

**OMAXE NEW CHANDIGARH**  
**"CELESTIA ROYAL PREMIER" INDEPENDENT FLOORS WITH LIFT (S+4)**

**PRICE LIST**

Sr. No.	Floor Nos.	Accommodation	Unit Carpet Area (sqft)	Unit Builtup Area (sqft)	Super Built up Area (sqft)	Floor	Basic Sale Price (BSP) (Rs)	Inaugural Discount (Rs.)	Net Basic Sale Price (Rs.)	Additional Cost (Rs)	Covered Car Parking (Provision for 2 Stilt Car Parkings)	EDC (Rs)	Price* in Construction Linked Payment Plan (Rs)	PLC Cost	IFMS (Rs.)	IFCS (Rs.)
1	466Z27 to 466Z32 (PH-3C)	3 BHK + 3 W/R	1047	1423	1580	UG	6,525,000	150000	6,375,000	80000	300000	150100	6,905,100	AS APPLICABLE	20000	200000
						FF	5,982,000	150000	5,832,000	80000	300000	150100	6,362,100		20000	200000
						SF	5,820,000	150000	5,670,000	80000	300000	150100	6,200,100		20000	200000
						TF	6,150,000	150000	6,000,000	80000	300000	150100	6,530,100		20000	200000
2	450P14 to 450P37 (PH-3B)	3 BHK + 3 W/R	1061	1467	1596	UG	6,580,000	150000	6,430,000	80000	300000	151620	6,961,620	AS APPLICABLE	20000	200000
						FF	6,045,000	150000	5,895,000	80000	300000	151620	6,426,620		20000	200000
						SF	5,880,000	150000	5,730,000	80000	300000	151620	6,261,620		20000	200000
						TF	6,210,000	150000	6,060,000	80000	300000	151620	6,591,620		20000	200000
3	450P2 to 450P13 (PH-3C)	3 BHK + 3 W/R + Bar	1305	1738	1955	UG	7,650,000	150000	7,500,000	100000	300000	185725	8,085,725	AS APPLICABLE	20000	200000
						FF	6,930,000	150000	6,780,000	100000	300000	185725	7,365,725		20000	200000
						SF	6,690,000	150000	6,540,000	100000	300000	185725	7,125,725		20000	200000
						TF	7,110,000	150000	6,960,000	100000	300000	185725	7,545,725		20000	200000
4	520M to 520P, 523M1, 523N1, 523O1, 523P1 (PH-3C)	3 BHK + 3 W/R + Bar	1363	1810	2020	UG	7,860,000	150000	7,710,000	100000	300000	191900	8,301,900	AS APPLICABLE	20000	200000
						FF	7,152,000	150000	7,002,000	100000	300000	191900	7,593,900		20000	200000
						SF	6,930,000	150000	6,780,000	100000	300000	191900	7,371,900		20000	200000
						TF	7,362,000	150000	7,212,000	100000	300000	191900	7,803,900		20000	200000
5	520L & 523L1 (PH-3C)	3 BHK + 3 W/R	1405	1758	2050	UG	7,950,000	150000	7,800,000	100000	300000	194750	8,394,750	AS APPLICABLE	20000	200000
						FF	7,260,000	150000	7,110,000	100000	300000	194750	7,704,750		20000	200000
						SF	7,020,000	150000	6,870,000	100000	300000	194750	7,464,750		20000	200000
						TF	7,470,000	150000	7,320,000	100000	300000	194750	7,914,750		20000	200000
6	535A1 to 535A8 (PH-3C)	3 BHK + 3 W/R + Bar	1470	1960	2165	UG	8,370,000	150000	8,220,000	120000	400000	205675	8,945,675	AS APPLICABLE	20000	200000
						FF	7,677,000	150000	7,527,000	120000	400000	205675	8,252,675		20000	200000
						SF	7,425,000	150000	7,275,000	120000	400000	205675	8,000,675		20000	200000
						TF	7,890,000	150000	7,740,000	120000	400000	205675	8,465,675		20000	200000

UG - Upper Ground Floor; FF - First Floor; SF - Second Floor; TF - Third Floor; W/R - Washroom; EDC - External Development Charges; PLC - Preferential Location Charges; IFMS - Interest Free Maintenance Security; IFCS - Interest Free Club Security

Third Floor units will have 60% terrace usage rights.

\*Price includes cost of Covered Parking spaces, Additional Cost - Power Back up Installation Charges- 4 KVA for 1580 sqft & 1596 sqft, 5 KVA for 1955 sqft, 2020 sqft & 2050 sqft, 6 KVA for 2165 sqft. Price includes Modular Kitchen with Hob, Chimney, RO, Exhaust Fan and Instant Gysler. All Washrooms with Geysers and Exhaust Fan. All Rooms with Electric Ceiling Fans. Provision for Installation of Split AC in all Rooms and Living Room (AC unit at Extra Cost). The IFMS & IFCS to be payable extra by the Allottee.

