

## PRICE LIST

### Emaar MGF : Marbella : Sector 66 Gurgaon :: Price List

<b>Price List</b>			
Type :-	Villa Belleza	Villa Monada	Villa Belinda
** Villa Price	Rs. 4.45 Cr.	Rs. 5.55 Cr.	Rs. 7.70 Cr.
Inaugural Discount	Rs. 25 Lacs	Rs. 30 Lacs	Rs. 35 Lacs
Net Basic Price	Rs. 4.20 Cr.	Rs. 5.25 Cr.	Rs. 7.35 Cr.
On Time Payment Rebate	5%	5%	5%
Net Effective Price	Rs. 3.99 Cr ++	Rs. 4.99 Cr. ++	Rs. 6.99 Cr. ++
Booking Amount	Rs. 25 Lacs	Rs. 30 Lacs	Rs. 30 Lacs
PLC and EDC/ IDC Extra			
<b>Preferential Location Charges:</b>			
15 Meter Road	5% of Net Basic Price		
Corner	5% of Net Basic Price		
24 Meter Road	7.5% of Net Basic Price		
Park / Green	7.5% of Net Basic Price		
<b>SCHEDULE OF PAYMENTS ( Applicable For 6,520 &amp; 8,120 Sq.ft. Villa )</b>			
<b>Prices</b>			
Basic Selling Price (BSP)	As Applicable		
External Development Charges (EDC) & Infrastructural Development Charges (IDC)	As Applicable		
Down Payment Rebate	As Applicable		
ClubMembership (Mandatory)	Rs. 2 Lakhs		
On TimePayment Rebate	5% of the BSP		
<b>DOWN PAYMENT PLAN ( with 12% Rebate on 95% of Basic Selling Price)</b>			
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)		
<b>CONSTRUCTION LINKED PAYMENT PLAN</b>			
linked Stages	Payment		
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)		
<b>Note :</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>2. Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price, which is subject to change without notice.</li> <li>3. Interest Free Maintenance Security (IFMS) – Rs. 100/- per sq ft.</li> <li>4. Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.</li> <li>5. Basic Selling Price may vary depending upon the location/unit attributes (if any).</li> <li>6. Sale Price = (Basic Selling Price) x Area of the Unit.</li> <li>7. Service tax as applicable would be payable by customer as per demand (Basic: 2.575%; PLC, Club membership &amp; Other Charges: 10.3%)</li> <li>8. Prices subject to revision at the sole discretion of the Company.</li> </ol>			
Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "Emaar MGF land Ltd." payable at New Delhi.			

**SCHEDULE OF PAYMENTS - SUBVENTION PLAN ( Applicable For 6,520 & 8,120 Sq.ft. Villa )****Prices**

Basic Selling Price (BSP)	As Applicable
External Development Charges (EDC) & Infrastructural Development Charges (IDC)	As Applicable
Down Payment Rebate	As Applicable
Club Membership (Mandatory)	Rs. 2 Lakhs

**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)	-

Subject to bank loan clearance, Emaar MGF to pay Pre EMI interest till October 2012\*

**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)/Banker's Cheque(s) only drawn in favour of "Emaar mGF land ltd." payable at New Delhi.

\*Conditions apply. Home loans at sole discretion of Bank. Please refer to the detailed terms and conditions for the offer. Emaar MGF to pay interest till October 2012 under a pre-EMI interest subvention scheme by Emaar MGF. Subsequently, adjustable rates from Bank shall apply.

In case the customer is not able to get the subvention loan sanctioned by the due date (4th Installment), the payment plan would be converted to the construction linked plan.