



**BLOCK-1 (IRIS-2)
FRONT ELEVATION**

**SAPPHIRE BLOCK
NIGHT ELEVATION**



**BLOCK-1 (IRIS -2)
FRONT ELEVATION**



FLAT - 10
 CARPET AREA= 675.447 sq.ft.
 COVERED AREA = 746.081 sq.ft.
 BALCONY AREA = 44.50 + 43.00 = 87.50 sq.ft.
 STAIR CASE/= 1065.710 sq.ft.
 CORE AREA = 1065.710 / 10
 = 106.571 sq.ft./EACH FLAT
 SUPER AREA= 746.081 + 87.50 + 106.571
 = 940.152 sq.ft.
 (covered area+balcony+stair case / core area)

FLAT - 9 & 8
 CARPET AREA= 662.375 sq.ft.
 COVERED AREA = 722.470 sq.ft.
 BALCONY AREA = 43.00 sq.ft.
 STAIR CASE/= 1065.710 sq.ft.
 CORE AREA = 1065.710 / 10
 = 106.571 sq.ft./EACH FLAT
 SUPER AREA= 722.470 + 43.00 + 106.571
 = 872.041 sq.ft.
 (covered area+balcony+stair case / core area)

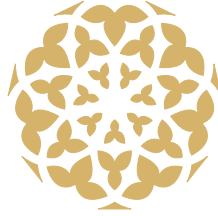
FLAT - 7
 CARPET AREA= 672.475 sq.ft.
 COVERED AREA = 753.031 sq.ft.
 BALCONY AREA = 44.50 sq.ft.
 STAIR CASE/= 1065.710 sq.ft.
 CORE AREA = 1065.710 / 10
 = 106.571 sq.ft./EACH FLAT
 SUPER AREA= 753.031 + 44.50 + 106.571
 = 904.102 sq.ft.
 (covered area+balcony+stair case / core area)

FLAT - 1 & 6
 CARPET AREA= 448.218 sq.ft.
 COVERED AREA = 507.532 sq.ft.
 BALCONY AREA = 40.921 sq.ft.
 STAIR CASE/= 1065.710 sq.ft.
 CORE AREA = 1065.710 / 10
 = 106.571 sq.ft./EACH FLAT
 SUPER AREA= 507.532 + 40.921 + 106.571
 = 655.024 sq.ft.
 (covered area+balcony+stair case / core area)

FLAT - 2, 3, 4 & 5
 CARPET AREA= 439.593 sq.ft.
 COVERED AREA = 487.001 sq.ft.
 BALCONY AREA = 39.421 sq.ft.
 STAIR CASE/= 1065.710 sq.ft.
 CORE AREA = 1065.710 / 10
 = 106.571 sq.ft./EACH FLAT
 SUPER AREA= 487.001 + 39.421 + 106.571
 = 632.993 sq.ft.
 (covered area+balcony+stair case / core area)

**CHESTER HILLS
 BLOCK-1 (IRIS -2)
 TYPICAL FLOOR PLAN**





Chester Hills

GATED RESIDENTIAL TOWNSHIP
THE MALL, SOLAN

SAPPHIRE - PHASE 3 PRICE LIST AND PAYMENT PLAN

w.e.f 20th June 2022

Chester Hills		
PRICE LIST & PAYMENT PLAN - SAPPHIRE BLOCK		
Description	2BHK (920 Sq.ft-980 Sq.ft)	1 BHK (630 Sq.ft)
Basic Sale Price (GST 1%)	54,00,000/-	40,00,000/-
Club Membership	1,00,000/-	1,00,000/-
Power Backup (Common Area)	30,000/-	30,000/-

PLC : PREFERENCE LOCATION CHARGES	
7th Floor	200/- Sq.ft.
6th Floor	150/- Sq.ft.
5th Floor	125/- Sq.ft.
4th Floor	100/- Sq.ft.
3rd Floor	75/- Sq.ft.
2nd Floor	50/- Sq.ft.
Corner	2,00,000/-

