



GENESIS

## Wadmukwadi, Pune

### The Project

#### What type of Project is it?

Genesis is a gated, residential community project situated in Wadhukwadi on the Alandi Road in Pune.

#### What is the total area of the project?

The project is spread across 9 acres of land.

#### What is the total number of flats available in Genesis?

There are 242 flats, of which 70% are sold out.

#### How many apartments are there on each floor?

##### No of Floors:

A2, A3, A4, A5 - 11 floors

A6 - 10 floors

##### Flats per Floor:

A2, A3 & A6 - 4 flats on each floor

A5 - 8 flats on each floor and

A4 - 6 flats on each floor.

##### No of BHK's:

A2 and A3 - 3 BHK- 39 units and 2BHK - 2 units

A4 - 2BHK - 63 units

A5 - 2BHK - 48 units & 1BHK - 18 units

A6 - 2BHK - 31 units

#### Who are the people involved in the project - Developers, Architects etc.?

Expat Properties (I) Ltd

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### Where is this project located?

- 4 kms from the Proposed Ring Road
- 6 kms from Bhosari MIDC
- 6.5 kms from the Proposed Monorail
- 6.5 kms from The Sharad Pawar International School
- 11 kms from the Pune Railway Station
- 12 kms from Aditya Birla Hospital
- 12 km from the existing airport
- 12 km from MG road
- 18 kms from the Proposed Chakan International Airport

### Infrastructure

#### What is the distance from the nearest airport, railway station or highway?

Air – 12 kms from Pune’s existing airport & 18 kms from the proposed Chakan International Airport

Rail – 11 kms for Pune Railway station

Road – 7 kms from NH – 4 (Mumbai – Pune Highway)

#### What are the unique features of the location?

The 60% of open space and the **NDZ (No Development Zone)** adjacent to the project ensures a serene and peaceful surrounding.

Genesis has well networked roads and is in close proximity to **Educational Institutes & Hospitals**

Sharad Pawar International School – 6.5 kms

Maharashtra Academy of Engineering – 4kms

Krishivigyan Agricultural Training Institute – 2kms

More importantly, it is close to the **economic boosters** such as the Chakan Industrial MIDC, Bhosari Industrial MIDC, Kharadi Infotech Park that makes it a good investment opportunity.

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## Developments

### Which are the major cities close to the property?

Mumbai and Pune.

### What are the developments in the area?

Genesis is just **18 kms from the proposed Chakan International Airport**. The government has approved the project and the land for Phase II has been acquired. This has triggered the developments and has enhanced the value of the area en route to the airport.

The proposed infrastructural plan of the **Outer Ring Road** that connects the outer circle of the city is just 4 kms away, making Genesis easily accessible. The **proposed Monorail** is just 6.5 kms from Genesis.

### What are the current property rates in the area?

The cost of a 2 BHK- 870 sq.ft. Property close to Genesis costs Rs.2298/sqft with only parking lot as an amenity

At a distance of 3 kms the cost of 2BHK –900 sq.ft. is Rs. 2351/sq.ft with basic amenities

At a distance of 7 kms the cost of 2BHK –1188 sq.ft. is Rs. 2800/sq.ft with basic amenities

At a distance of 10 kms the cost of 2BHK –1475 sq.ft. is Rs. 3500/sq.ft with basic amenities

**But at GENESIS a 2BHK – 1157 sq.ft is priced at Rs.2600/sq.ft with amenities that of international standard.**

## Legal & Registration

### Who has legal ownership of the property?

Joint development - Expat (Developer) & Kakada Associates – (Land)

### Are the legal documents in place with clear titles?

Yes

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### **What is the booking amount and payment structure?**

**3 BHK – 1450 sq. ft.**

**2 BHK – 1150 sq. ft.**

@ Rs. 2600\*/sq.ft. + Floor Rise

15% down payment

(\*Extra : Parking charges, club house membership, maintenance, M.S.D.C.L. – electricity supply, P.C.M.C. – water supply and any applicable taxes)

Balance payment through bank finance. As for self financed clients they will get the payment schedule from their respective sales executive.

### **When are the plans - project layout & floor plans expected to be sanctioned?**

The project is already plan sanctioned.

### **When is the expected completion/possession date of the project?**

The project will be completed in 24 months from the agreement and the possession will be given in 24-30 months.

### **What is the expected completion date for the club and all facilities mentioned?**

December 2012

### **What documents would be issued once the booking amount and down payment is made?**

The receipt will be issued once the 15% booking amount is paid, and the Agreement of Sale will be issued once bank finance is in place.

### **When will I be able to register my property and what are the Stamp Duty and Registration charges?**

Bank financed clients will be able to register immediately after the Down Payment is made to the developer and subject to the loan sanction, as for self financed clients they will be able to register after the completion of payment as per the schedule.

The Stamp Duty and Registration charges are 6+1% on the guide line value.

