

SCHEDULE OF PAYMENTS

PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 368/- per sq. ft
Infrastructural Development Charges (IDC)	Rs. 34/- per sq. ft
Down Payment Rebate	As applicable
Preferential Location Charges (PLC)	(see note 5)
Parking - 2 Covered	Rs. 700000/- (Upper Basement)
Parking - 2 Covered	Rs. 600000/- (Lower Basement)
Club Membership (Mandatory)	Rs. 100000/-
On Time Payment Rebate	5% of BSP (Subject to Eligibility)

DOWN PAYMENT PLAN WITH 12% REBATE ON 95% OF BASIC AND PLC

On Booking	Rs. 10 Lakhs
Within 45 days from the date of execution of Booking	95% of Sale Price (see note 6) less Booking Amount + 100% of EDC & IDC & Cost of Parking Slot(s) + Club Membership less Down Payment Rebate
On Intimation of Possession	5% of Sale Price + IBMS (see note 3) + Stamp Duty & Registration Charges (see note 4) + Govt. levies & 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	15% of Sale Price less Booking Amount + 50% of EDC & IDC
With in 90 days of Booking	7.5% of Sale Price + 50% of EDC & IDC
On start of Excavation	7.5% of Sale Price
On start of Concreting	7.5% of Sale Price
On casting First Basement roof slab	5% of the Sale Price + 50% of Car Parking slot
On casting Ground Floor roof slab	5% of the Sale Price + 50% of Car Parking slot
On casting Third Floor roof slab	7.5% of the Sale Price
On casting Sixth Floor roof slab	7.5% of the Sale Price
On casting Ninth Floor roof slab	7.5% of the Sale Price
On casting Final roof slab	7.5% of the Sale Price + 100% of Club Membership
On completion of Brick work	7.5% of Sale Price
On completion of External Plaster	5% of Sale Price
On laying Internal marble 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 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
3. Interest Bearing 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. PLC : Central Greens - Rs. 500/- sq. ft., Green view – Rs. 250/- sq. ft., Joggers Park (Tower 9) - Rs. 300/- sq. ft., Green Belt - Rs. 150/- sq. ft., Rear Lawn (6Mtr) - Rs. 1250/- sq. ft., Rear Lawn (12Mtr) - Rs. 1650/- sq. ft., Corner - Rs. 100/- sq. ft., First Floor - Rs. 200/- sq. ft., Second Floor/Third Floor - Rs. 100/- sq. ft., Terrace - Rs. 650/- sq. ft., Pent House Level - 10%
6. Sale Price = (Basic Price + PLC) x Area of the Apartment.
7. Service tax as applicable would be payable by customer as per demand.
8. Prices subject to revision at the sole discretion of the Company.

Emaar MGF Land Limited

Site Office (Gurgaon): Sector 54, Gurgaon 122 002.

Sales Office: Emaar MGF Business Park, MG Road, Sikandarpur Chowk, Sector 28, Gurgaon. **Email:** enquiries@emaarmgf.com

TOLL-FREE: 1800-102-3643



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SCHEDULE OF PAYMENTS (Subvention Plan)

PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 368/- per sq. ft
Infrastructural Development Charges (IDC)	Rs. 34/- per sq. ft
Preferential Location Charges (PLC)	(see note 5)
Parking - 2 Covered	Rs. 700000/- (Upper Basement)
Parking - 2 Covered	Rs. 600000/- (Lower Basement)
Club Membership (Mandatory)	Rs. 100000/-

SUBVENTION PAYMENT PLAN

LINKED STAGES	CUSTOMER CONTRIBUTION	BANK DISBURSEMENT
On Booking	Rs. 10 Lakhs	-
Within 45 days from the date of execution of Booking	15% of Sale Price less Booking Amount	-
With in 90 days of Booking	100 % of EDC & IDC	10% of Sale Price
On start of Construction (Excavation)	-	30% of Sale Price + 100 % of Cost of Parking Slot(s)
On completion of Sixth floor roof slab	-	20% of the Sale Price
On completion of Final roof slab	-	20% of the Sale Price + 100% of Club Membership
On offer of Possession	5% of Sale Price + IBMS + Stamp Duty & Registration Charges + Govt. levies and Charges (if any)	-

Subject to bank loan clearance, Emaar MGF to pay Pre EMI interest till December 2012*

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 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
3. Interest Bearing 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. PLC : Central Greens - Rs. 500/- sq. ft., Green view - Rs. 250/- sq. ft., Joggers Park (Tower 9) - Rs. 300/- sq. ft., Green Belt - Rs. 150/- sq. ft., Rear Lawn (6Mtr) - Rs. 1250/- sq. ft., Rear Lawn (12Mtr) - Rs. 1650/- sq. ft., Corner - Rs. 100/- sq. ft., First Floor - Rs. 200/- sq. ft., Second Floor/Third Floor - Rs. 100/- sq. ft., Terrace - Rs. 650/- sq. ft. , Pent House Level - 10%
6. Sale Price = (Basic Price + PLC) x Area of the Apartment.
7. Service tax as applicable would be payable by customer as per demand.
8. Prices subject to revision at the sole discretion of the Company.

*Conditions apply. Home loans at sole discretion of Bank. Please refer to the detailed terms and conditions for the offer. Emaar MGF to pay interest till December 2012 under a pre-EMI interest subvention scheme by Emaar MGF. Subsequently, adjustable rates from Bank shall apply.

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