



# 2 BHK

Emerald Haven Development Limited

Kolapakkam

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Block	F		F	
Floor	First		Second, Third, Fourth	
BUA	841		841	
	NORTH	SOUTH	NORTH	SOUTH
Facing	473	473	473	473
UDS in sft	4,340	4,340	4,340	4,340
Basic Price Rs. Sft	36,49,940	36,49,940	36,49,940	36,49,940
Basic Price Rs.	75	75	75	75
Infrastructure Development Charges Rs. Sft	75	-	125	-
Premium - Facing Rs. Sft	125	125	-	-
Premium - Floor Rs. Sft	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
Club Membership Rs.	1,00,000	1,00,000	1,00,000	1,00,000
Solar System Rs.	43,31,215	42,68,140	42,68,140	41,63,015
Basic cost Rs. (A)	29,435	29,435	29,435	29,435
Corpus Fund Rs. 35/per sft	84,100	84,100	84,100	84,100
Maintenance 5 years Rs. 100/per sft	20,000	20,000	20,000	20,000
Electricity Deposit/Charges Rs.	30,000	30,000	30,000	30,000
Legal Fees Rs.	2,30,770	2,27,931	2,27,931	2,23,201
Service Tax Rs.	3,94,305	3,91,466	3,91,466	3,86,736
Other charges + Taxes Rs. (B)	2,200	2,100	2,100	2,100
Sale Agreement Rs. (1%)	70,233	68,924	68,924	66,743
Construction Rs. (2%)	75,720	75,720	75,720	75,720
Sale Deed Rs. (8%)*	1,48,153	1,46,744	1,46,744	1,44,563
Registration Rs. (C)				
Grand Total Rs. (A+B+C)	48,73,673	48,06,350	48,06,350	46,94,313
<b>Schedule of Payment:</b>				
On Booking		2,20,000	2,10,000	2,10,000
On Agreement (less advance)	20%	6,88,374	6,85,191	6,85,191
On completion of Foundation	15%	6,81,280	6,71,393	6,71,393
On completion of Stilt	10%	4,54,187	4,47,596	4,47,596
On completion of First Floor	10%	4,54,187	4,47,596	4,47,596
On completion of Second Floor	10%	4,54,187	4,47,596	4,47,596
On completion of Third Floor	10%	4,54,187	4,47,596	4,47,596
On completion of Fourth Floor	10%	4,54,187	4,47,596	4,47,596
On completion of Flooring	5%	2,27,093	2,23,798	2,23,798
On completion of Painting	5%	2,27,093	2,23,798	2,23,798
On Handing over & Other charges	5%	4,10,743	4,07,448	4,07,448
Registration & stamp duty Charges		1,48,153	1,46,744	1,46,744
Total price Rs.		48,73,673	48,06,350	48,06,350

**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.