

**"EMERALD FLOORS" G+4 (WITH LIFT)
PRICE LIST**

Low Rise Floors (G+4) - 2BHK & 3BHK Units						
Type	2BHK (9 MTR.)		2BHK (24 MTR.)		3BHK	3BHK
	TYPICAL	CORNER	TYPICAL	CORNER	TYPICAL	CORNER
SIZE	1325 SQFT.	1395 SQFT.	1325 SQFT.	1395 SQFT.	1660 SQFT.	1740 SQFT.
Ground Floor	48,90,000/-	50,90,000/-	49,90,000/-	51,90,000/-	62,90,000/-	65,90,000/-
First Floor	46,90,000/-	48,90,000/-	47,90,000/-	49,90,000/-	60,90,000/-	63,90,000/-
Second Floor	44,90,000/-	46,90,000/-	45,90,000/-	47,90,000/-	58,90,000/-	61,90,000/-
Third Floor	43,90,000/-	45,90,000/-	44,90,000/-	46,90,000/-	57,90,000/-	60,90,000/-
Fourth Floor	41,90,000/-	43,90,000/-	42,90,000/-	44,90,000/-	55,90,000/-	58,90,000/-

Payment Plans for "EMERALD FLOORS"

A. Down Payment Plan - 10:80:10 - 10% Discount (Excluding EDC/IDC)

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. CLP Payment Plan

1	Booking Amount	10% of Sale Value of Flat
2	On start of excavation	10% of Sale Value of Flat
3	On Casting of basement raft/footings	10% of Sale Value of Flat
4	On Casting of basement roof	10% of Sale Value of Flat
5	On casting of "Ground Floor Roof"	10% of Sale Value of Flat
6	On casting of "First Floor Roof"	5% of Sale Value of Flat
7	On casting of "Second Floor Roof"	5% of Sale Value of Flat
8	On casting of "Third Floor Roof"	5% of Sale Value of Flat
9	On casting of "Fourth Floor Roof"	5% of Sale Value of Flat
10	On Completion of "Internal Plaster"	5% of Sale Value of Flat
11	On Completion of "External Plaster"	10% of Sale Value of Flat
12	On Completion of Electrical & Plumbing Work	10% of Sale Value of Flat
13	On offer of Possession	5% of Sale Value of Flat +IFMS

Notes:-

- Flat Value includes facilities of **One Open Car Parking, One Club Membership, Current EDC & IDC**. Enhanced EDC & IDC (if any) will be charged extra subject to final outcome of CWP pending in P & H High Court on Actual Basis.
- Flat value includes facilities of **Power Back-up - 2KVA for 2BHK & 3KVA for 3BHK respectively. Additional Power Backup facility can be availed @Rs.30,000/-per KVA.**
- 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 Maintainance Security (IFMS) shall be payable @Rs.50/- per sqft 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.
- 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.
- Cheques to be made in favour of "**Emerald Homedevelopers Pvt. Ltd. Escrow**" (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.
- All Statutory taxes such as GST shall be charged extra and any other charges levied by Central/State Government as applicable shall be charged extra from time to time.
- Personal Lawn/Green Area /any other additional terrace area provided will be subject to payment of additional charges.