PAYMENT PLAN	
Booking Amount	10% of BSP
Within 30 days from date of Application	30% of BSP (Including Booking Amount)
On Start of 1st Floor Roof Slab	20% of BSP
On Start of 4th Floor Roof Slab	20% of BSP
On Start of 7th Floor Roof Slab	20% of BSP
On offer of Possession	10% of BSP + Club Membership + IFMS + Stamp Duty + Addition Charges (If Any)

- 1) These installments are not subsequent and shall become payable on demand, irrespective of the sequence in which they are listed above.
- 2) 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.
- 3) In case of non-payment or delay in the payment of installment, the developer reserve the right to cancel the allotment or regularize the allotment by charging 24% shall be interest per annum on monthly compounded basis from the due date.
- 4) Interest Free Maintenance Security (IFMS) @ Rs.25000/- Shall be payable at the time of offer of possession.
- 5) Cost of the Stamp duty, registration Fee/Documentation charges and any other Charges/Taxes Levied by the Government borne by the intending allottee(s) as per actuals.
- 6) Variety of Housing Loans from all leading Bank available.
- 7) Pay order/Draft/cheque to be issue in favor of "HANSRAJ THAKUR", Payable at Solan (HP)
- 8) Additional Charges of 1750/- for Airtel DTH (This Include 6 Month Subscription).
- 9) Club Membership Payable directly to operating Agency.

NOTE: We are giving Semi-Furnished Apartments.

SPECIFICATIONS (BLOCK- SAPPHIRE)

LIVING/DINING	
WALLS	Premium Emulsion
FLOORING	Double Charged Vitrified /Digital minimum size 32X32
DOORS	Laminated Flush Doors
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT))
WINDOW FRAMES & SHUTTERS DOWN CEILING	Premium UPVC (REHAU/ALU PLAST OR EQUIVALENT)
PROVISION FOR AC	DRAIN
FALL CEILING WITH LED LIGHTS	
BEDROOMS (In case of 1BHK)	
WALLS	Premium Emulsion
FLOORING	Double Charged Vitrified/Digital minimum size 32X32
DOORS	Laminated Flush Doors
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT)
WINDOW FRAMES & SHUTTERS CUPBOARDS	Premium UPVC (REHAU/ALU PLAST OR EQUIVALENT)
CUPBOARD	Laminated Machine Fitting
MASTER BEDROOM (In case of 2BHK)	
WALLS	Premium Emulsion
FLOORING	Wooden plank look Floor Tile
DOORS	Laminated Flush Doors
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT)
WINDOW FRAMES & SHUTTERS CUPBOARDS	Premium UPVC (REHAU/ALU PLAST OR EQUIVALENT)
CUPBOARD	Laminated Machine Fitting
PROVISION FOR AC	Drain
KITCHEN	
WALLS	Ceramic Tiles 2ft above Granite Counter
FLOORING	Premium Quality Vitrified Tiles
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT)
WINDOW FRAMES & SHUTTERS	Premium UPVC (REHAU/ALU PLAST OR EQUIVALENT)
OTHERS	SS Sink
KITCHEN CABINETS	Modular Kitchen
TOILETS	
WALLS	Ceramic Tiles upto 7' Height
FLOORING	Anti-Skid tiles
DOORS	Laminated Flush Doors
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT)
WINDOW FRAMES	Premium UPVC (REHAU/ALU PLAST OR EQUIVALENT)
CHINAWARE	Premium Chinaware JAQUAR
C.P FITTINGS	Premium C.P Fittings JAQUAR
BALCONIES	
WALLS	Weather Proof Paint
FLOORING	Anti-Skid tiles
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT)
WINDOW FRAMES & SHUTTERS	Premium UPVC (REHAU/ALU PLAST OR EQUIVALENT)
OTHERS	M.S Railing
STAIR CASE & LIFTS	
WALLS	Premium Emulsion
FLOORING	Granite/Heavy duty vitrified tiles
ELECTRICAL SWITCHES & SOCKETS	Modular Switches & Sockets (HAVELLS, ANCHOR OR EQUIVALENT)
ELECTRICAL WIRING	Copper Wire (KEI/POLYCAB/ANCHOR/HAVELLS OR EQUIVALENT)
HANDRAIL	M.S Railing
LIFTS	Passenger Lift (JOHNSON/OTIS OR EQUIVALENT)

