

Noida Property Cost Sheet 2026

The price on the brochure is not what you pay. Use this sheet to add up stamp duty, registration, GST and the other charges before you book a flat in Noida or Greater Noida.

Current rates (Uttar Pradesh): Stamp duty **7%** for a man or a company; **6%** for a woman buyer on property up to ₹1 crore. Registration fee **1%**. GST **5%** on most under-construction homes; **nil** on ready homes with an occupancy certificate.

Rates at a glance

Buyer	Stamp duty	Registration	Total govt. charges
Man (sole owner)	7%	1%	8%
Woman (sole owner, up to ₹1 crore)	6%	1%	7%
Company or firm	7%	1%	8%
Joint (man and woman)	Confirm with sub-registrar	1%	Depends on share

Stamp duty is charged on the agreement value or the circle-rate value, whichever is higher. The women's rebate limit was raised to ₹1 crore by the UP Cabinet in July 2025.

Worked example: ₹90 lakh under-construction flat

Cost item	Man buyer	Woman buyer
Agreement value	₹90,00,000	₹90,00,000
GST at 5% (under construction)	₹4,50,000	₹4,50,000
Stamp duty	₹6,30,000 (7%)	₹5,40,000 (6%)
Registration fee (1%)	₹90,000	₹90,000
Total before other charges	₹1,01,70,000	₹1,00,80,000

A woman buyer saves ₹90,000 in stamp duty on this flat. Other charges below are extra and vary by project. Figures are illustrative.

Other charges to ask about

- **Preferential location charge (PLC):** for park-facing, corner or higher floors
- **Car parking:** covered or open, sometimes sold separately
- **Club membership** and **power backup** charges
- **Interest-free maintenance security (IFMS)** and advance maintenance
- **Electricity and water connection** charges
- **Home loan** processing fee and legal or valuation charges
- **Lawyer's fee** for title check and agreement review

Your cost sheet

Fill in the figures from the developer's written cost sheet. Ask for every charge in writing before you pay a booking amount.

Cost item	Amount (₹)
Base price (carpet or super area x rate)	
Preferential location charge (PLC)	
Car parking	
Club membership	
Power backup	
IFMS / advance maintenance	
GST (5% if under construction)	
Stamp duty (7% / 6%)	
Registration fee (1%)	
Loan, legal and other fees	
Total cost	

Read more on delhincrproperties.co.in

- [Stamp duty and registration charges in Noida \(full guide\)](#)
- [Home loan EMI after the October 2026 rate hike](#)
- [Sector 128 Noida buyer's guide](#)
- [Best sectors to live in Noida](#)

Sources

UP Stamp and Registration Department (igrsup.gov.in); UP Cabinet decision on women buyers' stamp duty rebate, July 2025 (as reported by News On AIR); GST rates on residential property as applicable. Last reviewed 16 October 2026. Rates change by notification; confirm on igrsup.gov.in before registration. This sheet is general information, not legal or tax advice.