



# Emerald Greens

Opp St. Joseph convent school, Gwalior Bypass Highway, Ward No. 61, Near Chitora Rd. Flyover, Gwalior, M.P, India.

## Price list. Payment plan of Flats (PHASE II) (W.e.f. 1st MAY 2019)

	Elora II (1 BHK Flat)	Aspire II (2 BHK Flat)	Grande 3 (3 BHK)
Carpet Area (In sq ft.)	394	620	970
Exclusive Covered Balcony (In sq ft.)	55	85	118
Built- up Area (In sq ft.)	490	755	1155
Super Built- up Area (In sq ft.)	637	981	1502
<b>Basic Consideration Price ₹</b>	<b>₹ 18,25,000/-</b>	<b>₹ 25,75,000/-</b>	<b>₹ 38,50,000/-</b>

Apart From the Basic Consideration Price, Following amounts are payable by the Allottee(s):

- Preferential Location Charge (PLC)
  - 1<sup>st</sup> Floor 6% of BCP
  - 2<sup>nd</sup> Floor 4% of BCP
  - 8<sup>th</sup> Floor (with Exclusive terrace) 6% of BCP
- Car Parking Development charges \*
  - Stilt parking ₹ 1,25,000/-
  - Basement Parking ₹ 1,00,000/-
- Club Membership Registration Charges (CMRC) ₹ 50,000/-
- External Electrification Charges (EEC) ₹ 50,000/-
- Interest Free Maintenance Security Deposit (IFMSD) ₹ 40 per Sq.Ft \*\*

\* Car parking allotment will be on a first come first serve basis

\*\* Chargeable on carpet area.

- Price, terms & conditions stated here are only indicative to acquaint the applicant and are not exhaustive.
- The Maintenance Charges: The maintenance Charges, as determined by the company at the time of offer of possession of unit & to be calculated on the basis of SBA on flats & BUA on villa, shall be payable in advance for a period of three years along with the notice of possession.
- Registration charges and stamp duty charges, as applicable, for required documents, shall be payable extra by allot(s).
- Only GST is inclusive in prices & all other Government levies shall be payable extra by the Allottee(s) as applicable.
- The BCP is calculated on the basis of the carpet area which is tentative and subject to change. Any increase or decrease in carpet area may be payable or refundable as the case may be.
- The above Prices/Payment plans are subject to revision/withdrawal at any time without notice at the sole discretion of the company, but the prices once booked remains escalation free.

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## Construction Linked Installment Plan (For Flats)

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On Booking	10% of BCP
Within 45 days of Booking	10% of BCP
Within 90 days of Booking	10% of BCP
On Casting of Parking Slab	10% of BCP + CPDC
On Casting of First Floor Slab	10% of BCP + PLC
On Casting of Third Floor Slab	10% of BCP + EEC
On Casting of Fifth Floor Slab	10% of BCP + CMRC
On Casting of Seventh Floor Slab	10% of BCP
On completion of Masonry work within the flat	5% of BCP
On completion of Plaster work within the flat	5% of BCP
On completion of Flooring within the flat	5% of BCP
On final notice of Possession	5% of BCP + other charges* as applicable

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**BCP - Basic Consideration Price**

**PLC- Preferential Location Charges**

**EEC- External Electrification Charges**

**CMRC- Club Membership & Registration Charges**

**CPDC - Car Parking Development Charges**

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\* Other charges include Interest Free Maintenance, Security Deposit, Maintenance Charges as applicable, and any/all such charges which may be charge due to Government/Regulatory Authorities. Stamp Duty Charges, Registration Charges, Government levies, VAT/ GSTand Electric Meter & Installation Charges shall be charged as per actual.

\*\* This installation and the subsequent installment(s) in the above installment plan shall become payable on the demand irrespective of the serial order in which they are listed above.

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