



**Noble Callista, Sector 66-B, It City, Mohali**  
**Floor Chart & Price List – Residential**

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 <sup>th</sup> +17 <sup>th</sup> Floor	-	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request
3+1 Quad Core 2 <sup>nd</sup> -15 <sup>th</sup> Floor	4	3BHK + 1UTL + 4W + 1PDWR + STORE + PUJA	1751 Sq.Ft.	2295 Sq.Ft.	2850 Sq.Ft.	Rs.8,000/Sq.Ft. Rs.2,28,00,000	Rs.8,000/Sq.Ft. Rs.2,28,00,000	Rs.8,250/Sq.Ft. Rs.2,35,12,500	Rs.8,500/Sq.Ft. Rs.2,42,25,000
4+1 Dual Core 2 <sup>nd</sup> -15 <sup>th</sup> Floor	2	4BHK + 1UTL + 5W + 1PDWR + STORE + PUJA	2122 Sq.Ft.	2805 Sq.Ft.	3500 Sq.Ft.	Rs.8,500/Sq.Ft. Rs.2,97,50,000			
5+1 Dual Core 2 <sup>nd</sup> -15 <sup>th</sup> Floor	2	5BHK + 1UTL + 6W + 1PDWR + STORE + PUJA	2968 Sq.Ft.	3955 Sq.Ft.	5000 Sq.Ft.	Rs.8,750/Sq.Ft. Rs.4,37,50,000 Non-Corner			Rs.9,000/Sq.Ft. Rs.4,50,00,000 (Corner)
1 <sup>st</sup> Floor	-	Any Category	Any Size	Any Size	Any Size	Rs.250/Sq.Ft. Additional	Rs.250/Sq.Ft. Additional	Rs.250/Sq.Ft. Additional	Rs.250/Sq.Ft. Additional
Earth Villas / G.F + Lobby	-	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request	Detail On Request

“Limited Period Offerings”	VALUE
<p><b>Doors &amp; Windows:</b> Keyless Entry, Video Door Phone, Flush Doors &amp; Frames with Teakwood Veneer, High Grade Aluminum Windows with Toughened Glass &amp; Mesh Doors.</p> <p><b>Flooring:</b> Complete Flooring with Italian Marble Finished Tiles in Kitchen, Bedrooms &amp; Living area &amp; Anti-Skid Tiles in Washrooms, Balconies &amp; Wooden Flooring in any One Bedroom. (Italian Marble Flooring in 5BHK Drawing &amp; Dining Area only.)</p> <p><b>Paint:</b> Premium Emulsion Paint Work Inside all Apartment(s).</p> <p><b>Ceiling:</b> False Ceiling with Ambient Lighting &amp; Fans (6 Fans in 3BHK, 7 Fans in 4BHK &amp; 8 Fans in 5BHK Respectively).</p> <p><b>Air Conditioning (Category):</b> All Weather Centralized Hybrid Air Conditioning with Split Units, Except Washrooms &amp; Kitchen. (10 Ton in 3BHK, 12 Ton in 4BHK &amp; 16 Ton in 5BHK Respectively).</p> <p><b>Kitchen:</b> Modular Kitchen with Branded “R.O, Chimney, Geyser, Built-in HOB, Built-in Microwave (25-35 Itr.), Built-in OTG (25-35 Itr.) &amp; Refrigerator (400-800 Itr.) &amp; Dishwasher (12 Place Setting), False Ceiling with Ambient Lighting, Anti-Skid Tiles, Respectively as per size of an Apartment.</p> <p><b>Washrooms:</b> Fully Equipped Washrooms with Branded CP &amp; Sanitary Fittings including Vanity, Looking Mirror, One Geyser each &amp; Glass Shower Enclosures, Shower, False Ceiling with Ambient Lighting, Mosaic &amp; Exhaust Fan(s). (Steam Bath System in 5BHK Master Washroom Only)</p> <p><b>Wardrobes &amp; Walking Closet (Dresser):</b> Up to Full Height Wall-to-Wall Modular Wardrobes in All Bedrooms. (2 Dresser + 1 Wardrobe in 3BHK, 3 Dresser + 1 Wardrobe in 4BHK &amp; 5 Dresser in 5BHK Respectively).</p> <p><b>Service Balcony:</b> M.S Railing/Brick Wall, Anti-Skid Tiles, Wet Point and Electrical Provision &amp; Points.</p> <p><b>Leisure Balconies:</b> M.S Railing/S.S Railing With Toughened Glass, Anti-Skid Tiles.</p> <p><b>Safety:</b> Sprinklers, LPG Gas Line Fitting &amp; Panic Button/App.</p> <p><b>Electricals:</b> Basic Electric Fittings, Switches, Provision For DTH, Telephone, Intercom &amp; Internet Etc.</p>	Rs.1000/Sq.Ft.
“ADDITIONAL SUPPLEMENTS WITH OUR COMPLIMENTS” (B)	VALUE
One Covered Car Parking with Electronic Vehicle (E.V) Charging Points & Provision.	Rs.200/Sq.Ft.
Gen-Set Power Backup Installation (5 KVA in 3BHK, 7 KVA in 4BHK & 10 KVA in 5BHK Respectively).	Rs.100/Sq.Ft.
Society Maintenance Charges for “One Year” from Offer of Possession. (Approx. Calculation)	Rs.50/Sq.Ft.
Smart Home Package (Home Automation).	Rs.50/Sq.Ft.
Tower Club & Master Club Membership(s).	Rs.50/Sq.Ft.
Interest Free Maintenance Security (I.F.M.S). (Approx. Calculation)	Rs.50/Sq.Ft.
External Development Charges (EDC) & Internal Development Charges (IDC).	Rs.25/Sq.Ft.
Fire Fighting Charges (FFC) & External Electrification Charges (EEC), Internal Electrification Charges (IEC).	Rs.25/Sq.Ft.
<b>Total Value (B)</b>	<b>Rs. 550/Sq.Ft.</b>
<b>(A+B) Total Value (Approx.)</b>	<b>Rs.1550/Sq.Ft.</b>
<b>Pay Additional Other than B.S.P - Under Limited Period Offering</b>	<b>Rs.00/Sq.Ft.</b>



