



Frequently Asked Questions

Everything you wanted to know about How to Own a Legend Villa/Apartment?

Dear friend,

Welcome to the Legend Query corner. Over the last 14 years we have sold more than 2000 apartments and 500 villas in Hyderabad to practically every segment of our society. The interactions we have had with members of the Legend family have enriched us with tremendous knowledge and we have been incorporating these learnings into all our current / future projects. We have distilled the questions that have been most frequently asked to us by Home buyers and we are now presenting them to you in a structured format so that you will get a complete overview of your new Home, much before you buy it.

Should you have any additional queries or seek clarifications on some of these responses please do get in touch with us at our Corporate Office. We will be happy to answer them and subsequently welcome you to the 5500+ growing Legend family.

Happy Reading.

B. Nageshwar Rao | Managing Director

B. Rajashekar Reddy | Director

Queries regarding Legend

- **Who is Legend?**
Legend is one of the most experienced and well-known housing companies in the premium real estate marketplace.
- **Who are the promoters of Legend?**
Legend has been promoted by Mr. B. Nageshwar Rao and B. Rajashekar Reddy, both qualified and experienced Engineers.
- **How many projects have been completed by Legend?**
As of 2012, Legend has completed more than 80 residential and commercial projects across the city of Hyderabad in just 14 years.
- **What are the plus points of Legend?**
 - > Excellent reputation
 - > Litigation-free property
 - > Superb construction
 - > Timely delivery
 - > Modern facilities and features
 - > Strong core values
- **What are the future plans of Legend?**
Legend is presently developing more than 2000 apartments and 500 villas in the city of Hyderabad. In addition Malls and Multiplexes, etc. are also on the anvil.
- **What is the Legend family?**
All the residents of Legend built projects are stakeholders of the Legend family, which meets formally at least once a year.

Queries regarding Legend Horizon

- Where is the New Legend residential project coming up?
The project is coming up in the premises bearing Sy Nos. 191, 192, 199 & 201, Hyderguda, Attapur, Hyderabad.
- What is the extent of the Land being developed and what does the development consist of?
The land is about 4203.76Sq. Yds. and the construction consists Residential Villas and Apartments.
- How many Villas/Apartments are being proposed at the site?
23 Villas and 55 Apartments in all; 11 Apartments on each Floor.
- What are the proposed Villa/Apartment sizes?

Area Statement - 3 BHK Apartments

Apartment No.	Finish Area	Common Area (25%)	Salable Area
1	1743 sq ft	349 sq ft	2092 sq ft
2	2515 sq ft	303 sq ft	1818 sq ft
3	1703 sq ft	341 sq ft	2044 sq ft
4	1531 sq ft	306 sq ft	1837 sq ft
5	1531 sq ft	306 sq ft	1837 sq ft
6	1531 sq ft	306 sq ft	1837 sq ft
7	1654 sq ft	331 sq ft	1985 sq ft
8	1654 sq ft	331 sq ft	1985 sq ft
9	1637 sq ft	327 sq ft	1964 sq ft
10	1754 sq ft	351 sq ft	2105 sq ft
11	1490 sq ft	298 sq ft	1788 sq ft
Total Built-up Area: 21,292 Sq. Ft. / Floor 1,06,460 Sq. Ft. / 5 Floor.			

Area Statement - Villas

Sl. No.	Size in Sq. Yards	Sq. Ft.	Facing
1	367	4139 sq ft	East
2	367	4216 sq ft	West

