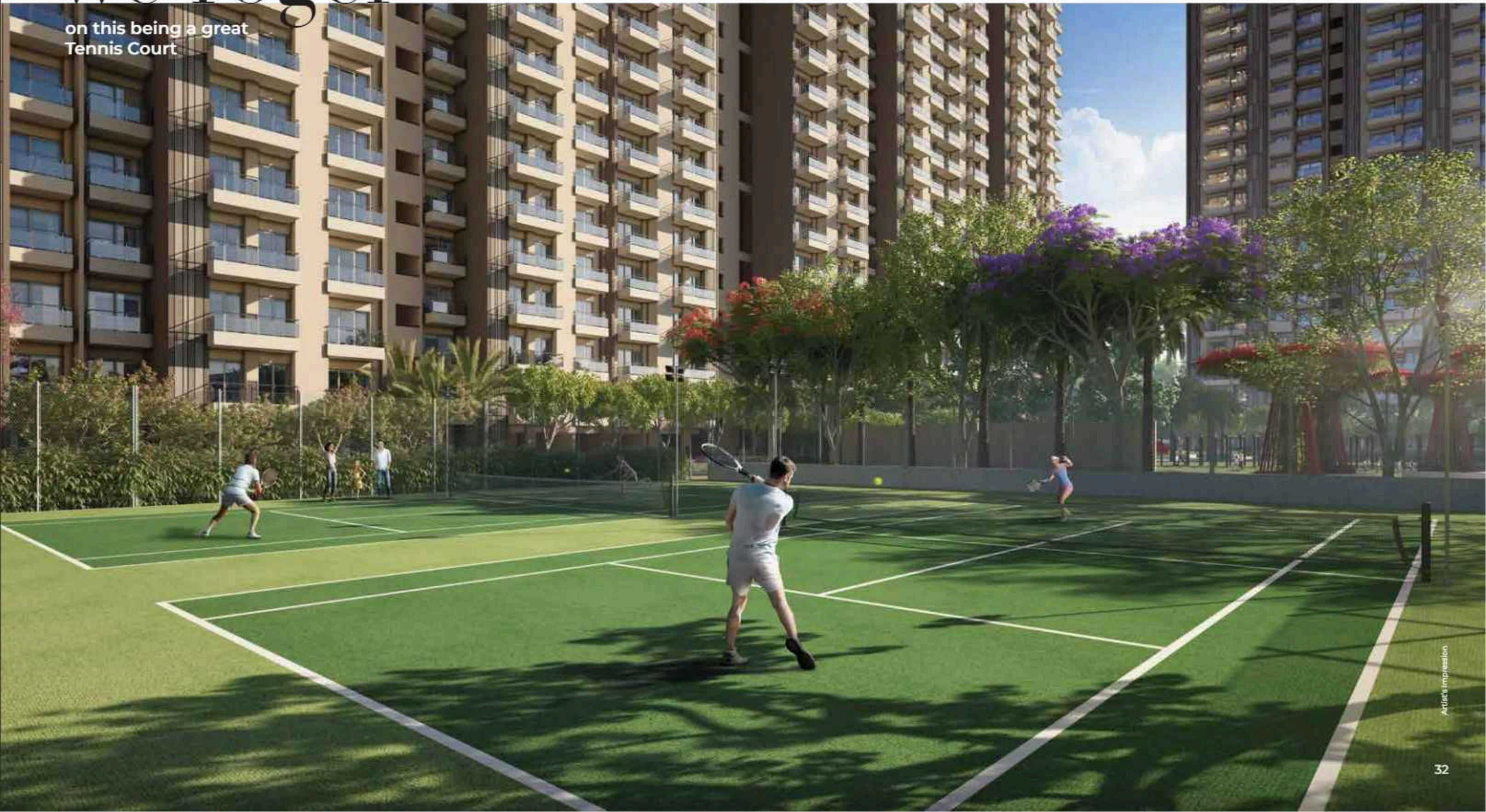
Lawn Tennis  
Basketball Court  
Volleyball Court  
Badminton Court  
Net Cricket  
Box Football  
Skating





