

LIST OF QUERY

A) INTRODUCTION

- i) What is the name of the project?
EMAMI CITY
- ii) What was the land prior to this project?
FACTORY LAND
- iii) What is the starting time of the project?
MARCH, 2012
- iv) What is the name of the group developing the project?
EMAMI INFRASTRUCTURE LTD.
- v) Who are the Promoter / Developer?
EMAMI INFRASTRUCTURE LTD is a part of the Emami Group.

Emami Profile -

Emami is a growth story of a dream that started with a humble beginning and transformed into a reality of a business behemoth. Founded by two friends in 1974, Mr. R.S. Agarwal and Mr. R.S. Goenka, Emami today has grown into one of the most trusted and loved brand of the nation.

Emami Group, is a diversified business conglomerate enjoying a market valuation of about Rs. 50,000 crore, generating employment for over 25,000 employees spread across 11 key businesses with global reach extending to 63 countries including India, GCC, UK, Sri Lanka, Bangladesh, Nepal, African and the CIS countries. Charting a dynamic growth path over the years, Emami has successfully established itself as a global brand with Indian values. The Group has significant presence with leadership positions in diversified industries such as **FMCG - Emami Ltd.**, the flagship company of the Group & one of the leading FMCG companies in the country engaged in manufacturing & marketing of personal care and healthcare products like Navratna, BoroPlus, Zandu Balm, Fair & Handsome, Menthoplus Balm and Kesh King; **Bio Diesel and Edible Oil - Emami Agrotech Ltd.** -3rd largest edible oil refinery in India with the country's largest single location unit in Haldia (West Bengal). It is also the only Bio-diesel manufacturer in Eastern India; **Paper - Emami Paper Mills**, India's largest newsprint manufacturer with recent diversification in paperboard manufacturing; **Writing Instrument - CRI Tips**, world's 3rd largest ball point tip manufacturer; **Realty - Emami Infrastructure**, a leading real estate company; **Healthcare - AMRI Hospitals**, Eastern India's largest chain of private hospitals; **Retail -Emami Frank Ross and Starmark**, largest pharmacy retail chain in the East & one of the largest leisure-cum-book store chains in India ; **Contemporary Art - Emami Chisel Art**, one of the largest art galleries in India and **Cement - Emami Cement**, the Group has set up a 5.5 MTPA integrated cement plant in Chhattisgarh with two split grinding units in West Bengal and Odisha at a total investment of around Rs. 3500 cr and The Group also plans to set up Cement Plants in Rajasthan and Andhra Pradesh. The Group has its presence in **Solar Power** sector, with around 70 MW projects in hand in Gujarat, Karnataka, Tamil Nadu and Uttarakhand.

- vii) What is the office address of the Promoter/ Developer?
**ACROPOLIS, 13TH FLOOR, 1858/1, RAJDANGA MAIN ROAD,
KASBA, KOLKATA-700107**
- viii) What are the past projects?
**HAVING PAST CREDENTIALS OF SOUTH CITY, URBANA &
ORBIT GROUP PROJECTS.**
- ix) In case of joint venture who is the owner of the plot?
N.A.
- x) Is the project registered under Promoters Act?
REGISTERED
- xi) Who is the architect?
KIRAN KAPADIA
- xii) What is the office address of the Architect?
**KAPADIA ASSOCIATES PVT. LTD.
112, PENINSULA CENTRE DR. S.S.RAO ROAD,
OPP.DR. AMBEDKAR RD, PAREL (EAST)
MUMBAI 400012**
- xiii) What are his past projects?
**CROSSROADS, MUMBAI
THE TRIDENT HOTEL, MUMBAI
CR2, MUMBAI
K. RAHEJA CORP HOTEL COMPLEX, MUMBAI
IN ORBIT MALL, PUNE
CENTRAL, CHENNAI**
- xiv) Who is the Structural Designer?
S N SIL
- xv) Who is the Solicitor?
R.L. GAGGAR
- xvi) What is the office address of the Solicitor?
**R L GAGGAR
SOLICITOR & ADVOCATE
TEMPLE CHAMBER 3RD FLOOR
6 OLD POST OFFICE STREET
KOLKATA 700 001 (WEST BENGAL)
I N D I A**

