

PALM TERRACES

— SELECT —

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:

- 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.
- Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
- Interest Bearing Maintenance Security (IBMS) – Rs. 100/- per sq. ft.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- 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., Ground Floor Lawn - Rs. 1250/- sq. ft., Ground Floor Large Lawn - 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%
- 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.



A GenX 3D Venture

PALM TERRACES

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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:**
- 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.
 - Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
 - Interest Bearing Maintenance Security (IBMS) – Rs. 100/- per sq. ft.
 - Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
 - 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., Ground Floor Lawn - Rs. 1250/- sq. ft., Ground Floor Large Lawn - 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%
 - 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.

*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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