



Mona Cityhomes


— SECTOR 115, MOHALI —



A WHOLE NEW

Living Experience



A woman with long, dark brown hair is shown in profile on the left side of the frame, looking out a window. Her hands are clasped together. In the background, a green plant is visible through the window, and the scene is brightly lit with natural light.

A whole new collage of many things. **Vivid.Colourful.Lively**

Life is a collage of many things. Vivid. Colorful. Lively. And We wish to enjoy all of them. We wish for an unpolluted, pure Ambience. And at the same time we don't want to stay away from the conveniences of urban life. We want to live amidst beauty but we want in to be coupled with functionality. We long for serenity. But we cannot keep ourselves away from comforts in our daily life. Privacy is important for us. But then community life is also on our wishlist.

A whole new level of **Outdoor Excitements**

Designed with these thoughts in mind, Mona CityHomes speaks to the soul with its luxurious offerings. A multistoried building with a level of basement, Serenity offers 3 BHK apartments which are spectacularly designed to offer its occupants, the complete satisfaction. Enjoy the benefits of living close to the nature without missing out anything. This vital people centered destination offers a green lifestyle with facilities combining leisure and entertainment that creates feast for the sense. It gives you peace of mind so you can focus on more important things.

- Surrounded with Lush Green Area
- Earthquake Resistant
- CCTV Monitoring For Entire Complex
- Entry With Secured Boom Barriers
- High Speed Lifts in each Block
- 24x7 Power Backup
- Vastu Friendly Project
- Wifi Zone
- Ambulance on Call
- Power Backup
- Big Water Tank of 7 Lac Ltrs.
- 24X7 Water Supply





A whole new level of Fitness & Relax

Enjoy the benefits of living close to the nature without missing out anything. Park each day with health and energy. Make every moment sparkle with fun and entertainment. Add verve to evenings with sports and fun games in secure gated environment.

- 1st Project with 2 Clubs Accessibility
- Swimming Pool & Water Bodies in Club
- Table Tennis / Billiards Pool Other Indoor Games
- Gym, Massage Centre in Close Proximity
- Jogging Track

A whole new level of Indoor Comforts

Steeped in the purest luxury, Mona Cityhomes are built the way most of us imagined. Like a treat for couples to share the moments of joy and togetherness, we are purely in the phenomena of offering you an abode for enjoying your privacy and affection with your loved one. Be it a place for a big party, family get-togethers or sharing private moments, these extraordinary family residences have been impeccably built to form an exquisite living and entertaining environment close to your heart and your needs.

- Single Door Keyless Entry
- Modular Cupboards in all Bedrooms
- 4 Split AC Provision in all Flats
- Modular Switches, Provision & Points for Fans & Curtain Rods Etc.
- Intercom Facility within Whole Complex
- Wooden Flooring Finish Tiles
- LPG Gas Line Fitting
- UPVC Windows with Mash Doors
- Spacious Balconies with Anti-Skid Tiles & Provision for Grills
- Fully Equipped Modular Kitchen



SITE PLAN



Phase I : 3 BHK Super Area - 1500 Sq.ft.
 Carpet Area- 901 Sq.ft. | Built-up Area- 1003 Sq.ft.



Phase II: 3 BHK Super Area - 1588 Sq.ft.
 Carpet Area- 950 Sq.ft. | Built-up Area- 1040 Sq.ft.



Phase I : 4 BHK Super Area - 1888 Sq.ft.
 Carpet Area- 1103 Sq.ft. | Built-up Area- 1218 Sq.ft.



Location Map



Mona City:
 KL Road, Sector 115, Mohali, Punjab-140307
 (E) info@monacityhomes.com
 (W) www.mtplgroup.in

Disclaimer: This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. Mona City is a government approved group housing project.

PAYMENT PLAN

Plan 3 BHK APARTMENT (3B+2W) SUPER ARE - 1500 SQ.FT. | BUILT UP AREA -1003 SQ.FT. | CARPET AREA-901 SQ.FT.

Phase I-Tower "A,B,C"
 PLAN A1: Construction (C.L.P.)
 (CLP Available Through Bank Loan Also)

S.NO.	INSTALLMENTS OF APARTMENT	PERCENTAGE (%)
1	Booking Amount (Agreement)	10%
2	Within 15 days of Booking	10%
3	Within 30 days of start of construction	10%
4	Casting of 1st floor roof slab	10%
5	Casting of 3rd floor roof slab	10%
6	Casting of 5th floor roof slab	5%
7	Casting of 7th floor roof slab	5%
8	Casting of 9th floor roof slab	5%
9	Casting of final roof slab	5%
10	Completion of brick work	5%
11	Completion of internal plaster	5%
12	Completion of flooring	5%
13	Start of wood work	5%
14	Start of Internal painting	5%
15	At the time of offer of possession	5% + ECP + Other Application (If any)

PRICE LIST "TOWER A-B-C"

FLOOR	(BSP-CLP)
11 th	59.00 Lacs (Home)
10 th	39.00 Lacs
9 th	39.50 Lacs
8 th	40.00 Lacs
7 th	40.50 Lacs
6 th	41.00 Lacs
5 th	41.50 Lacs
4 th	42.00 Lacs
3 rd	42.50 Lacs
2 nd	43.00 Lacs
1 st	44.00 Lacs

