

PAYMENT PLAN



EMAAR MGF-BIOSPHERE

**CAPITAL
TOWER
1**
AT DOWNTOWN

PRICES

| | |
|--|-----------------------|
| Basic Sales Price (BSP) | As applicable |
| External Development Charges (EDC) | Rs 375/- per sq. ft |
| Infrastructural Development Charges (IDC) | Rs. 44/- per sq. ft |
| Interest Free Maintenance Service (IFMS) Charges | Rs. 150 /- per sq. ft |
| Preferential Location Charges (PLC) | See Note 3 |

Down Payment Plan (with 12% rebate on 95% of Basic Price And PLC)

| | |
|---|---|
| On Booking | Rs.25 Lacs |
| Within 60 days from the date of allotment | 95% of BSP + 100% of EDC & IDC + 100% PLC |
| On Notice of Possession | 5% of BSP + IFMS + Stamp Duty & Registration Charges + Govt.levies and other charges (If any) |

Construction Linked Payment Plan

| Linked Stages | Payment |
|---|--|
| On Booking | Rs. 25 Lacs |
| Within 45 Days from the date of booking | 10% of BSP less Booking Amount Paid + 50% of EDC & IDC |
| Within 90 Days from the date of booking | 5% of BSP + 50% of EDC & IDC |
| On Start of Excavation | 5% of BSP |
| On Start of Foundation Work | 5% of BSP |
| On Casting of First Basement Roof Slab | 5% of BSP + 50% of PLC |
| On Casting of Ground Floor Slab | 7.5% of BSP |
| On Casting of 2nd Floor Roof Slab | 5% of BSP + 50% of PLC |
| On Casting of 4th Floor Roof Slab | 5% of BSP |
| On Casting of 6th Floor Roof Slab | 7.5% of BSP |
| On Casting of 8th Floor Roof Slab | 7.5% of BSP |
| On Casting of 10th Floor Roof Slab | 7.5% of BSP |
| On Casting of Top Floor Slab | 10% of BSP |
| On Completion of Exterior Facade | 10% of BSP |
| On Application for Occupancy | 5% of BSP |
| On Offer of Possession | 5% of BSP + IFMS + Stamp Duty & Registration Charges+ Govt.levies and other charges (If any) |

Note:

1. In the above stated Basic Sale Price, External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this site as on date of license. 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. Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
3. PLC: M.G.Road Facing – 5% of BSP
4. Prices subject to revision at the sole discretion of the Company
5. Cheque should be drawn in favour of Emaar MGF Land Ltd A/C Capital Towers
6. Service tax as applicable would be payable by customer as per demand.(Basic:3.708%; PLC & Other Charges:12.36%)

Emaar MGF Land Limited

Sales Office: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector 28, Gurgaon 122 002

Email: enquiries@emaarmgf.com | www.emaarmgf.com



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