

THE ROYAL MERIDIAN

PRICE LIST

PHASE - 4 (TOWER NO - 6 & 7)

	Without Multipurpose Room			With Multipurpose Room**		
	Unit-I			Unit-II		
	VICTORIA (Tower 6 & 7)					
Name of Tower	Type of Unit					
Type of Unit	3BHK+SR		3BHK+SR		AV Room	
Super Built-up Area (in sq.ft)	2250		2250		340	
Covered Area Without Balcony (in sq.ft)	1547		1547			
Personal Use Area (Balcony) (in sq.ft)	236		236			
Common Area (in sq.ft)	467		467			
Carpet Area (in sq.ft)	1430		1430		271	
Total Base Cost For 3rd to 10th Floor (All Inclusive)*	11980000		13000000			
Total Base Cost For Ground Floor (All Inclusive)*	12317500		N.A			
Total Base Cost For 1st, 2nd & 11th to 16th Floor (All Inclusive)*	12205000		13225000			

Additional Cost

EDC	As applicable	As applicable
IFMS@ 40/- per sq.ft.	90000	90000

PHASE - 3 (TOWER NO - 4 & 5)

	Unit-I			Unit-II		
	FLORENCE (Tower 4 & 5)					
	Name of Tower	Type of Unit				
Type of Unit	4BHK+SR		4BHK+SR		AV Room	
Super Built-up Area (in sq.ft)	2650		2650		440	
Covered Area Without Balcony (in sq.ft)	1785		1785			
Personal Use Area (Balcony) (in sq.ft)	366		366			
Common Area (in sq.ft)	499		499			
Carpet Area (in sq.ft)	1657		1657		300	
Total Base Cost For 3rd to 12th Floor (All Inclusive)*	14004000		15324000			
Total Base Cost For Ground Floor (All Inclusive)*	14401500		N.A			
Total Base Cost For 1st, 2nd & 13th to 18th Floor (All Inclusive)*	14269000		15589000			

Additional Cost

EDC	As applicable	As applicable
IFMS@ 40/- per sq.ft.	106000	106000

NOTE:-

* Total Price Includes Recovery of All Costs/ Fee Charges Including PLC Cost (If Any), 5 KVA Power Backup Cost, 1 Covered Car Parking Spaces, Club & Pool Membership, Fire Fighting Equipment Cost & Electricity Meter Connection Charges (Load 5KW) .

For Arriving Cost of Carpet Area per Sqft= Total Price/Carpet Area and For detailed breakup please refer to Agreement to Sale further Information from Marketing Team.

AV Room (Multi- Purpose Room) cost added in **Total Base Cost.

GST extra payable as applicable.

RERA REGISTRATION NO :- TOWER (6 & 7)- PBRERA-LDH45 - PR0030

RERA REGISTRATION NO :- TOWER (4 & 5)- PBRERA-LDH45 - PR0031

TERMS & CONDITIONS

All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of " THE ROYAL MERIDIAN - PHASE 4, LUDHIANA - OMAXE LIMITED ." payable at Delhi or Ludhiana. (Tower No 6 & 7)

All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of " THE ROYAL MERIDIAN - PHASE 3, LUDHIANA - OMAXE LIMITED ." payable at Delhi or Ludhiana. (Tower No 4 & 5)

Prices indicated above are subjected to revision at the discretion of the company.

Price prevailing as on the date of booking and acceptance by the company shall be final and shall be escalation free on such unit.

Possession of the Unit shall be offered within 60 months from the date of execution of Allotment Letter/ Agreement by the Allottee or start of construction of the respective Building Block, whichever is later, subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement and subject to timely payment of installments by the Applicant.

Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges shall be payable extra by the Allottee as applicable at the time of registration of title deeds.

Note :- All terms and condition as per punjab RERA Guidelines Shall be Binding on Both Buyer's and Developer.

