

**PONDOK INDAH RESIDENCES  
(AMALA TOWER)**

| REAL FLOOR | MKT. FLOOR | UNIT TYPE |           |               |       |                        | PAYMENT PLAN (The Price Exclude Tax) |                |                |                |                |                |
|------------|------------|-----------|-----------|---------------|-------|------------------------|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
|            |            | UNIT      | NETT (M2) | S. GROSS (M2) | TYPE  | VIEW                   | Cash (Rp)                            | 24X (Rp)       | 36X (Rp)       | 48X (Rp)       | 60X (Rp)       | KPA (Rp)       |
| 2          | 1          | 0202      | 127.00    | 146.18        | 2BR   | Garden                 | 8,874,000,000                        | 9,060,000,000  | 9,971,000,000  | 10,119,000,000 | 10,267,000,000 | 8,904,000,000  |
| 3          | 3          | 0301      | 149.00    | 176.35        | 3BR-C | Garden - PIM 3         | 11,489,000,000                       | 11,730,000,000 | 12,909,000,000 | 13,100,000,000 | 13,291,000,000 | 11,527,000,000 |
| 3          | 3          | 0302      | 137.00    | 156.81        | 3BR   | Garden                 | 9,175,000,000                        | 9,368,000,000  | 10,310,000,000 | 10,463,000,000 | 10,616,000,000 | 9,205,000,000  |
| 3          | 3          | 0308      | 149.00    | 176.35        | 3BR-C | Garden - PIOT          | 11,346,000,000                       | 11,584,000,000 | 12,748,000,000 | 12,937,000,000 | 13,126,000,000 | 11,384,000,000 |
| 4          | 5          | 0508      | 149.00    | 176.35        | 3BR-C | Garden - PIOT          | 11,368,000,000                       | 11,607,000,000 | 12,774,000,000 | 12,963,000,000 | 13,152,000,000 | 11,406,000,000 |
| 5          | 6          | 0607      | 137.00    | 156.81        | 3BR   | Garden                 | 8,737,000,000                        | 8,921,000,000  | 9,818,000,000  | 9,963,000,000  | 10,108,000,000 | 8,767,000,000  |
| 5          | 6          | 0608      | 149.00    | 176.35        | 3BR-C | Garden - PIOT          | 11,390,000,000                       | 11,629,000,000 | 12,798,000,000 | 12,987,000,000 | 13,176,000,000 | 11,428,000,000 |
| 6          | 7          | 0702      | 137.00    | 156.81        | 3BR   | Kartika Utama          | 9,252,000,000                        | 9,446,000,000  | 10,395,000,000 | 10,549,000,000 | 10,703,000,000 | 9,283,000,000  |
| 9          | 10         | 1009      | 137.00    | 156.81        | 3BR   | Garden - PIM 3         | 9,004,000,000                        | 9,193,000,000  | 10,117,000,000 | 10,267,000,000 | 10,417,000,000 | 9,035,000,000  |
| 10         | 11         | 1102      | 137.00    | 156.81        | 3BR   | Kartika Utama          | 9,354,000,000                        | 9,550,000,000  | 10,510,000,000 | 10,666,000,000 | 10,822,000,000 | 9,386,000,000  |
| 11         | 12         | 1209      | 137.00    | 156.81        | C2    | City - Margaguna       | 9,049,000,000                        | 9,239,000,000  | 10,168,000,000 | 10,318,000,000 | 10,468,000,000 | 9,080,000,000  |
| 12         | 15         | 1507      | 137.00    | 156.81        | 3BR   | Garden                 | 8,857,000,000                        | 9,043,000,000  | 9,952,000,000  | 10,099,000,000 | 10,246,000,000 | 8,887,000,000  |
| 15         | 18         | 1809      | 137.00    | 156.81        | C2    | City - Margaguna       | 9,296,000,000                        | 9,491,000,000  | 10,445,000,000 | 10,600,000,000 | 10,755,000,000 | 9,327,000,000  |
| 17         | 20         | 2005      | 137.00    | 156.81        | C2    | POOL - City - Mountain | 9,152,000,000                        | 9,344,000,000  | 10,283,000,000 | 10,435,000,000 | 10,587,000,000 | 9,182,000,000  |
| 20         | 25         | 2505      | 137.00    | 156.81        | 3BR   | POOL - City - Mountain | 9,335,000,000                        | 9,531,000,000  | 10,489,000,000 | 10,644,000,000 | 10,799,000,000 | 9,367,000,000  |
| 20         | 25         | 2507      | 137.00    | 156.81        | 3BR   | City - Gandaria        | 9,167,000,000                        | 9,360,000,000  | 10,301,000,000 | 10,453,000,000 | 10,605,000,000 | 9,198,000,000  |
| 20         | 25         | 2509      | 137.00    | 156.81        | 3BR   | City - Marga Guna      | 9,477,000,000                        | 9,676,000,000  | 10,649,000,000 | 10,807,000,000 | 10,965,000,000 | 9,509,000,000  |
| 22         | 27         | 2705      | 137.00    | 156.81        | 3BR   | POOL - City - Mountain | 9,342,000,000                        | 9,538,000,000  | 10,497,000,000 | 10,652,000,000 | 10,807,000,000 | 9,373,000,000  |
| 22         | 27         | 2707      | 137.00    | 156.81        | 3BR   | City - Gandaria        | 9,202,000,000                        | 9,395,000,000  | 10,339,000,000 | 10,492,000,000 | 10,645,000,000 | 9,233,000,000  |
| 23         | 28         | 2809      | 137.00    | 156.81        | 3BR   | City - Margaguna       | 9,531,000,000                        | 9,731,000,000  | 10,709,000,000 | 10,867,000,000 | 11,025,000,000 | 9,563,000,000  |
| 26         | 31         | 3109      | 137.00    | 156.81        | 3BR   | City - Margaguna       | 9,584,000,000                        | 9,785,000,000  | 10,769,000,000 | 10,928,000,000 | 11,087,000,000 | 9,616,000,000  |
| 27         | 32         | 3207      | 137.00    | 156.81        | 3BR   | City - Gandaria        | 9,289,000,000                        | 9,484,000,000  | 10,437,000,000 | 10,591,000,000 | 10,745,000,000 | 9,321,000,000  |
| 29         | 35         | 3507      | 137.00    | 156.81        | 3BR   | City - Gandaria        | 9,325,000,000                        | 9,521,000,000  | 10,478,000,000 | 10,633,000,000 | 10,788,000,000 | 9,356,000,000  |
| 30         | JP         | JP05      | 137.00    | 156.81        | 3BR   | POOL - City - Mountain | 9,940,000,000                        | 10,149,000,000 | 11,169,000,000 | 11,334,000,000 | 11,499,000,000 | 9,973,000,000  |

