

OMAXE NEW CHANDIGARH
"CELESTIA ROYAL PREMIER PHASE-3B & 3C" 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)	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	67,25,000	80,000	3,00,000	1,50,100	72,55,100	AS APPLICABLE	20,000	2,00,000
						FF	61,82,000	80,000	3,00,000	1,50,100	67,12,100		20,000	2,00,000
						SF	60,20,000	80,000	3,00,000	1,50,100	65,50,100		20,000	2,00,000
						TF	63,50,000	80,000	3,00,000	1,50,100	68,80,100		20,000	2,00,000
2	450P14 to 450P37 (PH-3B)	3 BHK + 3 W/R	1061	1467	1596	UG	67,80,000	80,000	3,00,000	1,51,620	73,11,620	AS APPLICABLE	20,000	2,00,000
						FF	62,45,000	80,000	3,00,000	1,51,620	67,76,620		20,000	2,00,000
						SF	60,80,000	80,000	3,00,000	1,51,620	66,11,620		20,000	2,00,000
						TF	64,10,000	80,000	3,00,000	1,51,620	69,41,620		20,000	2,00,000
3	450P2 to 450P13 (PH-3C)	3 BHK + 3 W/R	1305	1738	1955	UG	79,00,000	1,00,000	3,00,000	1,85,725	84,85,725	AS APPLICABLE	20,000	2,00,000
						FF	71,80,000	1,00,000	3,00,000	1,85,725	77,65,725		20,000	2,00,000
						SF	69,40,000	1,00,000	3,00,000	1,85,725	75,25,725		20,000	2,00,000
						TF	73,60,000	1,00,000	3,00,000	1,85,725	79,45,725		20,000	2,00,000
4	520M to 520P, 523M1, 523N1, 523O1, 523P1 (PH-3C)	3 BHK + 3 W/R	1363	1810	2020	UG	81,10,000	1,00,000	3,00,000	1,91,900	87,01,900	AS APPLICABLE	20,000	2,00,000
						FF	74,02,000	1,00,000	3,00,000	1,91,900	79,93,900		20,000	2,00,000
						SF	71,80,000	1,00,000	3,00,000	1,91,900	77,71,900		20,000	2,00,000
						TF	76,12,000	1,00,000	3,00,000	1,91,900	82,03,900		20,000	2,00,000
5	520L & 523L1 (PH-3C)	3 BHK + 3 W/R	1405	1758	2050	UG	82,00,000	1,00,000	3,00,000	1,94,750	87,94,750	AS APPLICABLE	20,000	2,00,000
						FF	75,10,000	1,00,000	3,00,000	1,94,750	81,04,750		20,000	2,00,000
						SF	72,70,000	1,00,000	3,00,000	1,94,750	78,64,750		20,000	2,00,000
						TF	77,20,000	1,00,000	3,00,000	1,94,750	83,14,750		20,000	2,00,000
6	535A1 to 535A8 (PH-3C)	3 BHK + 3 W/R	1470	1960	2165	UG	86,45,000	1,20,000	4,00,000	2,05,675	93,70,675	AS APPLICABLE	20,000	2,00,000
						FF	79,52,000	1,20,000	4,00,000	2,05,675	86,77,675		20,000	2,00,000
						SF	77,00,000	1,20,000	4,00,000	2,05,675	84,25,675		20,000	2,00,000
						TF	81,65,000	1,20,000	4,00,000	2,05,675	88,90,675		20,000	2,00,000

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 Gysers. 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

<u>EAST FACING</u> - 5% OF BSP (BEFORE ANY REBATE)	- 535A1 to 535A3
<u>NORTH FACING</u> - 5% OF BSP (BEFORE ANY REBATE)	- 520L to 520O
<u>CORNER</u> - 7% OF BSP (BEFORE ANY REBATE)	- 450P8, 450P13, 450P14, 523P1
<u>WIDER ROAD</u> - 7% OF BSP (BEFORE ANY REBATE)	- 535A6 to 535A8
<u>EAST FACING + WIDER ROAD</u> - 10% OF BSPE (BEFORE ANY REBATE)	- 450P26 to 450P36, 466Z28 to 466Z32
<u>EAST FACING + CORNER</u> - 10% OF BSP (BEFORE ANY REBATE)	- 535A4
<u>NORTH FACING + CORNER</u> - 10% OF BSP (BEFORE ANY REBATE)	- 520P
<u>CORNER + WIDER ROAD</u> - 10% OF BSP (BEFORE ANY REBATE)	- 535A5
<u>NORTH FACING + PARK FACING</u> - 10% OF BSP (BEFORE ANY REBATE)	- 450P3 to 450P6
<u>EAST FACING + CORNER + WIDER ROAD</u> - 13% OF BSP (BEFORE ANY REBATE)	- 450P37, 466Z27
<u>NORTH FACING + CORNER + PARK FACING</u> - 13% OF BSP (BEFORE ANY REBATE)	- 450P2, 450P7

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. The ingress/egress to the eight numbers of back to back car parking area is to be collectively coordinated and managed by the concerned floors owners/occupants.

12. Conversion 1 sqm = 10.764 sqft

13. This is a RERA registered project "Integrated Residential Township Phase-3B" bearing No. PBRERA-SAS81-PR0406 & "Integrated Residential Township Phase-3C" bearing No. PBRERA-SAS81-PR0403

PAYMENT PLAN

A. ADDITIONAL DISCOUNT PAYMENT PLAN - 8% Rebate on Basic Sale Price (BSP)	
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. FLEXI PAYMENT PLAN - 4% Rebate on Basic Sale Price (BSP)	
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/120 days of booking, whichever is later	5% of Total Cost#
On Completion of Plinth Level/150 days of booking, whichever is later	5% of Total Cost#
On Casting of Stilt Slab/180 days of booking, whichever is later	5% of Total Cost#
On Casting of Upper Ground Floor Slab/210 days of booking, whichever is later	5% of Total Cost#
On Casting of First Floor Slab/240 days of booking, whichever is later	5% of Total Cost#
On Casting of Second Floor Slab/270 days of booking, whichever is later	5% of Total Cost#
On Casting of Third Floor Slab/300 days of booking, whichever is later	5% of Total Cost#
On Completion of Brick Work/330 days of booking, whichever is later	5% of Total Cost#
On Completion of Internal Plastering/360 days of booking, whichever is later	2.5% of Total Cost#
On Completion of External Plastering/390 days of booking whichever is later	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)
C. CONSTRUCTION LINKED PAYMENT PLAN	
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/120 days of booking, whichever is later	10% of Total Cost#
On Completion of Plinth Level/165 days of booking, whichever is later	7.5% of Total Cost#
On Casting of Stilt Slab/210 days of booking, whichever is later	10% of Total Cost#
On Casting of Upper Ground Floor Slab/240 days of booking, whichever is later	7.5% of Total Cost#
On Casting of First Floor Slab/285 days of booking, whichever is later	10% of Total Cost#
On Casting of Second Floor Slab/310 days of booking, whichever is later	7.5% of Total Cost#
On Casting of Third Floor Slab/355 days of booking, whichever is later	10% of Total Cost#
On Completion of Brick Work/400 days of booking, whichever is later	7.5% of Total Cost#
On Completion of Internal Plastering/430 days of booking, whichever is later	2.5% of Total Cost#
On Completion of External Plastering/460 days of booking whichever is later	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