

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

High Rise Building - 2BHK Units - 2 Bedrooms, 2 Toilets, Drawing, 1 Kitchen & Balconies	
Floor Number	1260 / 1310 Sqft.
1 <sup>st</sup> Floor	53,00,000/-
2 <sup>nd</sup> Floor – 5 <sup>th</sup> Floor	48,00,000/-
6 <sup>th</sup> Floor – 10 <sup>th</sup> Floor	46,00,000/-
11 <sup>th</sup> Floor – 14 <sup>th</sup> Floor	44,00,000/-

### Payment Plan for "EMERALD HEIGHTS"

1	Booking Amount	10% of the sale Value of Flat
2	Within 30 days of booking	90% of the sale Value of Flat

#### Notes:-

1. 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.
2. Flat value includes facilities of **Power Back-up - 2KVA for 2BHK. Additional Power Backup facility can be availed @Rs.30,000/-per KVA.**
3. Prices mentioned above may be revised at the sole discretion of company. Prices prevailing on the respective date of booking shall only be applicable.
4. After acceptance of offer/booking settled prices shall be firm and escalation free.
5. Stamp Duty & other charges for registration of units shall be borne by the allottees.
6. Any additional facility, requested by the allottee shall be charged extra.
7. Monthly Maintenance charges as applicable from time to time shall be charged extra and Interest Free Maintenance Security (IFMS) shall be payable @Rs.50/- per sqft at the time of possession.
8. Electricity Meter/ Dual Meter and Connection Charges , STP Charges & Labour Cess as applicable will be charged extra.
9. 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.
10. 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.
11. 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.
12. 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.
13. Transfer Charges as applicable from time to time as per policy of the company.
14. Allotment of units will be done on "First Come First Serve" basis.
15. 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.
16. Personal Lawn/Green Area /any other additional terrace area provided will be subject to payment of additional charges.
17. 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.
18. One Open Car Parking is included in Flat Value. Additional covered car parking 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.

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

**PRICE LIST**

Low Rise Floors (G+4) - 2BHK & 3BHK Units				
Type	2BHK		3BHK	
	TYPICAL	CORNER	TYPICAL	CORNER
SIZE	1325 SQFT.	1395 SQFT.	1660 SQFT.	1740 SQFT.
<b>Ground Floor</b>	52,90,000/-	54,90,000/-	69,90,000/-	71,90,000/-
<b>First Floor</b>	51,90,000/-	53,90,000/-	68,90,000/-	70,90,000/-
<b>Second Floor</b>	50,90,000/-	52,90,000/-	67,90,000/-	69,90,000/-
<b>Third Floor</b>	49,90,000/-	51,90,000/-	66,90,000/-	68,90,000/-
<b>Fourth Floor</b>	48,90,000/-	50,90,000/-	65,90,000/-	67,90,000/-

**Payment Plan for "EMERALD FLOORS"**

**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 " Brickwork"	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	At the time of applying for Occupation Certificate	5% of Sale Value of Flat + All other Additional Charges

**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.
- Monthly Maintenance charges as applicable from time to time shall be charged extra and Interest Free Maintenance Security (IFMS) shall be payable @Rs.50/- per sqft at the time of possession.
- Electricity Meter/ Dual Meter and Connection Charges, STP Charges & Labour Cess 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.
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- 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.
- One Open Car Parking is included in Flat Value. Additional covered car parking 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.

**EMERALD HEIGHTS, SECTOR 88, GREATER FARIDABAD**

PRICE LIST - HIGH RISE APARTMENT			
Size	2190 Sq.ft.	2360 Sq.ft.	2385 Sq.ft.
Floor/ Type	4BHK + 3 T	4BHK- Type I	4BHK- Type II
2 <sup>nd</sup> & 3 <sup>rd</sup> Floor	89,90,000/-	97,90,000/-	98,90,000/-
4 <sup>th</sup> & 5 <sup>th</sup> Floor	88,90,000/-	96,90,000/-	97,90,000/-
6 <sup>th</sup> & 7 <sup>th</sup> Floor	87,90,000/-	95,90,000/-	96,90,000/-
8 <sup>th</sup> & 9 <sup>th</sup> Floor	86,90,000/-	94,90,000/-	95,90,000/-
10 <sup>th</sup> & 11 <sup>th</sup> Floor	85,90,000/-	93,90,000/-	94,90,000/-
12 <sup>th</sup> & 13 <sup>th</sup> Floor	84,90,000/-	92,90,000/-	93,90,000/-
14 <sup>th</sup> Floor	81,90,000/-	89,90,000/-	90,90,000/-

PAYMENT PLANS	
<b>A. Flexi Payment Plan - 40:60 ( With Luxury Scheme)</b>	
1. Booking Amount	10% of the sale Value of Flat
2. Within 30 days of booking	30% of the sale Value of Flat
3. At the time of applying for Occupation Certificate	60% of the sale Value of Flat

<b>B. Down Payment Plan - 10:80:10 with rebate of 7% (Excluding EDC/IDC)</b>	
1. Booking Amount	10% of the sale Value of Flat
2. Within 30 days of booking	80% of the sale Value of Flat
3. At the time of applying for Occupation Certificate	10% of the sale Value of Flat

<b>C. Construction Linked Payment Plan</b>	
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	15% of Sale Value of Flat
4. On Casting of basement roof	10% of Sale Value of Flat
5. On casting of " First Floor Roof"	10% of Sale Value of Flat
6. On casting of " Third Floor Roof"	5% of Sale Value of Flat
7. On casting of "Fifth Floor Roof"	5% of Sale Value of Flat
8. On casting of "Seventh Floor Roof"	5% of Sale Value of Flat
9. On casting of "Ninth Floor Roof"	5% of Sale Value of Flat
10. On casting of "Eleventh Floor Roof"	5% of Sale Value of Flat
11. On casting of "Thirteenth Floor Roof"	5% of Sale Value of Flat
12. On Completion of " Brickwork"	5% of Sale Value of Flat
13. On Completion of Electrical & Plumbing Work	5% of Sale Value of Flat
14. At the time of applying for Occupation Certificate	5% of Sale Value of Flat

**Notes:-**

- Flat Value includes facilities of **One Covered 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.
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