



2 BHK

Emerald Haven Development Limited
 Kolapakkam
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Block	A, B, C, D		A, B, C, D		A, B, C, D	
Floor	First Floor		Second, Third		Fourth Floor	
BUA	1047		1047		1047 (+84 sft Extended Balcony)	
	EAST	WEST	EAST	WEST	EAST	WEST
Facing	589	589	589	589	636	636
UDS in Sft	4,340	4,340	4,340	4,340	4,340	4,340
Base Price Rs. Sft	45,43,980	45,43,980	45,43,980	45,43,980	45,43,980	45,43,980
Base Price Rs.	75	75	75	75	75	75
Infrastructure Development charges Rs. Sft	75	-	125	-	125	-
Premium - Facing Rs. Sft	125	125	-	-	-	-
Premium - Floor Rs. Sft	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000
Car parking Rs.	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
Club Membership Rs.	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000
Solar System Rs.	52,81,905	52,03,380	52,03,380	50,72,505	52,97,920	51,67,045
Basic Price Rs. (A)	36,645	36,645	36,645	36,645	36,645	36,645
Corpus Fund Rs. 35/per sft	1,04,700	1,04,700	1,04,700	1,04,700	1,04,700	1,04,700
Maintenance 5 years Rs. 100/per sft	20,000	20,000	20,000	20,000	20,000	20,000
Electricity Deposit/Charges Rs.	30,000	30,000	30,000	30,000	30,000	30,000
Legal Fees Rs.	2,76,641	2,73,107	2,73,107	2,67,218	2,73,107	2,67,218
Service Tax Rs.	4,67,986	4,64,452	4,64,452	4,58,563	4,64,452	4,58,563
Other charges + Taxes Rs. (B)	2,600	2,600	2,600	2,500	2,600	2,600
Sale Agreement Rs. (1%)	85,149	83,519	83,519	80,804	83,519	80,804
Construction Rs. (2%)	94,269	94,269	94,269	94,269	1,01,832	1,01,832
Sale Deed Rs. (8%)*	1,82,017	1,80,388	1,80,388	1,77,572	1,87,951	1,85,236
Registration Rs. (C)						
Grand Total Rs. (A+B+C)	59,31,908	58,48,220	58,48,220	57,08,640	59,50,323	58,10,843

Schedule of Payment:

On Booking		2,60,000	2,60,000	2,60,000	2,50,000	2,60,000	2,60,000
On Agreement (less advance)	20%	8,47,068	8,30,656	8,30,656	8,13,304	8,49,564	8,22,212
On completion of Foundation	15%	8,30,301	8,17,992	8,17,992	7,97,478	8,32,173	8,11,659
On completion of Stilt	10%	5,53,534	5,45,328	5,45,328	5,31,652	5,54,782	5,41,106
On completion of First Floor	10%	5,53,534	5,45,328	5,45,328	5,31,652	5,54,782	5,41,106
On completion of Second Floor	10%	5,53,534	5,45,328	5,45,328	5,31,652	5,54,782	5,41,106
On completion of Third Floor	10%	5,53,534	5,45,328	5,45,328	5,31,652	5,54,782	5,41,106
On completion of Fourth Floor	10%	5,53,534	5,45,328	5,45,328	5,31,652	5,54,782	5,41,106
On completion of Flooring	5%	2,76,767	2,72,664	2,72,664	2,65,826	2,77,391	2,70,553
On completion of Painting	5%	2,76,767	2,72,664	2,72,664	2,65,826	2,77,391	2,70,553
On Handing over & Other charges	5%	4,91,317	4,87,214	4,87,214	4,80,376	4,91,941	4,85,103
Registration & stamp duty Charges		1,82,017	1,80,388	1,80,388	1,77,572	1,87,951	1,85,236
Total price Rs.		59,31,908	58,48,220	58,48,220	57,08,640	59,50,323	58,10,843

NOTE:

- * Calculated based on the present Guideline Value (GLV) of Rs.2000/- per sft. Any increase in the GLV at the time of registration shall be charged extra.
- Service Tax payable on prevailing rates along with each instalment.
- Registration of UDS will be done only upon receipt of 85% of the Basic price of the apartment.
- Stamp duty, registration, legal & documentation charges to be paid prior to the registration.
- Prices are subject to revision at the sole discretion of the company.
- Corpus Fund and Advance Maintenance Charges needs to be paid at the time of possession along with the final instalment.
- Any upward revision in Stamp duty, Registration Charges, Service Tax, VAT and introduction of any other taxes, levies, charges etc., shall be borne by the purchaser.
- Earnest Money Deposit received will be adjusted to the amount payable on signing the agreement.