



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	
Rate in ₹ / sq.ft. (R)	8,500
Basic Sale Value in ₹ (BSV = SBA x R)	11,738,585
Goods and Services Tax in ₹ (GST)	1,408,630
Basic Sale Value with GST in ₹ (A = BSV+GST)	13,147,215

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)	14,279,338

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Initial Booking Amount in ₹	560,000	
Remaining Booking Amount Payable within 30 Days from Booking Date (Less initial booking amount paid)	10% of A	
EDC & IDC Charges Payable within 30 days from booking date	100%	
Payable within 60 days from Booking Date		10% of A
Payable within 120 days from Booking Date		10% of A
On Completion of Foundation Works		8%
On Completion of Basement Roof Slab		8%
On Completion of First Floor Roof Slab		9%
On Completion of Fifth Floor Roof Slab		10%
On Completion of Ninth Floor Roof Slab		10%
On Completion of Thirteenth Floor Roof Slab		10%
On Completion of Terrace Slab	5%	
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts, etc.	5%	
On Hand Over - 5% of Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by customer till 31st October 2020 for the amount disbursed by Home Loan Finance Company (HFC)		

Note:

This Subvention plan is applicable to customers who are eligible to obtain a home loan from subvention-empanelled HFC | 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 Handover | Registration and Stamp duty charges are 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 above 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 | Subvention scheme is subject to HFC disbursal and customer loan eligibility | 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	
Rate in ₹ / sq.ft. (R)	8,500
Basic Sale Value in ₹ (BSV = SBA x R)	14,545,965
Goods and Services Tax in ₹ (GST)	1,745,516
Basic Sale Value with GST in ₹ (A = BSV+GST)	16,291,481

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)	17,640,477

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Initial Booking Amount in ₹	560,000	
Remaining Booking Amount Payable within 30 Days from Booking Date (Less initial booking amount paid)	10% of A	
EDC & IDC Charges Payable within 30 days from booking date	100%	
Payable within 60 days from Booking Date		10% of A
Payable within 120 days from Booking Date		10% of A
On Completion of Foundation Works		8%
On Completion of Basement Roof Slab		8%
On Completion of First Floor Roof Slab		9%
On Completion of Fifth Floor Roof Slab		10%
On Completion of Ninth Floor Roof Slab		10%
On Completion of Thirteenth Floor Roof Slab		10%
On Completion of Terrace Slab	5%	
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts, etc.	5%	
On Hand Over - 5% of Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by customer till 31st October 2020 for the amount disbursed by Home Loan Finance Company (HFC)		

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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	
Rate in ₹ / sq.ft. (R)	8,500
Basic Sale Value in ₹ (BSV = SBA x R)	17,029,325
Goods and Services Tax in ₹ (GST)	2,043,519
Basic Sale Value with GST in ₹ (A = BSV+GST)	19,072,844

Preferred Location Charges	
Green facing - ₹ 200 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise (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)	20,561,493

Payment Schedule - Subvention Plan	Customer Contibution Source	
	Self	Home Loan
Initial Booking Amount in ₹	560,000	
Remaining Booking Amount Payable within 30 Days from Booking Date (Less initial booking amount paid)	10% of A	
EDC & IDC Charges Payable within 30 days from booking date	100%	
Payable within 60 days from Booking Date		10% of A
Payable within 120 days from Booking Date		10% of A
On Completion of Foundation Works		8%
On Completion of Basement Roof Slab		8%
On Completion of First Floor Roof Slab		9%
On Completion of Fifth Floor Roof Slab		10%
On Completion of Ninth Floor Roof Slab		10%
On Completion of Thirteenth Floor Roof Slab		10%
On Completion of Terrace Slab	5%	
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts, etc.	5%	
On Hand Over - 5% of Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by customer till 31st October 2020 for the amount disbursed by Home Loan Finance Company (HFC)		

Note:

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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	
Rate in ₹ / sq.ft. (R)	9,008
Basic Sale Value in ₹ (BSV = SBA x R)	18,672,683
Goods and Services Tax in ₹ (GST)	2,240,722
Basic Sale Value with GST in ₹ (A = BSV+GST)	20,913,405

Preferred Location Charges	
Green facing - ₹ 300 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise (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)	22,435,251

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Initial Booking Amount in ₹	1,120,000	
Remaining Booking Amount Payable within 30 Days from Booking Date (Less initial booking amount paid)	10% of A	
EDC & IDC Charges Payable within 30 days from booking date	100%	
Payable within 60 days from Booking Date		10% of A
Payable within 120 days from Booking Date		10% of A
On Completion of Foundation Works		6%
On Completion of Basement Roof Slab		6%
On Completion of First Floor Roof Slab		6%
On Completion of Fifth Floor Roof Slab		7%
On Completion of Ninth Floor Roof Slab		7%
On Completion of Thirteenth Floor Roof Slab		7%
On Completion of Seventeenth Floor Roof Slab		8%
On Completion of Twenty First Floor Roof Slab		8%
On Completion of Terrace Slab	5%	
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts, etc.	5%	
On Hand Over - 5% of Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by customer till 31st October 2020 for the amount disbursed by Home Loan Finance Company (HFC)		

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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	
Rate in ₹ / sq.ft. (R)	9,008
Basic Sale Value in ₹ (BSV = SBA x R)	21,109,708
Goods and Services Tax in ₹ (GST)	2,533,165
Basic Sale Value with GST in ₹ (A = BSV+GST)	23,642,872

Preferred Location Charges	
Green facing - ₹ 300 / sq.ft., Corner - ₹ 200 / sq.ft. - to be added to BSV	As Applicable
Floor rise (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)	25,294,037

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Initial Booking Amount in ₹	1,120,000	
Remaining Booking Amount Payable within 30 Days from Booking Date (Less initial booking amount paid)	10% of A	
EDC & IDC Charges Payable within 30 days from booking date	100%	
Payable within 60 days from Booking Date		10% of A
Payable within 120 days from Booking Date		10% of A
On Completion of Foundation Works		6%
On Completion of Basement Roof Slab		6%
On Completion of First Floor Roof Slab		6%
On Completion of Fifth Floor Roof Slab		7%
On Completion of Ninth Floor Roof Slab		7%
On Completion of Thirteenth Floor Roof Slab		7%
On Completion of Seventeenth Floor Roof Slab		8%
On Completion of Twenty First Floor Roof Slab		8%
On Completion of Terrace Slab	5%	
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts, etc.	5%	
On Hand Over - 5% of Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by customer till 31st October 2020 for the amount disbursed by Home Loan Finance Company (HFC)		

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