# we roger

on this being a great  
Tennis Court







It's your dream, make it

# Virat



Archi Impression





# Every Jordan

dreams a court like this







# play with heart

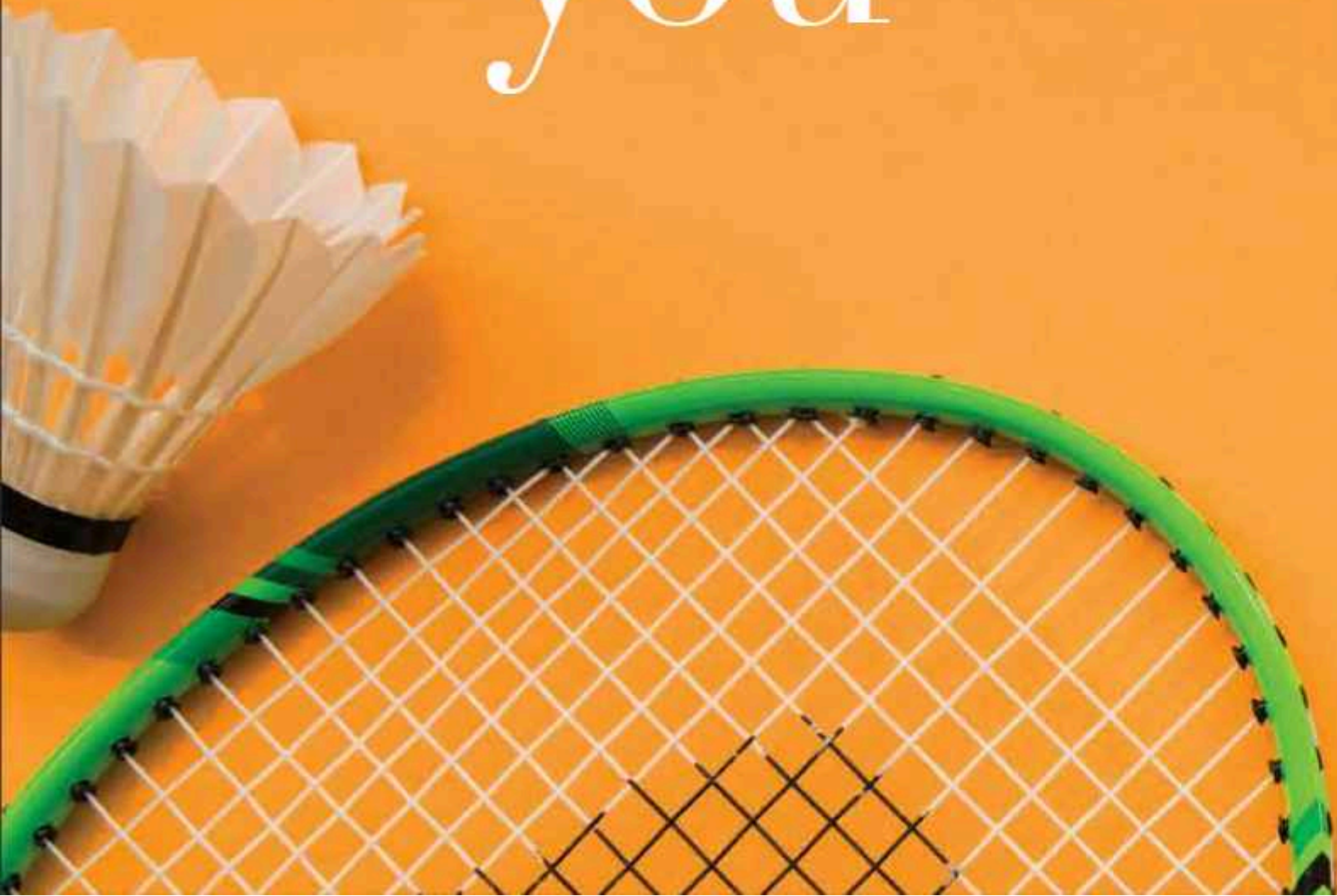
play with soul



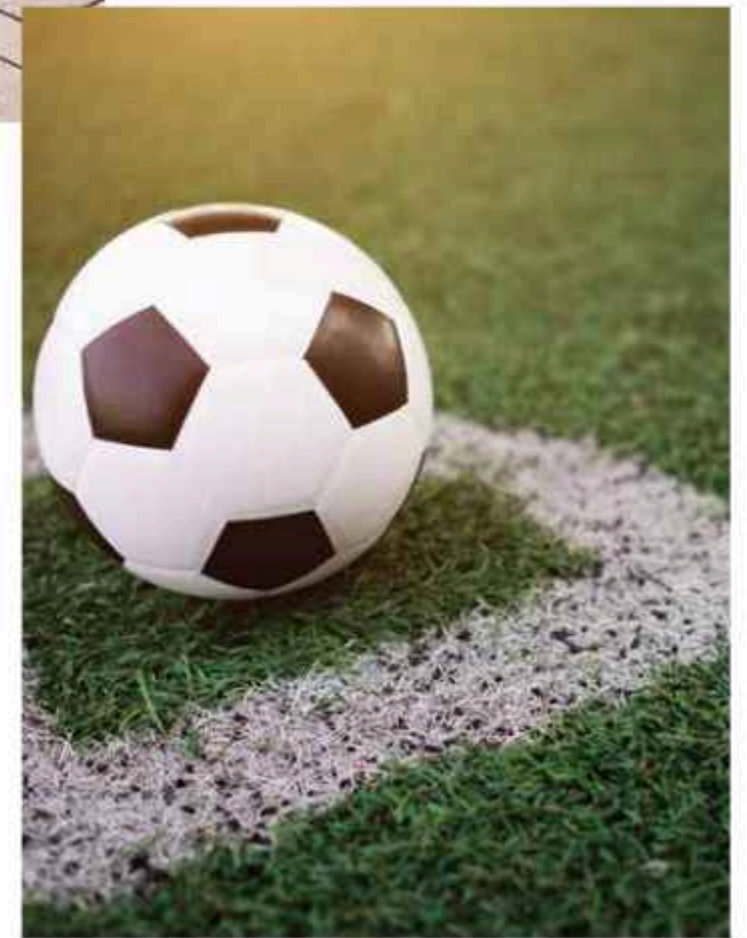
Artist's Impression



# more power to you



Roller Skating



Box Football





social spaces at

# meridian club

Swimming Pool  
Outdoor And Indoor Gym  
Business Centre  
Co-working Space  
Multipurpose Sports Hall  
Children Play Area & Creche  
Mini Theatre and Music Lounge  
Spa  
Multi Cuisine Restaurant  
Banquet Hall







