



MARBELLA

LUXURY LIVING

SCHEDULE OF PAYMENTS

PRICES

Sale Price	As Applicable
External Development Charges (EDC)	Rs. 4199/- per sq. yd.
Infrastructural Development Charges (IDC)	Rs. 517/- per sq. yd.
Down Payment Rebate	As Applicable
Club Membership (Mandatory)	Rs. 4 Lakhs
Preferential Location Charges (PLC)	(see note 6)
On Time Payment Rebate	5% of the BSP

DOWN PAYMENT PLAN (with 10% rebate on 95% of Sale Price)

On Booking	Rs. 25 Lakhs/Rs. 30 Lakhs
Within 45 days from the date of execution of Booking	95% of Sale Price less Booking Amount less Down Payment Rebate + 100% of EDC & IDC + 100% of Club Membership
On Intimation of 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. 25 Lakhs/Rs.30 Lakhs
Within 45 days from the date of execution of Booking	10% of the Sale Price less Booking Amount
Within 90 days of Booking	10% of the Sale Price + 100% of EDC & IDC
On start of unit construction	10% of the Sale Price + 50% of PLC
On casting Basement roof slab	7.5% of the Sale Price + 50% of PLC
On casting Ground Floor roof slab	7.5% of the Sale Price + 100% of Club Membership
On casting First Floor roof slab	10% of the Sale Price
On casting Second Floor roof slab	10% of the Sale Price
On completion of Brick work	10% of the Sale Price
On completion of External Plaster	10% of the Sale Price
On laying Internal marble flooring	10% of the Sale Price
On offer of Possession	5% of the 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 project. In future, in case of any upward revision of EDC or IDC by the government agencies, the same would be recovered on pro-rata basis from the Applicant/Allottee.
- Down Payment Price shall be calculated taking 10% rebate on 95% of the Basic Price, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) - Rs. 100/- per sq ft.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- Service tax as applicable would be payable by customer as per demand (Basic: 3.09%; PLC, Club membership & Other Charges: 12.36%)
- PLC: 15 meter wide road – 5% of the Net Basic price, corner – 5% of the Net Basic price, Park/Green Facing – 7.5% of Net Basic price, 24 meter wide road – 7.5% of Net Basic price.
- 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 Marbella" payable at New Delhi.