



Emerald Haven Development Limited
Kolapakkam
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3 BHK

Block	A, B, C, D		A, B, C, D		A, B, C, D	
Floor	First Floor		Second, Third		Fourth Floor	
BUA	1193		1193		1193 (+113 sft Extended Balcony)	
Facing	NORTH	SOUTH	NORTH	SOUTH	NORTH	SOUTH
UDS in Sft	671	671	671	671	735	735
Base Price Rs. Sft	4,340	4,340	4,340	4,340	4,340	4,340
Base Price Rs.	51,77,620	51,77,620	51,77,620	51,77,620	51,77,620	51,77,620
Infrastructure Development charges Rs. Sft	75	75	75	75	75	75
Premium - Facing Rs. Sft	75	-	125	-	125	-
Premium - Floor Rs. Sft	125	125	-	-	-	-
Car parking Rs.	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000
Second Car parking Rs.	-	-	-	-	1,00,000	1,00,000
Club Membership Rs.	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000
Solar System Rs.	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000
Basic Price Rs. (A)	59,55,695	58,66,220	58,66,220	57,17,095	60,93,400	59,44,275
Corpus Fund Rs. 35/per sft	41,755	41,755	41,755	41,755	41,755	41,755
Maintenance 5 years Rs. 100/per sft	1,19,300	1,19,300	1,19,300	1,19,300	1,19,300	1,19,300
Electricity Deposit/Charges Rs.	20,000	20,000	20,000	20,000	20,000	20,000
Legal Fees Rs.	30,000	30,000	30,000	30,000	30,000	30,000
Service Tax Rs.	3,09,151	3,05,125	3,05,125	2,98,414	3,09,625	3,02,914
Other charges + Taxes Rs. (B)	5,20,206	5,16,180	5,16,180	5,09,469	5,20,680	5,13,969
Sale Agreement Rs. (1%)	3,000	2,900	2,900	2,900	3,000	3,000
Construction Rs. (2%)	95,720	93,864	93,864	90,770	95,939	92,845
Sale Deed Rs. (8%)*	1,07,413	1,07,413	1,07,413	1,07,413	1,17,587	1,17,587
Registration Rs. (C)	2,06,133	2,04,177	2,04,177	2,01,082	2,16,526	2,13,432
Grand Total Rs. (A+B+C)	66,82,035	65,86,577	65,86,577	64,27,647	68,30,606	66,71,676
Schedule of Payment:						
On Booking		3,00,000	2,90,000	2,90,000	3,00,000	3,00,000
On Agreement (less advance)	20%	9,47,890	9,39,190	9,39,190	9,75,526	9,44,359
On completion of Foundation	15%	9,35,918	9,21,892	9,21,892	9,56,644	9,33,269
On completion of Stilt	10%	6,23,945	6,14,595	6,14,595	6,37,763	6,22,179
On completion of First Floor	10%	6,23,945	6,14,595	6,14,595	6,37,763	6,22,179
On completion of Second Floor	10%	6,23,945	6,14,595	6,14,595	6,37,763	6,22,179
On completion of Third Floor	10%	6,23,945	6,14,595	6,14,595	6,37,763	6,22,179
On completion of Fourth Floor	10%	6,23,945	6,14,595	6,14,595	6,37,763	6,22,179
On completion of Flooring	5%	3,11,973	3,07,297	3,07,297	3,18,881	3,11,090
On completion of Painting	5%	3,11,973	3,07,297	3,07,297	3,18,881	3,11,090
On Handing over & Other charges	5%	5,48,423	5,43,747	5,43,747	5,55,331	5,47,540
Registration & stamp duty Charges		2,06,133	2,04,177	2,04,177	2,16,526	2,13,432
Total price Rs.		66,82,035	65,86,577	65,86,577	68,30,606	66,71,676

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.