



PASSION AT WORK

SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

PRICE LIST & PAYMENT PLANS

TOWER A2

Unit Particulars	
Type of Apartment	a
Saleable Built-up Area in sq.ft. (SBA)	1,381.01

Basic Sale Value	
Basic Sale Value in ₹ (BSV)	12,014,787
Goods and Services Tax in ₹ (GST)	1,441,774
Basic Sale Value with GST in ₹ (A = BSV+GST)	13,456,561

Preferred Location Charges	
Green facing - ₹ 200 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise charges (1st to 5th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

Other Charges	
External & Infrastructure Development Charges (EDC & IDC) in ₹	383,921
Clubhouse Charges including GST in ₹	295,000
Service Charges including GST in ₹	177,000
Maintenance Deposit in ₹	276,202
Total Other Charges in ₹ (B)	1,132,123
Total Sale Value excluding Registration & Stamp Duty in ₹ (C = A+B)	14,588,684

Payment Schedule	
Expression of Interest Amount in ₹	560,000
Booking Amount Payable within 30 Days from Booking Date (Less Expression of Interest Amount Paid)	10% of A
EDC & IDC Charges Payable within 30 days from booking date	100%
Payable on or before 30th September 2018	20%
On Completion of Fifth Floor Roof Slab / 30th June 2019, whichever is later	10%
On Completion of Ninth Floor Roof Slab / 30th September 2019, whichever is later	10%
On Completion of Thirteenth Floor Roof Slab / 31st December 2019, whichever is later	10%
On Completion of Seventeenth Floor Roof Slab / 31st March 2020, whichever is later	10%
On Completion of Terrace Roof Slab / 30th June 2020, whichever is later	12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 30th September 2020, whichever is later	12.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%

Notes:

EDC & IDC are pro-rated per Unit as applicable, any revision would be charged on pro-rata basis from the customers | Goods and Service Tax is as per the prevailing regulations & rates and subject to change | Service Charges are as per the prevailing rates and subject to change | Electricity, Water, Sewerage and other Infrastructure Charges are yet to be ascertained and will be payable by the Customers at the time of possession | Registration and Stamp duty charges are not included in above pricing & shall be payable by the Customers at the time of possession | Demand note for payment will be on the basis of completion of the milestone attributed to the particular Tower / Wing in the project in which the apartment is located | Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the customers at actual | Basic Sale Value is inclusive of One Car Parking Space | SBA is subject to change

TOWER A2 & B2

Unit Particulars	
Type of Apartment	b
Saleable Built-up Area in sq.ft. (SBA)	1,711.29

Basic Sale Value	
Basic Sale Value in ₹ (BSV)	14,888,223
Goods and Services Tax in ₹ (GST)	1,786,587
Basic Sale Value with GST in ₹ (A = BSV+GST)	16,674,810

Preferred Location Charges	
Green facing - ₹ 200 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise charges (1st to 5th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

Other Charges	
External & Infrastructure Development Charges (EDC & IDC) in ₹	475,739
Clubhouse Charges including GST in ₹	295,000
Service Charges including GST in ₹	236,000
Maintenance Deposit in ₹	342,258
Total Other Charges in ₹ (B)	1,348,997
Total Sale Value excluding Registration & Stamp Duty in ₹ (C = A+B)	18,023,807

Payment Schedule	
Expression of Interest Amount in ₹	560,000
Booking Amount Payable within 30 Days from Booking Date (Less Expression of Interest Amount Paid)	10% of A
EDC & IDC Charges Payable within 30 days from booking date	100%
Payable on or before 30th September 2018	20%
On Completion of Fifth Floor Roof Slab / 30th June 2019, whichever is later	10%
On Completion of Ninth Floor Roof Slab / 30th September 2019, whichever is later	10%
On Completion of Thirteenth Floor Roof Slab / 31st December 2019, whichever is later	10%
On Completion of Seventeenth Floor Roof Slab / 31st March 2020, whichever is later	10%
On Completion of Terrace Roof Slab / 30th June 2020, whichever is later	12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 30th September 2020, whichever is later	12.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%

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TOWER B2

Unit Particulars	
Type of Apartment	c
Saleable Built-up Area in sq.ft. (SBA)	2,003.45

Basic Sale Value	
Basic Sale Value in ₹ (BSV)	17,430,015
Goods and Services Tax in ₹ (GST)	2,091,602
Basic Sale Value with GST in ₹ (A = BSV+GST)	19,521,617

Preferred Location Charges	
Green facing - ₹ 200 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise charges (1st to 5th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