**(MAYA TOWER - JP & PENTHOUSE)**

|    |    |      |     |        |       |                           |               |                |                |                |                |               |
|----|----|------|-----|--------|-------|---------------------------|---------------|----------------|----------------|----------------|----------------|---------------|
| 23 | JP | JP01 | 112 | 134.36 | 2BR-C | GOLF - POOL - CITY        | 8,944,000,000 | 9,131,000,000  | 10,243,000,000 | 10,397,000,000 | 10,540,000,000 | 8,824,000,000 |
| 24 | PH | PH01 | 112 | 134.36 | 2BR-C | GOLF - POOL - CITY        | 9,865,025,168 | 10,071,791,739 | 11,298,719,712 | 11,468,200,508 | 11,626,382,584 | 9,733,497,084 |
| 24 | PH | PH03 | 90  | 110.60 | 2BR   | GOLF - POOL               | 7,875,000,000 | 8,040,000,000  | 9,019,000,000  | 9,154,000,000  | 9,280,000,000  | 7,770,000,000 |
| 24 | PH | PH06 | 114 | 137.97 | 2BR-C | GOLF - CITY (Veteran)     | 9,282,000,000 | 9,477,000,000  | 10,631,000,000 | 10,790,000,000 | 10,939,000,000 | 9,158,000,000 |
| 24 | PH | PH08 | 90  | 109.91 | 2BR   | CITY (Veteran)            | 7,350,000,000 | 7,504,000,000  | 8,418,000,000  | 8,545,000,000  | 8,663,000,000  | 7,252,000,000 |
| 24 | PH | PH10 | 112 | 134.36 | 2BR   | CITY (Veteran - Gandaria) | 9,107,000,000 | 9,298,000,000  | 10,430,000,000 | 10,587,000,000 | 10,733,000,000 | 8,986,000,000 |
| 24 | PH | PH12 | 90  | 110.60 | 2BR   | CITY (Gandaria)           | 7,369,000,000 | 7,524,000,000  | 8,440,000,000  | 8,567,000,000  | 8,685,000,000  | 7,271,000,000 |
| 24 | PH | PH16 | 114 | 137.97 | 2BR-C | CITY (Gandaria - Radal)   | 9,241,000,000 | 9,435,000,000  | 10,584,000,000 | 10,743,000,000 | 10,891,000,000 | 9,118,000,000 |

