



FELICIA

2 - 3 BHK FLATS

Happiness is where home is...







FELICIA





BUILDING - B.

FLAT NO.	FLAT TYPE.	CARPET.	TERRACE.	SALE AREA
301,501, 701,901	2.5 BHK	775	74	1104
302,502, 702,902	2.5 BHK	775	74	1104
303,503, 703,903	2. BHK	633	84	932
304,504, 704,904	2. BHK	635	67	913
305,505, 705,905	2. BHK	614	78	900
306,506, 706,906	2. BHK	614	78	900
TOTAL				5853

KEY PLAN



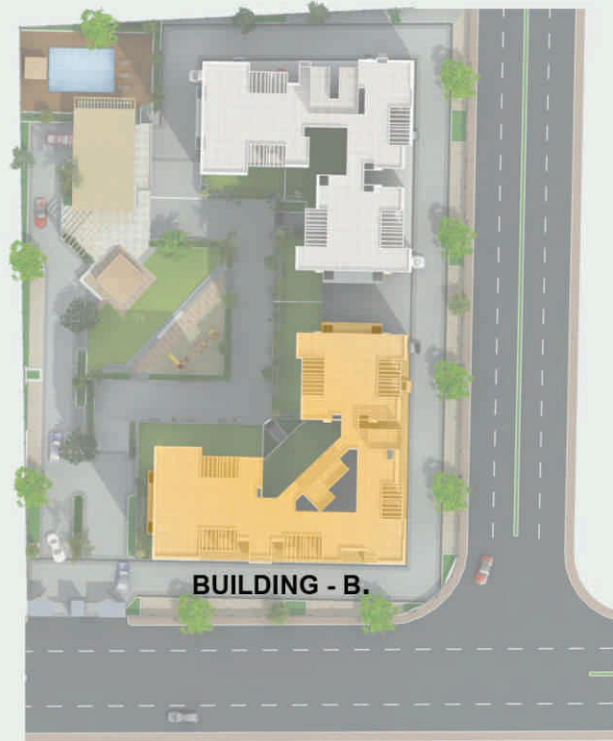
THIRD, FIFTH, SEVENTH AND NINTH FLOOR PLAN



BUILDING - B.

FLAT SEC.NO	FLAT TYPE.	CARPET.	TERRACE.	SALE AREA
201,401, 601,1001	2.5 BHK	775	74	1104
202,402, 602,1002	2.5 BHK	775	74	1104
203,403, 603,1003	2. BHK	633	84	932
204,404, 604,1004	2. BHK	635	67	913
205,405, 605,1005	2. BHK	614	78	900
206,406, 606,1006	2. BHK	614	78	900
TOTAL				5853

KEY PLAN



SECOND FOURTH SIXTH AND TENTH FLOOR PLAN



2 BHK

LEGEND

- | | | | |
|----------|-------------|----------|-------------|
| A | Entrance | F | Bathroom |
| B | Living Room | G | Terrace |
| C | Kitchen | H | M. Bedroom |
| D | Dry Balcony | I | M. Bathroom |
| E | Bedroom | | |





3 BHK

LEGEND

- | | |
|----------------------|----------------------|
| A Entrance | F Bedroom 1 |
| B Living Room | G Bedroom 2 |
| C Terrace | H Bathroom |
| D Kitchen | I M. Bedroom |
| E Dry Balcony | J M. Bathroom |

Amenities

FEATURES

- Grand entrance gate with security cabin.
- Ample space for visitors parking.
- Covered and open parking.
- Internal roads trimix / Block finish or asphalt.
- Provision of servants toilet.
- Vermiculture beans.
- Two Lifts for each building.
- Secured compound wall all around the complex.
- Power backup for lifts, pumps and common areas.
- Automatic water pumping system.
- Sufficient capacity underground and overhead water tank, having separate compartments for drinking and domestic water.
- Special waiting area for school children and senior citizen near entrance gate.
- Rain water harvesting system.
- Fire fighting system.
- Video Door Phone.

LEISURE & SPORTS

- Swimming Pool
- Multipurpose Hall
- Club House
- Children Play House
- Gymnasium
- Senior Citizen Park
- Jogging Track
- Gazebo
- Pergola
- Carom
- Chess

Specifications

STRUCTURE

- RCC framed Earthquake Resistant Structure.

BRICKWORK

- 6" thick External & Internal Fly Ash Bricks.

FLOORING

- Vitrified flooring in entire flat.

DADO

- Glaze Tile Dado upto lintel level for Toilets.
- Glaze Tile above the Kitchen platform.

SANITARY

- Standard quality CP fitting Jaquar or equivalent.
- Sanitary ware Cera or equivalent.

KITCHEN

- Granite top kitchen platform with stainless steel sink 304 grade.
- Provision for microwave & mixer grinder.
- Provision for exhaust fan & water purifier.

DOOR & WINDOW

- Decorative main door.
- Laminated Flush doors with wooden/marble/Granite frames with cylindrical locks.
- Good quality fittings for main door with Europa locks.
- Granite window sills.
- Aluminum powder coated sliding window.

