



Community FAQs:

Q: What is the total Area of the project? And what is the area for the current apartment launch?

A: The total area of Land available for development with Pioneer Group in sector 61 & 62 (Adjacent to each other) is 75 Acres. While Presidia is spread over 7.8 Acres.

Q: What all is going to come around the project?

A: While the phase I of the Apartments is spread over 24.5 Acres, the total development is going to be 75 Acres, with One World Class Hotel, High Street Shopping, Entertainment Zone with 6 screen multiplex, Food Courts, A Thematic Park spread over 11 Acres, Multiple Club Houses, Cricket Academy, World Class Commercial Office Spaces, Super Luxury Branded Residences (Phase III).

Q: How many Towers are there in the project? How many apartments are going to be there in this community?

A: There are a total of 5 Towers, namely A, B, C, D & E in the project. The total number of apartments is about 228 apartments in the Phase I.

Q: How are the Apartments placed within the Towers?

A: Each Tower consists of One Type of apartments, for e.g. Tower A, consists of 4 Bedroom Apartments, while Tower B hosts 5 Bedroom Apartments, Tower C hosts 4 Bedroom Apartments again and Towers D & E host 3 Bedroom Apartments.

Q: How far is this project from the Dlf Golf Course?

A: The project is located on the Golf Course Extension road, which is about 4.5 kms from the Dlf Golf Course.

Q: What are the other facilities being offered in the Project?

A: All apartments are Air Conditioned through VRV Technology. The project has facilities like 100% Power Back Up, 24 hours Security, Water Treatment, Rain Water Harvesting, Centralized Piped Gas Provision and Basement Car Parking. The highlight of the project is an 11 acre Thematic Park and the Entertainment Zone with High Street Shopping within the community. Apart from the above, the project also will have a state of the art Club House (Specifically for These 228 Apartments) with Golf Simulation, Squash Courts, Gymnasium, Swimming Pool, Kids Play Areas, Tennis & other sports.

Q: There seems to be another residential community shown in the Master Plan, What exactly is that?

A: There are going to be three micro communities within the 75 acres, out of which, The first one was more of an **affordable community**, which is separated by a sector road, which got sold out in 2009, The second is **The Presidia**, which are Luxury apartments again being developed by the Pioneer Group in Sector 62, Gurgaon, and the third one is going to comprise of **Branded Residences** next to the 7 Star Hotel which also means that with those apartments coming in the vicinity, the prices of Presidia at the Pioneer Park Apartments will definitely move up.

Q: When is the project likely to be completed?

A: The defined timelines for completion of the project is 36 months, starting January 2010. However, there is a likely hood of the project being handed over in 30 Months.

Q: What are PLCs? Are there any Preferential Location Charges (PLC) on the Apartments?

A: PLC stands for Preferential Location Charges, these charges are typically levied on Locations/Characteristics of the apartments with some uniqueness. There are some preferential charges on some locations of the apartments at Presidia, Here is the chart for the PLC structure.

Location PLC Chart

Penthouse	10%
Townhouse	10%
Garden Verandahs	5%
Duplex	7.50%

Q: How many apartments are there on each floor?

A: There are towers 2 Apartments to a Core/Floor, which allows for greater privacy and the way the towers are designed, it makes the apartments almost 4 side open.

Q: What kinds of parking facilities are available?

A: There are covered – Basement Parking facilities for the Residents & Open parking facilities for the Guests/Visitors. It is compulsory to own 2 Covered Car Parkings with a 3 Bedroom Apartment and 3 Covered Car Parkings with 4 Bedroom Apartments and above. The Cost for each bay is Rs. 2,50,000.

Q: What kinds of materials are being used in the Common Areas?

A: Mix of Granite & Stone.

Q: What kinds of Exteriors is the Building Going to have?

A: Mix of Stone & Paint.

Q: What quality of Flooring is the apartment going to have?

A: A combination of choicest of Imported Marbles in the Living & Dining Room, while Wooden Laminated Flooring (Pergo Premium Range, which comes with 50 years of warranty) in the Bedrooms.

Q: Are these Air conditioned Apartments?

A: Yes, All apartments at Presidia are Air Conditioned with VRV Technology.

Q: What is VRV Technology?

A: VRV stands for "Variable Refrigerant Volume" - The VRV system is available in inverter driven cooling only, heat pump and heat recovery format, each designed to provide efficient and flexible comfort cooling and/or heating in a wide range of Homes & Office Spaces. The ability to control each conditioned zone keeps VRV system running cost to an absolute minimum. Furthermore, only those areas calling for air conditioning need to be cooled or heated and the system can be shut down completely in unoccupied rooms... [Read More](#)

Q: When is the Construction Commencement Date?

A: The construction for the Apartments sold earlier has already begun, The commencement date for Presidia is likely to be March 2010.

