



EMERALD ESTATE

AT EMERALD HILLS

SCHEDULE OF PAYMENTS

PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 240/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 30/- per sq. ft.
Down Payment Rebate	As Applicable
Preferential Location Charges (PLC)	(See note 7)
Parking (Stilt/Covered) - Mandatory	Rs. 2,50,000/-
Parking (Open) - Optional	Rs. 1,75,000/-

DOWN PAYMENT PLAN with 12% rebate on 95 % of (Basic Sale Price + PLC)

On Booking	5 Lakhs
Within 45 days of Booking	95% of Sale Price (See note 8) less Booking Amount + 95% PLC if applicable + 100% Cost of Parking Slot(s) + 100% Club Membership charges less Down Payment Rebate
On Intimation for Possession	5% of Sale Price & PLC + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

INSTALLMENT PAYMENT PLAN

S.No	Linked Stages	Payment
1.	On Booking	5 Lakhs
2.	Within 45 days of booking	20% of Sale Price less Booking Amount
3.	Within 90 days of booking	7.5% of Sale Price
4.	On start of construction	5% of Sale Price
5.	On completion of Ground floor roof slab	7.5% of Sale Price + 50% of Cost of Parking Slot
6.	On completion of 2nd floor roof slab	5% of Sale Price + 50% of Cost of Parking Slot
7.	On completion of 4th floor roof slab	5% of Sale Price + 50% of PLC if applicable
8.	On completion of 6th floor roof slab	7.5% of Sale Price + 50% of PLC if applicable
9.	On completion of 8th floor roof slab	7.5% of Sale Price + 50% Club Membership charges
10.	On completion of 10th floor roof slab	7.5% of Sale Price + 50% Club Membership charges
11.	On completion of final roof slab	7.5% of Sale Price
12.	On completion of external plaster	7.5% of Sale Price
13.	On completion of Internal Flooring and wall painting	7.5% of Sale Price
14.	On intimation for possession	5% of Sale Price + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

Notes:

- In the above stated Sale Price, External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Group Housing site. In case of any upward revision in future by the Govt. agencies, the same would be recovered on pro-rata basis from the Applicant/Allottee.
- Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) - As applicable.
- Stamp Duty/registration charges shall be payable along with the last installment based on prevailing rates.
- One (Covered/Stilt) Car Parking bays for per apartment is mandatory.
- Prices subject to revision at the sole discretion of the company.
- PLC's - Corner - Rs. 75/- per sq. ft., Green Facing - Rs. 200/- per sq. ft., Pent House - Rs. 200/- per sq. ft., Pool Facing - Rs. 50/- per sq. ft..
- Sale Price = (Basic Price + EDC + IDC) x Area of the Apartment.
- Club Membership: Rs. 75,000/- (mandatory).
- Optional Upgrade Package - Rs. 2.5 lac for 2 BHK unit and Rs. 3.5 lac for 3 BHK unit

Emaar MGF Land Limited

Street of Dreams: Sector 54, Gurgaon 122 002, Haryana. Tel.: (+91) 99580 21144, (+91 124) 424 0008/09/10

Corporate Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001. Tel.: (+91 11) 4120 3444, 4152 1155

Sales Office: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector 28, Gurgaon 122 002

Tel.: (+91 124) 442 1155. Email: emeraldestate@emaarmgf.com

www.emaarmgf.com



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