

## PAYMENT SCHEDULE & TERMS

Emami City offers two types of payment plan like Construction Linked and Time Linked.  
**Construction Linked Payment Schedule**

Construction linked schedule is beneficial for tower D1, which is at the piling stage.

\* Total Consideration= Basic Price + Floor Riser Charge + PLC (as applicable) + Car Parking (as applicable) + Servants Accommodation + (Open Terrace/Lawn wherever applicable)

SI No	Total Consideration	Amount to be Paid (In Rupees)
1	On Application	2 lacs
2	On Allotment	20% of total Consideration after adjusting the application money + 50% of Legal Fees
3	On Completion of Piling	10% of total Consideration
4	On Completion of Foundation	10% of total Consideration
5	On Completion of 2nd Floor	10% of total Consideration
6	On Completion of 5th Floor	10% of total Consideration
7	On Completion of 8th Floor	10% of total Consideration
8	On Completion of 11th Floor	10% of total Consideration
9	On Completion of 13th Floor	10% of total Consideration
10	On Intimation of Possession	10% of total Consideration + Club Membership Charges + Interest Free Maintenance Security + Interest Free Municipal Tax Deposit + Utility Charge + Sinking Fund + CESC Meter and Connection Charges on actual + 50% of Legal Fees + Stamp Duty, Registration Charges, Govt. Taxes and levies, Service tax as applicable

## Time Linked Payment Schedule

Time-Linked Payment Schedule valid from 1st February, 2016 for all the blocks

For towers which are nearing completion, buyers can opt for Time Linked Payment Schedule instead of Construction Linked Payment Plan. Thereby, instead of paying bulk of the cost of apartment within 2-3 months they can spread it out to over a year at no interest or any other financial cost.

\* Total Consideration= Basic Price + Floor Riser Charge + PLC (as applicable) + Car Parking (as applicable) + Servants Accommodation + (Open Terrace/Lawn wherever applicable)

SI No	Total Consideration	Amount to be paid (in rupees)
1	On Application	2 lacs
2	On Allotment	20% of total Consideration after adjusting the application money + 50% of Legal Fees
3	Within 2 months from the date of Allotment	10% of total Consideration
4	Within 4 months from the date of Allotment	10% of total Consideration
5	Within 6 months from the date of Allotment	10% of total Consideration
6	Within 8 months from the date of Allotment	15% of total Consideration
7	Within 10 months from the date of Allotment	10% of total Consideration
8	Within 12 months from the date of Allotment	15% of total Consideration
9	On Intimation Of Possession	10% of total Consideration + Club Membership Charges + Interest Free Maintenance Security + Interest Free Municipal Tax Deposit + Utility Charge + Sinking Fund + CESC Meter and Connection Charges on actual + 50% of Legal Fees + Stamp Duty, Registration Charges, Govt. Taxes and levies, Service tax as applicable

Break up of rate:

Floor Height	Rs. 35/- per sq ft
Location PLC	Rs. 50 – 150 /- per sq ft depending upon location

**Extra Charges:**

Club Membership	Rs 60/- per sq ft
Utility charges such as DG Connection, electricity, etc.	Rs 75/- per sq ft
Legal charges	Rs 11,000/- per flat
Sinking funds	Rs 25/- per sq ft
Interest Free Municipal Tax Deposit (IFMD)	Rs 1.50/- per sq ft x 12 months = Rs 18/- per sq ft
Interest Free Maintenance Security (IFMS)	Rs 1.50/- per sq ft x 12 months = Rs 18/- per sq ft
CESC meter and connection charges	On actual
Stamp duty, Registration Charges, Incidental Expenses, Govt. Taxes and levies, any other charges	As applicable
Servant Accommodation	To be charged extra subject to Allotment

**Other terms and conditions**

- Cancellation charges on application Rs. 25,000/-
- Cancellation charges after allotment of flat 5% of total Consideration
- Nomination charges Rs. 250 per sq. ft.
- Late payment interest @18% per annum for first 3 months. After 3 months cancellation of unit with 5% deduction of Total Consideration
- Lock In Period - 18 Months from the date of allotment.
- Emami Realty Ltd. does not undertake and entertain any Cash transactions for any matter.
- Payment to be strictly made only by Account Payee Cheque / DD / Pay Order / RTGS in favour of "Emami Realty Limited".

**Disclaimer:** Taxes both present and future as applicable such as Service Tax, Value Added Tax etc. shall be paid as and when demanded by the Developer. Above Payment Schedule, Terms & Conditions or any other detail can be changed altered and/or modified at any time at the sole discretion of the Developer.