



Noble Willasa, Sector 99, Wave Estate, S.A.S Nagar (Mohali), Punjab, India

Super Area = 2051 Sq.Ft*, Built-Up Area = 1651 Sq.Ft, Carpet Area = 1251 Sq.Ft.

3 BHK Ultra Luxury Floors (3B + 3W), 30 X 70 (233.33 Sq. Yd.) Approx.

FLOOR CHART & PRICE LIST

FLOOR(S) WITH LIFT	SUPER AREA	BASIC SALE PRICE	BASIC SALE PRICE “PARK-FACING”
4TH FLOOR WITH ADDITIONAL 1000 SQ.FT. ROOF ACCESS*	2051.00 SQ. FT	Card Price ₹ 1,90,00,000	Card Price ₹ 2,30,00,000
3RD FLOOR	2051.00 SQ. FT	Card Price ₹ 1,75,00,000	Card Price ₹ 2,15,00,000
2ND FLOOR	2051.00 SQ. FT	Card Price ₹ 1,80,00,000	Card Price ₹ 2,20,00,000
1ST FLOOR	2051.00 SQ. FT	Card Price ₹ 1,90,00,000	Card Price ₹ 2,30,00,000
STILT PARKING	STILT PARKING	STILT PARKING	STILT PARKING
TOTAL S + 4 (CBU)	8204 SQ.FT.	Card Price ₹ 7,35,00,000	Card Price ₹ 8,95,00,000

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“ADDITIONAL SUPPLEMENTS & LIMITED PERIOD OFFERING”

“Additional Supplements with Our Compliments” (A)	VALUE
1. Up to Two Open/Covered Car Parking* with E.V / Non-E. V Charging Points & Provision Only*.	₹ 10,00,000
2. External Development Charges (EDC) & Internal Development Charges (IDC).	₹ 1,00,000
3. Basic Smart Home Package (Home Automation).	₹ 50,000
4. Fire Fighting Charges (FFC) & External Electrification Charges (EEC), Internal Electrification Charges (IEC).	₹ 50,000
Total Average Value of (A) Approximately.	₹ 12,00,000

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Limited Period Offering with Our Compliments (B)	VALUE
1. Doors & Windows: Keyless Entry, Video Door Phone, Flush Doors with Mica / Veneer & Teakwood Frames/Chowkat, High Grade Aluminum Windows with Toughened Glass & Mesh Doors.	₹ 20,51,000
2. Flooring: Flooring with Italian Marble in Drawing, Dining, Living Area, & Kitchen, Wooden Flooring in One Bedroom & Vitrified Flooring in All Other Bedrooms & Anti-Skid Tiles in all Washrooms & Balconies.	
3. Paint: Premium Emulsion Paint Work Inside all Floors/Apartment(s).	
4. Ceiling: False Ceiling with Ambient Lighting & 5 Fans.	
5. Air Conditioning: Air Conditioning with Split Units, Except Washrooms & Kitchen. (Up-to 7.5 Ton)	
6. Kitchen: Modular Kitchen with Branded “R.O, Chimney, Geyser, Built-in HOB, Built-in Microwave (25-Ltr.) & Refrigerator (Up-to250 Ltr.) False Ceiling with Ambient Lighting, Italian Marble.	
7. Washrooms: Fully Equipped Washrooms with Branded CP & Sanitary Fittings including Vanity, Looking Mirror, One Geyser each & Glass Shower Partition, Shower, False Ceiling with Ambient Lighting & Exhaust Fan(s).	
8. Wardrobes & Walking Closet (Dresser): Up to Full Height Wall-to-Wall Modular Wardrobes in All Bedrooms.	
9. Service Balcony: M.S Railing/Brick Wall, Anti-Skid Tiles, Wet Point and Electrical Provision & Points.	
10. Leisure Balconies: M.S Railing / S.S Railing with/Without Toughened Glass, Anti-Skid Tiles.	
11. Safety: Sprinklers, LPG Gas Line Fitting & Panic Button/App. (Subject to Operator)	
12. Electricals: Basic Electric Fittings, Switches, Provision For DTH, Telephone, Intercom & Internet Etc.	
Total of “B” Approximately.	₹ 20,51,000
Total Value (A + B) Savings Approximately.	₹ 32,51,000

OTHER APPLICABLE CHARGES AS PER WAVE ESTATE

S.NO.	Additional Supplements	3BHK
1	Club Membership Charges As Per Wave Estate	₹ 1,50,000 + GST
2	Club Annual Membership Charges As Per Wave Estate	₹ 5,000 + GST
3	Gen-Set Power Backup Installation 5 KVA As Per Wave Estate	₹ 1,25,000 + GST
4	Interest Free Maintenance Security (I.F.M.S) As Per Wave Estate	₹ 50,000 /- NET
5	Society Maintenance Charges for “One Year” from Offer of Possession. (Approx. Calculation) @ ₹ 2.25 Per Sq.Ft. Wave Estate	₹ 55,377 + GST
6	Electricity Connection Charges As Per Wave Estate / PSPCL	₹ 25,000 + GST
7	Water Connection Charges As Per Wave Estate / Water Department	₹ 15,000 + GST
*	TOTAL TO BE PAID OTHER THAN B.S.P (APPROX)	₹ 4,25,377 /- + GST

