



EMERALD FLOORS

Premier

AT EMERALD HILLS

PHASE III

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 (Covered) - Mandatory	Rs. 2,50,000/-
Parking- Additional	Rs. 1,75,000/-

DOWN PAYMENT PLAN with 8% rebate on 95% of Sales Price

On Booking	Rs. 10 Lakhs
Within 45 days from issuing of Allotment Letter	95% of Sale Price (See note 2) less Booking Amount + 100% of EDC & IDC + 100% Cost of Parking Slot(s) + 100% Club Membership charges less Down Payment Rebate
On Intimation for Possession	5% of Sale Price + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

CONSTRUCTION LINKED PAYMENT PLAN

Linked Stages	Payment
On Booking	Rs. 10 Lakhs
Within 30 days from issuing of allotment letter	15% of Sale Price less booking amount + 50% of EDC & IDC
Within 60 days from issuing of allotment letter	5% of Sale Price + 50% of EDC & IDC
On casting of foundation	7.5% of Sale Price
On casting of Ground Floor Roof Slab	7.5% of Sale Price + 50% of Cost of Parking Slot
On casting of 1st Floor Roof Slab	7.5% of Sale Price + 50% of Cost of Parking Slot
On casting of 2nd Floor Roof Slab	7.5% of Sale Price
On casting of 3rd Floor Roof Slab	7.5% of Sale Price
On casting of Top Floor Roof Slab	7.5% of Sale Price + 50% Club Membership Charges
On completion of Brickwork	7.5% of Sale Price + 50% Club Membership Charges
On completion of Internal Plaster	7.5% of Sale Price
On completion of External Plaster	7.5% of Sale Price
On Laying of Flooring	7.5% of Sale Price
On Intimation of Possession	5% of Sale Price + IFMS + Stamp Duty & registration

Note:

- 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.
 - Sales Price = Basic Sale Price + PLC.
 - 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) Car Parking bays for per apartment is mandatory.
 - Prices subject to revision at the sole discretion of the company.
 - PLC: Corner - 5% of BSP, Ground Floor - Rs. 1000/- sq. ft., 1st Floor - Rs. 150/- sq. ft., 2nd Floor - Rs. 75/- sq. ft., 24 mtr. wide road - 5% of BSP.
 - Service tax as applicable would be payable by customer as per demand (Basic: 2.575%; PLC, Club membership & Other Charges: 10.3%)
 - Club Membership: Rs. 75,000/- (mandatory).
- Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMAAR MGF Land Ltd. - A/c Emerald Estate" payable at New Delhi.

Emaar MGF Land Limited

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

Email: enquiries@emaarmgf.com | www.emaarmgf.com



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