**(KARTIKA TOWER)**

|    |    |      |     |        |     |                       |               |               |                |                |                |               |
|----|----|------|-----|--------|-----|-----------------------|---------------|---------------|----------------|----------------|----------------|---------------|
| 3  | 3  | 0305 | 137 | 159.37 | 3BR | Garden - Pinang Emas  | 9,235,812,052 | 9,429,390,593 | 10,578,062,388 | 10,736,733,324 | 10,884,826,197 | 9,112,694,658 |
| 5  | 6  | 0607 | 137 | 159.43 | 3BR | Garden - POOL         | 9,398,980,593 | 9,595,979,075 | 10,764,944,386 | 10,926,418,552 | 11,077,127,773 | 9,273,688,089 |
| 11 | 12 | 1207 | 137 | 159.43 | 3BR | Garden - POOL         | 9,444,606,710 | 9,642,561,495 | 10,817,201,395 | 10,979,459,416 | 11,130,900,235 | 9,318,705,994 |
| 22 | 27 | 2705 | 137 | 159.37 | 3BR | CITY (Unbloking View) | 9,532,270,217 | 9,732,062,391 | 10,917,605,132 | 11,081,369,208 | 11,234,215,680 | 9,405,200,906 |
| 25 | 30 | 3005 | 137 | 159.37 | 3BR | CITY (Unbloking View) | 9,577,879,163 | 9,778,627,280 | 10,969,842,475 | 11,134,390,112 | 11,287,967,907 | 9,450,201,867 |
| 25 | 30 | 3007 | 137 | 159.43 | 3BR | CITY (Gandaria)       | 9,695,550,364 | 9,898,764,818 | 11,104,614,956 | 11,271,184,181 | 11,426,648,789 | 9,566,304,458 |

1. Harga sudah termasuk :

- Biaya penyambungan untuk listrik & air
- Biaya IMB
- Biaya pembuatan sertifikat Strata Title atas nama Developer

2. Harga tidak termasuk

- Biaya AJB, Balik Nama, BPHTB
- PPN, PPn BM, PPh pasal 22 (Bila ada), Pajak atau pungutan lainnya yang ditetapkan pemerintah

3. Bila ada perbedaan harga jual antara pricelist dan Surat Pesanan Unit, maka yang berlaku adalah harga jual yang tercantum di Surat Pesanan Unit

4. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan terlebih dahulu

5. Jadwal Bayar :

a. Cash 1 Bulan / Installment 12X / Installment 24X / Installment 36X / Installment 48X / Installment 60X

- Booking Fee H
- Down Payment 1 H + 7
- Down Payment 2 / Pelunasan Cash 1 H + 37
- Installment H + 67, H + 97, dst

b. KPA

- Booking Fee H
- Down Payment 1 H + 7
- Down Payment 2 H + 37
- Akad Kredit H + 51

6. Luas yang tercantum di Surat Pesanan Unit dan Perjanjian adalah luas nett.

7. Booking Fee yang sudah diterima, tidak dapat dikembalikan.

8. Cara bayar KPA untuk properti inden hanya bisa diajukan untuk fasilitas KPA mengikuti ketentuan Bank Indonesia dan/atau Pemerintah yang berlaku.

9. Untuk cara pembayaran KPA, besarnya suku bunga ditentukan oleh Bank penyedia KPP (Kredit Pemilikan Properti) yang berlaku pada saat SPK diterbitkan atau akad kredit dilakukan.

10. Ketentuan-ketentuan dan pelaksanaan KPP tergantung pada regulasi / kebijakan Bank penyedia KPP. Segala kebijakan Pemerintah yang mengakibatkan perubahan ketentuan KPP di luar tanggung jawab Developer /Bank.

11. Pelunasan dengan kredit dari bank/kreditur adalah sepenuhnya tanggung jawab Pemesan. Keterlambatan akad kredit/pelunasan akan dikenakan denda. Apabila permohonan kredit Pemesan belum/tidak diterima sampai dengan tanggal jatuh tempo, Pemesan wajib memilih cara bayar lain yang disediakan oleh Developer.

12. BOOKING FEE Rp 100.000.000,- (Seratus Juta Rupiah)