

# The Enclave

## SCHEDULE OF PAYMENTS

### PRICES

Basic Selling Price (BSP)	As applicable
External Development Charges (EDC)	Rs. 137/- per sq. ft
Infrastructural Development Charges (IDC)	Rs. 33.20/- per sq. ft
Down Payment Rebate	As applicable
Parking – Stilt (1 Mandatory)	Rs. 250000/-
Club Membership (Mandatory)	Rs. 100000/-

### Down Payment Plan (with 10% rebate on 95% of Basic Selling Price)

On Booking	Rs. 10 Lakhs
Within 45 days from the date of execution of Booking	95% of Sale Price (see note 7) less Booking Amount + 100% of EDC & IDC & Cost of Parking Slot(s) + 100% Club Membership less Down Payment Rebate
On Offer of Possession	5% of Sale Price + IBMS (see note 3) + Stamp Duty & Registration Charges (see note 4) + Govt. levies and charges (if any)

### Construction Linked Payment Plan

Linked Stages	Payment
On Booking	Rs. 10 Lakhs
Within 45 days from the date of execution of Booking	20% of Sale Price less Booking Amount + 50% of EDC & IDC
With in 90 days of Booking	10% of Sale Price + 50% of EDC & IDC
On casting First floor roof slab	7.5% of the Sale Price
On casting Fourth floor roof slab	7.5% of the Sale Price
On casting Seventh floor roof slab	7.5% of the Sale Price
On casting Tenth floor roof slab	7.5% of the Sale Price
On casting Twelfth floor roof slab	7.5% of the Sale Price
On casting Fifteenth floor roof slab	7.5% of the Sale Price + 100% of Car Parking Slot
On completion of Final roof slab	7.5% of the Sale Price
On completion of External Plaster	7.5% of Sale Price + 100% of Club Membership
On Start of Internal Tile Flooring	5% of Sale Price
On offer of Possession	5% of Sale Price + IBMS + Stamp Duty & Registration Charges + Govt. levies and charges (if any)

**Note:**

1. 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.
2. Down Payment Price shall be calculated taking 10% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
3. Interest Bearing Free Maintenance Security (IBMS) – Rs. 100/- per sq ft.
4. Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
5. 1 Car Parking bay for each unit is mandatory.
6. Basic Selling Price may vary depending upon the location/unit attributes (if any).
7. Sale Price = (Basic Selling Price) x Area of the Apartment.
8. Service tax as applicable would be payable by customer as per demand (Basic: 2.575%; PLC, Club membership & Other Charges: 10.3%)
9. Prices subject to revision at the sole discretion of the Company.

• 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 The Enclave"** payable at New Delhi.