



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)	12,302,037
Goods and Services Tax in ₹ (GST)	1,476,244
Basic Sale Value with GST in ₹ (A = BSV+GST)	13,778,281

Preferred Location Charges	
Green facing - ₹ 350 / 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 (Charges for Electricity, Water, Sewerage, etc.) 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)	14,910,404

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	500,000
Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	20% of A
EDC & IDC Charges Payable within 30 Days from EOI Date	100%
Amount Payable within 180 Days from EOI Date	20% of A
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	60% of A

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 | Electricity, Water, Sewerage and other Infrastructure Deposit 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 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)	15,244,171
Goods and Services Tax in ₹ (GST)	1,829,301
Basic Sale Value with GST in ₹ (A = BSV+GST)	17,073,472

Preferred Location Charges	
Green facing - ₹ 350 / 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 (Charges for Electricity, Water, Sewerage, etc.) 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)	18,422,469

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	500,000
Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	20% of A
EDC & IDC Charges Payable within 30 Days from EOI Date	100%
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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)	17,846,733
Goods and Services Tax in ₹ (GST)	2,141,608
Basic Sale Value with GST in ₹ (A = BSV+GST)	19,988,341

Preferred Location Charges	
Green facing - ₹ 350 / 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 (Charges for Electricity, Water, Sewerage, etc.) 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)	21,476,990

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	500,000
Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	20% of A
EDC & IDC Charges Payable within 30 Days from EOI Date	100%
Amount Payable within 180 Days from EOI Date	20% of A
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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 - ₹ 500 / 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 (Charges for Electricity, Water, Sewerage, etc.) 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	
Expression of Interest Amount in ₹ (EOI)	1,000,000
Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	20% of A
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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)	21,812,740
Goods and Services Tax in ₹ (GST)	2,617,529
Basic Sale Value with GST in ₹ (A = BSV+GST)	24,430,269

Preferred Location Charges	
Green facing - ₹ 500 / 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 (Charges for Electricity, Water, Sewerage, etc.) 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)	26,081,433

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	1,000,000
Amount Payable within 30 Days from EOI Date (Less EOI Amount Paid)	20% of A
EDC & IDC Charges Payable within 30 Days from EOI Date	100%
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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)	12,302,037
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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	
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TOWER B2

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SOBHA CITY

Chintels Metropolis, Sector-108
Gurgaon

OFFICE ADDRESS

SOBHA Limited
5th Floor, Rider House
Plot No. 136 - P, Sector - 44
Gurgaon - 122003, Haryana

SITE ADDRESS

SOBHA Sales Gallery
Sector - 108
Gurgaon - 122017, Haryana

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