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Sector 21 & 22, PR 7, Airport Road, New Chandigarh

## VRS-Suntec

VRS brings to you the commitment for Value, Responsibility and Sustainability... Value for our customers, responsibility towards our word and Sustainable solutions for a healthy and happy future, is what we look forward to.

With such dedication for delivering quality, we stand tall in the real estate industry with the principles that make us distinct. Our projects aim at changing the infrastructural scenario in Punjab, which will definitely benefit people at large.

### Our Beliefs:

**Fulfill Dreams  
Deliver quality**

**Value Time**

**Be Transparent**

**Accept  
Challenges**

# Why New Chandigarh (Mullanpur)?

**New Chandigarh** It is bounded by Chandigarh and Mohali, spread over an area of approx. 15,000 acres, it is also near Baddi in Himachal Pradesh. its adjoining the Shivaliks falls, New Chandigarh will become a township that is in harmony with its environment and nature. Due to its prime location, offering world class facilities in the fields of Health, Research and Education. GMADA appointed Jurong Consultants Private Ltd. Singapore to complete a comprehensive integrated master plan for the New Chandigarh. Being in vicinity of Chandigarh and proposed with a world class infrastructure, in the Punjab Regional.

SUNTEC CITY is located in Sector 21 & 22 New Chandigarh satellite town of UT-Chandigarh. The SUNTEC CITY has an entrance from (200' wide Airport Road Known as PR7). This road also connected through 200 ft wide roads being extension of Madhya Marg and Dakshin Marg. The Project is opposite 400 Acres (Approx.) of Open Green Spaces making environment pollution free and serene. **Just Near the Medicity (400 Acres) with proposed Hospitals - Kings College Hospital of England. Tata cancer Hospital, New PGI, Max Hospital. 10 Mins Drive - PGI & Punjab University.**



