

1. About Brand Emami?

The Emami Group has interests in diversified businesses like FMCG, Paper, Cement, Biotech, Healthcare, Retail and Real Estate with a cumulative business valuation of more than Rs.30,000 crores. The flagship company being Emami Ltd which has a market capitalization of about Rs.20,000 crores.

2. About Emami Realty?

Emami Realty was incorporated in 2006, as a private limited company, to undertake Real Estate projects in residential, commercial and retail sectors. Emami's footprint in the Real Estate sector spans across Mumbai, Kolkata, Chennai, Coimbatore, Hyderabad, Bhubaneshwar, Jhansi, Madurai, Indore & Colombo as part of **International** venture. The company has over 3.6** crore sq.ft of area encompassing residential, commercial and retail offerings.

**which is either completed, under construction and planning. The figure also includes projects with partners and associates.

3. Where is Emami Tejomaya located?

Emami is strategically located close to the famous SIPCOT IT Park on the six-lane, Navalur, Old Mahabalipuram Road, in the heart of Chennai's IT corridor.

4. Where is your Head office located?

Emami Realty Ltd has got its HO at Emami Towers, 687, Anandapur, EM BYPASS, 2nd Floor, KOLKATA – 700107.

5. What is the distance from the airport/CRT? (Chennai Railway station)?

27 km from Airport

34km from Central Railway station

7km from Sholinganallur junction.

6. What is the social support infrastructure in and around Emami Tejomaya?

Emami Tejomaya is located within easy reach of civic amenities like educational institutions, hospitals, hotels, malls and so on.

Hiranandani School, PSBB & PSBB Millennium Schools are located nearby. The Chettinad Health City is just 6.5 km away, Chettinad Super speciality Hospital is 9.90 km away, Global Hospital is about 11km away and Apollo Hospital is 20 minutes' drive away. It is also on en-route to major professional educational institutions like Sathyabama University, Hindustan University, SSN Institutions, Anand Institute of higher technology among others. The Coromandel Plaza mall is situated in the immediate vicinity. And the Allied Grand Marina mall which is under way is adjacent to the project. The project is a 5 minute walk from the Novotel Hotel. The Taj Gateway, Aashiana and Fortune as well as GEM INN Resort are within a 10-15 minute drive.

7. What is the total land extent?

Emami Tejomaya is spread over 8.35 acres of land area.

8. How many towers and blocks are there in Emami Tejomaya?

The 1st phase of Emami Tejomaya has 4 Towers viz. Tower A, B & C and the Studio Tower. The 2nd phase has not been finalized.

9. How many floors does each residential block have (Phase 1)?

Each Residential Tower has 27 floors with two levels of basement and Stilt for car parking. The Studio Tower has 11 floors

10. Who is the Building Contractor?

Larsen & Toubro

11. Who is the Principal Architect and Resident Architect?

Principal: SRSS – Smallwoods, Reynolds, Stewart, Stewart from Singapore.

Resident: Mhetras Design

12. Who is the landscape consultant?

SITETECTONIX from Singapore.

13. Who is the MEP Consultant?

MEINHARDT, India

14. How many units are there in Emami Tejomaya?

There are 498 units in Phase-I at Emami Tejomaya. The Apartment-wise break up is as under:

4BHK + 3T + Servant Room : 27 units

3BHK + 3T : 79 units

3BHK + 2T : 52 units

2BHK + 2T : 160 units

Studio : 180 units

15. What will be the sizes of the apartments in Emami Tejomaya - Phase 1?

4BHK + 3T + Servant Room : 2021 Sq.ft

3BHK + 3T : 1650-1699 Sq.Ft

3BHK + 2T	:	1504 Sq.ft
2BHK + 2T	:	1058 Sq.Ft – 1158 Sq.Ft
Studio	:	498 Sq.Ft - 734 Sq.Ft

16. What is the expected time for the completion of Emami Tejomaya ?

We expect to complete Phase 1 of Emami Tejomaya by July 2018 (+3 months grace period)

17. How do I book my dream home at Emami Tejomaya?

Booking your home at Emami Tejomaya is a simple two step process:

Step 1: Fill in the Application Form

Step 2: Enclose the booking amount along with DD/Cheque favoring “Emami Realty Limited Escrow A/C” and documents required like PAN card, Address Proof & Photograph etc.