rise  
to a new age life







# dive

into an oceanic serenity



Artist's Impression





# the boundless

childhood dream



Artist's Impression





# play

Slay. Repeat

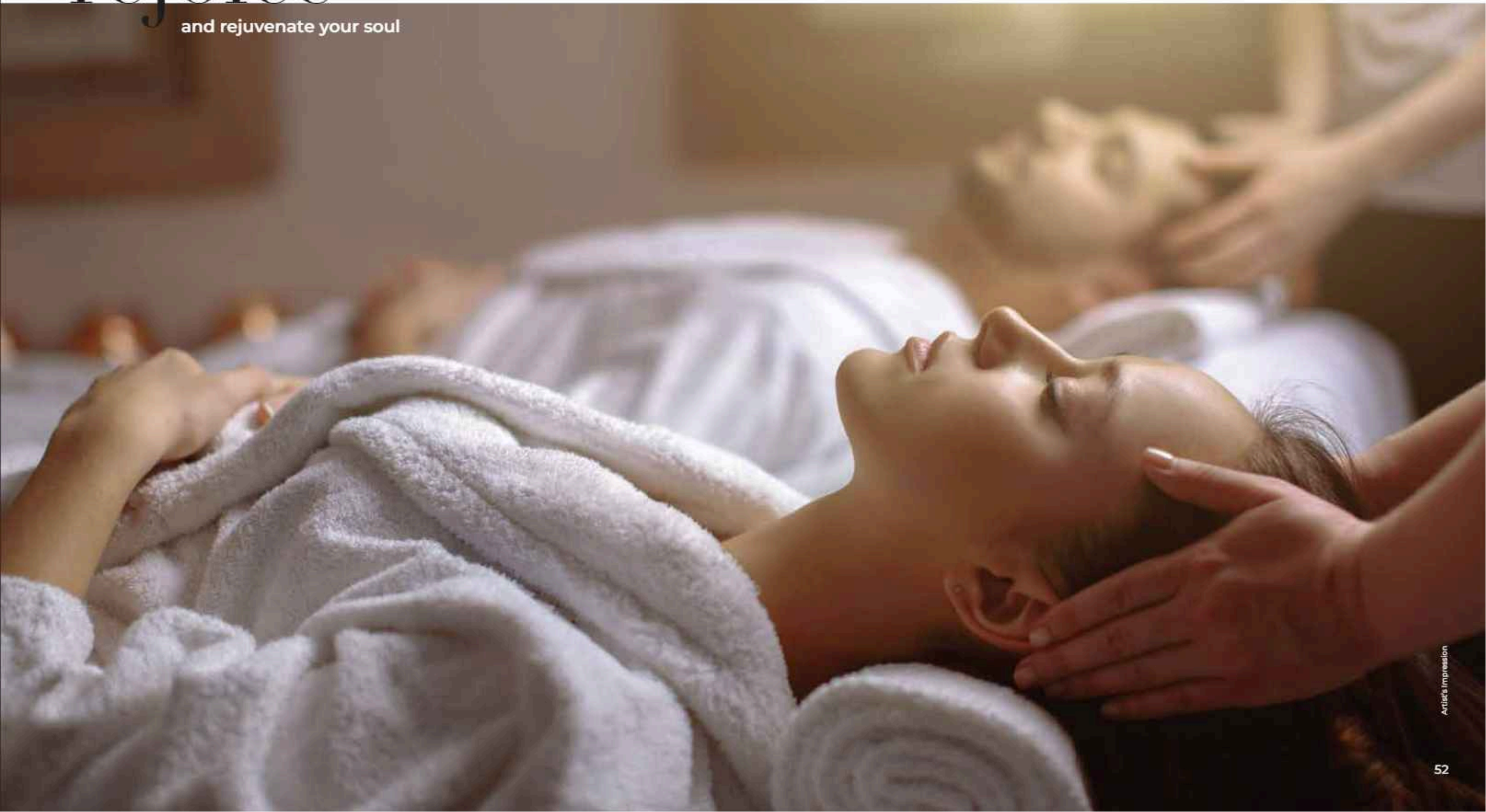






# rejoice

and rejuvenate your soul







To more such reeling

# happiness



Article's Impression





# devour every slice

of urban serenity

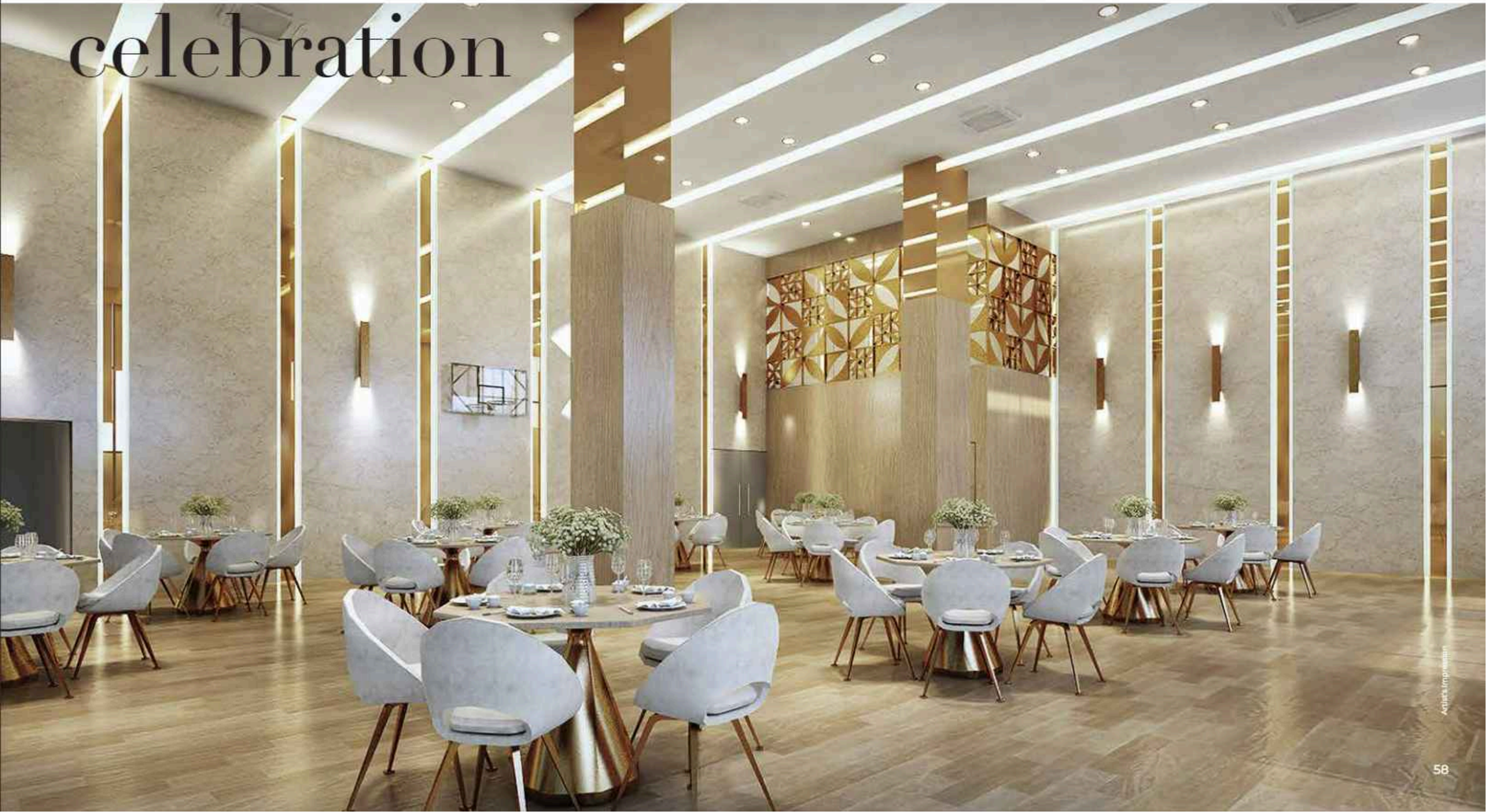






Make everyday a

