

**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 <sup>th</sup> +17 <sup>th</sup> 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 <sup>th</sup> +17 <sup>th</sup> 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 <sup>th</sup> +17 <sup>th</sup> 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.**

**ADDITIONAL SUPPLEMENTS, LIMITED PERIOD OFFERINGS & ADD-ONS - PENTHOUSES / SKY VILLAS**

<b>“Additional Supplements with Our Compliments” Penthouses / Sky Villas (A)</b>	<b>Value</b>
1. Two Covered Car Parking (Subject to Availability & Administrative Approval.)	₹ 350 / Sq.Ft.
2. Tower Club & Master Club Membership(s).	₹ 50 / Sq.Ft.
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 <b>“One Year”</b> 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.
<b>Total Average Value (A) Approximately.</b>	<b>₹ 600 / Sq.Ft.</b>

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<b>“Limited Period Offerings with Our Compliments” Penthouses / Sky Villas (B)</b>	<b>Value</b>
1. <b>Doors &amp; Windows:</b> 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	₹ 1000 / Sq.Ft.
2. <b>Flooring:</b> 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. <b>Paint:</b> Premium Emulsion Paint Work Inside all Apartment(s).	
4. <b>Ceiling:</b> False Ceiling with Ambient Lighting & Fans (12 Fans in 3BHK, 14 Fans in 4BHK & 16 Fans in 5BHK Penthouse / Sky Villa Respectively).	
5. <b>Air Conditioning (Category):</b> 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. <b>Kitchen:</b> 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.	
7. <b>Washrooms:</b> 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. <b>Wardrobes &amp; Walking Closet (Dresser):</b> 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. <b>Service Balcony:</b> M.S Railing/Brick Wall, Anti-Skid Tiles, Wet Point and Electrical Provision & Points.	
10. <b>Leisure Balconies:</b> M.S Railing & Anti-Skid Tiles.	
11. <b>Safety:</b> Sprinklers, LPG Gas Line Fitting & Panic Button/App.	
12. <b>Electricals:</b> Basic Electric Fittings, Switches, Provision For DTH, Telephone, Intercom & Internet Etc.	
<b>Total Average Value (B) Approximately.</b>	<b>₹ 1000 / Sq.Ft.</b>

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<b>Add On in All Penthouses / Sky Villas with Our Compliments (C)</b>	<b>Value</b>
Double Glazed Unit Glass (D.G.U Glass), Italian Marble Flooring in Drawing & Dining. <b>“Space For”</b> Home Theater / Home Gym / Green Area / Open Bar Counter / Barbeque Area, Bath Fitting & Chinaware Upgrade along with Steam Bath, Jacuzzi, Kitchen Upgrade.	₹ 900 / Sq. Ft
<b>Total Average Value (C) Approximately.</b>	<b>₹ 900 / Sq. Ft</b>
<b>Total Average Value (A+B+C) Savings Approximately.</b>	<b>₹ 2500 / Sq.Ft.</b>

**“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**  
**PAYMENT PLANS - PENT HOUSES / SKY VILLAS**

**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 <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	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)

**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 3<sup>rd</sup> / 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