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### **Are transfers allowed, what is the process?**

Transfers are allowed with Admin & Brokerage charges if applicable. Due Legal process will be followed.

### **If a property owner's details change, how can they be updated?**

There will be a legal process that will have to be done to make the necessary changes.

### **Are there any restrictions on selling my apartment? And will there be any Transfer Charges on the sale of the apartments?**

No, there are no restrictions on selling your apartment; however, in case you sell the apartment, before the registration of the apartment, there is an administrative charge of Rs. 50 per sq.ft. for transfer of the apartments, payable to Expat.

### **Home Loan:**

#### **Is there a bank approval for housing finance for this project?**

Yes - IDBI, IDBI Home Finance, LIC & Axis

#### **What is my responsibility for disbursement of the installments?**

The bank providing the loan will guide you.

#### **What if my monthly EMI is delayed?**

##### **Home Loan Clients**

The concerned bank will follow-up.

##### **Self Financed Clients**

The company reserves the right to cancel the allotment in case of a non-payment of the dues from the customer. However at its sole discretion, the company may choose to charge delayed interest of 18% on the amount due from the client.

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**How much bank funding can I expect on the property?**

Depending on the bank and the clients eligibility

**Does the bank fund the Registration Amount?**

This depends on the Bank policies.

**When will the banks start disbursements?**

As per the construction schedule and based on the agreement with the Developer.

**Facilities & Amenities**

**When will the society be formed?**

It will be formed when the entire property has been handed over.

**Who will maintain the property after possession?**

The Society

**What amenities are being provided?**

A Club House, fully equipped gymnasium, swimming pool, Jog and Walk Park, intercom facilities, landscaped gardens, security, fire alarms, garbage disposal chutes, and metered cooking gas lines.

***Plus Unique Features like...***

A two court indoor sports arena, creative play centre, supermarket and semi modular kitchen, a child safe environment as well as user friendly provisions for senior citizens and the handicap.

**Are there any electrical back up points provided in flats if so how many?**

There is provision for 2 / 3 backup points in each flat.

**What is the source of water?**

The Pimpri Chinchwad Municipal Corporation - PCMC

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### **What are the rates for the electricity & water supply?**

The M.S.D.C.L. electricity supply charges will be Rs. 1,00,000 and the P.C.M.C. water supply will be as applicable by local norms.

### **Has Expat tied up with a company providing Piped Gas service?**

We are in talks with NMC Piped gas Co. / Unique piped Gases Pvt LTD / GAIL

### **How many elevators will be there for each building and which company will provide the elevator?**

Each building will have 2 elevators.

### **What is the size of each elevator and will there be a service elevator?**

Lift – 1.8 \* 1.8 Meters (6 feet \* 6 feet)

Duct Size - (Inside 1.5 \* 1.5 meters)

Yes Genesis will also have service elevators (size- 2.4 \* 1.8 meters)

### **What are the measures taken for security?**

24/7 security will be provided since it is a gated community.

### **When can clients avail of the Club House facilities?**

Club house facilities will be available after completion of the entire project.

### **Is there a membership fee for the Club House and will it be mentioned in the Agreement of Sale?**

Yes, there is a life membership fee for the Club House at Rs.1, 00,000 and this will be mentioned in the Agreement of Sale.

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### **What are the maintenance charges?**

Maintenance charges are set at Rs.50, 000 for two years.

### **Are there any other hidden charges?**

No.

### **Is there a charge for floor rise?**

Yes, Rs 10/- per floor rise.

### **Who will take care of the maintenance of the development?**

Expat will take care of maintenance till the society is formed. However Expat would like you to retain our services after the society formation as we would like to maintain the development in the form envisaged by us.

## **General**

### **Will there be any charges for the Site Visit?**

A nominal charge has been fixed per site visit, details of which are available with your sales executive.

### **Can two flats be bought and combined into one flat?**

Yes, this can be done at a cost.

### **Are modifications permitted in the apartment?**

Yes, however this will be charged based on the amount of work.

### **Will Expat resell my apartment?**

Expat has a property management team that can assist you in selling the property. The brokerage fee is approx 2% after the completion of payment.

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**What kind of Rentals can one expect from these apartments? How easy is it going to be to find a tenant?**

Although it is difficult to predict this, based on our experience and current market scenario, one could look at anywhere between 5% to 6% of the property value (at the time of renting) as a benchmark for the leasing of the apartment. Considering the location of the project and the community features, we expect the project to be much sort after for rentals.

**What happens if I cancel my booking?**

Upon cancellation of booking, the amount that the customer has paid till date will be refunded only after the sale of the unit –with 10 % Admin charges.

**What is the procedure for NRIs to transact?**

NRI's can buy the property as per the norms provided by the Reserve bank of India.

Click the link below for more details on the procedure.

[http://www.indianground.com/nri/nri\\_section\\_of\\_rbi.aspx](http://www.indianground.com/nri/nri_section_of_rbi.aspx)

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