

Price and Payment Plan

Rate : ₹ per sq.ft

Construction Linked Plan

Booking Amount	: 15% of BSP
First Installment (Within 30 Days)	: 10 % of BSP
Second Installment on completion of Foundation work	: 15 % of BSP
Third Installment on completion of 1st Floor Casting	: 10 % of BSP
Fourth Installment on completion of 2nd Floor Casting	: 15 % of BSP
Fifth Installment on completion of 3rd Floor Casting	: 10 % of BSP
Sixth Installment on completion of 4th Floor Casting	: 10 % of BSP
Seventh Installment on completion of 5th floor Casting	: 10% of BSP
Eighth Installment on Possession	: 5% of BSP
	+ other charges

Other charges

Floor Preferential location Charges (upto 3rd floor)	: ₹50 per sq ft
Fire Fighting Charges	: ₹15 per sq ft
External Electrification Charges	: ₹20 per sq ft
Utility Connection Charges	: ₹25 per sq ft
Club Membership Registration Charges	: ₹25000
IFMS Charges	: ₹12000
Sinking Fund	: ₹10000
Car Parking	: ₹2lakh (Optional)
Power Backup Charges	: As per the actual
EDC/IDC	: As per the actual
Stamp Duty and Registration Charges	: As per the Actual

Terms and conditions

1. All Demand drafts and Cheques to be made in favour of "Emerald Greens" payable at Siliguri West Bengal/Ghaziabad. Outstation Cheques will be subject to additional service charges.
2. The booking will be Confirmed only after receiving 25% of the basic sale price.
3. The prices are escalation free. However, any unforeseen statutory Govt. Taxes if levied after the booking date shall be charged as per actual.
4. The allotment of Flat shall be on first come first served basis. The final allotment shall be entirely at the sole discretion of the Company who has the right to reject any application without any reason whatsoever.
5. Original Registry will be given to the buyers after one month from the date of registry of Flat as well as the clearance by the local authorities.
6. External Development Charges (EDC)/ Infrastructure Development Charges (IDC) if any, to be paid by the buyers as per Govt. norms
7. Club Membership Registration Charges are mandatory & payable only one time.
8. Car Parking Optional and not mandatory
9. Service tax and other taxes wherever applicable is to be borne by the customer as per Govt. norms.
10. Company reserves the right to revise price & payment plan without any notice at its sole discretion.

Note:

1. Stamp duty, registration fee and other expenses incidental to registration of documents.
2. If any applicant wishes to cancel his/her booking then the company will refund the amount after deducting 10% of the basic sale price.
3. Any increase in the charges or any additional charges or levy, if demanded by the Govt. of West Bengal and/or Local Authority, in future



Emerald Greens

...where lifestyle meets comfort

REINDIA