WALL FINISHES & PAINTS

- Sand finished plaster for external wall with cement paint.
- Roller finished oil bond distemper to internal walls.
- External acrylic paint.

TOILET & BATHROOM

- Antiskid Flooring for Toilet.
- Concealed plumbing with hot / cold water arrangement.
- Provision for Boiler/ Geyser point.

TERRACES

- Antiskid ceramic flooring.
- Glass railings for all terraces.

SAFETY & SECURITY

- MS safety grills for windows.
- Concealed fire retardant copper wiring with good quality modular switches.
- Miniature circuit breaker (MCB) & ELCBs.

CONVENIENCE & COMFORT

- Common satellite cable wiring in all living rooms.
- A/C points in master bedrooms.
- TV point in the living room.
- Telephone point in living room.

FALIA'S

Q1. What is the proposed development and where is it located ?

Ans : The Project FELICIA consists of 119 flat & has 2 wings namely A & B. Nestled in the prosperous cultural & Industrial town of PUNE. FELICIA is a Modern Integrated residential complex which offers a complete lifestyle to its residents. The scheme boasts of a club house, gym, swimming pool, ample car parking etc. It is a complete project which cares for you, your requirements as well as nature.

It is located at on HADAPSAR, S.No 50, Handewadi Road, Behind Runwal Seagull, PUNE - 411 028.

It is just 4 km from Camp, Magarpatta. Open your doors to the good life at FELICIA

Gross Plot Area is 8503 sq Mtr. , Open Space Area is 874.31 sq Mt.

Kindly Refer Location Map for direction details.

Q2. Is there any differential pricing on floors?

Ans : Please contact our sales team for the details.

Q3. What are the facilities in the Club House?

Ans : Club house would contain a health club, table tennis, modern gymnasium, swimming pool, indoor games along with a multipurpose hall.

Q4. Is the title of the property clear?

Ans : The title of property is absolutely clear & marketable & the company has already received required sanction from the PMC authorities & also received N.A sanction from the competent authority.

Q5. When can I expect to move into my new home?

Ans : Although we are targeting the project within 20 months, however if there is delay due to some unforeseen reason we would be committed to give the possession in 24 months of starting of construction. Only for wing A.

Q6. So now that I have learnt all about the property, tell me how much is it going to cost me?

Ans : Every flat has the following cost break up:

Flat cost (Base cost)+

MSEB charges +

Legal charges & Infrastructure charges.

For a personalized cost statement please call us on

9921 61 2000 / 9921 71 2000

info@f5realtors.com , marketing@feliciahomes.com

Q7. What are the different types & size of flat?

Ans : We offer 2 BHK flat in 921sq ft. We offer 3 BHK flats of 1129 sq ft.

Q8. Will there be validity for the Price List ?

Ans : Yes, the Price is subject to your confirmation of purchase, in the absence of which it is valid up to 7 days.

Q9. Can I buy the Property from the brokers at a discounted price? Is there any difference of pricing between brokers quoted and company quoted ?

Ans : As now we are not open to brokers.

Q10. Are there any hidden charges beyond the charges already explained?

Ans : No hidden charges. However Stamp Duty, Registration Charges & other Government Levies, like Services Tax, Vat & any other which may be applicable will be payable by the purchaser as & when demanded by ANAND BUILDERS.

Q11. Has the project been approved by HFCs for loan?

Ans : We are already discussing with number of leading HFCs & Banks. At the time of allotment you will be informed for the same, alternately you could also call upon our sales team for assistance, if you want to arrange a loan from Bank of your convenience.

Q12. What is my responsibility for disbursement of installment through HFCs / Banks?

Ans : Once the HFCs / Banks approve your loan, the disbursement is directly done to the company how ever you need to process the same with the HFCs / Banks .

Q13. How do I book my home at FELICIA ?

Ans : Booking can be done by submitting an application form along with a Demand Draft / Cheque in favour of ANAND BUILDERS. We need the following at the time of booking

1. Booking Money draft / cheque @ 5% of the flat value.
2. Buyers and Co Buyer details in the form duly filled and signed.
3. PAN No. & Attested copy of PAN card / Undertaking.
4. For Companies : Memorandum & Articles of Association and certified copy of Board Resolution .
5. For Foreign Nationals of Indian Origin : Passport Photocopy / Funds from NRE / FCNR A/c.
6. For NRI / PIO : Copy of Passport Photocopy / Foreign inward remittance form the account of Alottee's / NRE / NRO A/c of Alottee's.
7. Signature on the payment Schedule.
8. Signature on application for allotment.

Our representative would assist you in detailing the complete booking formalities of your preferred flat. Kindly get in touch with us on

9921 61 2000 / 9921 71 2000

info@f5realtors.com , marketing@feliciahomes.com

Q14. What happen after I have done the booking?

Ans : Once your booking is done we will send you your allotment letter followed by intimation about Agreement for sale. Further the company will also send you timely reminders on the payment due and it is also mentioned in the agreement.