## S.A.S. NAGAR

### LEGEND

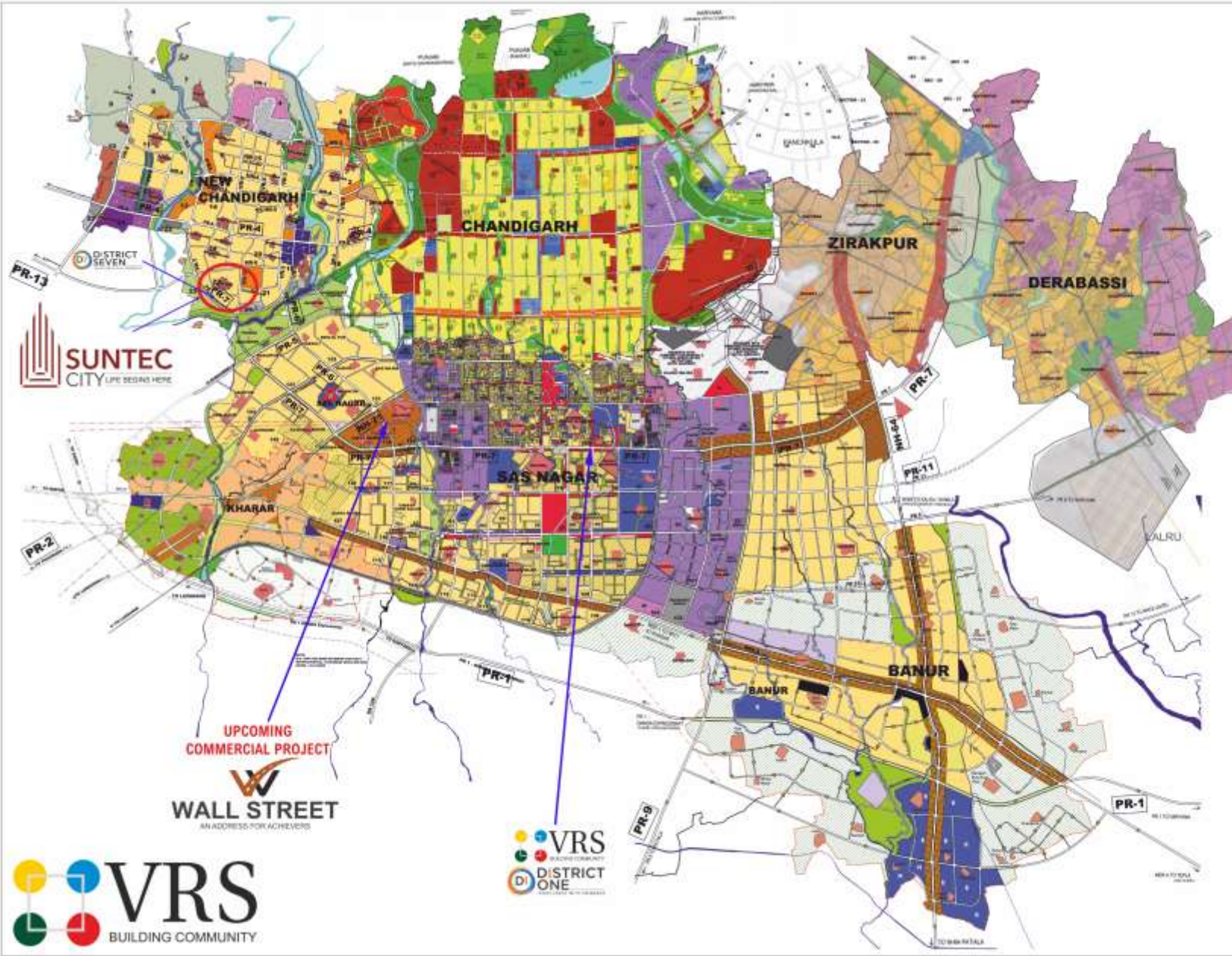
- SAS NAGAR BOUNDARY (RED)
- OTHER LOCAL PLANNING AREA
- RESIDENTIAL
- MIX USE 1
- MIX USE 2
- COMMERCIAL
- WHOLESALE CENTRE
- EXPO
- INDUSTRY - TECHNOLOGY AND R & D
- INDUSTRY AND WAREHOUSE
- INSTITUTION
- FOREST & OPEN SPACE
- PARK
- SPORTS & RECREATION
- FLOOD RISK
- WATER BODY
- RIVER RESERVE
- ROAD
- AIRPORT FACILITIES
- TRANSPORTATION
- RAILWAY
- UTILITY
- RESERVE ZONE
- RURAL & AGRICULTURE
- EXISTING APPROVED DEVELOPMENT
- EXISTING BUILT UP
- EXISTING VILLAGE
- EXISTING 150KV LINES
- EXISTING 220KV LINES

