



2 BHK

Emerald Haven Development Limited

Kolapakkam

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Block	G		G		
Floor	First Floor		Second, Third, Fourth		
BUA	580		580		
	NORTH	SOUTH	NORTH	SOUTH	
Facing					
UDS in sft	326	326	326	326	
No of units	21	21	21	21	
Basic Price Rs. Sft	4,190	4,190	4,190	4,190	
Basic Price Rs.	24,30,200	24,30,200	24,30,200	24,30,200	
Infrastructure Development Charges Rs. Sft	75	75	75	75	
Premium - Facing Rs. Sft	75	-	125	-	
Premium - Floor Rs. Sft	125	125	-	-	
Car parking Rs.	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	
Solar System Rs.	-	-	-	-	
Basic cost Rs. (A)	29,39,700	28,96,200	28,96,200	28,23,700	
Corpus Fund Rs. 35/per sft	20,300	20,300	20,300	20,300	
Maintenance 5 years Rs. 100/per sft	58,000	58,000	58,000	58,000	
Electricity Deposit/Charges Rs.	20,000	20,000	20,000	20,000	
Legal Fees Rs.	30,000	30,000	30,000	30,000	
Service Tax Rs.	1,64,237	1,62,279	1,62,279	1,59,017	
Other charges + Taxes Rs. (B)	2,92,537	2,90,579	2,90,579	2,87,317	
Sale Agreement Rs. (1%)	1,500	1,400	1,400	1,400	
Construction Rs. (2%)	47,454	46,551	46,551	45,047	
Sale Deed Rs. (8%)*	52,221	52,221	52,221	52,221	
Registration Rs. (C)	1,01,175	1,00,172	1,00,172	98,668	
Grand Total Rs. (A+B+C)	33,33,411	32,86,951	32,86,951	32,09,684	
Schedule of Payment:					
On Booking		1,50,000	1,40,000	1,40,000	1,40,000
On Agreement (less advance)	20%	4,67,547	4,68,456	4,68,456	4,53,303
On completion of Foundation	15%	4,63,160	4,56,342	4,56,342	4,44,977
On completion of Stilt	10%	3,08,774	3,04,228	3,04,228	2,96,652
On completion of First Floor	10%	3,08,774	3,04,228	3,04,228	2,96,652
On completion of Second Floor	10%	3,08,774	3,04,228	3,04,228	2,96,652
On completion of Third Floor	10%	3,08,774	3,04,228	3,04,228	2,96,652
On completion of Fourth Floor	10%	3,08,774	3,04,228	3,04,228	2,96,652
On completion of Flooring	5%	1,54,387	1,52,114	1,52,114	1,48,326
On completion of Painting	5%	1,54,387	1,52,114	1,52,114	1,48,326
On Handing over & Other charges	5%	2,98,887	2,96,614	2,96,614	2,92,826
Registration & stamp duty Charges		1,01,175	1,00,172	1,00,172	98,668
Total price Rs.		33,33,411	32,86,951	32,86,951	32,09,684

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.