



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					
UDS in sft	473	473	473	473	
No of units	21	21	21	21	
Basic Price Rs. Sft	4,290	4,290	4,290	4,290	
Basic Price Rs.	36,07,890	36,07,890	36,07,890	36,07,890	
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.	1,00,000	1,00,000	1,00,000	1,00,000	
Basic cost Rs. (A)	42,89,165	42,26,090	42,26,090	41,20,965	
Corpus Fund Rs. 35/per sft	29,435	29,435	29,435	29,435	
Maintenance 5 years Rs. 100/per sft	84,100	84,100	84,100	84,100	
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.	2,28,877	2,26,039	2,26,039	2,21,308	
Other charges + Taxes Rs. (B)	3,92,412	3,89,574	3,89,574	3,84,843	
Sale Agreement Rs. (1%)	2,100	2,100	2,100	2,100	
Construction Rs. (2%)	69,360	68,051	68,051	65,870	
Sale Deed Rs. (8%)*	75,720	75,720	75,720	75,720	
Registration Rs. (C)	1,47,180	1,45,871	1,45,871	1,43,690	
Grand Total Rs. (A+B+C)	48,28,758	47,61,536	47,61,536	46,49,499	
Schedule of Payment:					
On Booking		2,10,000	2,10,000	2,10,000	2,10,000
On Agreement (less advance)	20%	6,89,585	6,76,403	6,76,403	6,54,432
On completion of Foundation	15%	6,74,689	6,64,802	6,64,802	6,48,324
On completion of Stilt	10%	4,49,793	4,43,201	4,43,201	4,32,216
On completion of First Floor	10%	4,49,793	4,43,201	4,43,201	4,32,216
On completion of Second Floor	10%	4,49,793	4,43,201	4,43,201	4,32,216
On completion of Third Floor	10%	4,49,793	4,43,201	4,43,201	4,32,216
On completion of Fourth Floor	10%	4,49,793	4,43,201	4,43,201	4,32,216
On completion of Flooring	5%	2,24,896	2,21,601	2,21,601	2,16,108
On completion of Painting	5%	2,24,896	2,21,601	2,21,601	2,16,108
On Handing over & Other charges	5%	4,08,546	4,05,251	4,05,251	3,99,758
Registration & stamp duty Charges		1,47,180	1,45,871	1,45,871	1,43,690
Total price Rs.		48,28,758	47,61,536	47,61,536	46,49,499

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.