

w.e.f.: - 4th February, 2015

PAYMENT PLAN - "CELESTIA GRAND" 1415 Sq.Ft. S+3 INDEPENDENT FLOORS WITH LIFT**Additional Discount Payment Plan (Rebate 8% on Basic Sale Price)**

At the time of Booking	Rs. 5 Lacs
Within 60 days of Booking	25% of Gross BSP less booking amount
Within 90 days of Booking	95% of Discounted BSP less BSP already received + 100% of Additional Cost + 100% of PLC (if any)
On offer of Possession	5% of Discounted BSP + 100% Of EDC + 100% of Optional Cost (if any)+ Other Charges (if any)

Construction Linked Payment Plan

At the time of Booking	Rs. 5 Lacs
Within 60 days of Booking	25% of Gross BSP less booking amount
On Start of Construction	10% of BSP
On Completion of Plinth Level	10% of BSP
On Casting of Stilt Roof	7.5% of BSP + 25% of Additional Cost + 25% of PLC (if any)
On Casting of Upper Ground Floor Roof	7.5% of BSP + 25% of Additional Cost + 25% of PLC (if any)
On Casting of First Floor Roof	7.5% of BSP + 25% of Additional Cost + 25% of PLC (if any)
On Casting of Second Floor Roof	7.5% of BSP + 25% of Additional Cost + 25% of PLC (if any)
On Completion of Brick Work and Internal Plastering	7.5% of BSP
On Completion of Flooring (except final grinding and external plastering)	7.5% of BSP
On Completion of External Plastering	5% of BSP + 100% of Optional Cost (if any)
On offer of Possession	5% of BSP + 100% of EDC + Other Charges (if any)

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PRICE LIST - "CELESTIA GRAND" 1415 Sq.Ft. S+3 INDEPENDENT FLOORS WITH LIFT

OMAXE NEW CHANDIGARH

S. No.	App. Plot Area (in Sq.Yd.)	Total Saleable Area per Floor (App. in Sq.Ft.)	Floor	Basic Sale Price (in Rs.)	
				Additional Discount Payment Plan (8% Rebate)	Construction Link Plan
1	200	1415	UG	4784000	5200000
			FF	4416000	4800000
			SF	4508000	4900000

ADDITIONAL COST

1. CLUB - Rs. 1,50,000/-
2. IFMS - Rs. 20,000/-
3. Power Back Up Installation Charges: Rs. 20,000/- per KVA (Min. 3 KVA mandatory)
4. Covered Car Parking - Rs. 2,00,000/- Provision for 2 car parking (Mandatory)

OPTIONAL COST

Wardrobe in each B/R, Air Conditioning, Chimney & Hob - At Extra Cost

PLC CHARGES

EAST FACING - 5% OF BSP (BEFORE ANY REBATE)

CORNER or PARK FACING - 7% of BSP (BEFORE ANY REBATE)

ANY TWO OF THE ABOVE - 10% of BSP (BEFORE ANY REBATE)

ALL THE THREE ABOVE - 13% of BSP (BEFORE ANY REBATE)

EDC CHARGES

Rs. 95/- per Sqft

Notes:

1. All payments must be made by Cheques/ Pay Order/Demand Draft only to be issued in favour of "Omaxe Chandigarh Extn." payable at par. Outstation cheques shall not be accepted.
2. The basic sale price of the Unit shall be firm. No escalation on price of unit once it is booked and payment is realized in the account of the Company.
3. Service Tax, VAT, Labour Cess & other taxes, Cess, Levies as applicable shall be payable extra by the Applicant/Allottee.
4. All building plans, layouts, specifications are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
5. The area of Unit being booked is Super-Built-Up including Covered Area/Built-Up-Area plus proportionate share of service and common areas to be more fully described in the Application Form or the Allotment Letter/Agreement.
6. Price mentioned above is subject to change without any prior notice, at sole discretion of the Company. Price prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing price of the Unit with the Company before booking.
7. Possession of the Unit shall be offered with 24 months from the date of execution of Allotment Letter/ Agreement by the Allottee, subject to force majeure terms and other conditions to be more fully described in the Allotment Letter /Agreement. Delay penalty is Rs. 10/- per sq. ft. per month.
8. The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the Allotment Letter/Agreement.
9. Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges etc. shall be payable extra by the Allottee as applicable at the time of registration of title deeds.
10. Any future charges, cess or levies by any competent government authorities shall be payable by the Allottee on proportionate basis.

SPECIFICATIONS
"CELESTIA GRAND" 1415 Sq.Ft. S+3 INDEPENDENT FLOORS WITH LIFT

LIVING / DINING / FAMILY ROOM

- Flooring - Vitrified Tiles
- Walls - Plastic Emulsion
- Ceiling - OBD

BED ROOMS

- Wardrobe - Wardrobe in each Bed Room
(Optional at extra cost)
- Flooring - Vitrified Tiles
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD

TOILETS

- Flooring - Anti-Skid Tiles / Ceramic Tiles
- Dado - Tiles upto Ceiling height
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Fittings - European WC, Wash Basin, Mirror, Shower

KITCHEN

- Modular Kitchen - Modular Kitchen
- Chimney and Hob - Faber or Equivalent **(Optional at Extra Cost)**
- Flooring - Anti-Skid Tiles/Ceramic Tiles
- Dado - Tiles upto 2ft above the counter
- Wall finishes - Plastic Emulsion
- Ceiling - OBD
- Counter - Granite

STAIRCASE

- Riser & Treads - Green Marble
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Handrail - MS Railing

BALCONY

- Flooring - Anti Skid Tiles / Ceramic Tiles
- Wall Finishes - Water proofing external paint
- Ceiling - Water proofing external paint
- Handrail - SS with Glass

DOOR & WINDOW

- Doors - Flush Door
- Windows/Ventilators - Wooden/Aluminium

ELECTRICAL FITTINGS

- Modular Switches
- Sockets
- Copper Wiring

POWER BACK-UP

- Min. 3 KVA per floor (will be charged extra)