



PASSION AT WORK

SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

PRICE LIST & PAYMENT PLANS

Towers: A1, B1 & C1

TOWER A1

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)	12,152,888
Goods and Services Tax in ₹ (GST)	1,458,346
Basic Sale Value with GST in ₹ (A = BSV+GST)	13,611,234

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)	14,743,357

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	560,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		20%
On Completion of Fifth Floor Roof Slab / 31st December 2018, whichever is later		10%
On Completion of Ninth Floor Roof Slab / 31st March 2019, whichever is later		10%
On Completion of Thirteenth Floor Roof Slab / 30th June 2019, whichever is later		10%
On Completion of Seventeenth Floor Roof Slab / 30th September 2019, whichever is later		10%
On Completion of Terrace Roof Slab / 31st January 2020, whichever is later		12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 31st March 2020, whichever is later	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 30th April 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

Notes:

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 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 | Subvention scheme is subject to HFC disbursement and Customer loan eligibility | SBA is subject to change

TOWER A1 & B1

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)	15,059,352
Goods and Services Tax in ₹ (GST)	1,807,122
Basic Sale Value with GST in ₹ (A = BSV+GST)	16,866,474

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)	18,215,471

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	560,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		20%
On Completion of Fifth Floor Roof Slab / 31st December 2018, whichever is later		10%
On Completion of Ninth Floor Roof Slab / 31st March 2019, whichever is later		10%
On Completion of Thirteenth Floor Roof Slab / 30th June 2019, whichever is later		10%
On Completion of Seventeenth Floor Roof Slab / 30th September 2019, whichever is later		10%
On Completion of Terrace Roof Slab / 31st January 2020, whichever is later		12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 31st March 2020, whichever is later	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 30th April 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

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TOWER B1

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)	17,630,360
Goods and Services Tax in ₹ (GST)	2,115,643
Basic Sale Value with GST in ₹ (A = BSV+GST)	19,746,003

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)	21,234,652

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	560,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		20%
On Completion of Fifth Floor Roof Slab / 31st December 2018, whichever is later		10%
On Completion of Ninth Floor Roof Slab / 31st March 2019, whichever is later		10%
On Completion of Thirteenth Floor Roof Slab / 30th June 2019, whichever is later		10%
On Completion of Seventeenth Floor Roof Slab / 30th September 2019, whichever is later		10%
On Completion of Terrace Roof Slab / 31st January 2020, whichever is later		12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 31st March 2020, whichever is later	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 30th April 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

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TOWER C1

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)	19,294,553
Goods and Services Tax in ₹ (GST)	2,315,346
Basic Sale Value with GST in ₹ (A = BSV+GST)	21,609,899

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)	23,131,745

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	1,120,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		20%
On Completion of Fifth Floor Roof Slab / 31st December 2018, whichever is later		10%
On Completion of Ninth Floor Roof Slab / 31st March 2019, whichever is later		10%
On Completion of Thirteenth Floor Roof Slab / 30th June 2019, whichever is later		10%
On Completion of Seventeenth Floor Roof Slab / 30th September 2019, whichever is later		10%
On Completion of Terrace Roof Slab / 31st January 2020, whichever is later		12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 31st March 2020, whichever is later	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 30th April 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

Notes:

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TOWER C1

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)	21,812,739
Goods and Services Tax in ₹ (GST)	2,617,529
Basic Sale Value with GST in ₹ (A = BSV+GST)	24,430,268

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)	26,081,432

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	1,120,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		20%
On Completion of Fifth Floor Roof Slab / 31st December 2018, whichever is later		10%
On Completion of Ninth Floor Roof Slab / 31st March 2019, whichever is later		10%
On Completion of Thirteenth Floor Roof Slab / 30th June 2019, whichever is later		10%
On Completion of Seventeenth Floor Roof Slab / 30th September 2019, whichever is later		10%
On Completion of Terrace Roof Slab / 31st January 2020, whichever is later		12.5%
On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 31st March 2020, whichever is later	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 30th April 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

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PASSION AT WORK

SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

PRICE LIST & PAYMENT PLANS

Towers: A2, B2 & C2

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)	12,152,888
Goods and Services Tax in ₹ (GST)	1,458,346
Basic Sale Value with GST in ₹ (A = BSV+GST)	13,611,234

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)	14,743,357

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	560,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		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	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 31st October 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

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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)	15,059,352
Goods and Services Tax in ₹ (GST)	1,807,122
Basic Sale Value with GST in ₹ (A = BSV+GST)	16,866,474

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)	18,215,471

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	560,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		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	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 31st October 2021 (whichever is earlier) 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	
Basic Sale Value in ₹ (BSV)	17,630,360
Goods and Services Tax in ₹ (GST)	2,115,643
Basic Sale Value with GST in ₹ (A = BSV+GST)	19,746,003

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
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Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	560,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		20%
On Completion of Fifth Floor Roof Slab / 30th June 2019, whichever is later		10%
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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)	19,294,553
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Preferred Location Charges	
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Floor rise charges (1st to 5th Floor & 20th to 24th Floor) - ₹ 150 / sq.ft. - to be added to BSV	As Applicable

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Payable within 90 Days from EOI Date		20%
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On Completion of Internal Plastering in all the Apartments Excluding Balconies, Utilities, Common Area, Shafts, Ducts etc. / 30th September 2020, whichever is later	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 31st October 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

Notes:

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 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 Two Car Parking Space | Subvention scheme is subject to HFC disbursement and Customer loan eligibility | SBA is subject to change

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)	21,812,739
Goods and Services Tax in ₹ (GST)	2,617,529
Basic Sale Value with GST in ₹ (A = BSV+GST)	24,430,268

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)	26,081,432

Payment Schedule - Subvention Plan	Customer Contribution Source	
	Self	Home Loan
Expression of Interest Amount in ₹ (EOI)	1,120,000	
Booking Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	10% of A	
EDC & IDC Charges Payable within 30 Days from EOI Date	100%	
Payable within 90 Days from EOI Date		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	10%	2.5%
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	5%	
No Interest payable by Customer till offer of possession or 31st October 2021 (whichever is earlier) for the amount disbursed by Home Loan Finance Company (HFC)		

Notes:

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