



SERVICED RESIDENCES & PLAZA BY SOBHA
SOBHA Downtown, Sector 106, Gurugram

PRICING & PAYMENT SCHEDULE

Sr.No.	Unit Particulars	
1	Unit No	703
2	Type of Apartment	C
3	Tower	1
4	Floor	7
5	Carpet Area in sq.ft.	415.49
6	Saleable Built-up Area in sq.ft. (SBA)	856.87

Sr.No.	Pricing Details	Amount (Rs.)
1	Basic Sale Price (BSP)	20,136,445
2	Maintenance Deposit	428,435
3	CGST	1,208,187
4	SGST	1,208,187
	Total	22,981,253

Sr.No.	Payment Schedule	Amount (Rs.)
1	Amount on Application	1,127,641
2	Booking Amount (10% of BSP plus GST Within 30 days minus amount already paid on Application)	1,127,641
3	10% of BSP Plus GST Payable within 90 days from Application date	2,255,282
4	10% of BSP Plus GST Payable within 120 days from Application date	2,255,282
5	7.50% of BSP Plus GST Payable on completion of Basement 1 Roof Slab or 30/09/2027 whichever is later	1,691,461
6	7.50% of BSP Plus GST Payable on completion of Third Floor Roof Slab or 31/12/2027 whichever is later	1,691,461
7	5% of BSP Plus GST Payable on completion of Sixth Floor Roof Slab or 30/06/2028 whichever is later	1,127,641
8	5% of BSP Plus GST Payable on completion of Tenth Floor Roof Slab or 30/09/2028 whichever is later	1,127,641
9	5% of BSP Plus GST Payable on completion of Fifteenth Roof Slab or 31/12/2028 whichever is later	1,127,641
10	5% of BSP Plus GST Payable on completion of Twentieth Roof Slab or 31/03/2029 whichever is later	1,127,641
11	5% of BSP Plus GST Payable on completion of Twenty Sixth Roof Slab or 30/06/2029 whichever is later	1,127,641
12	5% of BSP Plus GST Payable on completion of Terrace Slab or 30/09/2029 whichever is later	1,127,641
13	5% of BSP Plus GST Payable on completion of Internal Wall Skim Coat in all the Apartments Excl Balconies, Utilities, Common Area, Shafts, Ducts etc. or 31/12/2029 whichever is later	1,127,641
14	10% of BSP Plus GST Payable on completion of Internal Flooring in all the Apartments Excl Balconies, Utilities, Common Area, Shafts, Ducts etc. or 31/03/2030 whichever is later	2,255,282
15	5% of BSP Plus GST on Application of Occupancy Certificate	1,127,641
16	5% of BSP Plus GST Payable & Maintenance deposit on offer of Possession	1,556,076
	Total	22,981,253

- Note:**
1. Goods and Services Tax (GST) will be applicable on each instalment, in accordance with the prevailing regulations and rates and subject to change.
 2. Electricity, Water, Sewerage and other Infrastructure Charges are yet to be ascertained and will be payable at the time of possession.
 3. Registration and Stamp duty charges are not included in the above pricing and payable by the Customers at the time of possession.
 4. Demand note for payment will be on the basis of completion of the milestone attributed to the Tower / Wing in the project in which above apartment is located . Check the Construction status for payment dues . Also to note on Completion of the Project alongwith Final Payment request all the remaining dues will be raised irrespective of the dates mentioned in the Payment Schedule.
 5. Delayed payment interest charged would attract additional applicable GST.
 6. In addition to the above Pricing, Maintenance Charges will be collected in advance from the Customers along with Final Payment Request Letter including applicable taxes.
 7. Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the customers at actual.
 8. Basic Sale Value is inclusive of One Car Parking Space(Usgae Rights Only) for all the Units.
 9. Carper Area/SBA of the unit is subject to change.
 10. RERA Registration No. 113 of 2025 Dated 17.11.2025