



EMERALD PLAZA

SCHEDULE OF PAYMENTS - OFFICE UNIT

PRICES

Basic Sale Price	As applicable
External Development Charges (EDC)	Rs. 316/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 53/- per sq. ft.
Down Payment Rebate	As Applicable
IFMS	Rs 150/- per sq ft
Car Parking	Rs 400,000 for additional car park (See note 5)

DOWN PAYMENT PLAN with 9% rebate on 75 % of (Basic Sale Price + Additional Car Park*)

On Booking	20% of Basic Sale Price
Within 45 days of Booking	75% of Basic Sale Price (See note 7) + EDC + IDC + Additional Car Parking*
On Intimation for Possession	5% of Basic Sale Price + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

INSTALLMENT PAYMENT PLAN

S.No.		
1	On Booking	5 Lacs
2	Within 60 Days from the date of Booking	20% of Basic Sale Price less Booking Amount
3	Within 90 Days from the date of Booking	10% of Basic Sale Price
4	Within 120 days from the date of Booking/ commencement of construction (whichever is earlier)	10% of Basic Sale Price
5	On Casting of 3rd Basement Roof Slab	7.5% of Basic Sale Price
6	On Casting of 1st Basement Roof Slab	7.5% of Basic Sale Price + EDC
7	On Casting of Ground Floor Roof Slab	5% of Basic Sale Price
8	On Casting of 2nd Floor Roof Slab	5% of Basic Sale Price + IDC
9	On Casting of 4th Floor Roof Slab	5% of Basic Sale Price
10	On Casting of 6th Floor Roof Slab	5% of Basic Sale Price + 50% Car Park
11	On Casting of 8th Floor Roof Slab	5% of Basic Sale Price
12	On Casting of Top Floor Roof Slab	5% of Basic Sale Price + 50% Car Park
13	On Completion of Exterior Façade	5% of Basic Sale Price
14	Installation of Services	5% of Basic Sale Price
15	Notice of Possession	5% of Basic Sale Price + Registration + Stamp duty +IFMS

Notes :

- In the above stated Sale Price, External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Commercial 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 9% rebate on 75% of the Basic Sale Price plus Additional Car park*, 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.
- Right to use One Car Parking bay per Office commercial unit is included. Additional Car Parking bay @ Rs. 4,00,000.
- Prices subject to revision at the sole discretion of the company.
- Sale Price = (Basic Sale Price + EDC + IDC) x Area of the Commercial Unit.
- Cheque should be drawn in favour of **Emaar MGF Land Limited - A/c Emerald Plaza.**

*The down payment rebate may change at any time and is at the sole discretion of Emaar MGF Land Ltd.

Emaar MGF Land Limited

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