THE ROYAL MERIDIAN**PRICE LIST****PHASE - 2 (TOWER NO - 2 & 3)**

Without Multipurpose Room

With Multipurpose Room**

Unit-I

Unit-II

Name of Tower

SYMPHONY (Tower 2 & 3)

Type of Unit

4BHK+SR

4BHK+SR

AV Room

Super Built-up Area (in sq.ft)

3050

3050

450

Covered Area Without Balcony (in sq.ft)

2151

2151

Personal Use Area (Balcony) (in sq.ft)

400

400

Common Area (in sq.ft)

499

499

-

Carpet Area (in sq.ft)

2010

2010

322

Total Base Cost For 3rd to 14th Floor (All Inclusive)*

16278000

17628000

Total Base Cost For Ground Floor (All Inclusive)*

16735500

N.A

Total Base Cost For 19th Floor (All Inclusive)*

16583000

N.A

Total Base Cost For 1st, 2nd & 15th,16th,17th,18th & 20th Floor (All Inclusive)*

16583000

17933000

Additional Cost

EDC

As Applicable

As Applicable

IFMS@ 40/- per sq.ft.

122000

122000

PHASE - 1 (TOWER NO - 1)

Without Multipurpose Room

With Multipurpose Room**

Unit-I

Unit-II

Name of Tower

SIGNATURE (Tower 1)

Type of Unit

4BHK+SR

4BHK+SR

AV Room

Super Built-up Area (in sq.ft)

4050

4050

450

Covered Area Without Balcony (in sq.ft)

3072

3072

Personal Use Area (Balcony) (in sq.ft)

365

365

Common Area (in sq.ft)

613

613

Carpet Area (in sq.ft)

2905

2905

318

Total Base Cost For (3rd Floor to 16th Floor) (All Inclusive)*

21348000

22698000

Total Base Cost For Ground Floor (All Inclusive)*

21955500

N.A

Total Base Cost For 19th Floor (All Inclusive)*

21753000

N.A

Total Base Cost For 1st, 2nd & 17th,18th & 20th to 22th Floor (All Inclusive)*

21753000

23103000

Additional Cost

EDC

As Applicable

As Applicable

IFMS@ 40/- per sq.ft.

162000

162000

NOTE:-

* Total Price Includes Recovery of All Costs/ Fee Charges Including PLC Cost (If Any),5 KVA Power Backup Cost, 2 Covered Car Parking Spaces,Club & Pool Membership, Fire Fighting Equipment Cost & Electricity Meter Connection Charges (Load 5KW) .

For Arriving Cost of Carpet Area per Sqft= Total Price/Carpet Area and For detailed breakup please refer to Agreement to Sale further Information from Marketing Team.

**AV Room (Multi- Purpose Room) cost added in Total Base Cost.

GST extra payable as applicable.

RERA REGISTRATION NO :- TOWER (1) - PBRERA-LDH45 - PR0029

RERA REGISTRATION NO :- TOWER (2 & 3) - PBRERA-LDH45 - PR0025

TERMS & CONDITIONS

All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of " THE ROYAL MERIDIAN - PHASE 1, LUDHIANA - OMAXE LIMITED ." payable at Delhi or Ludhiana.(Tower No -1)

All payments must be made by Cheques/Pay Order/Demand Draft only to be issued in favour of " THE ROYAL MERIDIAN - PHASE 2, LUDHIANA - OMAXE LIMITED ." payable at Delhi or Ludhiana.(Tower No -2 & 3)

Prices indicated above are subjected to revision at the discretion of the company.

Price prevailing as on the date of booking and acceptance by the company shall be final and shall be escalation free on such unit.

Possession of the Unit shall be offered within 60 months from the date of execution of Allotment Letter/ Agreement by the Allottee or start of construction of the respective Building Block, whichever is later, subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/ Agreement and subject to timely payment of installments by the Applicant.