Villa sizes from 319 sq. yards to 433 sq. yards are available

Amount will vary based on actual Area Size

- What are the Villas/Apartments available for Sale at this juncture?
Please do get in touch with our Corporate Office Mr. Bola Mob: 92981 11117 or Mr. Albert Mob: 92981 11116 and we will provide the latest and updated information regarding the availability of Villas/Apartments and on which Floors and of what sizes.
- Is there a differential pricing based on Floors or orientation of the Apartments?
No, there is no differential pricing based on floors or orientation of the Apartments. However on the 5th Floor Slab, we will be laying 2 inch Anticor bricks on the floor of the roof to reduce the temperature to an extent of 8 to 10 degrees and a False Ceiling Option is also provided on this Floor.
- Are any modifications permitted in the Villas/Apartments?
Abundant knowledge of customer preferences and an awareness of the latest trends regarding products have enabled us select and choose the best Specifications and Designs for your Villas/Apartments. Hence we regret to inform you that we do not permit any Modifications to the Villas/Apartments.
- Can two Apartments be purchased and combined into a single Apartment?
Yes, combining of two Apartments into a Duplex Apartment is possible on any two consecutive floors, but it is dependent on the vacant position of the below or above Apartment.
- When is the Project likely to be completed?
The projected time for the completion of this project is 24 Months + a grace period of 6 months.

Queries regarding Property Laws / Regulations

1. Is the title of the Property clear?
Of course. The land is freehold, marketable and free from all encumbrances.
2. Has GHMC sanctioned and given approval to the Plan?
Yes. GHMC Authorities have sanctioned the submitted development plan.
3. What are the types of Agreements that need to be signed by the Purchaser?
• Agreement of Sale • Sale Deed • Construction Agreement
4. When does Registration take place?
Registration can be done at Semi-finished condition stage after receiving all the scheduled and pending payments as on that date.

Miscellaneous Queries

1. When should I introduce my Interior Architect / Designer to the Site Engineer?
In case you employ the services of an Interior Architect / Designer, then please ensure the following:
 - The Architect should be formally introduced to the Site Engineer.
 - The Architect's contact details including mobile number should be provided to the Site Engineer.
 - A copy of the Contract or Agreement between you and the Architect should also be given to the Site Engineer.
 - The Architect will be permitted to make his recommendations only after the Slab Work is over and before commencement of Brick Work. Changes / Suggestions / Addition after this period will not be entertained.
 - The Site Engineer will give Notice to the Architect one month before the commencement of Brick Work.
2. When can I start my Carpentry Work / Wood Work / False Ceiling / POP Work in my Villa/Apartment?
Carpentry Work / Wood Work / False Ceiling / POP Work in your Villa/Apartment can be started only after paying Full Payment of the Villa/Apartment and on Obtaining a formal NOC (No Objection Certificate) from us.
3. Is there anything I have to ensure before the formal housewarming function?
Kindly note that all the pending dues have to be fully paid before you plan and organize the formal Housewarming or Grihapravesham function. You will also have to formally inform us about the proposed Grihapravesham function at least 15 days in advance. The complete settlement of account is a pre-requisite for organizing the function.
4. What about Car Parking space for Apartments?
One Car Parking space can be provided for every Apartment on payment of specific Parking Cost. Parking will only be allotted on priority basis and on receipt of Full Payment. Additional Car Parking space will be allotted at additional cost. Additional Parking will be allotted on first come first serve basis and subject to availability.
5. Whom should I contact for Home Loans?
We have got our own Executive (Mr. Satish) who will help you with your queries / formalities regarding Home Loans. As we have got a good track record with LICHL, we suggest you to prefer LICHL. You can get in touch with Mr. Satish on 99895 01166 or 92981 11166.
6. Who will take care of the maintenance of the Villa/Apartment ?
After the completion of the building, the Builder will maintain the Villa/Apartment for a span of 6 months. The first date of the 6 months will be the date from when the first purchaser occupies the Villa/Apartment. Only after 6 months a Residents Association is formed. The expenses incurred during this 6 months period will be charged from the Maintenance Deposit and the balance amount from the Maintenance Deposit will be formally handed over to the regular Association.
7. What should I do if I have more Questions or need Clarifications?
You can meet us at our office at the address listed below:

Legend Estates Pvt. Ltd.