celebration







# Let success

Speak for itself







Be green and active one of neighbourhood's Largest Gym

# modern gym

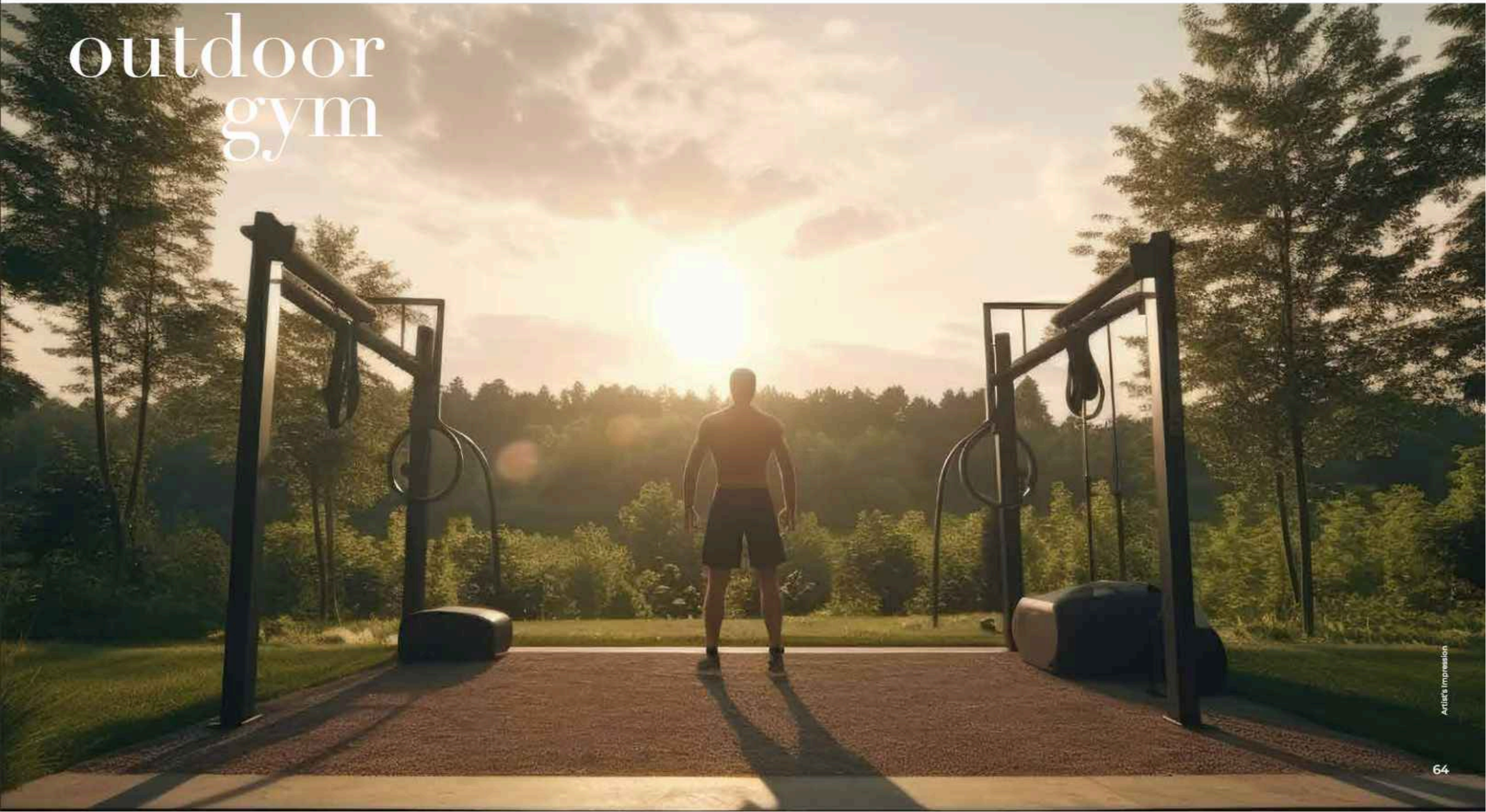






Expansive

# outdoor gym





 **Palm  
Olympia**  
An Urban Serenity







nature spaces at  
**the  
sanctuary**

Jogging and Walking Track

Green Lawns

Yoga Lawn

Meditation Zone

Celebration Plaza

Fragrance Garden

Pet Garden

Reflexology Path

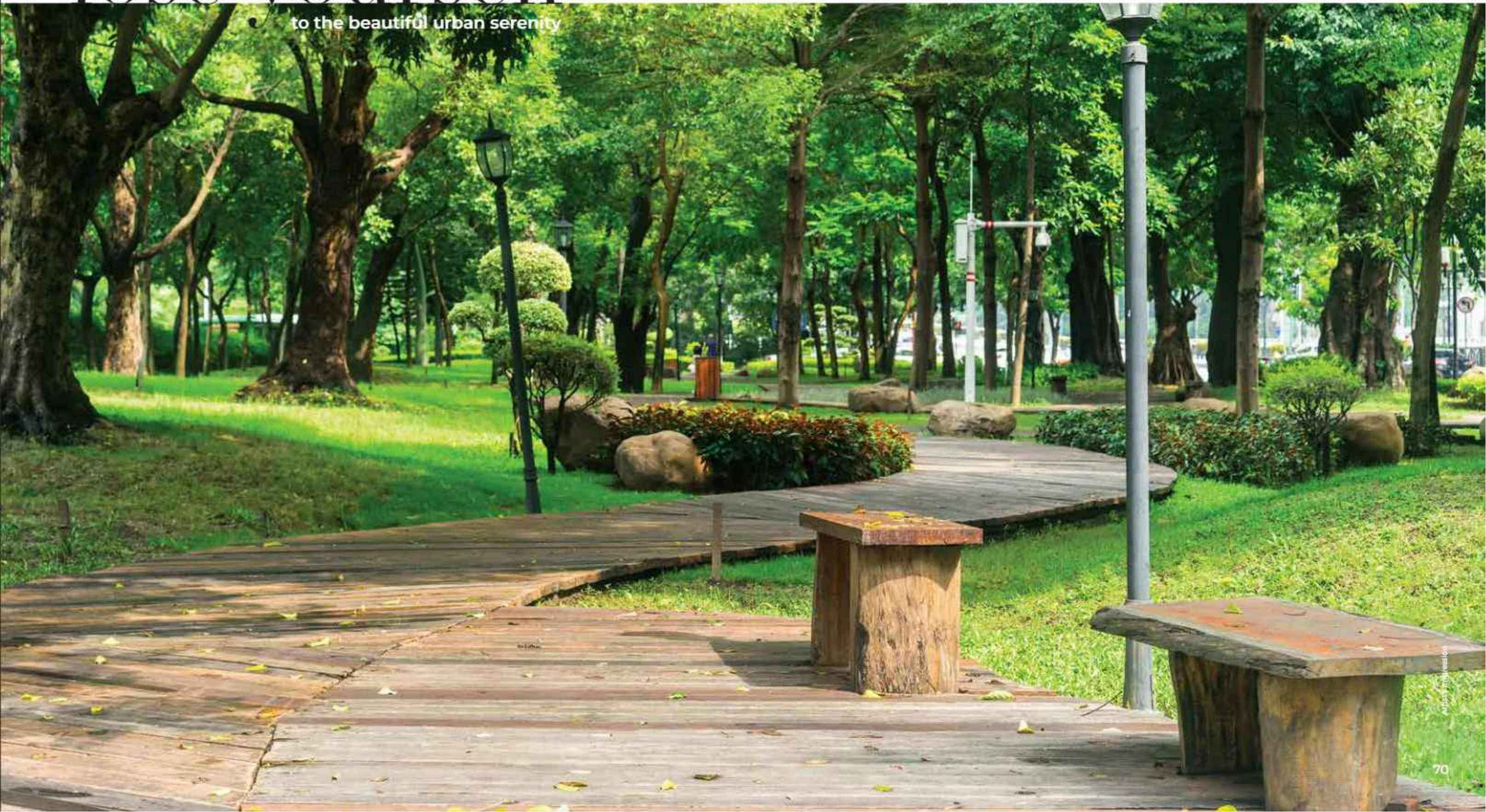
