



## Rate Chart - 1 BHK

(w.e.f. - 10<sup>th</sup> February 2023)

UNIT	FLOOR	BASIC PRICE	20% D.P.	Balanced 80%
<b>1 BHK</b> 565 Sq.ft. (RERA AREA Approx. 359 Sq.ft.)	FLOOR 0-4	31,35,750	6,27,150	25,08,600
	FLOOR 5-7	31,44,225	6,28,845	25,15,380
	FLOOR 8-10	31,52,700	6,30,540	25,22,160
	FLOOR 11-13	31,61,175	6,32,235	25,28,940
	FLOOR 14	31,69,650	6,33,930	25,35,720
<b>1 BHK</b> With Balcony 607 Sq.ft. (RERA AREA Approx. 362.85 Sq.ft. BALCONY AREA 25 Sq.ft.)	FLOOR 0-4	33,68,850	6,73,770	26,95,080
	FLOOR 5-7	33,77,955	6,75,591	27,02,364
	FLOOR 8-10	33,87,060	6,77,412	27,09,648
	FLOOR 11-13	33,96,165	6,79,233	27,16,932
	FLOOR 14	34,05,270	6,81,054	27,24,216

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RERA Registration No.: P02200000223

## Rate Chart - 1 BHK without Balcony

20% Down Payment Scheme  
(w.e.f. - 10<sup>th</sup> February 2023)

### DOWN PAYMENT - SPOT

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	5,52,150	44,172	5,96,322
FLOOR 5-7	5,53,845	44,308	5,98,153
FLOOR 8-10	5,55,540	44,443	5,99,983
FLOOR 11-13	5,57,235	44,579	6,01,814
FLOOR 14	5,58,930	44,714	6,03,644

### DOWN PAYMENT - 2 MONTH PLAN

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	2,76,075	22,086	2,98,161
FLOOR 5-7	2,76,923	22,154	2,99,077
FLOOR 8-10	2,77,770	22,222	2,99,992
FLOOR 11-13	2,78,618	22,289	3,00,907
FLOOR 14	2,79,465	22,357	3,01,822

### DOWN PAYMENT - 4 MONTH PLAN

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	1,38,038	11,043	1,49,081
FLOOR 5-7	1,38,461	11,077	1,49,538
FLOOR 8-10	1,38,885	11,111	1,49,996
FLOOR 11-13	1,39,309	11,145	1,50,454
FLOOR 14	1,39,733	11,179	1,50,912

### DOWN PAYMENT - 6 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	95,273	7,622	1,02,895
FLOOR 5-7	95,565	7,645	1,03,210
FLOOR 8-10	95,858	7,669	1,03,527
FLOOR 11-13	96,150	7,692	1,03,842
FLOOR 14	96,442	7,715	1,04,157

### DOWN PAYMENT - 15 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 3,50,000 + 28,000 = 3,78,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	19,989	1,599	21,588
FLOOR 5-7	20,111	1,609	21,720
FLOOR 8-10	20,234	1,619	21,853
FLOOR 11-13	20,356	1,628	21,984
FLOOR 14	20,478	1,638	22,116

### Basic price for 1 BHK : Rs. 31,35,750/- onwards

Nebula Infraspace LLP reserves the right to cancel the allotment and forfeit payments paid, if the amounts are not paid as per the terms of booking. In case the applicant desires to withdraw/cancel the booking, cancellation charges to the tune of all expenses incurred including but not limited to agent commissions paid for the same would be deducted.

Any promotional benefit shall be subject to timely payment as per selected payment plan.

Late fee@1% per month will be applicable for late payments. The company reserves the right to change/cancel a booking having default in payment and release the unit for resale. Cancellation charges will be upto 10% of the total unit cost.

Customer opting for any of the DP schemes needs to get the loan sanctioned from Bank/Financial Institutions within 30 days from the date of signing of this booking form; otherwise the customer will have to pay the balance amount on construction linked basis irrespective of DP scheme chosen.

Customer will be solely responsible for any EMI or Interest/charges/penalty payable towards the bank loan including but not limited to interest during construction.

Payment by cheque / D.D to be in favour of  
**"Pacifica India Projects Pvt. Ltd. - Collection Account"**

(Out Station Cheque/s shall not be accepted)

**Note:** Stamp Duty, Registration fees, Transfer Duty charges and GST to be paid at actuals, presently it is 4%, 0.5% and 1.5% and 8% respectively.

# Rate revision at developer's sole discretion

## Rate Chart - 1 BHK without Balcony

Full Payment Scheme  
(w.e.f. - 10<sup>th</sup> February 2023)

### FULL PAYMENT - SPOT

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	30,60,750	2,44,860	33,05,610
FLOOR 5-7	30,69,225	2,45,538	33,14,763
FLOOR 8-10	30,77,700	2,46,216	33,23,916
FLOOR 11-13	30,86,175	2,46,894	33,33,069
FLOOR 14	30,94,650	2,47,572	33,42,222

### FULL PAYMENT - 6 MONTH PLAN

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	5,10,125	40,810	5,50,935
FLOOR 5-7	5,11,538	40,923	5,52,461
FLOOR 8-10	5,12,950	41,036	5,53,986
FLOOR 11-13	5,14,363	41,149	5,55,512
FLOOR 14	5,15,775	41,262	5,57,037

### FULL PAYMENT - 12 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	2,71,944	21,756	2,93,700
FLOOR 5-7	2,72,697	21,816	2,94,513
FLOOR 8-10	2,73,450	21,876	2,95,326
FLOOR 11-13	2,74,203	21,936	2,96,139
FLOOR 14	2,74,956	21,996	2,96,952

### FULL PAYMENT - 18 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	1,86,651	14,932	2,01,583
FLOOR 5-7	1,87,168	14,973	2,02,141
FLOOR 8-10	1,87,684	15,015	2,02,699
FLOOR 11-13	1,88,201	15,056	2,03,257
FLOOR 14	1,88,718	15,097	2,03,815

**Basic price for 1 BHK : Rs. 31,35,750/- onwards**

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**Note:** Stamp Duty, Registration fees, Transfer Duty charges and GST to be paid at actuals, presently it is 4%, 0.5% and 1.5% and 8% respectively.

