



QUERIES REGARDING LEGEND SERENE BAY

1. Where is the New Legend residential project coming up?

The project is coming up in premises of Sy.No.122/1, Zone -V, Ward - 65, Thunglam Village, Near Ayappa Swamy Temple, Sheelanagar, Visakhapatnam.

2. What is the extent of the Land being developed and what does the development consist of?

The land is about 4,072 Sq.Yds, and the construction consists of both Residential Apartments and Commercial complex . The proposal is for Stilt + 5 floors.

3. How many Apartments are being proposed at the site?

Residential Apartments : 11 Apartments on each floor about 12,789 sft of Built up area on every floor plate.

And a 5 storied Commercial Complex in front about 8169 sft per floor plate.

4. What are the proposed Apartment sizes ?

The project comprises of both 2 bedroom & 3 bedroom apartments ,but of varying sizes as detailed below

S.No	PLINTH AREA	COMMON AREA (20%)	Saleable Area
1 & 11	1474 Sft	295 Sft	1769 Sft
2,3,4,5,6	881 Sft	176 Sft	1057 Sft
7 & 8	818 Sft	164 Sft	982 Sft
9 & 10	834 Sft	167 Sft	1001 Sft



5. What are the Apartments available for Sale at this juncture?

Please do get in touch with our Corporate office or Vizag office and we will provide the latest and updated information regarding the availability of Apartments and on which Floors and of what sizes.

6. Is there 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 Aerocon 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.

7. Are any modifications permitted in the Apartments ?

Abundant knowledge of customer preferences and an awareness of the latest trends regarding products has enabled us select and choose the best specifications and designs for your Apartment. Hence we regret to inform you that we do not permit any modifications to the Apartments.

8. 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.

9. When is the Project likely to be completed ?

The projected time for the completion of this project is 18 Months + a grace period of 6 months.



QUERIES REGARDING PAYMENT PROCESS

1. What is the process of booking an Apartment at ‘THE LEGEND SERENE BAY’?

Two simple Steps is all it takes for you to own a Legend apartment:

Step – 1 : Please decide and arrive at the specific Apartment of your choice & fill in the Application form provided alongwith the Brochure or you can organize to collect the Application form directly from our Office or you can download the Application Form from our Web site 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) through Cheque/DD/Cash towards the booking of the Apartment along with the fully completed Application Form.

2. What next?

You will be required to pay 20% of the overall cost of the Apartment within 15 days from the date of Booking + a Post dated cheque for 10% of the overall cost of the Apartment dated 30 days from the date of booking (30% + 10% = 40%) against 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 Apartment, an Agreement of Sale will be executed between the Buyer and the Seller.

4. How do I pay the balance 70% amount and at what intervals?

The balance amount of 70% should be paid in a maximum of 5 installments. These Installments are to be paid by way of Post Dated Cheques issued at the time of Allotment and this is a pre-Condition for allotment. The 5 payments are linked to the progress of Construction as follows as mentioned below

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

Note: If the Post dated cheques are dishonoured the booking stands automatically cancelled.

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 Apartment value against which you can avail a discount of 6.5% of the cost of the Apartment. The balance 2.5% will be payable on possession.

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 .

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

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

Yes. All our projects are approved by LIC HFL and ICICI Bank.



8. What is my responsibility for disbursement of installments through HFI's ?

It is the purchaser's responsibility to ensure timely disbursement of Installments from HFI's and no formal/informal demand will be made by us to the HFI's for the disbursal of installments.

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 installments 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 & 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 Apartment Booking ?

If by any chance you wish to cancel your Apartment booking , then 10% of the Initial amount will be forfeited towards Cancellation charges and the balance will be refunded.



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 GVMC sanctioned and given approval to the Plan?

Yes, GVMC Authorities have sanctioned the submitted development plan.

3. What are the type of Agreements that need to be signed by the Purchaser?

Agreement of Sale, Sale Deed and 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.

5. What is the process of Assignment?

Assignment can be done only after the agreements have been signed, PDC's are given for the rest of 5 installments and these PDC's will be returned after each cheque disbursement from HFI's happens.



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 Brickwork.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 Brickwork.

2.When can I start my Carpentry Work / Wood Work/ False ceiling /POP work in my Apartment ?

Carpentry Work / Wood Work/ False ceiling/POP work in your Apartment can be started only after paying Full payment of the 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 atleast 15 days in advance. The complete settlement of account is a pre-requisite for organising the function.



4. What about Car parking space ?

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 cum first serve basis and subject to availability.

5. Whom should I contact for Home Loans ?

We have got our own Executive (Mr.Raju) who will help you with your queries/formalities regarding Home Loans. As, we have got a good track record with LICHFL we suggest you to prefer LICHFL. You can get in touch with Mr.Raju on 9989501115 or 0891-2568222 / 2569444.

6. Who will take care of the maintenance of the Apartment ?

After the completion of the building, the builder will maintain the apartment for a span of 6 months. The first date of the 6 months will be the date from when the first purchaser occupies an 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 & the balance amount from the Maintenance Deposit will be formally handed over to the regular Association.

7. Can we have a look of any completed Apartment which has all the Specifications mentioned in the Brochure?

Yes, you can visit a Model Apartment constructed on the same floor as our Corporate office . The specifications in this Apartment are exactly as what we mentioned and these specifications are applicable for all our Apartments.