Signature Seatings





# lose yourself

to the beautiful urban serenity







For some pawsome

# adventures







# our serenity

stretches beyond horizon







Let nature

# surprise

you everyday



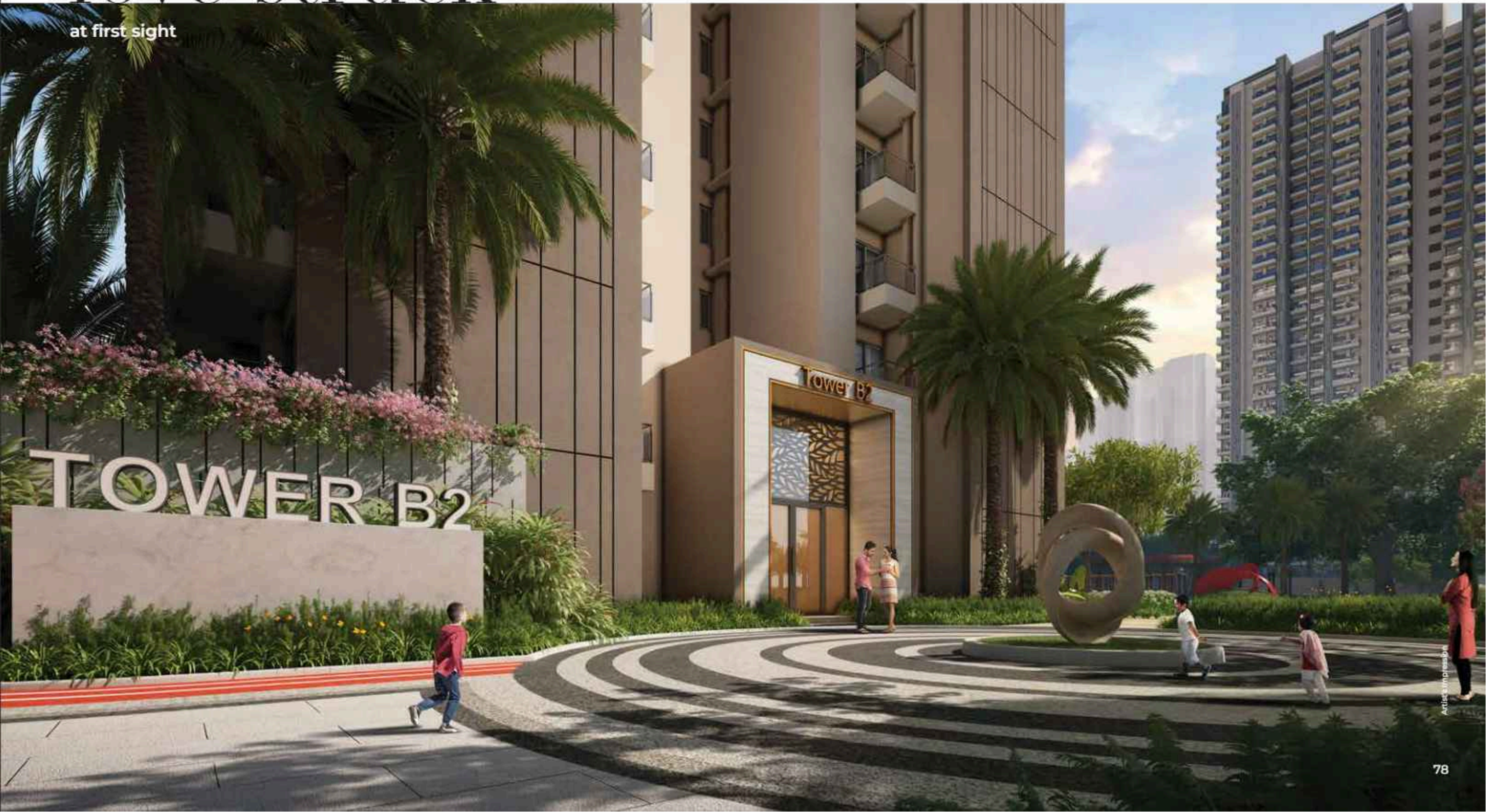
Artistic Impression





# love struck

at first sight



Artists' impression





# a grand

welcome awaits you  
at the entrance lobby







# the grand

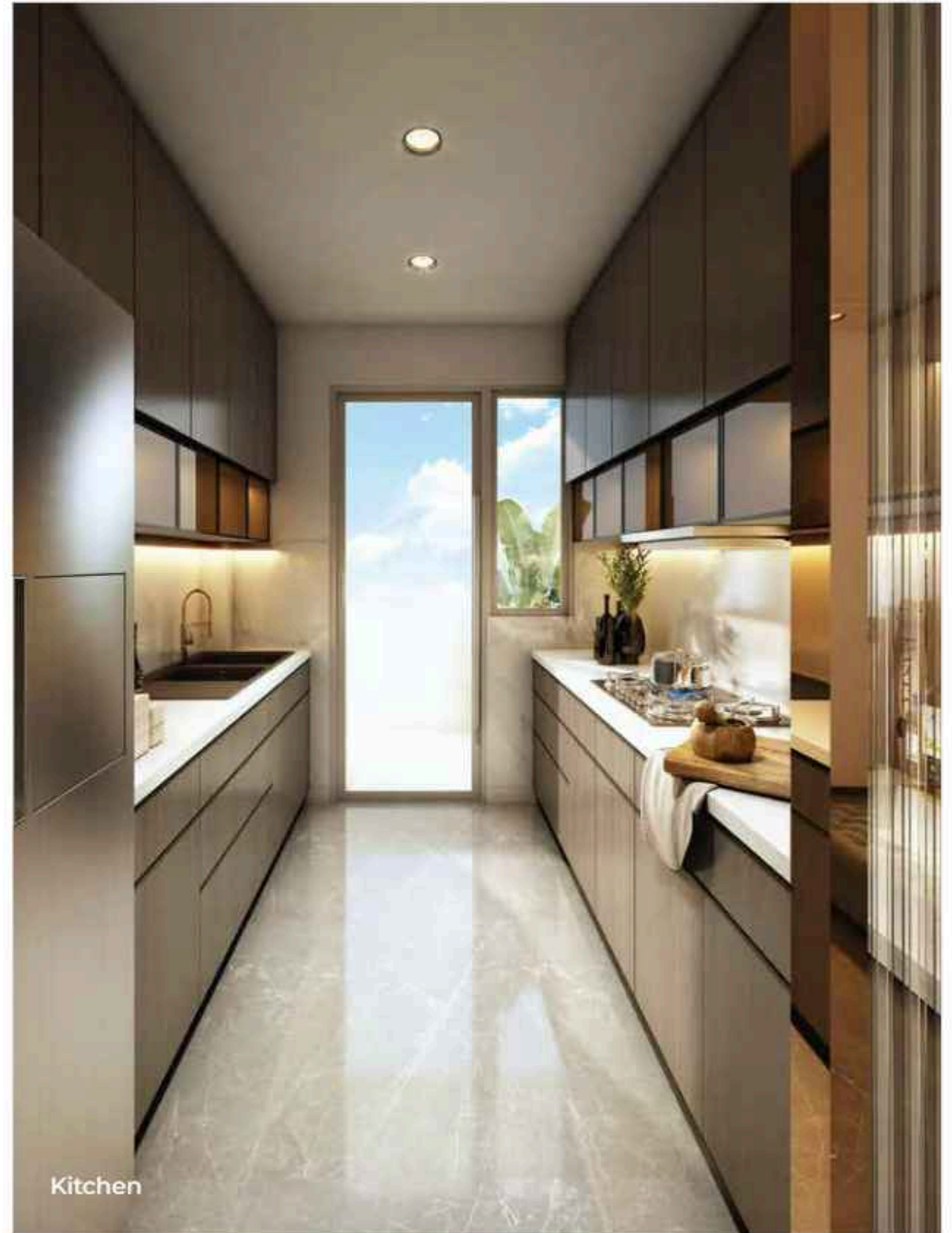