# Rate revision at developer's sole discretion

## Rate Chart - 1 BHK with Balcony

20% Down Payment Scheme  
(w.e.f. - 10<sup>th</sup> February 2023)

### DOWN PAYMENT - SPOT

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	5,98,770	47,902	6,46,672
FLOOR 5-7	6,00,591	48,047	6,48,638
FLOOR 8-10	6,02,412	48,193	6,50,605
FLOOR 11-13	6,04,233	48,339	6,52,572
FLOOR 14	6,06,054	48,484	6,54,538

### DOWN PAYMENT - 2 MONTH PLAN

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	2,99,385	23,951	3,23,336
FLOOR 5-7	3,00,296	24,024	3,24,320
FLOOR 8-10	3,01,206	24,096	3,25,302
FLOOR 11-13	3,02,117	24,169	3,26,286
FLOOR 14	3,03,027	24,242	3,27,269

### DOWN PAYMENT - 4 MONTH PLAN

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	1,49,693	11,975	1,61,668
FLOOR 5-7	1,50,148	12,012	1,62,160
FLOOR 8-10	1,50,603	12,048	1,62,651
FLOOR 11-13	1,51,058	12,085	1,63,143
FLOOR 14	1,51,514	12,121	1,63,635

### DOWN PAYMENT - 6 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	1,03,317	8,265	1,11,582
FLOOR 5-7	1,03,631	8,290	1,11,921
FLOOR 8-10	1,03,945	8,316	1,12,261
FLOOR 11-13	1,04,259	8,341	1,12,600
FLOOR 14	1,04,574	8,366	1,12,940

### DOWN PAYMENT - 15 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 3,50,000 + 28,000 = 3,78,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	23,352	1,868	25,220
FLOOR 5-7	23,483	1,879	25,362
FLOOR 8-10	23,614	1,889	25,503
FLOOR 11-13	23,746	1,900	25,646
FLOOR 14	23,877	1,910	25,787

### Basic price for 1 BHK with Balcony : Rs. 33,68,850/- onwards

Nebula Infraspace LLP reserves the right to cancel the allotment and forfeit payments paid, if the amounts are not paid as per the terms of booking. In case the applicant desires to withdraw/cancel the booking, cancellation charges to the tune of all expenses incurred including but not limited to agent commissions paid for the same would be deducted.

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# Rate revision at developer's sole discretion

## Rate Chart - 1 BHK with Balcony

Full Payment Scheme  
(w.e.f. - 10<sup>th</sup> February 2023)

### FULL PAYMENT - SPOT

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	32,93,850	2,63,508	35,57,358
FLOOR 5-7	33,02,955	2,64,236	35,67,191
FLOOR 8-10	33,12,060	2,64,965	35,77,025
FLOOR 11-13	33,21,165	2,65,693	35,86,858
FLOOR 14	33,30,270	2,66,422	35,96,692

### FULL PAYMENT - 6 MONTH PLAN

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	5,48,975	43,918	5,92,893
FLOOR 5-7	5,50,493	44,039	5,94,532
FLOOR 8-10	5,52,010	44,161	5,96,171
FLOOR 11-13	5,53,528	44,282	5,97,810
FLOOR 14	5,55,045	44,404	5,99,449

### FULL PAYMENT - 12 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	2,92,655	23,412	3,16,067
FLOOR 5-7	2,93,464	23,477	3,16,941
FLOOR 8-10	2,94,273	23,542	3,17,815
FLOOR 11-13	2,95,081	23,606	3,18,687
FLOOR 14	2,95,890	23,671	3,19,561

### FULL PAYMENT - 18 MONTH PLAN (WITH SCHEME CHARGES)

BOOKING AMOUNT 75,000 + 6,000 = 81,000			
FLOOR	BASIC	GST	TOTAL AMOUNT
FLOOR 0-4	2,00,866	16,069	2,16,935
FLOOR 5-7	2,01,421	16,114	2,17,535
FLOOR 8-10	2,01,976	16,158	2,18,134
FLOOR 11-13	2,02,531	16,202	2,18,733
FLOOR 14	2,03,087	16,247	2,19,334

### Basic price for 1 BHK with Balcony : Rs. 33,68,850/- onwards

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# Rate revision at developer's sole discretion



## Other Charges - 1 BHK

(w.e.f. - 10<sup>th</sup> February 2023)

Sr. No	Particulars	1 BHK	Remarks
1	Club Membership Fees	1,50,000	
2	Electrification, Water, Sewage & Other Misc	65,000	
3	Infrastructure Charge**	100	Per Sq. ft.
4	Pre installed Gas Connection	25,000	
5	Legal	7,500	
6	Maintenance Deposit	25,000	
7	Advance Maintenance Charges	1.25	Per Sq.ft. per month to be paid upfront for 24 months
8	Stamp Duty*	At actual	
9	Service Tax / VAT / GST*	At actual	
10	PLC Charges (If Applicable)	100	Per Sq.ft.

\* RATE AS PER ACTUAL AS ON DATE

\*\*APPLICABLE AT THE TIME OF DELIVERY

# TERRACE RIGHTS SHALL BE QUOTED SEPARATELY