



# PALM HILLS

## SCHEDULE OF PAYMENTS

### PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 337/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 34/- per sq. ft.
Down Payment Rebate	As applicable
Preferential Location Charges (PLC)	(See note 6)
Parking - Covered (1 Mandatory for 3 BHK & 2 for 4 BHK)	Rs. 2,00,000/- each
Parking (Open)	Rs. 1,50,000/-
Club Membership (Mandatory)	Rs. 50,000/-

### DOWN PAYMENT PLAN with 12% rebate on 95% of Basic Price and PLC

On Booking	Rs. 5 Lakhs
Within 45 days of Booking	95% of Sale Price (See note 7) less Booking Amount + 100% EDC, IDC & Cost of Parking Slot(s) + 100% Club Membership charges less Down Payment Rebate
On Intimation for 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

#### Linked Stages

On Booking  
Within 45 Days of Booking  
Within 90 days of booking  
On start of construction  
On Completion of Ground Floor roof slab  
On Completion of 2nd floor roof slab  
On Completion of 5th floor roof slab  
On Completion of Final roof slab  
On completion of Brick work  
On completion of External Plaster  
On completion of Internal tile flooring  
On intimation for possession

#### Payment

Rs. 5 Lakhs  
15% of Sale Price less booking amount + 50% of EDC & IDC  
10% of Sale Price  
10% of Sale Price  
10% of Sale Price + 50% of EDC & IDC  
10% of Sale Price + 50% of Cost of Parking Slot  
10% of Sale Price  
7.5% of Sale Price + 50% of Cost of Parking Slot  
7.5% of Sale Price  
7.5% of Sale Price + 100% Club Membership charges  
7.5% of Sale Price  
5% of Sale Price + IFMS + Stamp Duty & Registration Charges  
+ Govt. levies and charges (If any)

#### Note:

- External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Group Housing Colony. 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.
- Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) - As applicable.
- Stamp Duty/Registration Charges shall be payable along with the last instalment based on the then prevailing rates.
- 1 Car Parking bay for 3 Bedroom Unit and 2 Car Parking bays for 4 Bedroom Unit is mandatory.
- PLC: Green Space - Rs. 300/225/150/- sq. ft., Corner - Rs. 100/- sq. ft., 1st Floor - Rs. 150/- sq. ft., 2nd Floor - Rs. 100/- sq. ft., 3rd Floor - Rs. 50/- sq. ft., One Unit to a floor - Rs. 225/- sq. ft., Terrace Usage Rights - Rs. 3 Lakhs (3 BR)/Rs. 5 Lakhs (4 BR)
- Sale Price = (Basic Price + PLC) x Area of the Apartment.
- Service tax as applicable would be payable by customer as per demand.
- 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. - A/c Palm Hills" payable at New Delhi.
- Payment towards EDC/IDC to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMAAR MGF Land Ltd. - Palm Hills EDC/IDC A/c" payable at New Delhi.



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# PALM HILLS

## SUBVENTION PLAN\* - SCHEDULE OF PAYMENTS

Applicable on 4 Bedroom Apartments only

### PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 337/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 34/- per sq. ft.
Down Payment Rebate	As applicable
Preferential Location Charges (PLC)	(See note 5)
Parking - Covered (1 Mandatory for 3 BHK & 2 for 4 BHK)	Rs. 2,00,000/- each
Parking (Open)	Rs. 1,50,000/-
Club Membership (Mandatory)	Rs. 50,000/-

### SUBVENTION PAYMENT PLAN

Stage of construction	Customer Contribution	HDFC Disbursement
On Booking	Rs. 5 lakhs	–
With in 45 Days of Booking	15% of the Sale Price less booking amount +50% of EDC & IDC	–
With in 60 days of Booking	50% of EDC & IDC	10% of Sale Price
On Start of Construction	–	15% of Sale Price
On Completion of 50% of structure	–	15% of Sale Price + 100% cost of of Car parking Slot (s)
On Completion of Structure	20% of Sale Price	–
On Completion of Brick Work	5% of Sale Price	–
On Completion of External Plaster	7.5% of Sale Price + 100% Club Membership	–
On Completion of Internal Tile Flooring	7.5% of Sale Price	–
On Intimation of possession	5% of Sale Price + IFMS (See note 2) + Stamp Duty & Registration Charges (See note 3) + Govt. levies and charges (if any)	–

### Emaar MGF to pay EMI till December 2011, subsequently to be paid by customer\*

#### Note:

- External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Group Housing Colony. 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.
- Interest Free Maintenance Security (IFMS) - As applicable.
- Stamp Duty/Registration Charges shall be payable along with the last instalment based on the then prevailing rates.
- 1 Car Parking bay for 3 Bedroom Unit and 2 Car Parking bays for 4 Bedroom Unit is mandatory.
- PLC: Green Space - Rs. 300/225/150/- sq. ft., Corner - Rs. 100/- sq. ft., 1st Floor - Rs. 150/- sq. ft., 2nd Floor - Rs. 100/- sq. ft., 3rd Floor - Rs. 50/- sq. ft., One Unit to a floor - Rs. 225/- sq. ft., Terrace Usage Rights - Rs. 3 Lakhs (3 BR)/Rs. 5 Lakhs (4 BR)
- Sale Price = (Basic Price + PLC) x Area of the Apartment.
- Service tax as applicable would be payable by customer as per demand.
- 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. - A/c Palm Hills" payable at New Delhi.
- Payment towards EDC/IDC to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMAAR MGF Land Ltd. - Palm Hills EDC/IDC A/c" payable at New Delhi.

\*Conditions apply. Home loans at sole discretion of HDFC Ltd. Please refer to the detailed terms and conditions for the offer. For the balance amount you may avail a home loan from HDFC Ltd. No interest till 31st December 2011 under a pre-EMI interest subvention scheme by Emaar MGF. Subsequently, adjustable rates from HDFC Ltd. shall apply.



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