indoors







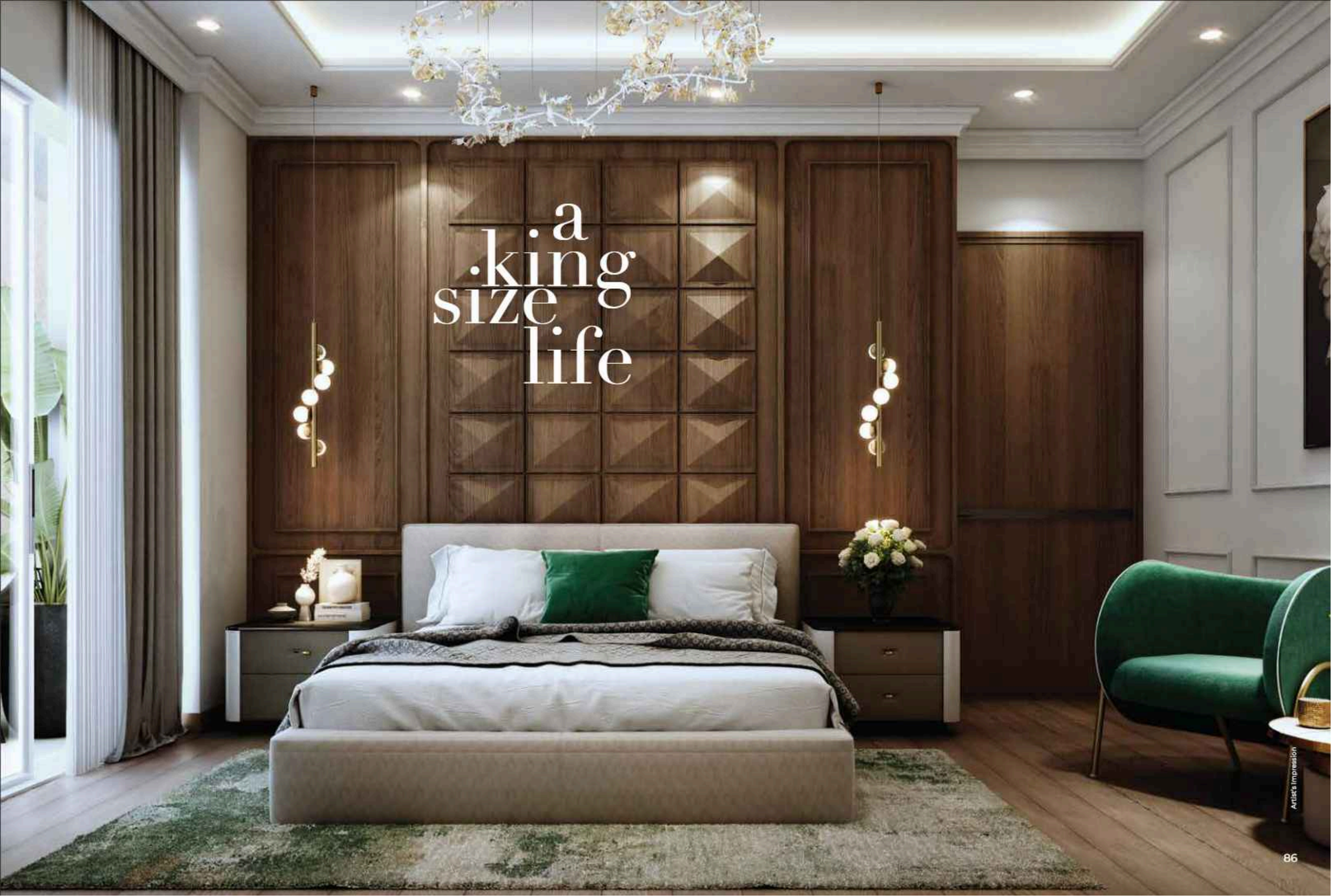
Entry Foyer



Kitchen



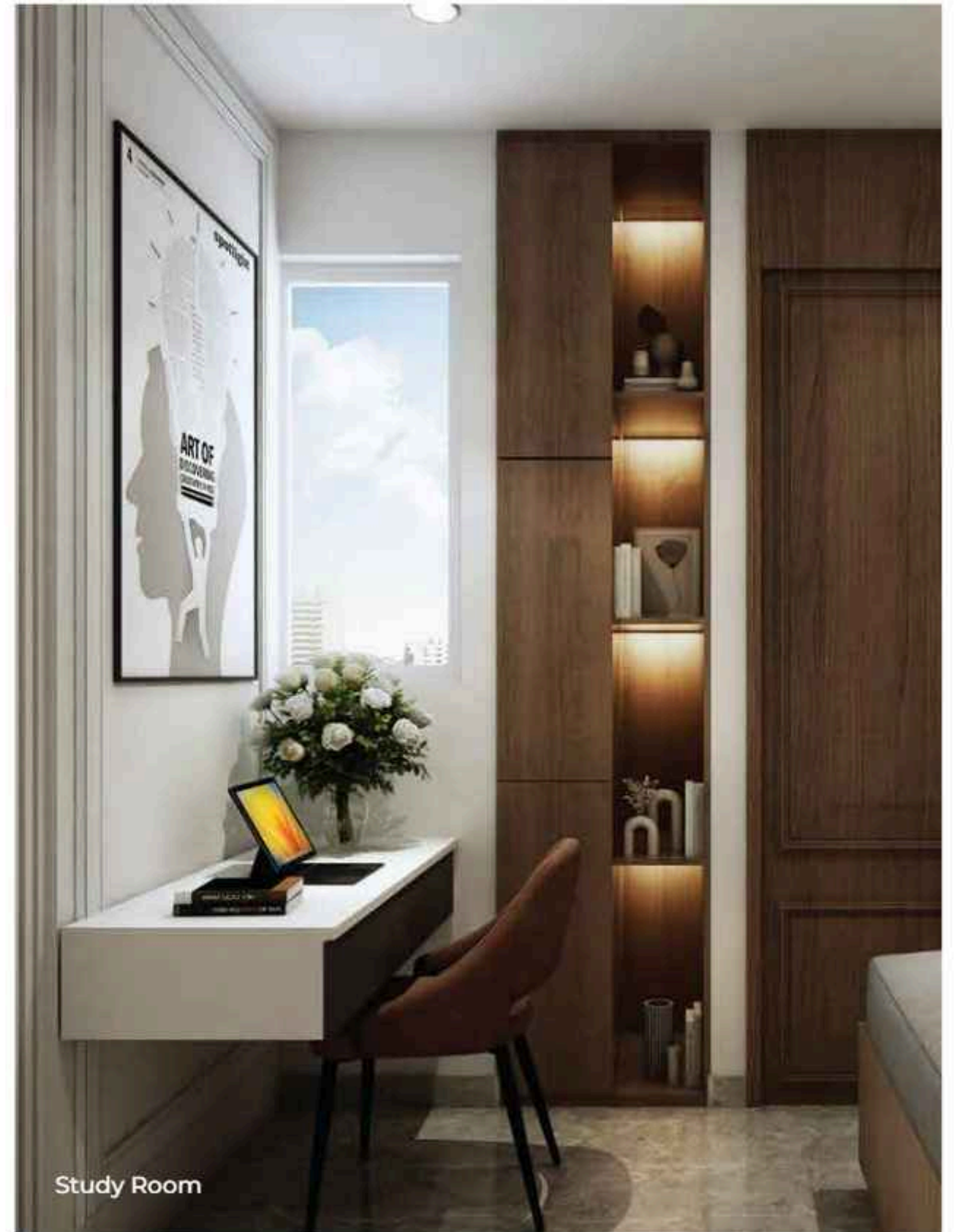
.a  
king  
size  
life







Master Toilet



Study Room





# the crimson

evenings of delight



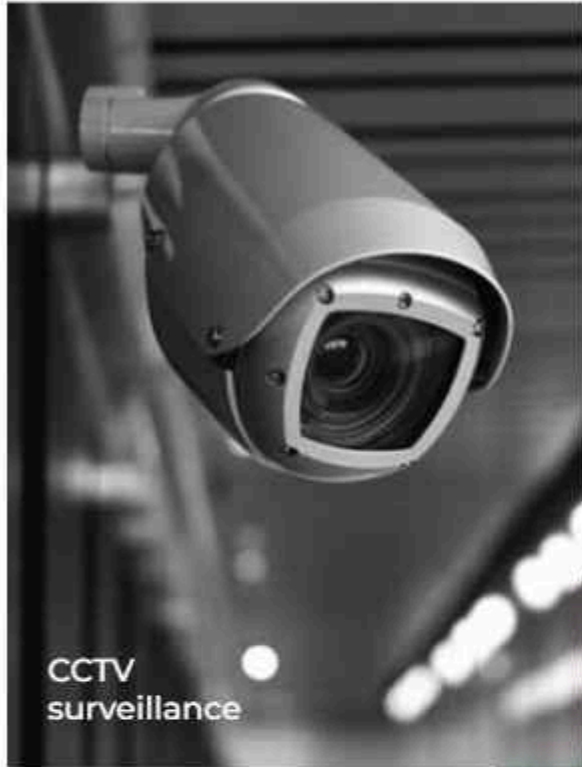




Multi Tier Security System  
CCTV surveillance  
Security App  
Pedestrian and Vehicular Traffic Control  
Nursery School adjoining  
Nursing Home adjacent