Noble Callista, Sector 66-B, It City, Mohali

## Payment Plans

## Construction Linked Plan (C.L.P)

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

NEW CLP-HYBRID WEF: BOOKING MADE AFTER 8<sup>TH</sup> JULY 2022

S.No.	Installment of Booked Apartment / Tower	Percentage (%)
1	Booking Amount	25%
2	On Completion of 17 <sup>th</sup> Floor Slab (Full Structure) Or April 2023 Whichever is Later	35%
3	On Completion of Flooring Work Or April 2024 Whichever is Later	35%
4	At the time of offer of possession	5% + ECP + Other Applicable Charges (If any)

Please Note:

- Bank Draft / Cheque to be issued in favor of "Noble Dream Projects Pvt. Ltd – "Noble Callista" payable at Par.
- Extra EV/Non-EV Car Parking (E.C.P) Area can be purchased at a one-time cost of Rs.10,00,000 (Ten Lacs) + GST for 2<sup>nd</sup> Car Parking & Rs.15,00,000 (Fifteen Lacs) + GST for 3<sup>rd</sup> Car Parking. (Subject to Availability).
- If desired, Additional Gen-Set Power Back up Load can be provided at @ Rs.25,000 - Per KVA. + GST. Meter & Wire Installation Charges would be extra & shall be collected before offer of possession.
- "One Year" Maintenance Charges are included in price @ Rs.3 Per Sq.Ft. Any other applicable Charges would be extra & shall be collected before offer of possession.
- Transfer Charges will be charged @ Rs.200/Sq.Ft. + GST from 1<sup>st</sup> Transfer Onwards (Not applicable in case of Direct Registry from the Builder).
- Interest + GST shall be charged on all delayed payments as per Rera guidelines, please refer standard Apartment Buyer's agreement.
- 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.
- 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.
- 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.
- 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.
- All Mentioned Areas are Approximate. \*Terms & conditions Apply.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3