18. Is there a model flat that I can take a look at?

Yes, we have made fully furnished sample units of two categories I.e. 2BHK & 3BHK. You can examine these to get a clear idea of your wonderful home at Emami Tejomaya before booking it.

19. Do you arrange for site visits?

Yes, we do arrange for site visits with prior appointments.

20. When do I get a confirmed allotment?

Once you book, you will get a provisional allotment in 15days from date of booking. The agreement to sell will be executed upon the payment of 20% of unit cost.

21. How is the payment schedule in Tejomaya?

Stage of Booking/Construction	% of Payment
On Booking	Rs.200000
Within 30 days of Booking	15% of sale price less booking amount + 50% of Legal Fee
Within 60 days of Booking& signing and Registration of agreement for Sale	5%
On completion of Foundation	5.00%
On Completion of 4th Floor	8.50%
On Completion of 8th Floor	8.50%
On Completion of 12th Floor	8.50%
On Completion of 16th Floor	8.50%
On Completion of 20th Floor	8.50%
On Completion of 24th Floor	8.50%
On Completion of 27th Floor	8.50%
On Completion of flooring of the particular floor	5.50%
10% on intimation of possession+ Club Membership Charges+ Maintenance charges for 2years+Infrastructure charges + Corpus Fund+ EB charges as applicable +50% Legal Fees+ Stamp Duty, Registration Charges, Govt. Taxes and levies, Service tax & VAT as applicable	10%

22. What is the process of registration and what are the additional charges to be made?

The sale deed registration on the undivided share (UDS) will be done upon the receipt of 100% payment by the customer as prescribed in the payment schedule and the completion of the construction of the unit. All statutory charges like the prevailing stamp duty, applicable registration charges & any incidental expense are to be borne by the customer.

23. Are the titles of the land clear?

The land is freehold, marketable and free from all encumbrances.

24. Can we verify the documents?

Yes, a copy of the sanction plans and a report on the land title is available with us which you can verify

25. Have you obtained approval from the DTCP?

Yes, the project has been approved by the DTCP.

26. What is the rate/sq.ft?

Please contact 044 40007070 for details on the pricing.

27. How are the installments to be paid and is it linked to the progress of construction?

Installments have to be paid as prescribed in the construction linked payment schedule which is given to you at the time of booking.

28. Is there any differential pricing based on the floors?

Yes. In Emami Tejomaya, as you go higher, the view of the lush green space and the state of the art Podium club house is a unique experience. So from the second floor onwards a premium of Rs.25/sq.ft per floor will be charged.

29. Has Emami Tejomaya been approved by Housing Finance Institutions (HFIs)?

Yes, Emami Tejomaya has been approved by ICICI Bank and Axis Bank. And SBI, LIC HFL and HDFC are in the process.

30. Will I get assistance from Emami for processing the housing loan?

We will fully assist you in dealing with those HFIs who are empanelled with us. As far as other HFIs are concerned we will hand over to you all the necessary documents pertaining to Emami Tejomaya. It will then be your responsibility to expedite the loan process and to ensure that the HFI makes payments to us as per the payment schedule.

31. Can I make 100% down payment and if so will there be any discounts provided?

Yes, you can make a down payment at the time of allotment. The discount is at the discretion of Emami and the exact percentage will be decided on a case to case basis.

32. What happens if I cancel my booking?

Why would you want to miss out such an unprecedented product offering? However, if you do cancel your booking before allotment, Rs.25,000 and 5% of total consideration post allotment will be forfeited as a cancellation fee along with the brokerage fee, if any, and the balance will be returned to you without interest.

33. What all are the other charges? Please provide the break up.

Corpus Fund: Rs.50/Sq.ft

Club Membership Charges: Rs.2,00,000

Registration Charges: AT ACTUAL

EB deposit / Water Charges: AT ACTUAL

Infra Charges: Rs.37.5/Sq.ft

Advance Maintenance Charges: Rs.2 per Sq.ft for 2yrs

Legal Charges: 20,000

*Please note the applicable Taxes (Service Tax + VAT Charges) are exclusive of the above mentioned charges.