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PAYMENT PLANS

PAYMENT PLAN A: CONSTRUCTION LINKED INSTALMENTS PAYMENT PLAN (C.L.P)

S.No.	Instalments Schedule of Booked Home/Unit	Payment Percentage (%)
1	Booking Amount - Immediate	10%
2	On Rera Agreement	10%
3	On Start of Construction	10%
4	On Completion of Stilt Floor	10%
5	On Casting of 1 st Floor Roof Slab	10%
6	On Casting of 2 nd Floor Roof Slab	10%
7	On Casting of 3 rd Floor Roof Slab	10%
8	On Casting of Final Roof Slab	10%
9	On Completion of Flooring & False Ceiling	10%
10	At the time of offer of possession	10% + Other Applicable Charges (If any)

PAYMENT PLAN B: CLP-HYBRID FOR “BLOCK 1” / PLAN WEF:1ST AUGUST 2024

S.No.	Instalments Schedule of Booked Home/Unit	Payment Percentage (%)
1	Booking Amount- Immediate	10%
2	Within 30 Days of Booking	80%
3	At the time of offer of possession	10% + ECP + Other Applicable Charges (If any)

PAYMENT PLAN C: CLP-HYBRID FOR “BLOCK 2” & “BLOCK 3” / PLAN WEF: 1ST AUGUST 2024

S.No.	Instalments Schedule of Booked Home/Unit	Payment Percentage (%)
1	Booking Amount- Immediate	10%
2	Within 30 Days of Booking	50%
3	6 Months from Booking Or On Completion of Structure Whichever is Later	20%
4	9 Months from Booking Or On Completion of Flooring & False Ceiling Whichever is Later	10%
5	At the time of offer of possession	10% + ECP + Other Applicable Charges (If any)

PAYMENT PLAN D: CLP-HYBRID FOR “BLOCK 4” / PLAN WEF: 1ST AUGUST 2024

S.No.	Instalments Schedule of Booked Home/Unit	Payment Percentage (%)
1	Booking Amount- Immediate	10%
2	Within 30 Days of Booking	50%
3	3 Months from Booking Or On Completion of Structure Whichever is Later	20%
4	6 Months from Booking Or On Completion of Flooring & False Ceiling Whichever is Later	10%
5	At the time of offer of possession	10% + ECP + Other Applicable Charges (If any)

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PLEASE NOTE

- 1. Bank Draft / Cheque to be issued in favour of “Noble Dream Projects Pvt. Ltd.” Payable at Par.**
- 2. If desired, Additional Gen-Set Power Back up Load can be provided at @ ₹ 25,000/- Per KVA. + GST. Meter & Wire Installation Charges would be extra & shall be collected before offer of possession.(Subject To availability).**
- 3. 1st Year Maintenance Charges @ ₹ 2.25 Per Sq.Ft. on Super Area will be charged at the time of offer of possession.**
- 4. Transfer Charges / Name change Will Be ₹ 1,00,000/- + GST (One Lac + GST) Per Transfer / Name Change. (Not Applicable In Case of Direct Registry From The Builder).**
- 5. Interest + GST will be charged on all delayed payments as per Rera Guidelines, please refer standard Buyer's agreement.**
- 6. Roof Access Means: Remaining Roof according to percentage defined above after laying of Services such as water Tanks or Solar Panels etc.**
- 7. Preferential Location Charges (PLC) Such as “Corner Units” shall be chargeable Extra @ 10%+GST, on Basic Sale Price (BSP).**
- 8. Meter Installation or any other applicable Charges would be extra & shall be collected on offer of possession. As Per PSPCL Electricity Connection has to be taken by Client’s/Buyer’s name.**
- 9. GST, Registration charges, Stamp Duty & other applicable statutory levies / taxes / charges etc. as per Government Norms. Shall be payable on actual by the intending Allottee(s) at the time of offer of possession or before as per developer’s call.**
- 10. Loan Subject to approval from Bank and company shall not be responsible or liable thereto in any manner. Nor even approval of loan shall be the responsibility of the company.**
- 11. Prices, Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & Conditions please refer standard Apartment Buyer's agreement and incase of any contradiction, the terms & conditions as mentioned in the Apartment Buyer Agreement shall be effective.**
- 12. Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable On the date of booking shall be applicable.**
- 13. All Mentioned Areas are Approximate. *Super Area Includes Car Parking Area**

*Terms & conditions Apply.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3