



SOBHA CITY FACT SHEET – APRIL 2020

Brochure

SOBHA CITY Gurgaon Brochure may be downloaded from the link <https://www.sobhacity.com/brochure.pdf>

Project Overview

“SOBHA CITY, Gurgaon” located in the vicinity of **IGI Airport, Delhi** and 10 minutes away from **Dwarka, Asia’s largest sub-city**. The project is being developed by India’s most admired developer - **SOBHA Ltd.**

Facts:

- Structure - High-rise Apartments
- Plot Area - 39 acres
- No. of Towers - 22
- No. of Units - 1728
- Launch Date - June 2016
- Launched Towers - 10 Towers as on April 2020
- Configuration - 2 & 3 Bedroom Premium Residences
- Size Range - 1381 sq.ft. to 2343 sq.ft.

THE PROJECT – BIG ON SCALE

SOBHA CITY is a 39 acre urban park development with 8.5 acres of absolute open & green spaces. The Project is located in Sector 108, Gurgaon just off the Dwarka Expressway and surrounded by Delhi’s Reserved Greens on 2 sides. SOBHA CITY also has an impressive 500m frontage on the operational 75m wide road that connects Dwarka with NH8, making it an advantageously located destination address. Already preferred by over 530 families, SOBHA CITY community comprises of leaders & senior management from corporate world, successful businessmen and young entrepreneurs.

THE AMENITIES – BIG ON LIFE

SOBHA CITY has been master-planned to offer a multitude of sports & social amenities to ensure an active lifestyle. Two fully equipped clubhouses, a resort style lakelet, a 90m dia cricket ground, 16+ sports facilities and many more ultra-luxurious amenities differentiate SOBHA CITY from any other group housing project in Delhi NCR.

THE RESIDENCES – BIG ON EFFICIENCY

SOBHA CITY presents 2 and 3 bedroom residences ranging from 1381 sq.ft. to 2343 sq.ft. laid out 4 to a floor in each tower. These homes are efficient and functional; offering open, unhindered and spectacular views with starting range from **1.23 Cr. to 2.22 Cr.**

Please refer to the Project Website www.sobhacity.com and the Project Page in the Corporate Website <https://www.sobha.com/project/current/gurgaon/sobha-city/index.php> for further details.

Basic Per Square Feet Price, Floor Rise Charges and Premium Charges

Basic per square feet price -

SOBHA CITY GURGAON		Basic Price (₹/sq.ft.)		
Type	Size (sq.ft.)	Towers A1, B1, C1, A2, B2 & C2	Towers C3 & C4	Tower B3 & B4
a	1,381.01	8,908		
b	1,711.29	8,908		9,895
c	2,003.45	8,908		9,895
d	2,072.90	9,308	9,508	
e	2,343.44	9,308	9,508	

Floor Rise Charges and Preferential Location Charges (PLCs) -

Towers	Size (sq.ft.)	Green Facing PLC (₹/sq.ft.)	Lakelet Facing PLC (₹/sq.ft.)
Towers A1, B1, A2 & B2	1,381.01	350	
	1,711.29		
	2,003.45		
Towers C1 & C2	2,072.90	500	
	2,343.44		
Towers B3 & B4	1,711.29	350	
	2,003.45		
Towers C3 & C4	2,072.90		500
	2,343.44		

All-inclusive Price Range (excluding registration)

Please refer to the all inclusive prices for all towers in the following link:

Construction Linked Payment Plan for Towers A1, B1, C1, A2, B2, C2, B3, C3 & C4

<https://www.sobhacity.com/Construction-Linked-payment-plans.pdf>

Possession Linked Payment Plan for Towers A1, B1, C1, A2, B2 & C2

<https://www.sobhacity.com/Possession-linked-payment-plans.pdf>

Possession Linked Special Payment Plan for Towers B3, C3 & C4

<https://www.sobhacity.com/Special-payment-plans.pdf>

New 25x4 Payment Plan for New Launched Tower B4

<https://www.sobhacity.com/New-25-4-Payment-Plan-Tower-B4.pdf>

Specific Location Related USP of The Project

Please refer to the link <https://www.sobhacity.com/location/> for location of the project along-with its USPs.