**PHONE NO. OFFICE: - 033-2248-5478/4933
033-2230-7326/3028-4933
FAX NO. 033-3028-4938**

LOCATION

- xvii) What is the address of the project?
2, JESSORE ROAD, KOLKATA- 700028
- xviii) What are the nearby landmarks of the project?
**DIAGONALLY OPPOSITE TO MRINALINI CINEMA HALL/BOB
JUST BESIDE BENGAL TOOLS FACTORY, 200 METERS
FROM THE NAGERBAZAR FLYOVER**
- xix) What is the connectivity of the project to the following parts of the city
- | | |
|----------------------------------|----------------------|
| DALHOUSIE | : 10.8 KM |
| PARK STREET | : 13 KM |
| AIRPORT | : 3.8 KMS |
| SCIENCE CITY | : 13 KM |
| HOWRAH / SEALDAH STATION: | 11 KM / 10 KM |
- xx) What are the nearby Hospitals to the project?
**ILS, ADITYA HOSPITA, ANANDA LOK, COLUMBIA ASIA,
AMRI SALT LAKE, APPOLLO GLEANEGLES, etc.**
- xxi) Which is the nearest Police Station to the project?
DUM DUM - POLICE STATION
- xxii) What are the nearest Shopping malls to the project?
**DIAMOND PLAZA AT DIAMOND CITY NORTH (PANTALOONS
& BIG BAZAR), CITY CENTRE 2, MANI SQUARE, CITY
CENTRE -1**
- xxiii) What are the nearest Multiplexes to the project?
**PVR -DIAMOND PLAZA AT DIAMOND CITY NORTH, INOX AT
CITY CENTRE 2 & 1, CINEMAX IN MANI SQUARE MALL**
- xxiv) What are the nearest Entertainment Centers to the project?
**NICCO PARK, NALBAN BOATING COMPLEX AND SCIENCE
CITY**
- xxv) What are the nearby schools to the project?
**NORTH POINT SECONDARY SCHOOL, NORTH POINT DAY
SCHOOL, ADITYA ACADEMY, ST. STEPHENS SCHOOL,
KENDRIYA VIDYALAYA, BIG VIEW CHRIST CHURCH
SCHOOL, SAROJINI NAIDU COLLEGE,**
- xxvi) What are the nearby markets for daily use to the project?
NAGERBAZAR, DUMDUM MARKET
- xxvii) Which are the nearby Metro Stations to the project?
DUM DUM - METRO STATION
- xxviii) What are the nearby Railway Stations to the project?
DUM DUM JUNCTION & DUM DUM CANTONMENT

- xxix) What are the major bus routes to and fro from the project?
219, 30D, 3C/1, 3C/2, 221, 91, 93, 79B, 223 etc.

B) DESCRIPTION

- i) What is the total no. of Towers in the project?
23
- ii) What are the total no. of floors in the towers of the project? (In Details)
B+G+13
- iii) What is the total no. of Flats in the project?
1233
- iv) What is the total no. of flats in each floor? (In Details)
4 FLATS IN EACH FLOOR BLOCK D1-6 FLAT IN EACH FLOOR.
- v) What are the sizes of the Flat 2 BR / 3 BR/ 4BR respectively?
2 B/D : 1150 SQ.FT & 1303 SQ.FT
2.5 B/D : 1310 SQ.FT
3 B/D : 1455 - 1920 SQ.FT
4 B/D : 2210 SQ.FT
4 B/D : 2520 SQ.FT (PREMIUM)
- vi) What is the total no. of flats in a particular tower? (In Details)
A1-A6 : 52 (EACH BLOCK)
B1-B5 : 52 (EACH BLOCK)
C1-C5 : 52 (EACH BLOCK)
C6 & C8 : 56 (EACH BLOCK)
C7 : 54
D1 : 81
D2 : 46
E1 & E2 : 54 (EACH BLOCK)
- vii) What is the total land area of the project?
14.489 ACRES
- viii) Is the Land freehold / leasehold?
LEASEHOLD
- (The term of lease is 99 years with rights to renew the same for a further period of 99 years.)
- ix) What is the Ground Coverage of the project? (% and Area)
38%
- x) What is the total Open Space in the project? (% and Area)
62%
- xi) What is the total no. of 2 B/R and 2.5 B/R Flats in the project?
2 B/R : 169 (156+13)
2.5 B/R : 156

