
Buyer's Guide: Why Nirmaanika Arbor?

Q) Why the name ARBOR?

A) Arbor means an axis around which things develop. The project is located on the PRR and also off the Whitefield axis that connects to various parts of Bangalore and is dotted with all kinds of development.

Q) Where is it located?

A) 'NIRMAANIKA ARBOR' is in close vicinity of all the IT majors like TCS, SAP, DELL, HP, HCL, IBM to name a few and the list just continues. It is about 4 kms from major tech parks like ITPL and GR Tech Park, and also in close proximity to proposed PRR and metro stations. 'NIRMAANIKA ARBOR' is en-route to a lot of best-known education institutions in town (DPS, DEEN'S ACADEMY, MVJ COLLEE etc.). It has good super specialty hospitals in the neighbourhood (Narayana Hrudayalaya, Columbia Asia, Cloud Nine).

Q) How big is 'NIRMAANIKA ARBOR' and how many homes are being planned?

A) The total land is 0.5 acres and 48 premium value homes have been planned, besides a whole host of amenities for the people who live in it.

Q) What are the different home sizes?

A) The saleable area of each unit is varying from 895 Sq.ft to 1329 Sq.ft.

Q) What is the concept behind the house design?

A) Essentially, home design conveys three ideas –

1. Openness and usage of space in its approach to the interior of the house - leading from one space to another
2. Central courtyard enhances the aesthetic look and feel
3. Adequacy for a comfortable living, movement etc.

In a nutshell, houses are simple in design, aesthetic to look at and contemporary to live.

Q) Is NIRMAANIKA ARBOR a gated residential home community? What are the security aspects like?

A) It is a gated residential community with 5-7 ft compound wall. There are entry and exit to the community. The security centers at these entrances and the entire campus is guarded on a 24 x 7 basis by the security agency. In addition each house has an intercom connected to central security.

Q) What legalities is NIRMAANIKA ARBOR following?

A)We intend selling homes, which are legally clear. The land is converted and regular taxes have been paid. From a legal standpoint, the documentation is clean and approvals from BBMP is taken.

Q)Do we get 24-hour water and power?

A)We are starting off with bore-wells. We expect Cauvery water to come by when the water pipes are extended by BWSSB. So, providing 24 hours water is one of the prime requirements of this community. We are applying to BESCO and one should get 24-hour power. In addition we are going to have a generator, which will help with all the lighting, fan and TV circuits. We are thinking of making all the lighting in the garden spaces and common amenities to be solar powered. All individual home water and power charges will be paid by the owners, whether water and power is supplied privately or by Government.

Q)As customers can we get bank loan?

A)Once you pay the booking amount & sign agreement to construct and agreement to build, we will give you a receipt for the same. We will help you approach Nationalised (SBI, AXIS, LIC) and private (ICICI, HDFC etc) banks and facilitate the loan process.

Q) Can you explain typical construction detail for the homes?

A) Please see tentative details below.

Flooring

- Anti-skid ceramic tiles in the toilets and utility
- Ceramic tiles in the sit out and balconies
- 2'x2' Vitrified tiles in all other areas

Doors and Windows

- All doors are solid panelled doors
- Toilet door will be solid panelled with water resistant paint on one side
- First quality ALUMINIUM sliding windows

Internal walls and external finishes

- All walls are lime - rendered
- Water resistant paints on all external walls
- Plastic emulsion paint on all internal walls and roof.

Electrical

- Modular switches of Crabtree or equivalent
- Power points to accommodate ACs in M.bedrooms

Kitchen

- 2' dado above the counter
- 20mm thick granite counter with edge polish
- Provision for four 15 Amp appliances
- Provision for washing machine and water purifier (Utility Area)
- One single bowl sink.

Toilets

- First quality wall tiles up to the Lintel height
- Glazed ceramic tiles for walls

- Wall hung sanitary fixtures of CERA/RAK or equivalent.
- All C/P fixtures of CERA/RAK or equivalent

Club House

- Gymnasium room
- Nicely designed entry lobby
- Carom & TT
- Pantry / Open Cafe
- Children's play area
- Demarcated garbage disposal points
- Rain water harvesting
- MSDD (Multi satellite digital distribution system)
- Solar common lighting

Q) Can we choose the home of our choice?

A) We work on the concept of first preference to people who pay first. Based on the availability, you can choose the home of your choice.

Q) Can we customize our home?

A) We do not allow tampering with basic design and structuring. Please remember, we have done a lot of homework on your behalf. However, based on customer inputs, we can help you personalise the interiors to some extent within the purview of the overall concept and theme of the layout. No customisation requests will be entertained after casting the slab for that particular home.

Q) Are the terms of payment linked to progress?

A) Yes, payments are linked to the progress of the project. See payment schedule.

