

OMAXE NEW CHANDIGARH
"CELESTIA ROYAL" INDEPENDENT FLOORS WITH LIFT (S+3)

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)	Additional Cost (Rs)	Covered Car Parking (Provision for 2 Stilt Car Parkings) (Rs.)	EDC (Rs)	Price* (Rs)	PLC Cost	IFMS (Rs.)	IFCS (Rs.)
1	448K1 to 448K7, 448K9, 448K10, 448T1 to 448T7, 448T9 to 448T12, 449V1 to 449V6, 449Y, 449Z, 449Z1, 449Z2, 450A, 450B	3BHK+3W/R+ S/R	1359 to 1372	1670 to 1692	1995	UG	87,62,000	1,00,000	3,00,000	1,89,525	93,51,525	AS APPLICABLE	20,000	2,00,000
						FF	80,13,000	1,00,000	3,00,000	1,89,525	86,02,525		20,000	2,00,000
						SF	82,36,000	1,00,000	3,00,000	1,89,525	88,25,525		20,000	2,00,000
2	396G2 to 396G7, 396H2 to 396H7	3BHK+3W/R+ S/R	1732	2100 to 2124	2530	UG	1,07,50,000	1,40,000	4,00,000	2,40,350	1,15,30,350	AS APPLICABLE	20,000	2,00,000
						FF	1,00,20,000	1,40,000	4,00,000	2,40,350	1,08,00,350		20,000	2,00,000
						SF	1,02,40,000	1,40,000	4,00,000	2,40,350	1,10,20,350		20,000	2,00,000
3	266C1, 266C2	4BHK+4W/R+ S/R	1863	2305 to 2331	2720	UG	1,14,10,000	1,60,000	4,00,000	2,58,400	1,22,28,400	AS APPLICABLE	20,000	2,00,000
						FF	1,06,43,000	1,60,000	4,00,000	2,58,400	1,14,61,400		20,000	2,00,000
						SF	1,08,76,000	1,60,000	4,00,000	2,58,400	1,16,94,400		20,000	2,00,000

UG - Upper Ground Floor; FF - First Floor; SF - Second Floor; W/R - Washroom; P/R - Poojaroom; S/R - Servantroom; EDC - External Development Charges; PLC - Preferential Location Charges; IFMS - Interest Free Maintenance Security; IFCS - Interest Free Club Security
 Second Floor units will have 60% terrace usage rights.

*Price includes cost Covered Parking spaces, Additional Cost - Power Back up Installation Charges- 5 KVA for 1995, 7 KVA for 2530 sqft & 8 KVA for 2720 sqft. IFMS & IFCS to be payable extra by the Allottee.

OPTIONAL COST -

1. Wardrobe in each B/R, Split Air Conditioners, Chimney, Hob & RO - 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:

- All payments must be made by Cheques/ Pay Order/Demand Draft only to be issued in favour of "Omaxe Chd Ext Dev Pvt Ltd Project Integrated Residential Township Phase-3" payable at par unless otherwise specifically permitted by the Company. Payment in Cash and Outstation cheques shall not be accepted.
- Price prevailing as on the date of booking and acceptance by the company shall be final and shall be escalation free on such unit.
- Prices indicated above are subjected to revision at the discretion of the company.
- 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.
- Earnest Money/Booking Amount is 10% of Total Cost of the Unit
- 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.
- 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.
- IFCS - Interest free club security deposit (refundable subject to conditions)
- 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.
- The range of areas mentioned are indicative. The area of specific unit will be provided at the time of Booking.
- **Agreement for Sale registration as per The Real Estate (Regulation And Development) Act, 2016.
- 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.
- Conversion 1 sqm = 10.764 sqft
- This is a RERA registered project INTEGRATED RESIDENTIAL TOWNSHIP PHASE-3 bearing No. PBRERA-SAS80-PR0033

Payment Plans -

ADDITIONAL DISCOUNT PAYMENT PLAN - 4% Rebate on Basic Sale Price (BSP)	
Initial Part Booking Amount	Rs. 3 Lacs
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial part booking amount
Within 30 days of Booking along with Agreement**	85% of Total Cost#
On offer of Possession	5% of Total Cost# + IFMS + IFCS + 100% of Optional Cost (if any)+ Other Charges (if any)

TIME LINKED PAYMENT PLAN -	
Initial Part Booking Amount	Rs. 3 Lacs
Part Booking Amount (Within 15 days of Payment of Initial Part Booking Amount)	10% of Total Cost# less Initial part booking amount
Within 30 days of Booking along with Agreement**	20% of Total Cost#
Within 60 days of booking	20% of Total Cost#
Within 90 days of booking	15% of Total Cost#
Within 120 days of booking	15% of Total Cost#
Within 150 days of booking	15% of Total Cost#
On offer of Possession	5% of Total Cost# + IFMS + IFCS + 100% of Optional Cost (if any) + Other Charges (if any)

#Total Cost = Price + PLC + GST