



EMERALD FLOORS

— *Select* —

SCHEDULE OF PAYMENTS

PRICES

Basic Price	As Applicable
External Development Charges (EDC) & Infrastructural Development Charges (IDC)	As Applicable
Parking	1 Car Park - Included
Down Payment Rebate	(see note 2)
Preferential Location Charges (PLC)	(see note 5)

DOWN PAYMENT PLAN (with 10% rebate on 95% of Basic Price And PLC)

On Booking	Rs. 15 Lakhs
Within 45 days from the date of execution of Booking	95% of Sale Price (see note 6) less Booking Amount less Down Payment Rebate + 100% of EDC & IDC
On Intimation of Possession	5% of Sale Price + IFMS (see note 3) + Stamp Duty & Registration Charges (see note 4) + Govt. levies and charges (if any)

INSTALMENT PAYMENT PLAN

Linked Stages	Payment
On Booking	Rs. 15 Lakhs
Within 45 days of Booking	20% of Sale Price less Booking Amount + 50% of EDC & IDC
Within 90 days of Booking	10% of Sale Price + 50% of EDC & IDC
On start of Unit Construction	10% of Sale Price
On casting of Ground Floor	10% of Sale Price
On casting of 1st Floor	10% of Sale Price
On casting of 2nd Floor	10% of Sale Price
On completion of brickwork	7.5% of Sale Price
On completion of internal work plaster	7.5% of Sale Price
On Laying of Marble flooring	5% of Sale Price
On completion of external Plastering	5% of Sale Price
On intimation of possession	5% of Sale Price + IFMS + Stamp Duty & Registration Charges + Govt. levies and charges (if any)

Note:

- External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Project. In case of any revision, the same would be recovered on pro-rata basis from the Applicant/Allottee.
- Down Payment Price shall be calculated taking 10% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) would be as applicable.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- PLC: Corner / Green Facing / Major Road – 5%
- Sale Price = (Basic Price + PLC) x Area of the Unit.
- Prices include power back-up for 5 KVA. Additional load available on chargeable basis.
- Additional Car Parking Charges: Rs. 2 Lakhs/- Per bay (subject to availability).
- Club Membership would be available to residents at preferential rates.
- 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 Emerald Floors" payable at New Delhi.