

Noble Callista, Sector 66-B, I.T City, S.A.S Nagar (Mohali), Punjab, India

FLOOR CHART & PRICE LIST - APARTMENTS

Cat / Floor	Core	Accord	Carpet Area Approx.	Built-up Area Approx.	Super Area Approx.	I.T City + Sun View + East View + Airport View / Central Green View	Corner View	Hill + Corner View
Duplex Sky Villas / Pent Houses 16 th +17 th Floor	-	Detail On Request				Detail On Request	Detail On Request	Detail On Request
3+1 2 nd - 15 th Floor	Quad Core 4	3BHK + 1UTL + 4W + 1PDWR + STORE + PUJA	1751 Sq.Ft.	2295 Sq.Ft.	2850 Sq.Ft.	Card Price ₹ 10,000 / Sq.Ft. ₹ 2,85,00,000	Card Price ₹ 10,250/Sq.Ft. ₹ 2,92,12,500	Card Price ₹ 10,500/Sq.Ft. ₹ 2,99,25,000
4+1 2 nd - 15 th Floor	Dual Core 2	4BHK + 1UTL + 5W + 1PDWR + STORE + PUJA	2122 Sq.Ft.	2805 Sq.Ft.	3500 Sq.Ft.	Card Price ₹ 10,500 / Sq.Ft. ₹ 3,67,50,000		
5+1 With Private Lift 2 nd - 15 th Floor	Dual Core 2	5BHK + 1UTL + 6W + 1PDWR + STORE + PUJA	2968 Sq.Ft.	3955 Sq.Ft.	5000 Sq.Ft.	Card Price ₹ 10,750 / Sq.Ft. ₹ 5,37,50,000	Card Price ₹ 11,000 / Sq.Ft. ₹ 5,50,00,000	
1 st Floor	-	Any Category	Any Size	Any Size	Any Size	₹ 250 / Sq.Ft. Additional For 1 st Floor Only.		
Earth Villas / G.F + Lobby	-	Detail On Request				Detail On Request	Detail On Request	

*** All Corner Units Will Have an Addition Super Area Markup of 250 Sq.Ft. Multiplied by Price in Relevant Box Above.**



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ADDITIONAL SUPPLEMENTS & LIMITED PERIOD OFFERING - APARTMENTS

“Additional Supplements with Our Compliments” (A)	Value
1. One Covered Car Parking with E.V/Non-E.V Charging Points & Provision. (Subject to Availability & Administrative Approval.)	₹ 350 / Sq.Ft.
2. Tower Club & Master Club Membership(s).	₹ 50 / Sq.Ft.
3. Gen-Set Power Backup Installation (5 KVA in 3BHK, 7 KVA in 4BHK & 10 KVA in 5BHK Respectively).	₹ 60 / Sq.Ft.
4. Society Maintenance Charges for “One Year” from Offer of Possession. (Approx. Calculation)	₹ 40 / Sq.Ft.
5. Smart Home Package (Home Automation).	₹ 25 / Sq.Ft.
6. Interest Free Maintenance Security (I.F.M.S). (Approx. Calculation)	₹ 25 / Sq.Ft.
7. External Development Charges (EDC) & Internal Development Charges (IDC).	₹ 25 / Sq.Ft.
8. Fire Fighting Charges (FFC) & External Electrification Charges (EEC), Internal Electrification Charges (IEC).	₹ 25 / Sq.Ft.
Total Average Value (A) Approximately.	₹ 600 / Sq.Ft.

