



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						
UDS in Sft	589	589	589	589	636	636
Base Price Rs. Sft	4,290	4,290	4,290	4,290	4,290	4,290
Base Price Rs.	44,91,630	44,91,630	44,91,630	44,91,630	44,91,630	44,91,630
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
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)	52,29,555	51,51,030	51,51,030	50,20,155	52,45,570	51,14,695
Corpus Fund Rs. 35/per sft	36,645	36,645	36,645	36,645	36,645	36,645
Maintenance 5 years Rs. 100/per sft	1,04,700	1,04,700	1,04,700	1,04,700	1,04,700	1,04,700
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.	2,74,285	2,70,751	2,70,751	2,64,862	2,70,751	2,64,862
Other charges + Taxes Rs. (B)	4,65,630	4,62,096	4,62,096	4,56,207	4,62,096	4,56,207
Sale Agreement Rs. (1%)	2,600	2,600	2,600	2,500	2,600	2,600
Construction Rs. (2%)	84,062	82,433	82,433	79,717	82,433	79,717
Sale Deed Rs. (8%)*	94,269	94,269	94,269	94,269	1,01,832	1,01,832
Registration Rs. (C)	1,80,931	1,79,302	1,79,302	1,76,486	1,86,865	1,84,149
Grand Total Rs. (A+B+C)	58,76,116	57,92,428	57,92,428	56,52,848	58,94,531	57,55,051

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%	8,36,127	8,19,715	8,19,715	8,02,362	8,38,623	8,11,270
On completion of Foundation	15%	8,22,095	8,09,786	8,09,786	7,89,272	8,23,967	8,03,453
On completion of Stilt	10%	5,48,063	5,39,858	5,39,858	5,26,181	5,49,312	5,35,635
On completion of First Floor	10%	5,48,063	5,39,858	5,39,858	5,26,181	5,49,312	5,35,635
On completion of Second Floor	10%	5,48,063	5,39,858	5,39,858	5,26,181	5,49,312	5,35,635
On completion of Third Floor	10%	5,48,063	5,39,858	5,39,858	5,26,181	5,49,312	5,35,635
On completion of Fourth Floor	10%	5,48,063	5,39,858	5,39,858	5,26,181	5,49,312	5,35,635
On completion of Flooring	5%	2,74,032	2,69,929	2,69,929	2,63,091	2,74,656	2,67,818
On completion of Painting	5%	2,74,032	2,69,929	2,69,929	2,63,091	2,74,656	2,67,818
On Handing over & Other charges	5%	4,88,582	4,84,479	4,84,479	4,77,641	4,89,206	4,82,368
Registration & stamp duty Charges		1,80,931	1,79,302	1,79,302	1,76,486	1,86,865	1,84,149
Total price Rs.		58,76,116	57,92,428	57,92,428	56,52,848	58,94,531	57,55,051

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.