

**"EMERALD HEIGHTS" Floor wise Price List & Payment Plan**

<b>High Rise Building - 2BHK Units - 2 Bedrooms, 2 Toilets, Drawing, Kitchen &amp; Balconies</b>			
<b>Floor Number</b>	<b>Unit No.</b>	<b>Type 1 - 1260 Sqft.</b>	<b>Type 2 - 1310 Sqft.</b>
<b>1<sup>st</sup> Floor</b>	1 to 8	52,00,000/-	52,00,000/-
<b>2<sup>nd</sup> Floor – 5<sup>th</sup> Floor</b>	1 to 4	46,00,000/-	47,50,000/-
	5 to 8	44,00,000/-	45,50,000/-
<b>6<sup>th</sup> Floor – 10<sup>th</sup> Floor</b>	1 to 4	44,00,000/-	45,50,000/-
	5 to 8	42,00,000/-	43,50,000/-
<b>11<sup>th</sup> Floor – 14<sup>th</sup> Floor</b>	1 to 4	42,00,000/-	43,50,000/-
	5 to 8	40,00,000/-	41,50,000/-

**Payment Plans for "EMERALD HEIGHTS"**

**A. Construction link plan - 10:80:10**

1	Booking Amount	10% of the sale Value of Flat
2	Within 30 days of booking	80% of the sale Value of Flat
3	On offer of Possession	10% of the sale Value of Flat

**B. Flexi Payment Plan - 25:25:50**

1	Booking Amount	10% of the sale Value of Flat
2	Within 30 days of Booking	15% of the sale Value of Flat
3	Within 90 days of Booking	25% of the sale Value of Flat
4	On Offer of Possession	50% of the sale Value of Flat

**C. Down Payment Plan with 5.0% rebate on Sale Value of Flat (Excluding EDC/IDC)**

1	Booking Amount	10% of the sale Value of Flat
2	Within 30 days of Booking	85% of the sale Value of Flat
3	On offer of Possession	5% of the sale Value of Flat

**Notes:-**

- Prices mentioned above may be revised at the sole discretion of Company. Prices prevailing on the respective date of Booking shall only be applicable.
- After acceptance of offer/Booking settled prices shall be firm and escalation free.
- Stamp Duty & other charges for registration of units shall be borne by the Allottees.
- Any additional facility, requested by the Allottee shall be charged extra.
- Interest Free Maintenance Security (IFMS) shall be payable @Rs.50/- Per sft at the time of Possession.
- Electricity Meter, Dual Meter and Connection Charges as applicable will be charged extra. Proportionate Charges as per carpet area of unit for getting Bulk supply electric connection from Power House/ Power Grid/ Sub-station till Project Site will be charged extra which includes fee and security amount payable to DHBVN or any other competent Authority, expenses incurred on Poles & Cable to bring power connection/ line to project site, installation of transformers within the project, Sub-station sharing cost of HVPN, HT Meter Room with Equipments & HT Panel Room with Equipments Etc.
- Minimum Power Backup of 2KVA is included in Flat Value. Additional Power Back up (Maximum upto 5KVA per flat) can be provided subject to additional payment of Rs. 30,000/- per KVA.
- One mandatory Covered Parking is included in Flat Value. Additional car parking (open/covered) will be available on request on "First Come First Serve" basis on additional cost. Parking on Basement/Stilt will be allotted on "First Come First Serve" basis.
- The above mentioned area is super area /saleable area which include covered area plus proportionate share of common area such as staircases, passage, lift facilities etc. Covered area means Carpet area and area under walls, balconies etc. In other words, whole area under the outer lines of a flat is covered area.
- All facilities shown in publicity material, building plans, layouts, specification etc. are tentative and subject to variation and modification as decided by the company or Competent Authority.
- Price, terms & conditions stated herein are merely with a view to acquaint the applicant and are not exhaustive. Allotment of unit will be governed by terms and conditions to be signed by the Applicant/Allottee as contained in Application Form and Buyer's Agreement.
- Construction of Project will be completed within 15 Months (Approx.) in case of High rise building and delay beyond such period will be subjected to penalty clause as per Buyer's Agreement.
- Cheques to be made in favour of "Emerald Homedevlopers Pvt. Ltd." (or as intimated by the Company from time to time), payable at Delhi/Faridabad only. Outstation Cheques shall not be accepted.
- Transfer Charges as applicable from time to time as per policy of the company.
- Allotment of units will be done on "First Come First Serve" basis.
- Flat Value includes EDC/IDC, but Enhanced EDC will be charged extra subject to final outcome of CWP pending in P & H High Court on Actual Basis.
- All Statutory taxes such as VAT, Service Tax, GST etc. shall be charged extra and any other charges levied by Central/State Government as applicable shall be charged extra.
- Personal Lawn/Green Area or any other additional terrace area beyond balcony area provided will be subject to payment of additional charges.
- Flat Value includes facilities of One Covered Parking, One Club Membership, EEC, FFC and 2KVA Power Backup.