- xii) What is the total no. of 3 B/R Flats in the project?
3 B/R : 754 (682 +13+ 52 +13)
- xiii) What is the total no. of 4B/R Flats, if any in the project?
4 B/R FLATS (NORMAL) : 46
4 B/R FLATS (PREMIUM) : 108
- xiv) What is the total no. of Car Parking in the project?
1707
- xv) What is the total no. of Open Car Parking in the project?
304
- xvi) What is the total no. of Basement Car Parking in the project?
854
- xvii) What is the total no. of Covered Car Parking in the project?
549
- xviii) What is the total no. of Servant's berth in the project?
534
- xix) Is there any provision for two wheeler parking in the project?
NOT AT PRESENT
- xx) What is the total no. of lifts in a block? (in Details)
2 LIFTS IN EACH BLOCK
- xxi) What is the gap between 2 towers? (In Details)
40 FT - 76 FT (APPROX.).
- xxii) What is the width of the road in front of the project?
80 FT (APPROX.).
- xxiii) What are the details of the Shopping complex of the project, if any? (In Details)

B + G+ 13 BUILDING WITH 5000 (APPROX.) SQ.FT FLOOR AREA ON EACH FLOOR.
- xxiv) Is the roof terrace common to all?
YES
- xxv) Are there any flats with open terraces, if yes, what are the sizes of those flats and their respective terraces?
100 SQ.FT TO 160 SQ.FT (with 50 % chargeability)

C) COMMERCIAL TERMS

- i) What are the details of the Extra charges of the project?

EXTRAS AND DEPOSITS

Sl. No.	Event	Amount to be paid
A	Club Membership	Rs. 60/- per sq. ft.
B	Utility charges such as DG Connection, electricity etc.	Rs. 75/- per sq. ft.
C	Legal Charges	Rs. 11,000/- per flat
D	Sinking Funds	Rs. 25/- per sq. ft.
E	Interest free Municipal Tax Deposit (IFMD)	Rs. 1.50/- per sq ft X 12 months = Rs. 18/- per sq. ft.
F	Interest free Maintenance Security (IFMS)	Rs. 1.50/- per sq. ft. X 12 months = Rs. 18/- per sq. ft.
G	Piped Gas Bank Connection	Rs. 25,000/- per flat
H	CESC meter and connection Charges	On Actual
I	Stamp, Duty, Registration Charges, Incidental Expenses, Govt. Taxes and levies, any other charges	As Applicable
J	Servant Accommodation	To be charged extra subject to allotment

- ii) What are the charges for the Servants Berth, if any?
RS. 2 LACS.
- iii) Is the Servant's Berth optional or Compulsory?
OPTIONAL
- iv) What is the chargeability of the open terrace(s), if any?
50%
- v) What is the name in which the cheque is to be issued for application?
EMAMI INFRASTRUCTURE LTD - ESCROW ACCOUNT
- vi) What is the Process of booking in the project?
Rs 2 LACS ON BOOKING TO BE PAID & FILLING OF APPLICATION FORM ALONG WITH KYC
- vii) What are the Payment terms of the project?
Rs. 2 LACS ON BOOKING AND REST AS PER DIFFERENT PAYMENT SCHEDULES.

