



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)		
	NORTH	SOUTH	NORTH	SOUTH	NORTH	SOUTH	
Facing							
UDS in Sft	671	671	671	671	735	735	
No of units	4	4	8	8	4	4	
Base Price Rs. Sft	4,290	4,290	4,290	4,290	4,290	4,290	
Base Price Rs.	51,17,970	51,17,970	51,17,970	51,17,970	51,17,970	51,17,970	
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)	58,96,045	58,06,570	58,06,570	56,57,445	60,33,750	58,84,625	
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.	3,06,467	3,02,441	3,02,441	2,95,730	3,06,941	3,00,230	
Other charges + Taxes Rs. (B)	5,17,522	5,13,496	5,13,496	5,06,785	5,17,996	5,11,285	
Sale Agreement Rs. (1%)	2,900	2,900	2,900	2,900	3,000	2,900	
Construction Rs. (2%)	94,483	92,626	92,626	89,532	94,701	91,607	
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)	2,04,796	2,02,939	2,02,939	1,99,845	2,15,288	2,12,094	
Grand Total Rs. (A+B+C)	66,18,363	65,23,005	65,23,005	63,64,075	67,67,034	66,08,004	
<b>Schedule of Payment:</b>							
On Booking		2,90,000	2,90,000	2,90,000	2,80,000	3,00,000	2,90,000
On Agreement (less advance)	20%	9,45,423	9,26,723	9,26,723	9,05,556	9,63,059	9,41,892
On completion of Foundation	15%	9,26,568	9,12,542	9,12,542	8,89,167	9,47,294	9,23,919
On completion of Stilt	10%	6,17,712	6,08,362	6,08,362	5,92,778	6,31,530	6,15,946
On completion of First Floor	10%	6,17,712	6,08,362	6,08,362	5,92,778	6,31,530	6,15,946
On completion of Second Floor	10%	6,17,712	6,08,362	6,08,362	5,92,778	6,31,530	6,15,946
On completion of Third Floor	10%	6,17,712	6,08,362	6,08,362	5,92,778	6,31,530	6,15,946
On completion of Fourth Floor	10%	6,17,712	6,08,362	6,08,362	5,92,778	6,31,530	6,15,946
On completion of Flooring	5%	3,08,856	3,04,181	3,04,181	2,96,389	3,15,765	3,07,973
On completion of Painting	5%	3,08,856	3,04,181	3,04,181	2,96,389	3,15,765	3,07,973
On Handing over & Other charges	5%	5,45,306	5,40,631	5,40,631	5,32,839	5,52,215	5,44,423
Registration & stamp duty Charges		2,04,796	2,02,939	2,02,939	1,99,845	2,15,288	2,12,094
Total price Rs.		66,18,363	65,23,005	65,23,005	63,64,075	67,67,034	66,08,004

**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.