



EMERALD FLOORS

Premier

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

DOWN PAYMENT PLAN with 12% rebate on 95% of Basic Price and 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)

CONSTRUCTION LINKED PAYMENT PLAN

Linked Stages	Payment
On Booking	Rs. 5 lakhs
Within 45 days of booking	20% of Sale Price less booking amount
Within 90 days of booking	10% of Sale Price
On Start of Construction	5% of Sale Price
On completion of Ground Floor Roof Slab	5% of Sale Price + 50% of Cost of Parking Slot
On completion of 1st Floor Roof Slab	5% of Sale Price + 50% of Cost of Parking Slot
On completion of 2nd Floor Roof Slab	7.5% of Sale Price + 50% of PLC if Applicable
On completion of 3rd Floor Roof Slab	7.5% of Sale Price + 50% of PLC if Applicable
On completion of Top Floor Roof Slab	7.5% of Sale Price + 50% Club Membership charges
On completion of Plumbing & Wall Conduiting	7.5% of Sale Price + 50% Club Membership charges
On Completion of External Plaster	10% of Sale Price
On Completion of Internal Flooring & Wall Painting	10% of Sale Price
On Intimation of Possession	5% of Sale Price + IFMS + Stamp Duty & Registration Charges

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.
- 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) Car Parking bays for per apartment is mandatory.
- Prices subject to revision at the sole discretion of the company.
- PLC: Open Space - 5% of BSP, Corner - 5% of BSP, Ground Floor - Rs. 600/- sq. ft., 1st Floor - Rs. 150/- sq. ft., 2nd Floor - Rs. 75/- sq. ft.
- Sale Price = (Basic Price + EDC + IDC) x Area of the Apartment.
- Club Membership: Rs. 75,000/- (mandatory).

Emaar MGF Land Limited

Street of Dreams: Sector 54, Gurgaon 122 002, Haryana.

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