- viii) Is the Maintenance cost- monthly or a onetime payment?
MONTHLY
- ix) What is the Charge for the maintenance?
RS. 1.50 PER SQ. FT. PER MONTH FOR THE 1ST YEAR.
- x) Is there any negotiation in price?
NO
- xi) Is there any escalation in price?
NO
- xii) Is there any discount for a) Down payment b) Part payment?
AS PER PAYMENT PLAN
- xiii) What are the registration Charges for the flats?
AS PER PREVAILING GOVT RULES AS THE TIME OF REGISTRATION
- xiv) What are the charges for Municipal / Corporation taxes?
ON ACTUALS. AS PER LOCAL MUNICIPALITY RULES AS ON DATE OF POSSESSION

D) SPECIFICATIONS & MISCELLANEOUS:

- i) What is the kind of flooring being provided in the flat?
**VITRIFIED TILES IN LIVING/ DINING AND ALL BEDROOMS
ANTI-SKID CERAMIC TILES IN TOILETS**
- ii) What is the kind of flooring being provided in the floor lobby?
VITRIFIED TILES
- iii) What is the kind of flooring being provided in the Ground Floor Lobby?
ENGINEERED MARBLE/ VITRIFIED TILES
- iv) What kind of Doors will be provided in the flats?
**MAIN DOORS - DECORATIVE PANEL MAIN DOOR OF REPUTED MAKE WITH NIGHT LATCH AND MAGIC EYE.
ALL INTERNAL DOORS - SEASONED HARD WOOD FRAMES WITH FLUSH CORE MOULDED SHUTTERS.**
- v) What kind of Windows will be provided in the flats?
POWER COATED / ANODIZED ALUMINIUM WINDOW WITH GLAZING.
- vi) What kind of sanitary wares will be provided in the flats?
SANITARY FITTINGS OF REPUTED MAKE.
- vii) What kind of Sanitary Fittings will be provided in the flats?
C.P. FITTINGS OF REPUTED MAKE.

- viii) What kind of Electrical Fittings will be provided in the flats?
**PROVISION FOR SPLIT A/C UNITS IN ALL BEDROOMS,
LIVING AND DINING.
SUFFICIENT ELECTRICAL POINTS IN LIVING ROOMS AND
TELEPHONE SOCKET PROVISION
WASHING MACHINE POINT
MODULAR SWITCHES
INTERCOM SYSTEM FOR EACH FLAT**
- ix) What kind of Kitchen fittings etc., will be provided in the flats?
**ANTISKID CERAMIC TILES - DADO UP TO 2 FEET ABOVE
WORKING PLATFORM
GRANITE COUNTERS WITH STAINLESS STEEL SINK.**
- x) What about the provisions for AC's, is it there in all the bedrooms or in the master bedroom only?
**PROVISION FOR SPLIT A/C UNITS IN ALL BEDROOMS,
LIVING & DINING.**
- xi) Is there any provision for Geysers?
YES
- xii) Is there any provision for Exhaust?
YES
- xiii) Is there any provision for Bathtubs in the toilets?
YES (IN E TYPE 4 BHK MASTER BEDROOM TOILETS)
- xiv) Is there any provision of lofts in the flats?
NO
- xv) Is Water filtration plant there in the project?
YES, our plant has multi grade filter and activated carbon filter
- xvi) What is the source of water in the project?
WATER FILTRATION PLANT AND DEEP TUBE WELL.
- xvii) The project falls under CESC or WBSEB?
CESC
- xviii) What is the description of the Garage space?