Q) Are the prices quoted and finalised subject to escalation?

A) Once the initial booking amount is paid, the allotment will be issued; on receiving the allotment letter the price remains constant, subject to a maximum variation of ten percent on material pricing.

Q) When can one sign the agreements after paying the booking amount?

A) You have 10 days' time from the date of acceptance of the duly signed application form along with the booking amount. In these 10 days, we shall hand over a set of all documents relating to the project and soft copies of the "Agreement to Sell" and "Agreement to Construct". If you are willing to apply for housing loan assistance, we shall introduce you to the concerned persons/institutions for loan processing and on obtaining the sanction letter, we shall complete the Agreement.

Q) What is the maximum amount of loan that can be availed from banks?

A) Generally, a maximum of 80% of the total cost i.e. including car park, registration and other costs.

Q) When do I get a confirmed allotment?

A) We shall issue the Allotment letter after receiving your duly signed application form along with cheque. After its realisation, the sale is then confirmed.

Q) Can I pay 100% down payment? What would be my benefit?

A) Yes. For which you will get a discount as per prevailing interest rate on fixed deposit P.A. from leading banks.

Q) How are instalments paid?

A) As and when the payment is due from you as per our payment schedule, we will issue a demand draft to your bank, your bank will contact you & you may give your written approval to release the payment to us. On physical inspection of the property, on being satisfied with the progress as per the demand, the bank will release the amount to us. This is standard practice in the industry. If you have not taken the bank loan, then

you are expected to pay within seven days of receiving the demand note, failing which the payment will incur 18% interest.

Q) Could you tell us about the Car Parking space?

A) The project is designed in such a way that each house can have 1 covered car park. Extra car parking space could be available based on first-come first-buy basis.

Q) Is there a price negotiation?

A) It is a small residential community of 48 homes where we have profiled our customers based on their tastes and preferences. It is a like-mindedness community that we want to set-up. Secondly, if you look at our prices, it is one of the most reasonable pricing for the value we are providing. Considering these two aspects, we strictly operate on fixed prices and do not allow any room for negotiation. We apologise if this is inconveniencing you.

Q) What happens if we book and want to cancel/transfer later?

A) If you cancel after booking, the cancellation charge is Rs 1lac. If you cancel after agreement is made, cancellation charge is 2% of total value of home (including taxes and other fee). The money will be returned to you hopefully within 90 days (or) on the sale of the home, whichever is later. Remember, we invest a lot on your behalf and last minute cancellations affect project customisation and funding. If you intend transferring your home to somebody else, then the transfer charge is - after making the booking amount, is Rs 2 Lacs and after agreement, it is 4% of total value of home (including taxes and other fee).

Q) When will the property get registered on our name?

A) Once you pay 100% of the cost of the home, we will register the property on your name, provided the home is ready and authorities allow us to register on your name. Without full-payment, we cannot register home in your name and hence usually the last payment is made by a demand draft.

Q) When will construction start and when will the project complete?

A) Typically in 60-90 days from the launch of the project, we will start the construction of homes and other amenities required. The project will take about 30 months from start date to get completed.

Q) What is the type of Agreements to be signed by the Purchaser?

A) The Purchaser will have to sign the 'Agreement to Sell' and 'Construction Agreement'. A draft of the agreement will be made available to Purchaser on booking the home by paying the booking amount.

Q) Are there any additional amounts to be paid, other than what is given in the price sheet?

A) No, there are no additional charges other than registration, miscellaneous incidentals and any other taxes that Govt. levies from time to time.

Q) What is the penal interest if the instalments are delayed?

A) We charge a penal interest of 18% on the pending payables. If installment is delayed beyond 90 days, then company has the right to cancel booking towards the home. The company can exercise its right to resell the home without any intimation and the customer will not have any claims on the home. In the event of cancellation initiated by the developer, the balance amount will be refunded within 90 days from the cancellation date (or) on sale of home whichever is later, net of penal interest chargeable for non-payment & in cancellation charge as applicable and mentioned above. Please remember that cancellation is expensive and causes uncertainty for the company too, especially when construction stages are so capital intensive.

Q) How will the people maintain layout after first 1 years?

A) Management of NIRMAANIKA ARBOR reserves the right to maintain itself or sub-contract or hand-over to the owners association during or after the first year.. Estimated maintenance amount for year is collected in advance and is part of the pricing sheet. If it falls short, we will ask the owners to pay extra amount.

Q) Do I become owner of NIRMAANIKA ARBOR and enjoy the clubhouse?

A) Sure. Once the property is registered and conveyed to you, you are the absolute owner and have every right to sell or retain your home. The clubhouse membership is taken by all the owners of the said home project under the set terms and conditions of

usage of clubhouse set by the developers from time to time. However, the owners will not have individual ownership rights on the clubhouse.

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