

Sobha International City Price List

pricing and payment schedule **international city**

row houses: 224 sq.mtr.

Area Details of a Typical Unit

Plot Area	270 (sq.yd.) / 224 (sq.mtr.) (approx)
Saleable Built-up Area (SBA)	4122 (sq.ft.) / 382 (sq.mtr.) (approx)

Price (approx.)

Basic Sale Price (BSP)	₹ 4.93 Crores
EDC (₹ 4285 per sq.yd. of plot area)	₹ 11.53 Lacs
IDC (₹ 708 per sq.yd. of plot area)	₹ 1.91 Lacs
Maintenance Deposit (₹ 200 per sq.ft. of SBA)	₹ 8.24 Lacs
Club Membership Fee	₹ 2.00 Lacs
Preferential Location Charges (PLC) (on BSP)	Green facing / Adjoining - 5%, Corner - 5%

Construction Linked Payment Schedule	Basic Sale Price (including PLC)	EDC & IDC
Booking Amount	₹ 25 Lacs	
30 days from Booking	25% (less booking amount paid)	
60 days from Booking	--	100%
On completion of foundation work or 1st June 2015, whichever is later	10%	
On completion of basement roof slab or 90 days from the PRL date of completion of foundation work, whichever is later	10%	
On completion of ground floor roof slab or 90 days from the PRL date of completion of basement roof slab, whichever is later	10%	
On completion of first floor roof slab or 90 days from the PRL date of completion of ground floor roof slab, whichever is later	10%	
On completion of second floor roof slab or 90 days from the PRL date of completion of first floor roof slab, whichever is later	10%	
On completion of block work excluding shafts, ducts etc.	10%	
On completion of internal plastering excluding shafts, ducts etc.	5%	
On completion of internal flooring	5%	
On handover / offer of handover	5%	

Note:

- 1 The pricing for individual units might vary based on the size of the plot.
- 2 The Saleable Built-up Area (SBA) is subject to minor changes based on approvals from Govt. authorities.
- 3 External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Project. In case of any upward revision in future by the Govt. agencies, the same would be charged on pro-rata basis from the Customer.
- 4 Maintenance Deposit and Club Membership Fee are payable at the time of handover.
- 5 Government charges towards Electricity, Water & Sanitary are to be ascertained and payable by the Customers at the time of possession and are not included in the above cost.
- 6 Service Tax, VAT and other government levies or duties as applicable at present or to be applicable in future shall be extra and will be borne by the Customer and are not included in the above cost.
- 7 Registration and Stamp duty charges to be ascertained and payable by the Customer at the time of possession and are not included in the above cost.
- 8 Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the Customers at actuals.
- 9 Each payment shall become payable on demand irrespective of serial number in which they are listed above.
- 10 1 sq.yd. = 9 sq.ft. = 0.83 sq.mtr.