

PRICE LIST – 4 BHK APARTMENTS – TOWER - D			
UNIT SIZE	2190 Sq.ft.	2360 Sq.ft.	2385 Sq.ft.
Unit Category	4 BHK + 3 T	4 BHK + 4 T	4 BHK + 4 T
Basic Selling Price	4500	4500	4500
Inaugural Discount(For Navratras only)	200	200	200
Net BSP after Discount	4300	4300	4300
Sale Value	9417000	10148000	10255500
<ul style="list-style-type: none"> • Bareshell/ Raw Flats @ 4500 – 200 = Rs. 4300/- Sq.ft. • Standard @ 4800 – 200 = Rs. 4600/- Sq.ft. • Fully Loaded Luxury Flats @5300 –200 = Rs. 5100/- Sq.ft. 			

PAYMENT PLAN 25:25:50	
1. Booking Amount	10% of the sale value of Flat
2. Within 45 days from the date of booking	15% of the sale value of Flat
3. On completion of Super Structure	25% of the sale value of Flat
4. At the time of applying for Occupation Certificate	50% of the sale value of Flat

Note:-

- Flat Value includes facilities of One Covered Car Parking, One Club Membership, Current EDC & IDC . Enhanced EDC & IDC (if any) will be charged extra subject to final outcome of CWP pending in P & H High Court on Actual Basis.
- Monthly Maintenance charges as applicable from time to time shall be charged extra and Interest Free Maintenance Security (IFMS) shall be payable @Rs.50/- per sqft at the time of offer of possession for fit-out.
- Possession related charges not exceeding Rs. 50,000/- will be charged at the time of offer of possession for fit-out.
- Minimum Power Back up is 2 KVA and maximum available power backup is 5 KVA per unit. Power back up beyond 2 KVA shall be charged extra @Rs. 30,000/- per KVA.
- Cheques/ DD to be made in favour of “**Emerald Homedevelopers Pvt. Ltd.**”.
- Prices mentioned above may be revised at the sole discretion of company. Prices prevailing on the respective date of booking shall only be applicable.
- After acceptance of offer/booking settled prices shall be firm and escalation free.
- Stamp Duty & other charges for registration of units shall be borne by the allottees.
- Any additional facility, requested by the allottee shall be charged extra.
- All facilities shown in publicity material, building plans, layouts, specification etc. are tentative and subject to variation and modification as decided by the company or competent authority.
- Price, terms & conditions stated herein are merely with a view to acquaint the applicant and are not exhaustive. Allotment of unit will be governed by terms and conditions to be signed by the applicant/allottee as contained in application Form and Buyer’s Agreement.
- Allotment of units will be done on "First Come First Serve" basis.
- All Statutory taxes such as GST shall be charged extra and any other charges levied by Central/State Government as applicable shall be charged extra from time to time.
- Personal Lawn/Green Area /any other additional terrace area provided will be subject to payment of additional charges.
- The above mentioned area is super area /saleable area which include covered area plus proportionate share of common area such as staircases, passage, lift facilities etc. Covered area means Carpet area and area under walls, balconies etc. In other words, whole area under the outer lines of a flat is covered area.
- One Covered Car Parking is included in Flat Value. Additional covered car parking will be available on request on "First Come First Serve" basis on additional cost. Parking on Basement/Stilt will be allotted on "First Come First Serve" basis.