

Rera No:  
UPRERAPRJ980703/04/2024

**THE ALPHA TOWER**

Site Address:  
Plot No 2/A Sector-77, Noida

**PRICE LIST**

Wef: 27/01/2026

| FLOOR | TYPE                 | UNIT NO. 1 & 2  | UNIT NO. 3   | UNIT NO. 4   | UNIT NO. 5, 7 & 8   | UNIT NO. 6   |
|-------|----------------------|---|--|--|---|--|
|       |                      | Super Area: 1960 sqft/182.08 sqm<br>Carpet Area:1081.75 sqft/100.47 sqm<br>Balcony Area:358.35 sqft/33.29 sqm | Super Area: 1915 sqft/177.90 sqm<br>Carpet Area:1078.66 sqft/100.21 sqm<br>Balcony Area:300.29 sqft/27.898 sqm   | Super Area: 1930 sqft/179.30 sqm<br>Carpet Area: 1078.66 sqft/100.21 sqm<br>Balcony Area: 300.29 sqft/27.898 sqm | Super Area: 1950 sqft/180.159 sqm<br>Carpet Area: 1096.09 sqft/101.83 sqm<br>Balcony Area: 330.08 sqft/30.666 sqm | Super Area:1950 sqft/180.159 sqm<br>Carpet Area:1096.09 sqft/101.83 sqm<br>Balcony Area:330.08 sqft/30.666 sqm |
| 2     | 3BHK+ 3 Toilet       | 2,98,41,000   | 3,20,28,375  | 3,22,79,250  | 2,96,88,750   | 2,77,38,750  |
| 3     | 3BHK+ 3 Toilet       | 2,96,94,000   | 3,18,84,750  | 3,21,34,500  | 2,95,42,500   | 2,75,92,500  |
| 4     | 3BHK+ 3 Toilet       | 2,96,35,200   | 3,18,27,300  | 3,20,76,600  | 2,94,84,000   | 2,75,34,000  |
| 5     | 3BHK+ 3 Toilet       | 2,95,96,000   | 3,17,89,000  | 3,20,38,000  | 2,94,45,000   | 2,74,95,000  |
| 6     | 3BHK+ 3 Toilet       | 2,95,56,800   | 3,17,50,700  | 3,19,99,400  | 2,94,06,000   | 2,74,56,000  |
| 7     | 3BHK+ 3 Toilet       | 2,95,17,600   | 3,17,12,400  | 3,19,60,800  | 2,93,67,000   | 2,74,17,000  |
| 8     | 3BHK+ 3 Toilet       | 2,94,78,400   | 3,16,74,100  | 3,19,22,200  | 2,93,28,000   | 2,73,78,000  |
| 9     | 3BHK+ 3 Toilet       | 2,94,39,200   | 3,16,35,800  | 3,18,83,600  | 2,92,89,000   | 2,73,39,000  |
| 10    | 3BHK+ 3 Toilet       | 2,94,00,000   | 3,15,97,500  | 3,18,45,000  | 2,92,50,000   | 2,73,00,000  |
| 11    | 3BHK+ 3 Toilet       | 2,93,80,400   | 3,15,78,350  | 3,18,25,700  | 2,92,30,500   | 2,72,80,500  |
| 12    | 3BHK+ 3 Toilet       | 2,93,60,800   | 3,15,59,200  | 3,18,06,400  | 2,92,11,000   | 2,72,61,000  |
| 13    | 3BHK+ 3 Toilet       | 2,93,41,200   | 3,15,40,050  | 3,17,87,100  | 2,91,91,500   | 2,72,41,500  |
| 14    | 3BHK+ 3 Toilet       | 2,93,21,600   | 3,15,20,900  | 3,17,67,800  | 2,91,72,000   | 2,72,22,000  |
|       |                      |   |  |  |   |  |
|       |                      | UNIT NO. 1 & 2  | UNIT NO. 3   | UNIT NO. 5   | UNIT NO. 7  |  |
|       |                      | Super Area: 3670 sqft/340.95 sqm<br>Carpet Area: 1884 sqft/175.032 sqm<br>Balcony Area: 571 sqft/53.05 sqm    | Super Area: 3975 sqft/369.28 sqm<br>Carpet Area: 2332.23 sqft/216.67 sqm<br>Balcony Area: 481.10 sqft/44.696 sqm | Super Area: 4100 sqft/380.89 sqm<br>Carpet Area: 2443.42 sqft/227 sqm<br>Balcony Area: 426.14 sqft/39.59 sqm     | Super Area: 4025 sqft/373.93 sqm<br>Carpet Area : 2279.70 sqft/211.79 sqm<br>Balcony Area: 618.81 sqft/57.489 sqm |  |
| 15    | 4 BHK+ 5 Toilet + SR | 5,87,20,000   | 6,67,80,000  | 6,88,80,000  | 6,44,00,000   |  |
| 16    | 4 BHK+ 5 Toilet + SR |   | 6,67,40,250  | 6,88,39,000  | 6,43,59,750   |  |

**ADDITIONAL CHARGES**

|                         |            |
|-------------------------|------------|
| ONE COVERED CAR PARKING | 4,50,000/- |
| CLUB MEMBERSHIP         | 1,00,000/- |
| 2KVA POWER BACKUP       | 40,000/-   |
| ONE TIME LEASE RENT     | 95/-SQFT   |
| IFMS                    | 35/-SQFT   |

**SCHEDULE OF PAYMENTS**

|                            |     |
|----------------------------|-----|
| AT THE TIME OF BOOKING     | 10% |
| WITH IN 45 DAYS OF BOOKING | 50% |
| ON OFFER OF POSSESSION     | 40% |

**Terms & Conditions**

- Cheque/Bank Draft to be issued in favour of "EBPPL Zenith Tower A Coll Account" Payable at New Delhi.
- Government Charges like registration & Stamp duty, GST/ Sales Tax/VAT/WCT or any other Govt levy extra as applicable.
- Individual electric Meter connection Charges, Possession Charges Extra as applicable.
- Prices are subject to change without any prior notice at sole discretion of the company.
- Buyer is liable to deduct 1% TDS (or as applicable) on property and submit Form 16B to Developer.
- No Escalation shall be charged for apartment sold.
- The price of the flat is calculated and fixed exclusively on the basis of carpet area only. Super area has been mentioned for the reference of Customer
- Plan, layout, specification are subject to change/modification as may be decided by the company/architect or any other competent authority.
- 1. Sqm. - 10. 764 sqft