



## **PLAMA OCEANIC FAQ'S**

### **Where and what is the proposed development?**

**PLAMA Oceanic** is situated besides Bharath Mall, Bejai, Mangalore.

This residential development spread over approximately 1.17.5 acres of land, houses residential tower of Ground +14 floors and a clubhouse block. There are 56 apartments in all.

### **What are the important developments on Bejai Kapikad Road?**

Important developments are Malls, International School, KSRTC Bus Stand, eateries, conventional stores etc.

### **What is the distance from city?**

Its in the heart of the city.

### **What are the different types and sizes of apartments?**

There are apartments to fit every family size and budget.

<b>Floor</b>	<b>Super Built up area - 2BHK</b>	<b>Super Built up area - 3BHK</b>	<b>Super Built up area-4BHK</b>	<b>Super Built up area-3BHK (Duplex)</b>	<b>Super Built up area-4BHK (Duplex)</b>
4 Floor	1420 Sq.ft	2030 Sq.ft	2795 Sq.ft		
5 Floor	1420 Sq.ft	1985 Sq.ft	2795 Sq.ft		
6 Floor	1420 Sq.ft	2050 Sq.ft	2795 Sq.ft		
7 Floor	1420 Sq.ft	2050 Sq.ft	2795 Sq.ft		
8 Floor	1420 Sq.ft	2050 Sq.ft			
9 Floor	1420 Sq.ft	1990 Sq.ft	3960 Sq.ft	2590 Sq.ft	3960 Sq.ft
10 Floor	1420 Sq.ft	1990 Sq.ft			
11 Floor	1455 Sq.ft	1875 Sq.ft			
12 Floor		1990 Sq.ft			
14 Floor		1990 Sq.ft			

### **What are the facilities in the Clubhouse?**

The clubhouse will have facilities like Gymnasium, Health Club and Party Hall, Swimming Pool, Walking path & Indoor and outdoor games.

### **How do I book my home at *PLAMA* Oceanic?**

Two steps really!

Step I : Fill the booking application form.

The form will be available at **PLAMA** Branch Office. Make sure you specify your choice of :

1. Apartment size
2. Floor band

Step 2: Enclose the booking amount along with the form and give it to us, Cheque / DD favouring "**PLAMA** Developers Ltd."

### **What happens thereafter?**

Based on your application and priority you will be offered the apartments available. Agreements will follow within 30 days after confirmation of allotment.

### **When do I get the confirmed allotment?**

On 25% downpayment.

### **Can I pay 100% down payment?**

Yes, provided payments are made within 30 days of booking

### **How are installments to be paid and is it time bound?**

The schedule of payment is mentioned in the pricing chart. The payment is linked to the progress of construction. Whereas a prior notice of one month would be given to you. Delay in the payment will lead to interest of 24% p.a.

### **Can I pay quarterly installments, instead of bi-monthly installments?**

Installments have to be paid according to the pricing chart to match our payment schedule as we have worked out the price on this basis.

### **Will there be validity for the Price List?**

The prices are subject to change from time to time without prior notice. Please check with the office for validity of prices.

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

Why would you want to miss out on such an unprecedented product offering. However, if you do cancel after booking, then 15% of the total flat value will be forfeited as a cancellation fee , if any and the balance will be returned within one month without interest.

**When does the development start and when can I expect to move into my new home?**

Construction will commence by 16-06-2008 and your new home will welcome you 30 months from this day.

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

Yes, you can. (Wherever possible)

**Can balconies be enclosed?**

No, balconies will not be permitted to be enclosed to maintain the aesthetics of this development and also enclosure of balcony is legally not permitted.

**Are modifications permitted in the apartments?**

The specifications and designs have been carefully worked out. Considering the number of apartments and the delivery date, customization will not be possible in the collective interest of the purchasers.

**What is the provision provided for AC/Chimney?**

Provision for a split AC only will be provided & provision for chimney will also be provided.

**Where is the car parking located?**

Car parking is located in the Ground Floor

**What about additional car parking space?**

Additional car parking can be provided subject to availability which can be allotted at additional cost at the time of possession.

**Is the title of the property clear?**

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

**Has the Corporation sanctioned the plans?**

The development plan has been sanctioned as per N.B.C. (National Building Code)

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

Standardized Composite Agreement to sell will be issued to the purchaser. This will be followed by the Sale Deed on completion of the project/registration.

**What is the process of Registration and when does Registration take place?**

Registration will be done only on completion of the development and on payment of entire sale consideration including the additional amounts. Registration will be facilitated by us only through an advocate appointed by **PLAMA**.

**Has the project been approved by HFI's for loan?**

Yes, Certainly we will ensure that the project will be approved by all the leading HFI's.

**Is the Purchaser responsible for disbursement of Installments through HFI's?**

It is the Purchaser's responsibility to ensure timely disbursement of installments from HFI's and no demand will be made by us to the HFI's for the disbursement of installments. To facilitate smooth payments, customers are required to issue a consent letter to their respective HFI's.

**If I am to avail of a HFI loan, why do I need to issue Post Dated cheques?**

Yes, you will be required to issue Post Dated Cheques which is mandatory to avail an allotment.

**What is the scheme of Maintenance?**

The scheme for maintenance is as under:

We will collect an advance sum of Rs.25,000/- to Rs.30,000/- for the first year and from second year onwards the maintenance charges will be decided by the Society formed by the Flat Owners.

**Who will take care of the Maintenance of the development?**

The Society formed by the Owners of the flats will take care of the maintenance of the development.

**What are the Clubhouse usage charges?**

As an apartment owner you are entitled to a membership. However, you will be required to pay a monthly/yearly user fee for the use of the facilities at the Clubhouse. This fee so collected would look after the maintenance & upkeep and replacement of the Clubhouse facilities/equipment.

**What are the taxes to be paid by me?**

All statutory levies and taxes as applicable and any future taxes if applicable will be required to be paid by you.

**Are Corporate/ group of friends eligible for discounts for bulk bookings?**

The price is the same for individual/collective bookings.

**Do I get to know about the work progress of the project at site?**

Yes, our website will be updated on a monthly basis with regards to work progress at site

**What happens if I have any more questions/ clarifications?**

Please email us at [plamadevelopers@gmail.com](mailto:plamadevelopers@gmail.com) or meet us at

**PLAMA Developers Ltd.** I Floor, Essel Towers, Bunts Hostel Circle, Mangalore-575 003.