34. What are the charges for car parking and how is it allotted?

The charges will be Rs.2,00,000/- per Open Car Park, Rs.2,50,000/- per Basement Car Park and Rs.3,00,000/- per Stilt Car Park. It is allotted on a first come, first served basis.

35. Will there be charges for additional car parking?

This will be at an additional cost on a first come first serve basis

36. What is the maintenance charge?

We will collect a sum of Rs.2/sq.ft for first 2 years, which will be the advance maintenance charges for the first 2 years post completion.

37. Is there any membership charge for the clubhouse?

Yes, Club Membership charge is Rs.2,00,000.

38. What amenities will be provided in Emami Tejomaya?

At Emami Tejomaya, you will enjoy a host of lifestyle amenities. These include:

- Club House at 1st floor level
- Infinity Pool, Kids Pool and Jacuzzi
- Multipurpose lawns
- Children Play Area
- Children wet play area
- Banquet Halls
- Gymnasium & Spa
- Convenience store
- ATM
- 50000 sq ft mangrove style orchard garden
- Indoor games room

39. What about security?

Emami Tejomaya is a gated community with round the clock security arrangement, connecting each tower to the security post at the main entrance.

40. Who will take care of the maintenance?

Emami will take care of the maintenance till such time that the Residents' Association is formed.

41. What is the ceiling height at Emami Tejomaya?

The ceiling height will be 10 ft approx..

42. Is the building earthquake resistant?

Normally all our buildings are earthquake resistant and Seismic Zone 3 compliant. All the structural designs have been made considering the same by a Govt. certified engineer / engineering firm.

43. Will there be provision for A/C?

Provision will be made for a Split A/C to be installed.

44. What about power back up?

All common areas & utilities like lifts will have 100% power back up. Power backup for individual flats is available at an additional cost, as per the specifications mentioned in the brochure

45. Are modifications permitted in the apartments?

Customization will not be permitted since the specifications and designs have been carefully worked out.

46. Can two apartments be bought and combined into one?

Sorry we really want to complete the project on schedule. Hence no combination or any customization can be permitted.

47. How do I get to know about the progress of construction?

You are most welcome to come to the project site for inspection with prior appointment.

48. Is there a piped Gas connection in Emami Tejomaya?

No

49. What is the specification you offer for flooring?

Description	Specifications	
Flooring	Living dining	Vitrified tiles
	Corridor	Vitrified tiles
	Master bed	Laminated flooring
	Bedrooms	Vitrified tiles
	Balconies	Antiskid ceramic tiles
	Kitchen	Vitrified and Dado (2 ft ceramic), granite counter
	Utility	Vitrified tiles
	Toilets	Antiskid ceramic tiles on floor & Ceramic on Dado

50. What kind of doors will be provided?

Description	Specifications	
Doors	Main door	Flush doors – Reputed make
	Bedroom	Flush doors – Reputed make
	Bathroom	Flush doors – Reputed make

51. What kind of windows will be provided?

We provide Powder coated Aluminium/UPVC.

52. What kind of Sanitary Fittings will be provided?

Both Sanitary & C.P. fittings are from a reputed make.

53. What kind of Electrical Fittings will be provided?

Provision for split A/C units in all bedrooms, living and dining. Sufficient electrical points in living room with telephone socket provision. Washing Machine point. Modular switches. Intercom system.

54. How many elevators in every tower?

Two 13 passengers and One 15 passenger cum stretcher lift in all towers of Phase 1.

55. What is the source of Water in the project?

Ground water attached to a water treatment plant

56. Is there any provision of Rainwater Harvesting?

Yes

57. What kind of Fire fighting arrangements is there in the project?

Adequate fire-fighting and prevention system in compliance with the regulations as recommended and certified by the Tamilnadu Fire and Rescue Services Department

58. Do you charge Floor rise charges?

Yes, from 2nd Floor it is Rs.25/- and it is cumulative.

59. Do you have a penalty clause for the delay in possession?

Yes. For delay in possession Emami Realty will pay its customers, as mentioned in the sale agreement

60. What is the penalty clause for delay in payment?

Late payment interest @ 18% per annum will be charged from the due date

61. Is there any nomination charges, If yes, what?

Yes. There is a lock-in period of 18 months and we charge 2.5% of total consideration of the flat as nomination charge

62. Do you negotiate on the pricing?

No, we do not.