



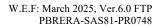
Noble Callista, Sector 66-B, I.T City, S.A.S Nagar (Mohali), Punjab, India

FLOOR CHART & PRICE LIST – PENTHOUSES / SKY VILLAS

| 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 |
|---|-------------------|---|---------------------------|-----------------------------|--------------------------|--|---------------------|--------------------------|
| 3+1 Duplex Sky Villas / Pent Houses 16 th +17 th Floor | Quad Core 4 | 4BHK + 1UTL + 6W + 1PDWR + STORE + PUJA | 3502 Sq.Ft. | 4590 Sq.Ft. | 5700 Sq.Ft. | Price On Request | Price On Request | Price On Request |
| 4+1 Duplex Sky Villas / Pent Houses 16 th +17 th Floor | Dual Core 2 | 5BHK + 1UTL + 7W + 1PDWR + STORE + PUJA | 4244 Sq.Ft. | 5610 Sq.Ft. | 7000 Sq.Ft. | Price On Request | | |
| 5+1 Duplex Sky Villas / Pent Houses 16 th +17 th Floor | Dual Core 2 | 6BHK + 1UTL + 8W + 1PDWR + STORE + PUJA | 5936 Sq.Ft. | 7910 Sq.Ft. | 10000 Sq.Ft. | Price On Request Price 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 OFFERINGS & ADD-ONS - PENTHOUSES / SKY VILLAS

| "Additional Supplements with Our Compliments" Penthouses / Sky Villas (A) | Value | |
|--|----------------|--|
| 1. Two Covered Car Parking (Subject to Availability & Administrative Approval.) | ₹ 350 / Sq.Ft. | |
| 2. Tower Club & Master Club Membership(s). | | |
| 3. Gen-Set Power Backup Installation (10 KVA in 3BHK, 14 KVA in 4BHK & 20 KVA in 5BHK Penthouses 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). | | |
| 6. Interest Free Maintenance Security (I.F.M.S). (Approx. Calculation) | | |
| 7. External Development Charges (EDC) & Internal Development Charges (IDC). | | |
| 8. Fire Fighting Charges (FFC) & External Electrification Charges (EEC), Internal Electrification Charges (IEC). | | |
| Total Average Value (A) Approximately. | | |

| | + | |
|--|---|-----------------|
| | "Limited Period Offerings with Our Compliments" Penthouses / Sky Villas (B) | Value |
| 1. | Doors & Windows: Keyless Entry, Video Door Phone, Flush Doors with Mica / Veneer & Teakwood Frames/Chowkat, High Grade Aluminum Windows with Double Glazed Unit Glass (D.G.U Glass) & Mesh Door | |
| 2. | Flooring: Complete Flooring with Italian Marble Finished Tiles in Kitchen, Bedrooms & Living area & Anti-Skid Tiles in Washrooms, Balconies & Wooden Flooring in any One Bedroom. | |
| 3. | Paint: Premium Emulsion Paint Work Inside all Apartment(s). | |
| 4. | Ceiling : False Ceiling with Ambient Lighting & Fans (12 Fans in 3BHK, 14 Fans in 4BHK & 16 Fans in 5BHK Penthouse / Sky Villa Respectively). | |
| 5. | Air Conditioning (Category): All Weather Centralized Hybrid Air Conditioning with Split Units, Except Washrooms & Kitchen. (20 Ton in 3BHK, 24 Ton in 4BHK & 32 Ton in 5BHK Penthouse / Sky Villa Respectively). | |
| 6. | Kitchen: 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. | ₹ 1000 / Sq.Ft. |
| 7. | Washrooms: Fully Equipped 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 Penthouse/Sky Villa Master Washroom Only) | |
| 8. | Wardrobes & Walking Closet (Dresser): Up to Full Height Wall-to-Wall Modular Wardrobes in All Bedrooms. (Up-to 4 Dresser + 1 Wardrobe in 3BHK, Up-to 5 Dresser + 1 Wardrobe in 4BHK & Up-to 7 Dresser + 1 Wardrobe in 5BHK Penthouse / Sky Villa Respectively). | |
| 9. | Service Balcony: M.S Railing/Brick Wall, Anti-Skid Tiles, Wet Point and Electrical Provision & Points. | |
| 10. | Leisure Balconies: M.S Railing & Anti-Skid Tiles. | |
| 11. | Safety: Sprinklers, LPG Gas Line Fitting & Panic Button/App. | |
| 12. | Electricals: Basic Electric Fittings, Switches, Provision For DTH, Telephone, Intercom & Internet Etc. | |
| Total Average Value (B) Approximately. ₹10 | | |

| + | | |
|---|----------------|--|
| Add On in All Penthouses / Sky Villas with Our Compliments (C) | | |
| Double Glazed Unit Glass (D.G.U Glass), Italian Marble Flooring in Drawing & Dining. "Space For*" Home Theater / Home | | |
| Gym / Green Area / Open Bar Counter / Barbeque Area, Bath Fitting & Chinaware Upgrade along with Steam Bath, Jacuzzi, | ₹ 900 / Sq. Ft | |
| Kitchen Upgrade. | - | |
| Total Average Value (C) Approximately. | | |
| | | |
| Total Average Value (A+B+C) Savings Approximately. | | |

"Space For*" Means Equipment's, Fitments & Accessories are not part of standard offering & only space will be provided.





Noble Callista, Sector 66-B, I.T City, S.A.S Nagar (Mohali), Punjab, India <u>PAYMENT PLANS - PENT HOUSES / SKY VILLAS</u>

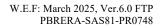
CONSTRUCTION LINKED PLAN (C.L.P)

| S.No. | Installment of Booked Penthouse/Sky Villa 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 7th Floor Slab | 5% |
| 8 | On Casting of 9th Floor Slab | 5% |
| 9 | On Casting of 11 th Floor Slab | 5% |
| 10 | On Casting of 13th 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 PLAN (T.L.P) WEF: MARCH 2025

| S.No. | Installment of Booked Apartment / Tower | Percentage (%) |
|-------|---|--|
| 1 | Booking Amount - Immediate | 10% |
| 2 | Within 30 Days of Booking on Rera Agreement | 60% |
| 3 | 3 Months from Booking Or Completion Flooring & False Ceiling Whichever is Later | 20% |
| 4 | At the time of offer of possession | 10% + ECP + Other Applicable Charges (If any) |







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PLEASE NOTE - PENT HOUSES / SKY VILLAS

- 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 ₹ 20,00,000 (Twenty Lacs Only) + GST For 3rd / Additional Car Parking. (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 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 incase 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