



PALM HILLS

SCHEDULE OF PAYMENTS

PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 371.61/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 29.71/- per sq. ft.
Down Payment Rebate	As applicable
Preferential Location Charges (PLC)	(See note 6)
Parking - Covered (1 Mandatory for 3 BHK & 2 for 4 BHK)	Rs. 2,00,000/- each
Parking (Open)	Rs. 1,50,000/-
Club Membership (Mandatory)	Rs. 50,000/-

DOWN PAYMENT PLAN with 9% rebate on 95% of Basic and PLC

On Booking	Rs. 5 Lakhs
Within 45 days of Booking	95% of Sale Price (See note 7) less Booking Amount + 100% EDC, IDC & Cost of Parking Slot(s) + 100% Club Membership charges less Down Payment Rebate
On Intimation for Possession	5% of Sale Price + IFMS (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. 5 Lakhs
With in 45 Days of Booking	12.5% of Sale Price less booking amount + 50% of EDC & IDC
Within 90 days of booking	12.5% of Sale Price+ 50% of EDC & IDC
Within 120 days of booking	12.5% of Sale Price
Within 160 days of booking	12.5% of Sale Price
Within 210 days of booking	12.5% of Sale Price + 100% of Cost of Parking Slot
On completion of Brick work	12.5% of Sale Price
On completion of External Plaster	10% of Sale Price + 100% Club Membership charges
On completion of Internal tile flooring	10% of Sale Price
On intimation for 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 Group Housing Colony. 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 95% of the Basic Price & PLC, 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 instalment based on the then prevailing rates.
 - 1 Car Parking bay for 3 Bedroom Unit and 2 Car Parking bays for 4 Bedroom Unit is mandatory.
 - PLC: Green Space - Rs. 300/225/150/- sq. ft., Corner - Rs. 100/- sq. ft., 1st Floor - Rs. 150/- sq. ft., 2nd Floor - Rs. 100/- sq. ft., 3rd Floor - Rs. 50/- sq. ft., One Unit to a floor - Rs. 225/- sq. ft., Terrace Usage Rights - Rs. 3 Lakhs (3 BR)/Rs. 5 Lakhs (4 BR)
 - Sale Price = (Basic Price + PLC) x Area of the Apartment.
 - Service tax as applicable would be payable by customer as per demand.
 - 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 Palm Hills" payable at New Delhi.
 - Payment towards EDC/IDC to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMAAR MGF Land Ltd. - Palm Hills EDC/IDC A/c" payable at New Delhi.