**DISTRICT ONE**  
EXCELLENCE WITH EMBRIDGE

**SUNTEC CITY**  
LIFE BEGINS HERE

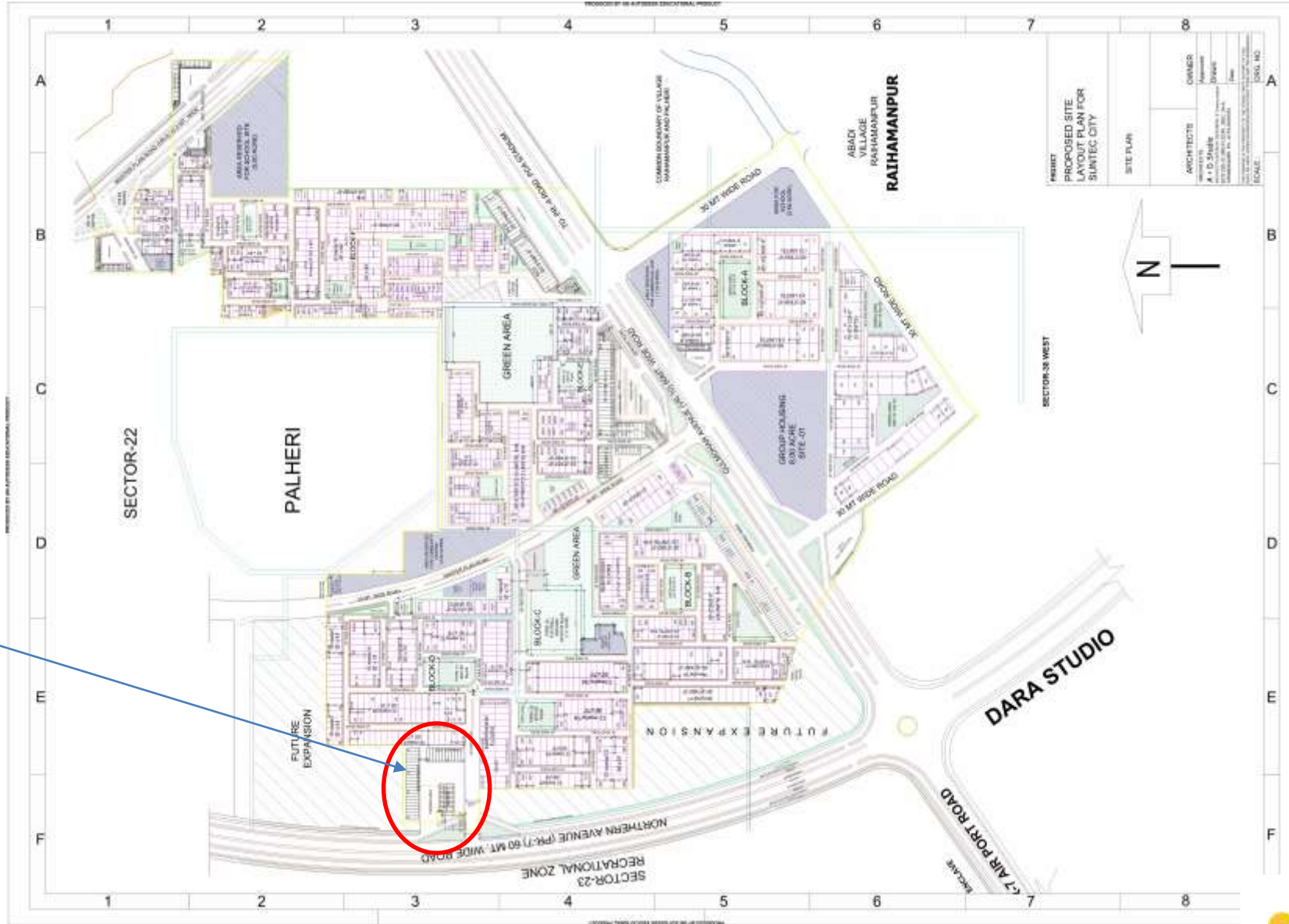
**DISTRICT SEVEN**  
EXCELLENCE WITH EMBRIDGE

**WALL STREET**  
AN ADDRESS FOR ACHIEVERS

















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# Double Storey Shops - DSS

12'-0"X 36'-0"





# Showrooms - SCO

16.6'-0"X 66'-0"







### Price List - SCO / DSS

w.e.f. 1st Sept. 2019

UNIT TYPE	UNIT PLOT SIZE	STRUCTURE TYPE	BSP
SCO PLOT	16'.6" x 66'.0"	B+G+1+2	1.25 CR.
DSS PLOT	12'.0" x 36'.0"	B+G+1	65 LAC

#### PAYMENT PLAN

Time Linked Plan Payment Plan	PAYMENT SCHEDULE
At the time of Booking	10% Of BSP
With in 45 Days of Booking / RERA Agreement	25% Of BSP (Less of Booking Amount.)
With in 90 Days from RERA Agreement	25% of BSP
With in 150 Days from RERA Agreement	20% of BSP
With in 210 Days from RERA Agreement	20% of BSP
At the time of offer of Possession	10% of BSP + EDC +IFMS + PLC + Registration Charges + Other Charges (If Any)
Down Payment Plan (8% Discount)	PAYMENT SCHEDULE
At the time of Booking	10% Of BSP
With in 30 Days of Booking	25% Of BSP
With in 60 Days of Booking / RERA Agreement	70% Of BSP
At the time of offer of Possession	5% of BSP + EDC +IFMS + PLC + Registration Charges + Other Charges (If Any)
Development Linked Payment Plan	PAYMENT SCHEDULE
At the time of Booking	10% Of BSP
On Allotment / RERA Agreement (within 30 Days)	25% Of BSP (Including Booking Amount.)
On Start of Infrastructure Development / Laying of Services	25% of BSP
On Start of PCC of Parking Area	25% of BSP
On Start of Laying of Pavers / Erection of Light Poles	20% of BSP
At the time of offer of Possession	5% of BSP + EDC +IFMS + PLC + Registration Charges + Other Charges (If Any)