# thoughtful details





CCTV  
surveillance



Multi level  
security system



Nursing home



Creche



Aerial View  
of Centre Court



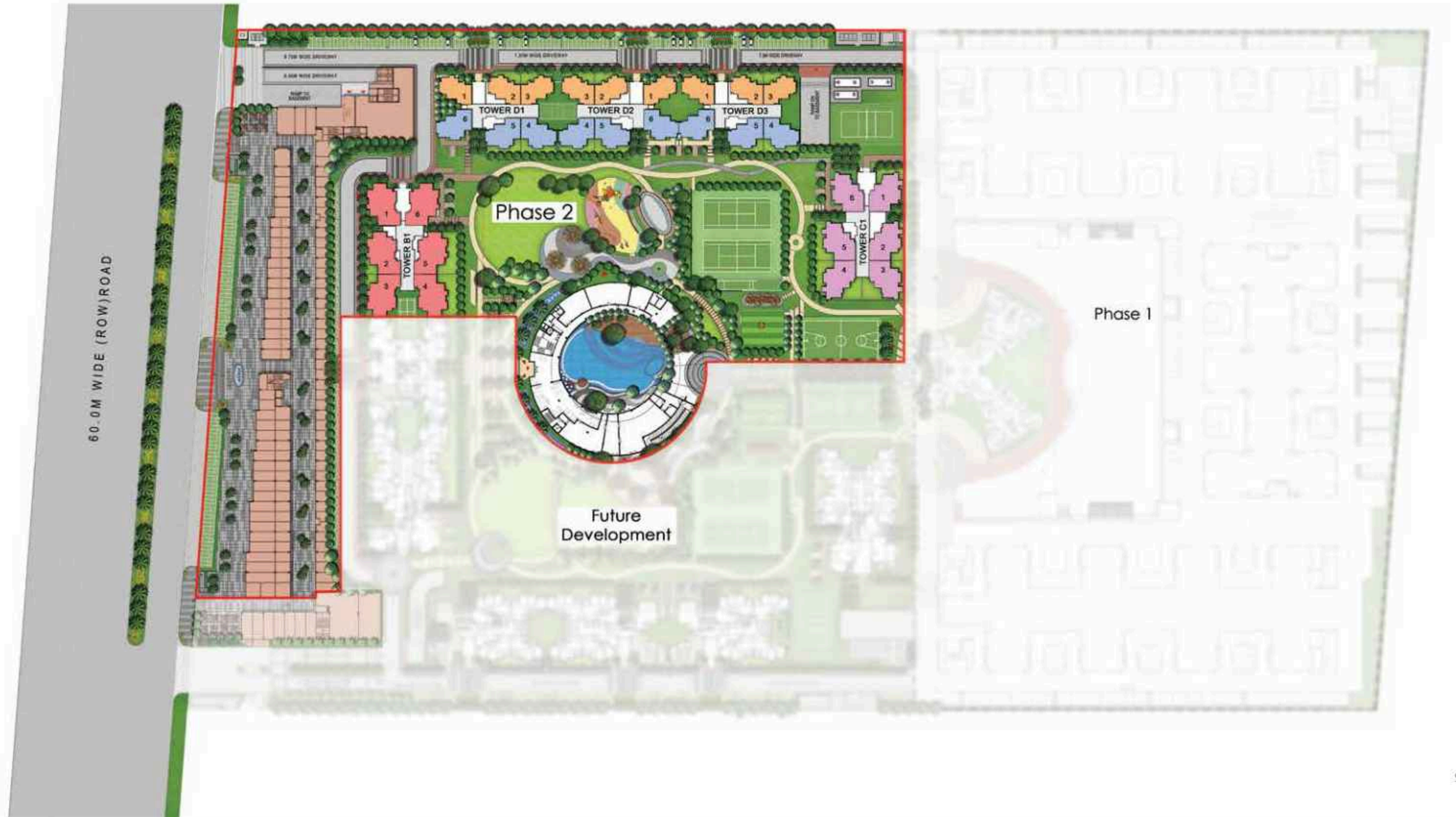




# Master Plan

Phase - 2

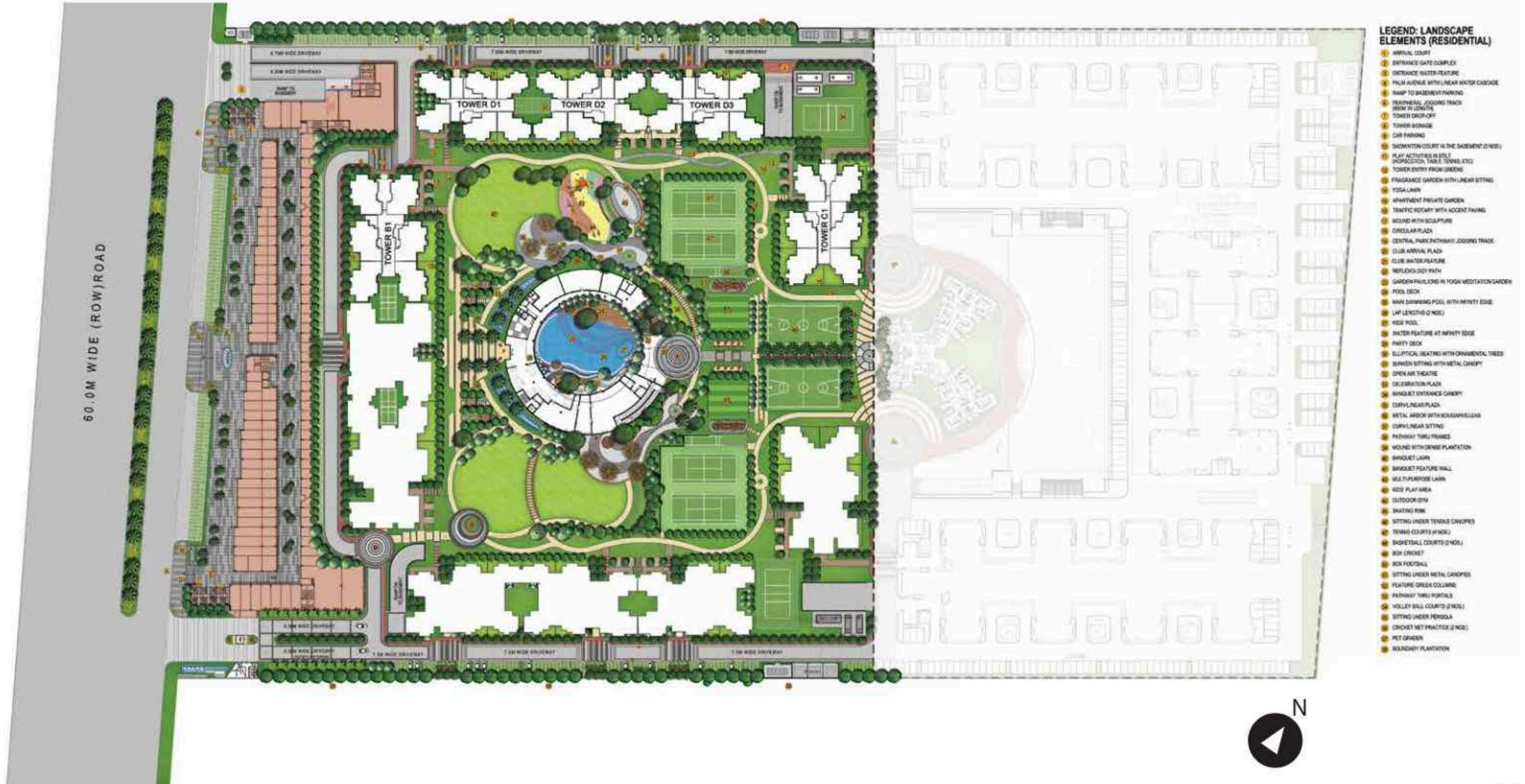
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# Master Plan

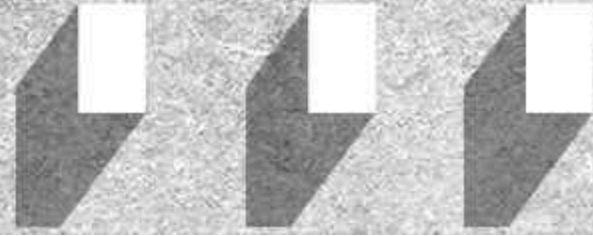
## Phase 2 and Future Development





floor

plan







# TOWER C UNIT PLAN

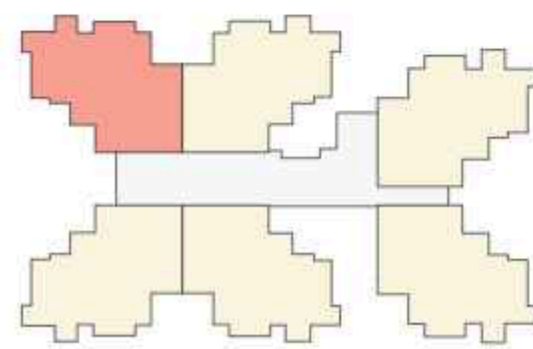
3 BHK + 3T + UTILITY

Salable Area = 1608 Sqft.

Carpet Area = 967.51 Sqft.

Balcony Area = 183.63 Sqft.

Built-Up Area = 1257.67 Sqft.



KEY PLAN









# TOWER D UNIT PLAN

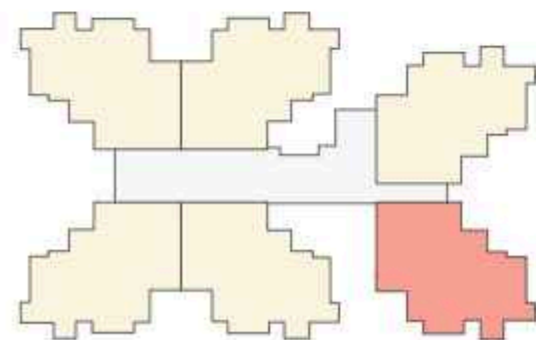
2 BHK + 2T + STUDY

Salable Area = 1182 Sqft.

Carpet Area = 677.23 Sqft.

Balcony Area = 138.81 Sqft.

Built-Up Area = 902.46 Sqft.



KEY PLAN



# Specifications



AREA	FLOORING	CEILING	WALL	INTERNAL DOORS	EXTERNAL DOOR / WINDOWS / RAILINGS	AIR CONDITIONING	SAFETY AND SECURITY	PLUMBING FIXTURES
ENTRANCE FOYER	Large Format Vitrified Tiles or equivalent (minimum size 800mm x 800mm)	Ceiling painted	P.O.P punning/ Putty. Finish with Acrylic Emulsion paint.	Main Entrance Door 8' (2400 mm) High. Both Side Veener Polished flush Doors with hardwood door frame; main door to be provided with Digital Lock.		-	Main door to be provided with Digital Lock and Video Door phone will be installed	-
DRAWING + DINING	Large Format Vitrified Tiles or equivalent (minimum size 800mm x 800mm)	Ceiling painted	P.O.P punning/ Putty. Finish with Acrylic Emulsion paint.	-	UPVC Door/ Windows as applicable	Ac points along with drain and copper piping shall be provided.		-
MASTER BEDROOM	Large Format Vitrified Tiles or equivalent (minimum size 800mm x 800mm)	Ceiling painted	P.O.P punning/ Putty. Finish with Acrylic Emulsion paint.	7' 5" (2250 mm) High laminated flush Doors	UPVC Door/ Windows as applicable	Air-Conditioner is provided		-
MASTER TOILET	Large Format Vitrified Tiles or equivalent (minimum size 600mm x 600mm)	Grid False Ceiling	Vitrified tiles up till ceiling height & Polished granite on Counter.	7' 5" (2250 mm) High laminated flush Doors	UPVC Door/ Windows as applicable			High quality, branded Chinaware and c.p. fittings, (Wall hung W.C., Diverter, Over the Counter W.B) CP Fittings Brand : Grohe/ Jaguar/Hindware or equivalent Chinaware Brand - Kohler / Vitra or equivalent.
ALL OTHER BEDROOMS	Large Format Vitrified Tiles or equivalent (minimum size 800mm x 800mm)	Ceiling painted	P.O.P punning/ Putty. Finish with Acrylic Emulsion paint.	7' 5" (2250 mm) High laminated flush Doors	UPVC Door / Windows as applicable	Air-Conditioner is provided		-
ATTACHED TOILET	Large Format Vitrified Tiles or equivalent (minimum size 600mm x 600mm)	Grid False Ceiling	Vitrified tiles up till ceiling height & Polished granite on Counter.	7' 5" (2250 mm) High laminated flush Doors	UPVC Door / Windows as applicable			High quality, branded Chinaware and c.p. fittings, (Wall hung W.C., Diverter, Below the Counter W.B) CP Fittings Brand : Grohe/ Jaguar/Hindware or equivalent Chinaware Brand - Kohler / Vitra or equivalent.
COMMON TOILET	Large Format Vitrified Tiles or equivalent (minimum size 600mm x 600mm)	Grid False Ceiling	Vitrified tiles up till ceiling height & Polished granite on Counter.	7' 5" (2250 mm) High laminated flush Doors	UPVC Door / Windows as applicable			High quality, branded Chinaware and c.p. fittings, (Wall hung W.C., Diverter, Below the Counter W.B) CP Fittings Brand : Grohe/ Jaguar/Hindware or equivalent Chinaware Brand - Kohler / Vitra or equivalent.
KITCHEN	Large Format Vitrified Tiles or equivalent (minimum size 800mm x 800mm)	Ceiling painted	Vitrified tile Above counter (below space for overhead cabinet)	-	UPVC Door / Windows as applicable			Stainless Steel Sink with drain board
BALCONY	Wood textured Vitrified/Ceramic Tiles	Ceiling painted	Exterior grade texture paint	-	Glass with SS Railing			
UTILITY BALCONY	Anti-skid Vitrified Tiles	Ceiling painted	Exterior grade texture paint	-	Solid Parapet Railing	-		Point for Washing Machine
<p><b>1. MAIN ENTRANCE LOBBY:</b> Well designed, Grand entrance lobby with imported stone flooring</p> <p><b>2. STRUCTURE:</b> Monolithic structure casted in aluminum formwork technology (like Mivan)</p> <p><b>3. LIFT LOBBY:</b> Well designed, Aesthetic lobby with full body tile flooring</p>					<p><b>4. LIFTS:</b> 3 Passenger Lifts &amp; 1 Service Lift in all towers</p> <p><b>5. ELECTRICAL FITTINGS AND FIXTURES (APARTMENT):</b> Modular switches, copper wiring, concealed PVC conduits, Light &amp; Power points. Provision for TV, Telephone, Intercom points in living room and all bedrooms. Provision for single wifi point only</p> <p><b>6. SPECIFICATIONS:</b> For Tower C1, D1, D2 &amp; D3</p>			



