

# EMAAR MGF IMPERIAL GARDENS PAYMENT PLAN



## PAYMENT PLAN (G+14)

### PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 277/- per sq. ft.
Infrastructural Development Charges (IDC)	Rs. 26/- per sq. ft.
Down Payment Rebate	(see note 2)
Charges for exclusive right to use parking space	Rs. 3,50,000/- each
Preferential Location Charges (PLC)	(see note 5)
Club Membership (Mandatory)	Rs. 75,000/-

### DOWN PAYMENT PLAN (WITH 12% REBATE ON 95% OF BASIC PRICE 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 & Charges for exclusive right to use parking space (s) + 100% Club membership charges less Down Payment Rebate
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. 10 Lakhs
Within 30 days from the date of Allotment	10% of Sale Price less Booking Amount + 50% of EDC & IDC
With in 60 days of Allotment	7.5% of Sale Price + 50% of EDC & IDC
With in 90 days of Allotment	7.5% of Sale Price
On start of Foundation/PCC	10% of Sale Price
On Casting of Ground Floor Roof slab	7.5% of Sale Price + 50% of Charges for exclusive right to use parking space
On Casting of 2nd Floor Roof slab	7.5% of Sale Price + 50% of Charges for exclusive right to use parking space
On Casting of 5th Floor Roof slab	7.5% of Sale Price
On Casting of 8th Floor Roof slab	7.5% of Sale Price + 100% of Club Membership
On Casting of 11th Floor Roof slab	7.5% of Sale Price
On Casting of Final Roof slab	7.5% of Sale Price
On Completion of Brick work	5% of Sale Price
On Completion of External Plaster	5% of Sale Price
On Completion of Internal tile flooring	5% of Sale Price
On intimation of Possession	5% of 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 Group Housing Colony. In case of any revision, 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 Free Maintenance Security (IFMS) – Rs. 50/- per sq. ft.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- PLC: Central Greens/Pool Greens - 5% of BSP, Dew Greens - 3% of BSP, Hideout Greens/The Culture Court/The Courts - 2.5% of BSP, Corners - 1.5% of BSP, Ground Floor with Front Lawn - Rs. 10 Lakhs, 1st/2nd/3rd Floor - 1.5% of BSP.
- 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.



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## PAYMENT PLAN (G+17/18)

### PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 277/- per sq. ft.
Infrastructural Development Charges (IDC)	Rs. 26/- per sq. ft.
Down Payment Rebate	(see note 2)
Charges for exclusive right to use parking space	Rs. 3,50,000/- each
Preferential Location Charges (PLC)	(see note 5)
Club Membership (Mandatory)	Rs. 75,000/-

### DOWN PAYMENT PLAN (WITH 12% REBATE ON 95% OF BASIC PRICE 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 & Charges for exclusive right to use parking space (s) + 100% Club membership charges less Down Payment Rebate
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. 10 Lakhs
Within 30 days from the date of Allotment	10% of Sale Price less Booking Amount + 50% of EDC & IDC
With in 60 days of Allotment	7.5% of Sale Price + 50% of EDC & IDC
With in 90 days of Allotment	7.5% of Sale Price
On start of Foundation/PCC	10% of Sale Price
On Casting of Ground Floor Roof slab	7.5% of Sale Price + 50% of Charges for exclusive right to use parking space
On Casting of 3rd Floor Roof slab	7.5% of Sale Price + 50% Charges for exclusive right to use parking space
On Casting of 6th Floor Roof slab	7.5% of Sale Price
On Casting of 9th Floor Roof slab	7.5% of Sale Price + 100% of Club Membership
On Casting of 14th Floor Roof slab	7.5% of Sale Price
On Casting of Final Roof slab	7.5% of Sale Price
On Completion of Brick work	5% of Sale Price
On Completion of External Plaster	5% of Sale Price
On Completion of Internal tile flooring	5% of Sale Price
On Intimation of Possession	5% of 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 Group Housing Colony. In case of any revision, 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 Free Maintenance Security (IFMS) – Rs. 50/- per sq. ft.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- PLC: Central Greens/Pool Greens - 5% of BSP, Dew Greens - 3% of BSP, Hideout Greens/The Culture Court/The Courts - 2.5% of BSP, Corners - 1.5% of BSP, Ground Floor with Front Lawn - Rs. 10 Lakhs, 1st/2nd/3rd Floor - 1.5% of BSP.
- 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.



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# Subvention Payment Plan

Imperial Gardens, Sector 102, Gurgaon  
3 BHK Apartments



## Limited period offer on selected units

Linked Stages	Customer Contribution	Bank Disbursement
On Booking	Rs. 5,00,000	-
Within 45 days of booking	15% of total price consideration less booking amount + 100% of EDC/IDC	-
Within 60 days of booking	-	40% of total price consideration
Within 365 days of booking	-	40% of total price consideration
On intimation of possession	5% of total price consideration	-

Home Loan eligibility is subject to HFI/Bank's own assessment of customers eligibility. Emaar MGF Land Ltd. to bear PreEMI till 31<sup>st</sup> March 2019.

**Note:**

1. IFMS, Stamp Duty, Registration charges, Government levies and charges (if any) payable by the customer as per demand.
2. Service Tax/WAT/GST payable by the customer as per demand.
3. EDC and IDC are pro-rated per unit as applicable to this Group Housing site. In case of any upward revision in future by the Government agencies, the same would be recovered on pro-rata basis from the Applicant/Allottee.
4. Prices are subject to revision at the sole discretion of the Company.
5. Total Price Consideration includes Basic Price, PLC(s), Club Membership, One exclusive rights to use car parking space.

**Emaar MGF Land Limited**

**Sales Office:** Emaar Business Park, Mehrauli Gurgaon Road, Sikanderpur Chowk, Sector 28, Gurgaon - 122 002

**Registered Office:** ECE House, 28 Kasturba Gandhi Marg, New Delhi - 110 001 [www.emaarmgf.com](http://www.emaarmgf.com)

## EMAAR MGF IMPERIAL GARDENS PRICE LIST

Basic Price	As applicable
External Development Charges (EDC)	Rs. 277/- Per Sq.Ft.
Infrastructure! Development Charges (IDC)	Rs. 26/- Per Sq.Ft.
Charges for exclusive right to use Parking space	Rs. 3,50,000/- each
Club Membership (Mandatory)	Rs 75,000/-

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Tower - 4,5,7,8 & 9 @ Rs. 6600/-psq.ft

Tower - 6 (core 2&3) @ Rs.6800/-psq.ft & Corner Unit 1 & 4 @ Rs. 7000/-psq.ft