Other Charges	
External & Infrastructure Development Charges (EDC & IDC) in ₹	556,959
Clubhouse Charges including GST in ₹	295,000
Service Charges including GST in ₹	236,000
Maintenance Deposit in ₹	400,690
Total Other Charges in ₹ (B)	1,488,649
Total Sale Value excluding Registration & Stamp Duty in ₹ (C = A+B)	21,010,266

Payment Schedule	
Expression of Interest Amount in ₹	560,000
Booking Amount Payable within 30 Days from Booking Date (Less Expression of Interest Amount Paid)	10% of A
EDC & IDC Charges Payable within 30 days from booking date	100%
Payable on or before 30th September 2018	20%
On Completion of Fifth Floor Roof Slab / 30th June 2019, whichever is later	10%
On Completion of Ninth Floor Roof Slab / 30th September 2019, whichever is later	10%
On Completion of Thirteenth Floor Roof Slab / 31st December 2019, whichever is later	10%
On Completion of Seventeenth Floor Roof Slab / 31st March 2020, whichever is later	10%
On Completion of Terrace Roof Slab / 30th June 2020, whichever is later	12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 30th September 2020, whichever is later	12.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%

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TOWER C2

Unit Particulars	
Type of Apartment	d
Saleable Built-up Area in sq.ft. (SBA)	2,072.90

Basic Sale Value	
Basic Sale Value in ₹ (BSV)	19,087,263
Goods and Services Tax in ₹ (GST)	2,290,472
Basic Sale Value with GST in ₹ (A = BSV+GST)	21,377,735

Preferred Location Charges	
Green facing - ₹ 300 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise charges (1st to 5th Floor & 20th to 24th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

Other Charges	
External & Infrastructure Development Charges (EDC & IDC) in ₹	576,266
Clubhouse Charges including GST in ₹	295,000
Service Charges including GST in ₹	236,000
Maintenance Deposit in ₹	414,580
Total Other Charges in ₹ (B)	1,521,846
Total Sale Value excluding Registration & Stamp Duty in ₹ (C = A+B)	22,899,581

Payment Schedule	
Expression of Interest Amount in ₹	1,120,000
Booking Amount Payable within 30 Days from Booking Date (Less Expression of Interest Amount Paid)	10% of A
EDC & IDC Charges Payable within 30 days from booking date	100%
Payable on or before 30th September 2018	20%
On Completion of Fifth Floor Roof Slab / 30th June 2019, whichever is later	10%
On Completion of Ninth Floor Roof Slab / 30th September 2019, whichever is later	10%
On Completion of Thirteenth Floor Roof Slab / 31st December 2019, whichever is later	10%
On Completion of Seventeenth Floor Roof Slab / 31st March 2020, whichever is later	10%
On Completion of Terrace Roof Slab / 30th June 2020, whichever is later	12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 30th September 2020, whichever is later	12.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%

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TOWER C2

Unit Particulars	
Type of Apartment	e
Saleable Built-up Area in sq.ft. (SBA)	2,343.44

Basic Sale Value	
Basic Sale Value in ₹ (BSV)	21,578,396
Goods and Services Tax in ₹ (GST)	2,589,407
Basic Sale Value with GST in ₹ (A = BSV+GST)	24,167,803

Preferred Location Charges	
Green facing - ₹ 300 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise charges (1st to 5th Floor & 20th to 24th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

Other Charges	
External & Infrastructure Development Charges (EDC & IDC) in ₹	651,476
Clubhouse Charges including GST in ₹	295,000
Service Charges including GST in ₹	236,000
Maintenance Deposit in ₹	468,688
Total Other Charges in ₹ (B)	1,651,164
Total Sale Value excluding Registration & Stamp Duty in ₹ (C = A+B)	25,818,967

Payment Schedule	
Expression of Interest Amount in ₹	1,120,000
Booking Amount Payable within 30 Days from Booking Date (Less Expression of Interest Amount Paid)	10% of A
EDC & IDC Charges Payable within 30 days from booking date	100%
Payable on or before 30th September 2018	20%
On Completion of Fifth Floor Roof Slab / 30th June 2019, whichever is later	10%
On Completion of Ninth Floor Roof Slab / 30th September 2019, whichever is later	10%
On Completion of Thirteenth Floor Roof Slab / 31st December 2019, whichever is later	10%
On Completion of Seventeenth Floor Roof Slab / 31st March 2020, whichever is later	10%
On Completion of Terrace Roof Slab / 30th June 2020, whichever is later	12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 30th September 2020, whichever is later	12.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%

Notes:

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SOBHA CITY

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Gurgaon

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