# Developer

of Dignity



Sam India is a renowned leader in the construction industry, widely recognized for its exceptional commitment to timely project delivery and unwavering dedication to top-notch quality. The company's passion for embracing cutting-edge technological advancements and innovative construction methodologies sets it apart from the competition.

The Promoters and Group companies boast an impressive track record, having successfully completed state-of-the-art projects, ranging from townships to airports, hospitals, and more. Their prestigious clientele includes esteemed organizations such as CPWD, PWD, Delhi Metro Rail Corporation Ltd, and Military Engineering Services (MES).

Among the notable recently completed projects are the Residential Housing for DMRC at Sector 50, Noida, the Academic Block at Delhi

Technological University, CPWD Residential Housing at Tyagraj Nagar, Delhi.

Currently, Sam India is undertaking the prestigious Housing for Members of Parliament in Delhi, PNB Data Centre In Gurugram, as well as the Workshop and Depot Buildings for Mumbai Metro Line -3, among other endeavors.

The company's commitment to progress is evident in its strategic incorporation of advanced technologies like the Monolithic Technology of Aluminum formwork, Pre-engineered construction, Drones with 360° tower crane cameras, Fully Automatic Batching plant, and utilization of ERP, Primavera & Auto CAD for planning, estimations, and monitoring. This approach ensures that Sam India remains at the forefront of the ever-evolving construction industry, consistently delivering exceptional results.





## The Mind

Palm Olympia Phase 2 is a ground breaking project redefining housing in Greater Noida (West). A landmark project conceived from a fine collaboration of hard-work and imminent stakeholders involved in designing this beauty.

Confluence Consultancy Services is known to celebrate sustainability and aesthetics in every endeavour. Our goal has always been to create spaces that are inclusive, seamless and natural. Palm Olympia is a reflection of this philosophy and has been designed to seamlessly blend with nature and life.

We are committed to deliver world-class awe-inspiring designs.

**VISHAL SHARMA**  
Founder & Principal

## The Man

BM&A is proud to be associated with Sam India Group for their project 'Palm Olympia'.

We take conceit in being the only Indian firm common to eminent hospitality brands like The Starwood Hotels and Resorts, Marriott International, The Hyatt Hotels, The Taj Palaces and Resorts, The Lalit Group of Hotels etc.

The Club House design at Palm Olympia is sublime blend of Aesthetics, Innovation and Practicality. It has rich flavours of classic design with contemporary approach resulting in a futuristic design that is elegant and timeless.

We are confident that our expertise of providing international design experience will appeal to the discerning customers of Palm Olympia.

**BOBBY MUKHERJI**  
Founder & Principal





Disclaimer: The Promoter, Samindia Abhimanyu Housing is developing the Project 'Palm Olympia Ph-2' duly registered with UPREERA registration no. UPRERAPR0306567 ([www.up-rera.in](http://www.up-rera.in)). The images, appearances, colours, etc. given herein are mere artistic impression for representation purposes only and do not constitute an offer an invitation to offer and/or commitment of any nature between the promoter and the recipient. The data/information herein is intended to give a general understanding of the subject matter and is subject to change without any prior notice. Readers are therefore requested to verify all details, including area, amenities, services, terms of sale and payment schedule and other relevant terms independently with the promoter prior to arriving at any decision of buying any apartments / spaces in the said project. The binding offering shall be governed by the terms and conditions of the Agreement for Sale only. \*T&C Apply

Artist's Impression





Developer

**SAMINDIA**

Samindia Abhimanyu Housing

Phase 2 RERA: UPRERAPRJ308567 | [www.up-rera.in](http://www.up-rera.in)





Premium Air-Conditioned Apartments GH-02, Sector - 16C, Greater Noida (West)  
Palm Olympia Ph 2 | Rera No: UPRERAPRJ308567 | www.up-rera.in

Price List of Towers: PALLADIUM 1 (C1), AURUM 1 (D1), AURUM 2 (D2), & AURUM 3 (D3) | W.E.F. 15.12.2023

Typology	Cost as per Payment Plan CLP	Super Area (Sq.ft.)	Built-up Area (Sq.ft.)	Carpet Area (Sq.ft.)
2 BHK + 2 Toilet + Study	9219600	1182	902.46	677.23
3 BHK + 2 Toilet	11127400	1357	1063.50	800.41
3 BHK + 3 Toilet + Utility	13668000	1608	1257.67	967.51

Above prices are inclusive of

Additional charges

Above prices are inclusive of	Additional charges
Air-Conditioner in all Bedrooms Modular Kitchen with Hob & Chimney Wardrobe in all Bedrooms One Covered Car Parking Fire Fighting Charges - EEC Club Membership Power Backup (1KVA)	<b>Lease Rent</b> Rs.50/- Sq.ft.

Prime location charges

Floor PLC	Rs./Sq.ft.	View PLC	Rs./Sq.ft.
1st to 5th	150	Centre Court Facing	300
6th to 10th	200	Corner Facing	50
11th to 15th	150	Main Road Facing	500
16th to 20th	100		
21st to 25th	50		
26th Onwards	NIL		

**Terms & Conditions**

- Cheque/Bank Draft to be issued in favour of "SIAM Collection A/c for Palm Olympia Ph2" payable at Greater Noida (West)
- Prices are subject to change without any prior notice, at the sole discretion of the company
- For purpose of Corner Facing PLC, the Corner facing units are:  
Tower Palladium 1 (C1)- Unit Nos. 1, 3, 4 & 6  
Tower Aurum 3 (D3)- Unit Nos. 3 & 4  
Tower Aurum 1 (D1)- Unit Nos. 1 & 6 will attract Main Road Facing View PLC only
- Additional Power Back-up charges extra @ Rs.25,000 per KVA
- Registration, Stamp duty charges, GST, and any other taxes are extra as per government norms
- No escalator shall be charged on the apartments sold
- Booking is subject to the detailed terms and conditions as given in the Application Form and Agreement to Sell/Sub Lease or Flat Buyer's Agreement
- The company and its agents do not endorse any kind of credit note
- Apart from the above-mentioned charges, charges for electricity connection, IGL connection, water & sewerage connection, dual meter or any other services will be charged extra at the time of offer of possession
- The area of the Residential unit is tentative and may vary
- Plan, Layout, Specifications are subject to changemodification as may be decided by the Company/Architect or any other competent authority
- Maintenance Charges will be charged for one year in advance at the rate of Rs. 5/- per Sq.ft. on carpet area and will be payable on offer of possession
- Buyer is liable to deduct 1% TDS (or as applicable) on property equal or more than Rs. 50 lacs & submit form 16B to developer
- IFMS will be charged at the rate of Rs. 50/-per Sq.ft on carpet area and will be payable on Offer of Possession
- 1 Sq. Meter = 10.764 Sq. Ft.



Take Advantage of  
**The Centre Court**  
Life

**Payment plan: CLP**

<b>Payment Schedule</b>	<b>%</b>
At the time of booking	10%
Within 60 days from booking	10%
On casting of raft	10%
On casting of 1st floor slab	10%
On casting of 5th floor slab	10%
On casting of 10th floor slab	10%
On casting of 15th floor slab	10%
On casting of 20th floor slab	10%
On casting of 25th floor slab	10%
On casting of top floor slab	5%
On Offer of Possession	5%
<b>Total</b>	<b>100%</b>