Q: When is the project likely to be completed?

A: The project is likely to be completed by March 2013.

Q: What kind of Delayed Penalties are the Developers willing to commit?

A: The delayed penalties are Rs. 5 per sq.ft. per month. However, in case the project is delayed beyond 6 months, The penalties will be Rs. 10 per sq.ft. per month for the access time over and above 6 months.

Q: What kind of Rentals can one expect from these apartments? How easy is it going to be to find a tenant?

A: Although it is difficult to predict this, however, based on our experience and current market scenario, one could look at anywhere between 5% to 6% of the property value(at the point of renting) as a benchmark for the leasing of the apartment. Considering the location of the project and the community features, it seems that if all goes well, it should become a preferred community for people to rent.

Home Loan Related FAQs:

Q: How much bank funding can I expect on the property?

A: Although this depends on variable factors determined by the bank based on your financial profile, however, in case your profile is good, banks should be willing to fund upto 85% of the property.

Q: Does the bank fund the Registration Amount?

A: Most of the banks fund the registration amount as well, it is always advisable to confirm with your bankers before getting into any transaction.

Q: When will the banks start disbursements?

A: The banks have already given the go ahead for the project and have submitted their expression of interest to fund the project. However, The actual disbursements will happen once the sanction plans are in place?

General FAQs:

Q: Is there House Tax in Gurgaon?

A: Currently there is no House Tax in Gurgaon, However, in future, there could be a house tax applicable as and when the government levies it.

Q: What are the registration charges in Gurgaon?

A: The registration charges vary from time to time, however presently there are three categories of charges, which is primarily based on who owns the property- 1. In case the property is in a ladies name- 4%. 2. In case the property is in Joint Name of a male and a lady- 5%. In case the property is solely in the name of a male – 6%.

Q: What kind of appreciation can one expect in the project?

A: Considering the low price that the project is being sold at, one could expect a reasonably good appreciation in the project. For short term investors, it could range between Rs.300 to Rs.600 per sq.ft. in a horizon of Given a Three year horizon, one could easily look at an appreciation of about Rs. 1,500 per sq.ft. to Rs. 2,000 per sq.ft. of appreciation.*

Q: What other businesses interests does Pioneer Group Have?

A: Pioneer Group has been the Joint Venture partners with Unitech for over 24 years, most of the Unitech projects like Nirvana Country/The Close etc are built on the land banks of Pioneer Group. Apart from huge land bank holding across the country, Pioneer Group has diverse business interests in Ply Wood, Poly Fabs, etc, which help the group to backward integrate their development business.

Q: How can I be sure that the construction will happen on time?

A: As responsible developers of the project, there is no reason, why the project construction will be delayed intentionally. The licenses are in hand & the project is almost 70% sold out. There are commitments of time lines to be met, otherwise, the developer ends up with heavy delayed penalties.

Q: What is the source of funding for the project?

A: Pioneer Group has already organized the funding for the project, also the sales from the apartments shall be utilized to construct the community. The funding source is all self funded.

Q: Will I get exactly the same size of Apartment as I am booking?

A: Typically, any project in Gurgaon, there is always a slight variation of the apartment size, either ways the price adjustments are also done at the time of the possession, either ways, in case the area increases, the client is charged, in case the area decreases, the client gets the refund.

Q: The Sizes mentioned are they the exact size of apartment livable space that I will be getting? How much wastage is there going to be on Super Area Vs. Built Up Area?

A: The apartment sizes mentioned are Super Areas, Just like all other apartment complexes there will be a super area wastage of approximately 17% to 18% from Super Area to Built Up Area & of 28% to 30% from Super Area to Carpet Area. So, you can calculate reverse based on the super area mentioned on your apartment type.

Q: Are the sizes mentioned on the Floor Plans on specific rooms, Built Up Areas or Super Areas?

A: The Sizes mentioned on the floor plan on any particular Room Type are carpet areas.

Q: What does super Area consist of? Is it Standard for all communities in Gurgaon?

A: Every community has common areas, for e.g. the Entrance Lobby, The Lift Lobby, The area consumed by the Lifts, The Walkways, The Common Roads, etc. The super area is a loading on top of the built up area, which almost all developers use in Gurgaon. Typically it is calculated on the basis of the Total Common Area Wastage is divided amongst the Total Built Up Units proportionately.

Have Unanswered Questions? Call our Professionals on:

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Disclaimer: Although utmost care has been taken to answer the questions based on facts available. Some of the facts are based on the information received from the developers. Trustbanq Realty or its agents/employees cannot and do not guarantee the information, Any information here is deemed to be correct but not guaranteed. The investor is advised to verify all the information before investing. These cannot form the basis of your decision & cannot be construed as a guarantee or any kind.




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