2.5 M X 5.0M DEDICATED SPACE (135 sq. ft. Approx.)
Calculation: 2.5 X 5 meter square
12.5 meter square
12.5 X 10.6764 sq ft
134.55 sq ft
- xix) What is the clear height from the floor to the Ceiling?
9'2"
- xx) Is there any provision of Rainwater harvesting?
YES

- xxi) Is there any provision for generators for the flats?
**YES (TYPE A: 0.75 KVA, B/C: 1.5 KVA, D/E: 2 KVA)
AT EXTRA COST**
- xxii) What kind of firefighting arrangements is there in the project?
**BASEMENTS WILL HAVE SPRINKLER FACILITY AND
VENTILATION SYSTEM. FLOORS WITH FIRE HYDRANTS.
CCTV COVERAGE ON GROUND FLOOR LOBBY COMMON
AREAS**
- xxiii) Is the project Earth quake resistant?
YES
- xxiv) What is the provision for Garbage disposal?
TO BE DONE BY MAINTENANCE AGENCY

E) BANKS & LEGAL

- i) How to go about housing loans?
**APPROVAL HAS BEEN GIVEN BY ICICI & other Banks are
HDFC Ltd, AXIS,INDIA BULLS,DHFL, CITI BANK, BANK OF
BARODA, UNION BANK, CENTRAL BANK OF INDIA, PNB,
RELIANCE MONEY,CANARA BANK etc.**
- ii) How much loan will he get?
80% OF THE PROPERTY VALUE
- iii) What are the Documents required for availing Housing Loans?
- For Service:**
6 MONTHS PAY SLIP
BANK STATEMENT
PAN CARD
PHOTO ID WITH ADDRESS PROOF
IT RETURN
- For Business:**
3 YEARS BALANCE SHEET
BANK STATEMENT
PAN CARD
PHOTO ID WITH ADDRESS PROOF
MOA
BOARD RESOLUTION
CERTIFICATE OF INCORPORATION
- iv) Which banks have approved the project?
**ICICI & OTHER BANKS AS HDFC Ltd, AXIS, CITI BANK, BANK
OF BARODA, UNION BANK, CENTRAL BANK OF INDIA, PNB
etc.**
- v) When can we get the legal papers?
AVAILABLE FOR VIEWING ON DEMAND

- vi) What are the Cancellation Charges before Allotment?
RS. 25,000/-
- vii) What are the Cancellation Charges after Allotment?
5% OF THE TOTAL CONSIDERATION
- viii) What are the Legal charges for?
REGISTRATION & LEGAL DOCUMENTS
- ix) Who is going to do the Registration of the flats?
EMAMI INFRASTRUCTURE LTD & THE CUSTOMER.

F) MISCELLANEOUS:

- i) What is the Type of community in the project?
COSMOPOLITAN CROWD
- ii) What is the Profile of the buyers in the project?
HMIG to HIG
- iii) Is there any nomination charges, if yes what?
Rs. 250 per sq. ft.
- iv) Is there any resale lock-in-period in the project?
18 MONTHS FROM THE DATE OF ALLOTMENT

H) ADDITIONAL POINT:

- 1) The project comes under which municipality?
SOUTH DUMDUM MUNICIPALITY
- 2) What is the height from ground floor level to first floor level?
12 FT
- 3) Seismic Zone:
THE PROJECT COMES UNDER “3” SEISMIC ZONE.
- 4) What is name of the local consultant?
D. J. CONSULTANTS
- 5) What is the width of the staircase in Blocks?
1.8 METER

CONSTRUCTION:

MIVAN TECHNIQUE ADVANTAGES:

- The constructed building with Mivan technique will be damp-resistant.
- All concealed electrical & other services network including conduits, electrical boxes, light and fan points etc. are laid before casting of concrete in this formwork system. This reduces the construction time.
- It also generates a high quality smooth concrete surface visible, which eliminates any plastering work thereby saving time.
- Use of brick masonry work is completely eliminated.

Because of the rigid Reinforced Concrete wall, the structure has higher seismic resistance and wind load resistance for high rise towers as compared to conventional structures.

- High quality Aluminium Formwork panels ensure a high quality concrete finish. This means no further plastering is required.
- Uniform quality of construction.
- Negligible maintenance.