Please [click here](#) for exact location.

Please also refer to few of the blogs / content developed, specifically on the location of the project in the links given below -

- a. **Why Is The Upper Dwarka Expressway One Of The Best Investment Opportunities In Delhi NCR?**
<https://www.sobhacity.com/the-blog-of-sobha-ncr/why-is-the-upper-dwarka-expressway-one-of-the-best-investment-opportunities-in-delhi-ncr/>
- b. **Here's Why Owning A Home Close To The IGI Airport Is The Safest Bet!**
<https://www.sobhacity.com/the-blog-of-sobha-ncr/heres-owning-home-close-igi-airport-safest-bet/>
- c. **Location LocationLocation – The Most Important Factor When Looking for a Home. (Enjoy the best of Gurgaon and Delhi!)**
<https://www.sobhacity.com/the-blog-of-sobha-ncr/location-location-location-important-factor-looking-home/>
- d. **Why investing now at DwarkaExpressway, Gurgaon, makes more sense than ever?**
<https://sobhacity.com/investing-now-at-Dwarka/>

Floor Plans

Please refer to the link for floor plans of all unit sizes - <https://www.sobhacity.com/floor-plans.pdf>

Possession Dates

Towers	RERA No.	RERA Registration Date	RERA Possession Date
A1, B1 & C1	86 of 2017	23-Aug-2017	30-Oct-2021
A2, B2 & C2	115 of 2017	28-Aug-2017	01-May-2022
C3	12 of 2018	27-Jul-2018	31-Oct-2022
C4	12 of 2019	25-Feb-2019	31-Oct-2023
B3	34 of 2019	27-May-2019	31-Dec-2023
B4	34 of 2019	27-May-2019	31-Dec-2024

Towers Open For Sale Right Now

Towers A1, A2, B1, B2, B3, B4, C1, C2, C3 & C4

Other Project Related Information

Please refer to the links given below for the same -

Master Plan	https://www.sobhacity.com/master-plan.pdf
Construction Update	https://www.sobhacity.com/construction-updates/
SOBHA CITY Gallery	https://www.sobhacity.com/gallery/
Virtual Tour	https://sobhacity.com/360-virtual-tour/
Application Form	https://www.sobhacity.com/application-form.pdf

Ongoing Schemes & Offers

Introducing for the first time three decisive payment plans:

a. Possession Linked Payment Plan – 20:80

Towers A1, B1, C1, A2, B2 & C2

- First 20% is payable within **90 days** of the booking
- Remaining 80% is payable on **Offer of Possession**

Click here for detailed payment plan –

<https://www.sobhacity.com/Possession-linked-payment-plans.pdf>

b. Possession Linked Special Payment Plan – 30:30:40

Towers B3, C3 & C4

- First 30% is payable within **90 days** of the booking
- Second 30% is payable on **Completion of Terrace Roof Slab**
- Remaining 40% is payable on **Offer of Possession**

Click here for detailed payment plan –

<https://www.sobhacity.com/Special-payment-plans.pdf>

This is a limited period offer on select homes.

c. New Construction Linked Special Payment Plan – 25X4

Tower B4

- First 25% is payable by **31st March 2021**/ within **FY: 2020-21**
- Second 25% is payable by **31st March 2022**/ within **FY: 2021-22**
- Third 25% is payable by **31st March 2023**/ within **FY: 2022-23**
- Fourth 20% is payable by **31st March 2024**/ within **FY: 2023-24**
- Remaining 5% is payable on **Offer of Possession**

Click here for detailed payment plan –

<https://www.sobhacity.com/New-25-4-Payment-Plan-Tower-B4.pdf>

Project Related Videos

Please refer to the below mentioned YouTube link for video related to brand SOBHA & SOBHA CITY, Gurgaon project –

https://www.youtube.com/channel/UCM_pXSXyG-3tA0nuQKf98HA