" ADDITIONAL SUPPLEMENTS"	VALUE 1500 SQ.FT.
Gen-set Power Backup Installation 3 KVA in 3BHK as a Standard Feature (Rs. 15,000 Per KVA)	Rs 45,000/-
External Development Charges (EDC) & Internal Development Charges (IDC) @ 25 Per Sq. ft. x 1500 Sq. ft.	Rs 37,500/-
Fire Fighting Charges (FFC) & External Electrification Charges (EEC) 25 Per Sq. ft. x 1500 Sq. ft.	Rs 37,500/-
Club Membership (s)	Rs 1,00,000/-
Subvention @ Rs 200/Sq. Ft. x 1500 Sq. ft.	Rs 30,0000/-

Please Note:

- Bank Draft / Cheque to be issued in favor of "Mona Townships Pvt.Ltd." payable at Par.
- IFMS Charges 35000/- payable at the time of offer of possession.**
- Any Extra Car Parking (ECP) area can be provided at one time cost of **Rs.3,00,000 + GST** per car parking. (Subject to Availability).
- If desired, Additional Gen-Set Power Back up Load will be provided at @ Rs.15,000 + GST Per KVA.
- Loan Subject to approval from Bank and company shall not be responsible or liable thereto in any manner. Nor even approval of loan shall be the responsibility of the company.
- 3 Years Maintenance Charges & Meter Installation or any other applicable Charges would be extra & shall be collected before offer of possession.
- Transfer Charges will be charged @ Rs.1 Lac + GST from 1st Transfer Onwards
- 12% P.A Interest + GST will be charged on all delayed payments, please refer standard Apartment Buyer's agreement.
- GST, Registration charges, Stamp Duty & other applicable statutory levies / taxes / charges etc. as per Government Norms. Shall be payable on actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.
- Prices, Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & Conditions please refer standard Apartment Buyer's agreement and in case of any contradiction, the terms & conditions as mentioned in the Apartment Buyer Agreement shall be effective.
- Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
- All Mentioned Areas are Approximate.

*Terms & conditions Apply.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3

PRICE LIST

W.E.F: 1st Feb 2019

Tower D - 4 BHK APARTMENT

SUPER AREA	1888 SQ.FT (4B+3W+Store/Puja Room)
BUILT UP AREA	1218 SQ.FT
CARPET AREA	1103 SQ.FT

3 BHK APARTMENT

SUPER AREA	1588 SQ.FT (3B+3W+Store/Puja Room)
BUILT UP AREA	1040 SQ.FT
CARPET AREA	950 SQ.FT

FLOOR	TOWER D - 4BHK (1888 SQ.FT) (BSP-CLP)
14th	49.00 Lacs
13th	49.25 Lacs
12th	49.50 Lacs
11th	49.75 Lacs
10th	50.00 Lacs
9th	50.25 Lacs
8th	50.50 Lacs
7th	50.75 Lacs
6th	51.00 Lacs
5th	51.25 Lacs
4th	51.50 Lacs
3rd	51.75 Lacs
2nd	52.00 Lacs
1st	53.00 Lacs
G.F+P.Lawn	69.00 Lacs

FLOOR	3BHK APARTMENT (1588 SQ.FT) (BSP-CLP)
14th	38.50 Lacs
13th	39.00 Lacs
12th	39.25 Lacs
11th	39.50 Lacs
10th	39.75 Lacs
9th	40.00 Lacs
8th	40.25 Lacs
7th	40.50 Lacs
6th	40.75 Lacs
5th	41.00 Lacs
4th	41.50 Lacs
3rd	42.00 Lacs
2nd	43.00 Lacs
1st	44.00 Lacs
G.F+P.Lawn

Note - Preferential Location Charges - Park Facing - 5%, Corner 5%, Dual Park Facing + Corner - 7.5%.
 Subvention cost extra **Tower GHI @ ₹125 per sq. ft. & Tower DEF @ ₹75 per sq. ft.**

"ADDITIONAL CHARGES"	VALUE (1888 Sq. Ft)	VALUE (1588 Sq. Ft)
Gen-Set Power Backup Installation 3KVA/4 KVA in 3BHK/4BHK Respectively as a Standard Feature (RS.15,000 Per KVA)	Rs. 60,000/-	Rs. 45,000/-
External Development Charges (EDC) & Internal Development Charges (IDC) @ 25 Per Sq.ft. X 1888 Sq.Ft & 1588 Sq.Ft Respectively.	Rs. 47,200/-	Rs. 39,700/-
Fire Fighting Charges (FFC) & External Electrification Charges (EEC) 25 Per Sq.ft. X 1888 Sq.Ft & 1588 Sq.Ft Respectively	Rs. 47,200/-	Rs. 39,700/-
Club Membership (s)	Rs. 50,000/-	Rs. 50,000/-

"SPECIFICATIONS"

