



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
<b>Basic Sale Value with GST in ₹ (A = BSV+GST)</b>	<b>13,778,281</b>

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
<b>Total Other Charges in ₹ (B)</b>	<b>1,132,123</b>
<b>Total Sale Value excluding Registration &amp; Stamp Duty in ₹ (C = A+B)</b>	<b>14,910,404</b>

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	300,000
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%
Amount Payable within 90 Days from EOI Date	10% of A
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	80% 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
<b>Basic Sale Value with GST in ₹ (A = BSV+GST)</b>	<b>17,073,472</b>

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
<b>Total Other Charges in ₹ (B)</b>	<b>1,348,997</b>
<b>Total Sale Value excluding Registration &amp; Stamp Duty in ₹ (C = A+B)</b>	<b>18,422,469</b>

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	300,000
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%
Amount Payable within 90 Days from EOI Date	10% of A
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	80% of A

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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
<b>Basic Sale Value with GST in ₹ (A = BSV+GST)</b>	<b>19,988,341</b>

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
<b>Total Other Charges in ₹ (B)</b>	<b>1,488,649</b>
<b>Total Sale Value excluding Registration &amp; Stamp Duty in ₹ (C = A+B)</b>	<b>21,476,990</b>

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	300,000
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%
Amount Payable within 90 Days from EOI Date	10% of A
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	80% 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
<b>Basic Sale Value with GST in ₹ (A = BSV+GST)</b>	<b>21,609,899</b>

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
<b>Total Other Charges in ₹ (B)</b>	<b>1,521,846</b>
<b>Total Sale Value excluding Registration &amp; Stamp Duty in ₹ (C = A+B)</b>	<b>23,131,745</b>

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	500,000
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%
Amount Payable within 90 Days from EOI Date	10% of A
On Offer of Possession - Basic Sale Value (A) & Other Charges (B) excluding EDC & IDC	80% 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
<b>Basic Sale Value with GST in ₹ (A = BSV+GST)</b>	<b>24,430,269</b>

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
<b>Total Other Charges in ₹ (B)</b>	<b>1,651,164</b>
<b>Total Sale Value excluding Registration &amp; Stamp Duty in ₹ (C = A+B)</b>	<b>26,081,433</b>

Payment Schedule	
Expression of Interest Amount in ₹ (EOI)	500,000
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%
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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
Goods and Services Tax in ₹ (GST)	1,476,244
<b>Basic Sale Value with GST in ₹ (A = BSV+GST)</b>	<b>13,778,281</b>

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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)	15,244,171
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**TOWER B2**

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Basic Sale Value	
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**TOWER C2**

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Basic Sale Value	
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**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)	21,812,740
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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

**CALL** +91 124 4706666  
**SMS** SOBHA TO 56677  
**EMAIL** [sales.ncr@sobha.com](mailto:sales.ncr@sobha.com)  
**VISIT** [www.sobhacity.com](http://www.sobhacity.com)