Registration Expenses, Stamp Duty, Legal Charges, Court Fee, Documentation Charges shall be payable extra by the Allottee as applicable at the time of registration of title deeds.

Note :- All terms and condition as per punjab RERA Guidelines Shall be Binding on Both Buyer's and Developer.

Construction Link Payment Plan	
Payment Plan for Tower No. 1, 2 & 3 (Apartments & Penthouses)	
At the time of Booking	Rs. 2,00,000/-
Within 30th day of Booking	5% of Total Base Cost Less Paid Amount
Within 60th day of Booking	7.5% of Total Base Cost
Within 90th day of Booking	7.5% of Total Base Cost
Within 120th day of Booking	7.5% of Total Base Cost
Within 150th day of Booking	7.5% of Total Base Cost
Within 180th day of Booking	7.5% of Total Base Cost
Within 210th day of Booking	7.5% of Total Base Cost
Within 240th day of Booking / On casting of 14th Floor Roof (whichever is Later)	5% of Total Base Cost
Within 300th day of Booking / On casting of 16th Floor Roof (whichever is Later)	5% of Total Base Cost
On casting of 18th Floor Roof	5% of Total Base Cost
On casting of 20th Floor Roof	7.5% of Total Base Cost
On casting of Top Floor Roof	5% of Total Base Cost
On Completion of Internal Plaster	7.5% of Total Base Cost
On Commencement of Flooring	10% of Total Base Cost
On Intimation for Possession	5% of Total Base Cost + 100% IFMS + 100% EDC + Other Cost (if any)

Easy Payment Plan	
Payment Plan for All Towers	
At the time of Booking	Rs. 2,00,000/-
Within 30th day of Booking	10% of Total Base Cost Less Paid Amount
Within 60th day of Booking	15% of Total Base Cost
Within 90th day of Booking	10% of Total Base Cost
Within 180th day of Booking / On Casting of 10th Floor Roof (Whichever is Later)	15% of Total Base Cost
Within 360th day of Booking / On Casting of 18th Floor Roof (Whichever is Later)	15% of Total Base Cost
Within 450th day of Booking / On Casting of Top Floor Roof of Respective Tower (Whichever is Later)	15% of Total Base Cost
On Commencement of Flooring	15% of Total Base Cost
On Intimation for Possession	5% of Total Base Cost + 100% IFMS + 100% EDC + Other Cost (if any)

Construction Link Payment Plan	
Payment Plan for Tower No. 4 to 7 (Apartments & Penthouses)	
At the time of Booking	Rs. 2,00,000/-
Within 30th day of Booking	5% of Total Base Cost Less Paid Amount
Within 60th day of Booking	7.5% of Total Base Cost
within 90th day of Booking	7.5% of Total Base Cost
within 135th day of Booking	5% of Total Base Cost
within 180th day of Booking	5% of Total Base Cost
Within 210th day of Booking / On casting of 4th Floor Roof (whichever is Later)	7.5% of Total Base Cost
Within 240th day of Booking / On casting of 6th Floor Roof (whichever is Later)	5% of Total Base Cost
On casting of 8th Floor Roof	7.5% of Total Base Cost
On casting of 10th Floor Roof	5% of Total Base Cost
On casting of 12th Floor Roof	7.5% of Total Base Cost
On casting of 14th Floor Roof	5% of Total Base Cost
On casting of 16th Floor Roof	7.5% of Total Base Cost
On casting of Top Floor Roof	7.5% of Total Base Cost
On Completion of Internal Plaster	5% of Total Base Cost
On Commencement of Flooring	7.5% of Total Base Cost
On Intimation for Possession	5% of Total Base Cost + 100% IFMS + 100% EDC + Other Cost (if any)

Note:- If the total sale consideration of the said Unit is Rs. 50 Lacs or more, then the Customer shall deduct and deposit of TDS @ 1% against each and every payment to the Company to in compliance with the provision of Section 194 (1A) of the Income Tax Act, 1961.