Keyless Entry, Modular Kitchen with "R.O, Chimney, Geyser, HOB, Built-in oven, Microwave One Geyser each in all washrooms (3), Wet Point with "Washing Machine (1) & Cloth Dryer (1). CP & Sanitary Fittings including Looking Mirror, Full Height Cupboards in All Bedrooms, OBD Paint Work, Wallpaper/ Master Bedroom & Living Area One wall each. UPVC Windows, LPG Gas Line Fitting, 4/5 Split AC Provisioning in each Unit of 3/4BHK Respectively. Complete Flooring with Vitrified Tiles, Anti Skid Tiles in Washrooms, Kitchen & Balconies, Wooden Flooring/Finish Tiles in Master Bedroom. Basic Electric Fittings, Switches, Provision / Points For Fans, Exhaust Fans, DTH/CABLE, Telephone, Intercom & Internet Etc.

Please Note:

- Bank Draft / Cheque to be issued in favor of "Mona Townships Pvt.Ltd." payable at Par.
- IFMS Charges 35000/- payable at the time of offer of possession.**
- Any Extra Car Parking (ECP) area can be provided at one time cost of **Rs.3,00,000 + GST** per car parking. (Subject to Availability).
- If desired, Additional Gen-Set Power Back up Load will be provided at @ Rs.15,000 + GST Per KVA.
- Loan Subject to approval from Bank and company shall not be responsible or liable thereto in any manner. Nor even approval of loan shall be the responsibility of the company.
- 3 Years Maintenance Charges & Meter Installation or any other applicable Charges would be extra & shall be collected before offer of possession.
- Transfer Charges will be charged @ Rs.1 Lac + GST from 1st Transfer Onwards
- 12% P.A Interest + GST will be charged on all delayed payments, please refer standard Apartment Buyer's agreement.
- GST, Registration charges, Stamp Duty & other applicable statutory levies / taxes / charges etc. as per Government Norms. Shall be payable on actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.
- Prices, Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & Conditions please refer standard Apartment Buyer's agreement and in case of any contradiction, the terms & conditions as mentioned in the Apartment Buyer Agreement shall be effective.
- Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
- All Mentioned Areas are Approximate.

*Terms & conditions Apply.

PAYMENT PLAN

Plan A : Down Payment Plan (D.P.P) (7% Discount on BSP - On Self Funding Only)

S.No.	Installment Schedule of Booked Apartment	Percentage (%)
1	At the time of Booking	10% of MRP + GST
2	Within 30 days of Booking	85% of MRP+ PLC (If any) + GST
3	At the time of offer of possession	5% of MRP+ all additional charges + GST

Plan B : Partial Down Payment Plan (D.P.P) From 50% upto 75% own contribution | Discount 3.5% on the received D.P.P

S.No.	Installment Schedule of Booked Apartment	Percentage (%)
1	At the time of Booking	10% of MRP + GST
2	Within 30 days of Booking	40% of MRP+ PLC (If any) + GST
3	On Casting of 5th floor roof slab	10% of MRP + GST
4	On Casting of 9th floor roof slab	10% of MRP + GST
5	On completion of structure	10% of MRP + GST
6	On Start of flooring	10% of MRP + GST
7	On Start of wood work	5% of MRP + GST
8	At the time of offer of possession	5% of MRP+ all additional charges + GST

Plan C : Construction Payment Plan (C.L.P)

S.No.	Installment Schedule of Booked Apartment	Percentage (%)
1	At the time of Booking	10% of MRP + GST
2	Within 15 days of Booking	10% of MRP + GST
3	Within 30 days of Booking	10% of MRP + GST
4	On Casting of 1st floor roof slab	10% of MRP + GST
5	On Casting of 3rd floor roof slab	10% of MRP + GST
6	On Casting of 5th floor roof slab	5% of MRP + GST
7	On Casting of 7th floor roof slab	5% of MRP + GST
8	On Casting of 9th floor roof slab	5% of MRP + GST
9	Casting of final Roof Floor Slab	5% of MRP + GST
10	Completion of Brick work	5% of MRP + GST
11	Completion of Inner Plaster	5% of MRP + GST
12	Completion of Flooring	5% of MRP + GST
13	On Start of wood work	5% of MRP + GST
14	At the time of offer of possession	10% of MRP+ all additional charges (Including PLC) + GST

Plan D : Subvention Payment Plan (S.P.P) (No EMI till offer of possession *) (10:80:10)

S.No.	Stage	Client Part	Banker Part
1	At the time of Booking	10% of MRP	
2	On start of foundation		20% of MRP + GST
3	On Casting of 1st floor roof slab		10% of MRP + GST
4	On Casting of 3rd floor roof slab		10% of MRP + GST
5	On Casting of 5th floor roof slab		10% of MRP + GST
6	On Casting of 9th floor roof slab		10% of MRP + GST
7	On completion of structure		10% of MRP + GST
8	On Start of flooring		5% of MRP + GST
9	On Start of wood work	5% of MRP	
10	At the time of offer of possession	5% of MRP + all additional charges (including PLC)	5% of MRP + GST

* Loan /Subvention disbursement depends upon client eligibility and loan sanctioned.