

Emaar Marbella Villa Gurgaon Payment Plans

SCHEDULE OF PAYMENTS (Applicable For 6250 & 8120 Sq. Ft. Villa)

Down Payment Plan (with 12% rebate on 95% of Basic Selling Price)

On Booking	Rs. 30 Lakhs
Within 45 days from the date of execution of Booking	95% of Sale Price (see note 6) 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

On Booking	Rs. 30 Lakhs
Within 30 days from the date of execution of Booking	15% of the Sale Price less Booking Amount
Within 60 days of Booking	7.5% of the Sale Price + 50% of EDC & IDC
With in 90 days of Booking	7.5% of the Sale Price + 50% of EDC & IDC
On start of Site Infrastructure Development	10% of the Sale Price
On Start of Unit Construction	7.5% of the Sale Price
On casting Basement roof slab	7.5% of the Sale Price
On casting Ground Floor roof slab	7.5% of the Sale Price +100% of Club Membership
On casting First Floor roof slab	7.5% of the Sale Price
On casting Second Floor roof slab	7.5% of the Sale Price
On completion of Brick work	7.5% of the Sale Price
On completion of External Plaster	5% of the Sale Price
On laying Internal marble flooring	5% 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:

1.	External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Project. In case of any upward revision in future by the Govt. agencies, the same would be recovered on pro-rata basis from the Applicant/Allottee.
2.	Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price, which is subject to change without notice.
3.	Interest Free Maintenance Security (IFMS) – Rs. 100/- per sq ft.
4.	Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
5.	Basic Selling Price may vary depending upon the location/unit attributes (if any).
6.	Sale Price = (Basic Selling Price) x Area of the Unit.
7.	Service tax as applicable would be payable by customer as per demand (Basic: 2.575%; PLC, Club membership & Other Charges: 10.3%)
8.	Prices subject to revision at the sole discretion of the Company.
-	Payment to be made by Demand Draft(s)/Pay Order(s)/Bankers Cheque(s) only drawn in favour of “EMAAR MGF Land Ltd.” payable at New Delhi.

SCHEDULE OF PAYMENTS - Subvention Plan (Applicable For 6250 & 8120 Sq. Ft. Villa)**Subvention Payment Plan**

Linked Stages	Customer Contribution	Bank Disbursement
On Booking	Rs. 30 Lakhs	-
Within 30 days from the date of execution of Booking	15% of Sale Price less Booking Amount	-
With in 60 days of Booking	7.5% of Sale Price + 50 % of EDC & IDC	-
With in 90 days of Booking	7.5% of Sale Price + 50 % of EDC & IDC	-
On start of Site Infrastructure Development	-	20% of Sale Price
On Start of Unit Construction	-	25% of Sale Price + 100% of Club Membership
On casting Final roof slab	-	20% of Sale Price
On offer of Possession	5% of Sale Price + IFMS + Stamp Duty & Registration Charges + Govt. levies and Charges (if any)	-

Note:

1.	External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Project. In case of any upward revision in future by the Govt. agencies, the same would be recovered on pro-rata basis from the Applicant/Allottee.
2.	Interest Free Maintenance Security (IFMS) – Rs. 100/- per sq ft.
3.	Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
4.	Basic Selling Price may vary depending upon the location/unit attributes (if any).
5.	Sale Price = (Basic Selling Price) x Area of the Unit.
6.	Service tax as applicable would be payable by customer as per demand (Basic: 2.575%; PLC, Club membership & Other Charges: 10.3%)
7.	Prices subject to revision at the sole discretion of the Company.
-	Payment to be made by Demand Draft(s)/Pay Order(s)/Bankers Cheque(s) only drawn in favour of “EMAAR MGF Land Ltd.” payable at New Delhi.