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“Limited Period Offering with Our Compliments” (B)	Value
<p>1. Doors & Windows: Keyless Entry, Video Door Phone, Flush Doors with Mica / Veneer & Teakwood Frames/Chowkat, High Grade Aluminum Windows with Toughened Glass & Mesh Door.</p> <p>2. Flooring: Complete Flooring with Vitrified Tiles in Kitchen, Bedrooms & Living area & Anti-Skid Tiles in Washrooms, Balconies & Wooden Flooring in any One Bedroom. (Italian Marble Flooring in 5BHK Drawing, Dining & Kitchen only.)</p> <p>3. Paint: Premium Emulsion Paint Work Inside all Apartment(s).</p> <p>4. Ceiling: False Ceiling with Ambient Lighting & Fans (6 Fans in 3BHK, 7 Fans in 4BHK & 8 Fans in 5BHK Respectively).</p> <p>5. Air Conditioning (Category): All Weather Centralized Hybrid Air Conditioning with Split Units, Except Washrooms & Kitchen. (10 Ton in 3BHK, 12 Ton in 4BHK & 16 Ton in 5BHK Respectively).</p> <p>6. Kitchen: Fully Equipped Modular Kitchen with Branded “R.O, Chimney, Geyser, Built-in HOB, Built-in Microwave (25-35 ltr.), Built-in OTG (25-35 ltr.) & Refrigerator (400 ltr.) & Dishwasher (12 Place Setting), False Ceiling with Ambient Lighting, Anti-Skid Tiles, respectively as per size of an Apartment.</p> <p>7. Washrooms: Well Appointed Washrooms with Branded CP & Sanitary Fittings including Vanity, Looking Mirror, One Geyser each & Glass Shower Enclosures, Shower, False Ceiling with Ambient Lighting, Mosaic & Exhaust Fan(s). (Steam Bath System in 5BHK Master Washroom Only).</p> <p>8. Wardrobes & Walking Closet (Dresser): Up-to Full Height Wall-to-Wall Modular Wardrobes in All Bedrooms. (Up-to 2 Dresser + 1 Wardrobe in 3BHK, Up-to 3 Dresser + 1 Wardrobe in 4BHK & Up-to 4 Dresser + 1 Wardrobe in 5BHK Respectively).</p> <p>9. Service Balcony: M.S Railing/Brick Wall, Anti-Skid Tiles, Wet Point and Electrical Provision & Points.</p> <p>10. Leisure Balconies: M.S Railing & Anti-Skid Tiles.</p> <p>11. Safety: Sprinklers, LPG Gas Line Fitting & Panic Button/App.</p> <p>12. Electricals: Basic Electric Fittings, Switches, Provision For DTH, Telephone, Intercom & Internet Etc.</p>	₹ 1000/ Sq.Ft.
Total Average Value (B) Approximately.	₹ 1000 / Sq.Ft.
Total Value (A+B) Savings Approximately.	₹ 1600 / Sq.Ft.

PAYMENT PLANS – APARTMENTS

CONSTRUCTION LINKED PLAN (C.L.P) CONSTRUCTION LINKED PLAN (C.L.P)

S.No.	Installment of Booked Apartment / Tower	Percentage (%)
1	Booking Amount - Immediate	10%
2	Within 30 Days of Booking on Rera Agreement	10%
3	On Start of Construction	10%
4	On Casting of 1 st Floor Slab	10%
5	On Casting of 3 rd Floor Slab	5%
6	On Casting of 5 th Floor Slab	5%
7	On Casting of 7 th Floor Slab	5%
8	On Casting of 9 th Floor Slab	5%
9	On Casting of 11 th Floor Slab	5%
10	On Casting of 13 th Floor Slab	5%
11	On Casting of Final Floor Slab	5%
12	On Completion of Flooring	5%
13	On Start of Wood Work	5%
14	On Start of Paint Work	5%
15	At The Time of Offer of Possession	10% + ECP + Other Applicable Charges (If any)

NEW TIME LINKED (T.L.P) WEF: BOOKING MADE AFTER 1ST AUGUST 2024 ONLY.

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

PLEASE NOTE - APARTMENTS

1. Bank Draft / Cheque to be issued in favor of “Noble Dream Projects Pvt. Ltd – “Noble Callista” payable at Par.
 2. **Extra Car Parking (E.C.P) can be purchased at a one-time cost of ₹ 10,00,000 (Ten Lacs) + GST for 2nd Car Parking And ₹ 15,00,000 (Fifteen Lacs) + GST for 3rd Car Parking Respectively. (Subject to Availability).**
 3. 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.
 4. **“One Year” Maintenance Charges are included in price @ ₹ 3 Per Sq.Ft. Any other applicable Charges would be extra & shall be collected on or before offer of possession.**
 5. **Transfer Charges will be charged @ ₹ 200 Per Sq.Ft. + GST Per Transfer on Super Area. (Not applicable in case of Direct Registry from the Builder).**
 6. Interest + GST shall be charged on all delayed payments as per Rera guidelines, please refer standard Apartment Buyer's agreement.
 7. **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.**
 8. 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.
 9. 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 in case of any contradiction, the terms & conditions as mentioned in the Apartment Buyer Agreement shall be effective.
 10. 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.
 11. All Mentioned Areas are Approximate.
- Terms & conditions Apply.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3