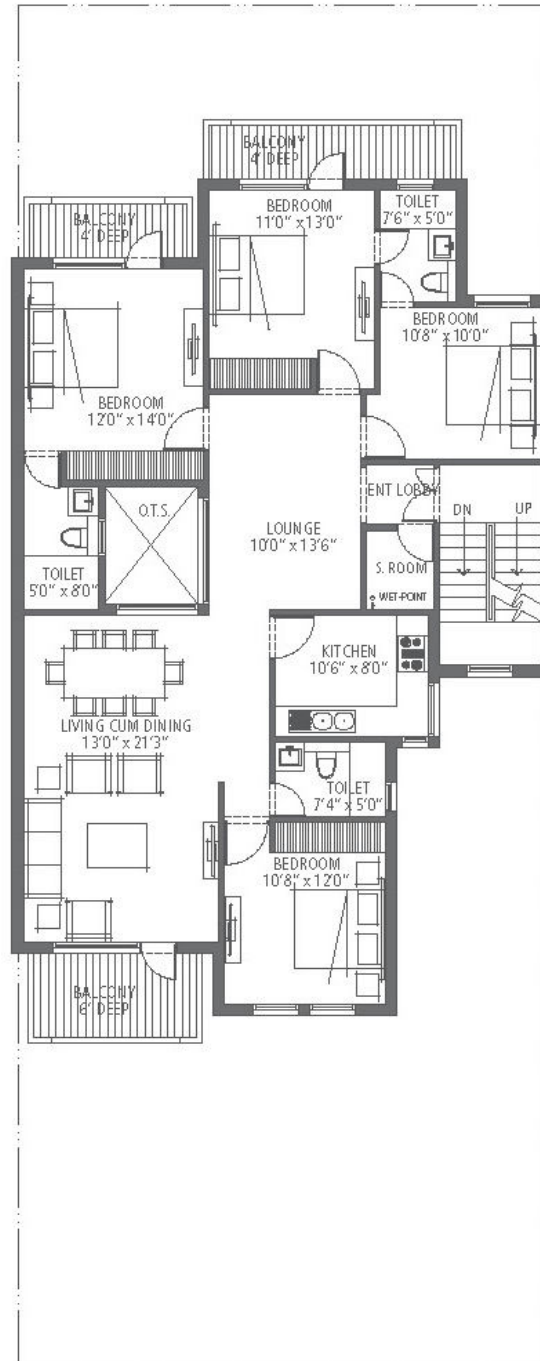


Channel Partners for Sale

**350 sq. yds. (Type D)**  
**4 Bedroom, 3 Bathroom and S. Room**



**EMERALD FLOORS**  
AT EMERALD HILLS



First & Second Floor Plan

**350 sq. yds. (Type D)**  
4 Bedroom, 3 Bathroom and S. Room



**EMERALD FLOORS**  
AT EMERALD HILLS



Terrace Floor Plan

## Emerald Floors Cost Break Up 4BHK Second Floor Plot Size 350 sq. yards

PRICES	INR
Plot Size sq. yd.	350
Super Built Up Area sq.ft.	1750
Additional Area Lawn/ Terrace	600
Floor	Second Floor
BSP	600000
Sale Price	630000
EDC & IDC	300000
Booking Amount	500000
Down Payment Discount	684000
Total COST ( Down Payment Plan)	5616000
<b>TOTAL COST ( Construction Linked)</b>	<b>63,00,000</b>

### Payment Plan 4BHK Second Floor Plot Size 350 sq. yards

Months	In %	Installments to be Paid	Amount
<b>On Booking</b>		<b>Booking Amount</b>	<b>500000</b>
<b>Within 30 Days of Booking</b>	<b>10</b>	<b>% of Sale Price less booking amount</b>	<b>130000</b>
<b>Within 60 days of booking &amp; issue of agreement</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>Within 90 days of booking &amp; start of External Infrastructure Development (Township Development)</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>On Start of Unit Construction</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>On Casting of Ground Floor</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>On Casting of 2nd Floor</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>On Completion of Brickwork &amp; internal Plastering</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>On Completion of Internal Electrical Conducting &amp; Plumbing</b>	<b>10</b>	<b>% of Sale Price</b>	<b>630000</b>
<b>On Completion of Internal Flooring</b>	<b>7.5</b>	<b>% of Sale Price</b>	<b>472500</b>
<b>On Completion of External Flooring</b>	<b>7.5</b>	<b>% of Sale Price</b>	<b>472500</b>
<b>On Intimation of Possession</b>	<b>5</b>	<b>% of Sale Price + IFMS( Stamp Duty &amp; Registration) + Club Membership</b>	<b>315000</b>
	<b>100</b>	<b>Total Cost (Excluding Registration Charges + IFMS + Club Membership + any other applicable charges )</b>	<b>63,00,000</b>

### Down Payment Plan 4BHK Second Floor Plot Size 350 sq. yards

STAGES	In %	To be Paid	Amount
<b>On Booking</b>		<b>Booking Amount</b>	<b>500000</b>
<b>Within 45 Days of Booking</b>	<b>95</b>	<b>% of Sale Price less booking amount less Down payment</b>	<b>4801000</b>
<b>On Intimation of Possession</b>	<b>5</b>	<b>% of Sale Price + IFMS( Stamp Duty &amp; Registration) + Club Membership</b>	<b>315000</b>
	<b>100</b>	<b>Total Cost (Excluding Registration Charges + IFMS + Club Membership + any other applicable charges )</b>	<b>5616000</b>

#### Notes:-Plot Size - 350sq.yards : 4 Bedroom + 3 Toilets + Family Lounge + SQ

- 1- 1st and 2nd Floor : 1 car park cost included in BSP
- 2- Ground Floor : 2 car park cost included in BSP
- 3- Optional Up Grade Package: Split Air conditioner -1 in each room + Modular Kitchen with Chimney & Hob = 4 Lacs
- 4- Down Payment rebate - 12% on 95% of BSP + PLC
- 5- IFMS/Club Membership: Extra as applicable
- 6- Price subject to revision without any notice
- 7- Additional Car Parking Charges : Rs.1.5 Lakh per bay ( Subject to availability)
- 8- PLC :- 5% each ( Applicable on corner, Green Facing and Major Road)
- 9- EDC & IDC rates are approximate (In case of any revision by the Govt. Agencies, the same (and arrears, if any) will be applicable on a pro rata basis)
10. Stamp Duty, Registration Charges and the IFMS is payable based on prevailing rates.
- 11.Club Membership would be available to residents at preferential rates

\*PLC Extra as Applicable