



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 Royal Villa. (W.e.f.1st MAY 2019)

	Type I	Type II & III	Type IV
Plot Area (In sq ft.)	1144	1144	1144
Carpet Area (In sq ft.)	1505	1610	1211
Exclusive covered Balcony/ Porch/ Verandah (In sq ft.)	400	277	362
Exclusive open Balcony/ Porch/ Garden (In sq ft.)	163	157	155
Built- up Area (In sq ft.)	2059	2079	1480
Basic Consideration Price	₹ 57,50,000/-	₹ 57,50,000/-	₹ 47,75,000/-

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

- Club Membership Registration Charges (CMRC) ₹ 50,000/-
- External Electrification Charges (EEC) ₹ 50,000/-
- Interest Free Maintenance Security Deposit (IFMSD) ₹ 40 per Sq.Ft

- 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. IFMSD will also be calculated on built up area.
- Interest free maintenance security deposit (IFMSD) shall be charged on carpet area.
- Registration charges and stamp duty charges, as applicable, shall be payable extra by allottee(s).
- GST (Goods and Service Tax) is inclusive prices.
- 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.

Development Linked Installment Plan Of Royal Villa

On Booking	10% of BCP
Within 45 days of Booking	10% of BCP
Within 90 days of Booking	10% of BCP
On Starting of Excavation	10% of BCP
On Completion of DPC level	10% of BCP
On Casting of Ground floor slab	10% of BCP + 50 % of PLC
On Casting of First Floor Slab	10% of BCP + 50 % of PLC
On Completion of Brickwork	10% of BCP + EEC
On Completion of Internal Plaster	10% of BCP + CMRC
On Completion of Flooring	5% of BCP
On Final Notice of Possession	5% of BCP+ Other Charges* as applicable

BCP - Basic Consideration Price
PLC- Preferential Location Charges

CMRC- Club Membership & Registration Charges
EEC - External Electrification Charges

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

*** This installment 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.