#### Please Note:

- All payments must be made by Cheque/Pay Order/Demand Draft only to be issued in the favour of 'VRS TOWNSHIPS PVT. LTD.' payable at par.
- Prices indicated above are subject to revision at the discretion of the company. Price ruling on the date of Booking and acceptance by the company shall be applicable.
- Other charges applicable are as follow: (A) Interest Free Maintenance Security (IFMS) @ 1,00,000/- for SCO and 50,000/- for DSS. Maintenance Charges @ As per Actual. (B) Preferential Location Charges (PLC) Corner @10%, & Wide Road Facing @5%.
- EDC @ Rs. 2250 / Sq. Yd. or as per actuals shall be charged at the time of possession.
- All Applicable Government Charges, Taxes, Cesses Like EDC, City Development Charges, GST, Levies etc. at present or in future and any enhancement thereof shall be borne by the applicant / allottee on promotional basis.
- All Measurement of Plot, Layout, specification are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
- The terms and condition of the sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the allotment letter/Agreement.
- Price Mentioned above are subject to change without any prior notice, at the sole discretion of the Company. Prices prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing prices of the unit with the company before Booking.
- \*Possession of the plots shall be offered within 12 Months from the date of Agreement and after receiving 100% Payment by the Allottee subject to force majeure terms and other conditions to be more fully described in the Allotment Letter/Agreement.
- 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 deeds.



30'00" x60'00"

## THE CAMELOT

design your own living







30'-0" X 60'-0"

SINGLE FLAT AREA - 1081 SQFT  
COMMON AREA - 90.47 SQFT  
BALCONY AREA - 173.60 SQFT  
CARPET AREA - 987.40 SQFT  
STILT AREA - 270.25 SQFT  
SUPER AREA - 1615.32 SQFT



## THE CAMELOT

design your own living

RERA NO. PBRERA-SAS80-PM0045

### RESIDENTIAL FLOORS

w.e.f. 1st Sept, 2019

Description : (Stilt + 4)		3BHK (Plus 3m 200 Sq. Yd. (10'x10') Super Area 1015.32 Sq. Ft./Carpet Area 987.40 Sq. Ft.)
Basic Sale Price	First Floor	Rs. 4650000/-
	Second Floor	Rs. 4550000/-
	Third Floor	Rs. 4450000/-
	Fourth Floor	Rs. 4690000/-

#### Special Features

Modular Kitchen with Chimney, Hob, RO, Modular Wardrobe in all bedrooms, Gyser in all washrooms, Shower panel with frameless shower enclosure in master washroom, POP False ceiling with LED Lights, Video Door Phone(VDP), Intercom, Power Backup (Chargeable)

#### PAYMENT PLAN

Construction Link Plan	PAYMENT SCHEDULE
Booking Amount	10% of BSP +GST
Within 30 days of Application	15% of BSP +GST
On Start of Foundation	15% of BSP +GST
On Start of Stilt Roof Slab	10% of BSP +GST
On Start of First Floor Roof Slab	10% of BSP +GST
On Start of Second Floor Roof Slab	5% of BSP +GST
On Start of Third Floor Roof Slab	5% of BSP +GST
On Start of Fourth Floor Roof Slab	10% of BSP +GST
On Start on Internal Plaster work	10% of BSP +GST
On Start of Finishing work	5% of BSP +GST
On offer of possession of the apartment	5% of BSP +GST + EDC +IFMS + IFCs+ PLC + Registration Charges + Other Charges (If Any)
<b>Down Payment Plan (10% Disc. On BSP)</b>	<b>PAYMENT SCHEDULE</b>
Booking Amount	10% of BSP +GST
Within 30 days of Application	85% of BSP +GST
On offer of possession of the apartment	5% of BSP +GST + EDC +IFMS + IFCs+ PLC + Registration Charges + Other Charges (If Any)
<b>Partial Down Payment (30-40-30)</b>	<b>PAYMENT SCHEDULE</b>
Booking Amount	10% of BSP +GST
Within 30 days of Application	30% of BSP +GST
On finishing of Structure	30% of BSP +GST
On offer of possession of the apartment	30% of BSP +GST + EDC +IFMS + IFCs+ PLC + Registration Charges + Other Charges (If Any)