Total Cost = Price + PLC + GST

**OPTIONAL COST -**

Split Air Conditioners - At Extra Cost to be intimated before the offer of Possession

**PLC CHARGES**

EAST/NORTH/NORTH EAST FACING - 5% OF BSP (BEFORE ANY REBATE)

CORNER or PARK FACING/ADJOINING PARK or WIDER ROAD - 7% of BSP (BEFORE ANY REBATE)

ANY TWO OF THE ABOVE - 10% of BSP (BEFORE ANY REBATE)

ANY THREE OF THE ABOVE - 13% of BSP (BEFORE ANY REBATE)

ALL THE ABOVE FOUR - 15% of BSP (BEFORE ANY REBATE)

**Notes:**

1a. All payments for booking in "Integrated Residential Township Phase-3B" must be made by Cheques/ Pay Order/Demand Draft only to be issued in favour of "Omaxe Chandigarh Extension Developers Pvt. Ltd.- Integrated Residential Township Phase-3B" payable at par unless otherwise specifically permitted by the Company. Payment in cash and Outstation cheques shall not be accepted.

1b. All payments for booking in "Integrated Residential Township Phase-3C" must be made by Cheques/ Pay Order/Demand Draft only to be issued in favour of "Omaxe Chandigarh Extension Developers Pvt. Ltd.- Integrated Residential Township Phase-3C" payable at par unless otherwise specifically permitted by the Company. Payment in cash and Outstation cheques shall not be accepted.

2. Price prevailing as on the date of booking and acceptance by the company shall be final and shall be escalation free on such unit.

3. Prices indicated above are subjected to revision at the discretion of the company.

4. The area of Unit being booked is on Super Area basis including Carpet Area/Built-Up-Area plus proportionate share of service and common areas to be more fully described in the Application Form, Allotment Letter and Agreement for Sale.

5. Earnest Money/Booking Amount is 10% of Total Cost of the Unit

6. The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form, Allotment Letter and Agreement for Sale.
7. Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
8. IFCS - Interest free club security deposit (refundable subject to conditions)
9. All applicable government charges, taxes, cesses like EDC, IDC, CDC, GST & other taxes, cess, levies etc. at present or in future & any enhancement thereof shall be payable by the applicant / allottee as detailed in Buyer & Seller Agreement.
10. Electricity load and meter as per customer's individual requirement or minimum requirement as per PSPCL will be installed. Cost of the same will be paid extra as per load installed.
11. Conversion 1 sqm = 10.764 sqft
12. This is a RERA registered project "Integrated Residential Township Phase-3B" & "Integrated Residential Township Phase-3C" bearing No. \_\_\_\_\_

**PAYMENT PLAN**

<b>A. ADDITIONAL DISCOUNT PAYMENT PLAN - 8% Rebate on Basic Sale Price (BSP)</b>	
Initial Part Booking Amount	Rs. 3 Lacs
Part Booking Amount (Within 30 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial part booking amount
Within 60 days of Booking	85% of Total Cost#
On offer of Possession	5% of Total Cost# + IFMS + IFCS + 100% of Optional Cost (if any)+ Other Charges (if any)
<b>B. FLEXI PAYMENT PLAN - 4% Rebate on Basic Sale Price (BSP)</b>	
Initial Part Booking Amount	Rs. 3 Lacs
Part Booking Amount (Within 30 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial part booking amount
Within 60 days of Booking	40% of Total Cost#
On Start of Construction	5% of Total Cost#
On Completion of Plinth Level	5% of Total Cost#
On Casting of Stilt Slab	5% of Total Cost#
On Casting of Upper Ground Floor Slab	5% of Total Cost#
On Casting of First Floor Slab	5% of Total Cost#
On Casting of Second Floor Slab	5% of Total Cost#
On Casting of Third Floor Slab	5% of Total Cost#
On Completion of Brick Work	5% of Total Cost#
On Completion of Internal Plastering	2.5% of Total Cost#
On Completion of External Plastering	2.5% of Total Cost#
On offer of Possession	5% of Total Cost# + IFMS + IFCS + 100% of Optional Cost (if any) + Other Charges (if any)
<b>C. CONSTRUCTION LINKED PAYMENT PLAN</b>	
Initial Part Booking Amount	Rs. 3 Lacs
Part Booking Amount (Within 30 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial part booking amount
Within 60 days of Booking	10% of Total Cost#
On Start of Construction	10% of Total Cost#
On Completion of Plinth Level	7.5% of Total Cost#
On Casting of Stilt Slab	10% of Total Cost#
On Casting of Upper Ground Floor Slab	7.5% of Total Cost#
On Casting of First Floor Slab	10% of Total Cost#
On Casting of Second Floor Slab	7.5% of Total Cost#
On Casting of Third Floor Slab	10% of Total Cost#
On Completion of Brick Work	7.5% of Total Cost#
On Completion of Internal Plastering	2.5% of Total Cost#
On Completion of External Plastering	2.5% of Total Cost#
On offer of Possession	5% of Total Cost# + IFMS + IFCS + 100% of Optional Cost (if any)+ Other Charges(if any)

\* The above demand may not be necessarily in the above sequence. The demand will be raised as per the work done in individual Unit & above milestones

**#Total Cost = Price + PLC+GST**