Q15. Can I opt for a down Payment option?

Ans : Yes, please contact our sales team for details.

Q16. How are installment to be paid and is it time bound?

Ans : By way of Cheque or Demand Draft payable at Pune drawn in favour of ANAND BUILDERS and Yes, the Installment are time bound. It will be as per the payment schedule provided to you by us.

Q17. Can two flats be bought and combine into one flat?

Ans : Combination of flat is possible & also we have range of flat for you to choose from.

Q18. Are modification are permitted in the flats?

Ans : Yes, limited modification are permitted in the flat at an extra cost. Kindly check with us at the time of purchase for details. We follow a Policy for any modification & extra work, a list of pre requisite cost of modification of extra work is available with our sales team for your convenience.

Q19. What if my installment / EMI payment is delayed ?

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

Q20. What are the type of Agreement to be signed by the Purchase ?

Ans : Post allotment the Agreement for sales has to be duly signed and registered between the purchaser (S) and ANAND BUILDERS, within 30 days of booking the flat.

Q21. Can I Buy the Property under joint name between me and my company?

Ans : Property can not be bought under joint name and the company's name.

Q22. If a Property owner's details change, how can they be updated?

Ans : Any Change in details have to be given in writing to ANAND BUILDERS along with appropriate proof. Kindly mark such letter to Sales and admin, at

ANAND BUILDERS

FELICIA

8th Floor, "City Square", behind Rahul Talkies, Next to Zenith Complex,

Shivaji Nagar, PUNE 411 005, INDIA

Telephone No. :020-25535 502 / 903

Email : info@f5realtors.com , marketing@feliciahomes.com

Q23. Can I know the process for NRI transaction?

Ans : For any Non Residential Indian (NRI) to book a flat in FELICIA they have to follow the same process of Application and Allotment as prescribed for Indian client.

The transfer of money towards booking and other payment can be done through two modes:

1. Direct bank transfer between account to account via swift code.
2. Transfer of fund through an NRE / FCNR (B) / NRO account maintained in India to ANAND BUILDERS Bank account, if the client wishes to repatriate the money.

No payment can be made outside India.

Kindly refer Reserve Bank of India Guidelines on the same .

Q24. Who bears the exchange rate gains or losses on transfer of funds?

Ans : The Customer, as we only credit the value that is actually received. Any discrepancy will be carried over into the next installment due .

Q25. What can be done if the property document are lost ?

Ans : In case the registered property document are lost then a certified copy of the same can be obtained form the office of the registrar by paying some pre-requisite fees.

f5 Realtors will guide you on the procedures and requisites. Kindly get in touch with us on

Mobile no 9921 61 2000 / 9921 71 2000 , info@f5realtors.com , marketing@feliciahomes.com

In such cases the copy of payment receipt towards the stamp duty /registration would still be required.

Q26. What happen if I have any more question / clarification / complaints?

Ans : Please feel free to visit or call upon our sales and administration office at

F5 REALTORS

8th Floor, "CITY SQUARE", behind Rahul Talkies, Next to Zenith Complex, Shivaji Nagar, PUNE 411 005, INDIA

Telephone No. :020-25535 502 / 903 | Email : info@f5realtors.com , marketing@feliciahomes.com

Q27. What should I do for extra work or changes to be made in my flat.

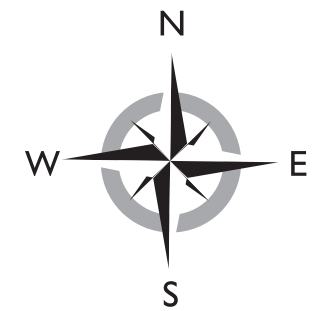
Ans : You are requested to email the desired list of changes to be made to the marketing executive and a copy mailed to info@f5realtors.com. The marketing executive will inform you about the changes which can be done and also the estimate cost and terms of payment. Once you give your acceptance for the same and make the payment the work for changes or extra work will start.

Easy Access



DISTANCE FROM

- Noble Hospital - 3 km
- Magarpatta City - 4 km
- Bishop School - 4 km
- Delhi Public School - 3 km
- Corianthan Club - 4 km
- Desai Eye Hospital - 3 km
- Hadapsar Gadital Bus Depo - 3.5 km
- Pune Camp - 7 km
- Pune Station - 10 km



READINGGALLOVEST
 LEARNINGGALLOVEST
 LEARNINGGALLOVEST

Thank You

PROJECT BY



REALTORS

www.f5realtors.com

IN JOINT VENTURE WITH
MR. GANESH BANKAR
MR. GIRISH BANKAR

CREDITS

DESIGN ARCHITECT
PRAKASH CHANDAK

ARCHITECT OF RECORDS
PARVEZ. M. JAMADAR

RCC CONSULTANT
SPECTRUM CONSULTANTS

LEGAL ADVISOR
ADV. AJAY GADEGAONKAR

BRAND & MEDIA
VALENCIA GROUP

LANDSCAPE DESIGNER
JAYESH KASAT

www.feliciahomes.com