#### Please Note:

- All payments must be made by Cheque/Pay Order/Demand Draft only to be issued in the favour of VRS TOWNSHIPS PVT. LTD. payable at par.
  - These installments are not subsequent and shall become payable on demand, irrespective of the sequence on which they are listed above.
  - Other charges applicable are as follow: (A) Club Membership @ 1,00,000/- (B) Interest Free Maintenance Security (IFMS) @ 30/- Per Sq.ft. Maintenance Charges @ As per Actual, 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 deeds. EDC as per actual. (C) Preferential Location Charges (PLC) CORNER or PARK FACING or WIDER ROAD - 7% of BSP (BEFORE ANY REBATE), ANY TWO OF THE ABOVE - 10% of BSP (BEFORE ANY REBATE), ALL THE THREE AND ABOVE - 13% of BSP (BEFORE ANY REBATE), EAST FACING - 3%, (D) POWER BACKUP INSTALLATION COST - Rs. 25,000/- Per KVA (Min 3 KVA)
  - All Applicable Government Charges, Taxes, Cesses Like EDC, City Development Charges, GST, Levies etc. at present or in future and any enhancement thereof shall be borne by the applicant / allottee on promotional basis.
  - 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.
  - All building Plans, Layout, specification are subject to change/modification or revision as decided by the Company/Architect or any other competent authority.
  - Price Mentioned above are subject to change without any prior notice, at the sole discretion of the Company. Prices prevailing on the date of acceptance of booking by the Company shall be applicable. The Applicant should check prevailing prices of the unit with the company before Booking.
  - The terms and condition of the sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and in the allotment letter/Agreement.
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vrs township.com







32'-0" X 75'-0"

COVERED AREA = 1427.72 SQ.FT.  
 STILT AREA = 356.93 SQ.FT.  
 BALCONY AREA = 163.18 SQ.FT.  
 COMMON AREA = 133.43 SQ.FT.  
 SUPER AREA = 2081.26 SQ.FT.  
 CARPET AREA = 1286.76 SQ.FT.



## RESIDENTIAL FLOORS

Description : (Stilt + 4)		w.e.f. 1st Sept, 2019	
First Floor	3BHK (Plot Size 200 Sq. Yd. (30'x60') Super Area 1409.76 Sq. Ft. (Carpet Area 944.3 Sq. Ft.))	3BHK + 5B (Plot Size 265.66 Sq. Yd. (32' x 75') Super Area 1754.97 Sq. Ft. (Carpet Area 1240.89 Sq. Ft.))	
Second Floor	Rs. 4650000/-	Rs. 5850000/-	
Third Floor	Rs. 4550000/-	Rs. 5750000/-	
Fourth Floor	Rs. 4450000/-	Rs. 5650000/-	
Basic Sale Price	Rs. 4690000/-	Rs. 5890000/-	

### Special Features

Modular Kitchen with Chimney, Hob, RO, Modular Wardrobe in all bedrooms, Gydes in all washrooms, Shower panel with framedless shower enclosure in master washroom, POP False ceiling with LED Lights, Voice Door Phone(VDP), Intercom, Power Backup (Chargelab)

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Booking Amount	10% of BSP +GST
Within 30 days of Application	85% of BSP +GST
On offer of possession of the apartment	5% of BSP +GST + EDC +IFMS + IFCs+ pLC + Registration Charges + Other Charges (If Any)
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Booking Amount	10% of BSP +GST
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\*Tatc Apply

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**PBRERA-SAS80-PM0045**



Sector 21 & 22, PR 7, Airport Road, New Chandigarh

**For Enquiries: 9501120034/9501120036**



Sales Office : Madhya Marg Extn., Mullanpur Barrier, Chandigarh