H. No. 6-3-1238, 6th Floor, The Legend Apartment, Renuka Enclave
Lane Opp. MMTS Railway Station, Raj Bhavan Road, Somajiguda, Hyderabad-500 062.
Tel: 6663 0663

Or you can e-mail us at
marketing@legendindia.co.in
www.legendindia.co.in



Queries regarding Payment Process

1. What is the process of booking the Villa/Apartment at Legend Horizon?

Two simple Steps is all it takes for you to own a Legend Villa/Apartment:

Step 1: Please decide and arrive at the specific Villa/Apartment of your choice and fill in the Application Form provided along with the Brochure or you can organize to collect the Application Form directly from our office or you can download the Application Form from our website www.legendindia.co.in. Once you fill-up the Application Form in all respects, kindly come over to our Office and meet us. We will guide you from then on.

Step 2: You need to pay a Minimum Booking amount of Rs. 2,00,000/- (Rupees Two Lakhs only) for booking an Apartment and Rs. 5,00,000/- (Rupees Five Lakhs only) for booking of a Villa through Cheque / DD / Cash along with the fully completed Application Form.

2. What next?

You will be required to pay 40% of the overall cost of the Villa/Apartment within 15-days from the date of Booking after which a Formal Letter of allotment will be issued to you.

3. When do I get a confirmed Allotment?

Once we receive 40% of the overall cost of the Villa/Apartment, an Agreement of Sale will be executed between the Buyer and the Seller.

4. How do I pay the balance 60% amount and at what intervals?

The balance amount of 60% should be paid in a maximum of 5 instalments. The 5 payments are linked to the progress of Construction as mentioned below:

Apartments

Instalment	Work Progress	Amount
1st	Completion of Foundation Work	10%
2nd	Commencement of Roof Work	15%
3rd	Commencement of Brick Work	20%
4th	Commencement of Flooring Work	10%
5th	At the Time of Possession	5%

Villas

Instalment	Work Progress	Amount
1st	Completion of Foundation Work	10%
2nd	Commencement of Roof Work	15%
3rd	Commencement of Brick Work	20%
4th	Commencement of Flooring Work	10%
5th	At the Time of Possession	5%

5. Can I make 100% Down payment? What would be the benefits that accrue to me if I do so?

Yes, you can pay 97.5% of the Villa/Apartment value against which you can avail a discount of 6.5% of the cost of the Villa/Apartment. The balance 2.5% will be payable on possession.

Note: Discount facility can be availed by the Customers who book the Villa/Apartment at excavation level stage only and not after any work in progress.

6. Who is responsible for Payments?

It will purely be the Customer's responsibility to comply with the Housing Finance Institutions norms and ensure timely disbursement to us.

If payment is not made within the committed dates, it will be deemed that the Customer is adopting the Instalment scheme and the Discount Opportunity will not be available.

7. Has the project been approved by Housing Finance Institutions for purposes of Loan?

Yes. All our projects are approved by LICHFL and ICICI Bank.

8. What is my responsibility for disbursement of instalments through HFTs?

It is the Purchaser's responsibility to ensure timely disbursement of Instalments from HFTs and no formal / informal demand will be made by us to the HFTs for the disbursement of instalments. To facilitate smooth payments, customers are required to issue a formal consent letter. Once we receive the institutional payment we will return the PDCs for the instalments paid earlier.

9. What are the additional amounts I need to pay?

In addition to the Apartment costs, you will have to pay HMWSSB and APCPDCL charges, Car Parking Charges, Maintenance Deposit Fund amount, Registration charges and Service Taxes and VAT if Applicable. The approximate amounts for all these charges will be furnished on request. At all Legend Apartments, Yearly Maintenance charges of Rs. 20,000 will be collected in Advance. This amount has to be handed over to the Builder before possession and in subsequent Years it will need to be paid to the Residents Association in advance. Owners are responsible for the payment of all Maintenance charges to the Association. You will also have to deposit a sum of Rs. 30,000 (PDC) with us towards Extra Works and this sum will be adjusted / closed at the time of the handing over of the Apartment. You will have to obtain the formal Bill on all Extra Works from the concerned Engineer before this amount is adjusted / paid for.

10. What happens if I cancel my Villa/Apartment booking?

If for whatever reason you choose to cancel the booking then 10% of the paid-up amount as on that date will be forfeited towards Villa/Apartment cancellation charges and the balance will be refunded within 90 days.