

## FREQUENTLY ASKED QUESTIONS

### **What is 'The BOLLINENI HILLSIDE'?**

The Bollineni Hill side is an integrated residential township spread across 92 acres of land with more than 50% open space, surrounded by lush green hill and serene lake named Arsankalani, giving a very fresh and unpolluted environment to its habitants. Planned in two phases, the first phase will be spread over, approx. 50 acres, with more than 1300 dwelling units. It will have a wide variants to choose from One to Five BHK, aesthetically designed Independent Houses (Villas and Row Houses), and Spacious Apartments, suiting the needs of every family.

### **Where is The BOLLINENI HILLSIDE?**

The BOLLINENI HILLSIDE is located in Chennai, a Metropolitan city, widely regarded as culturally rich and thriving on economic activities, spanning from burgeoning IT sector to global Automobile manufacturing units. BOLLINENI HILLSIDE is located on OMR( Old Mahabalipuram Road) – better known as IT corridor, which has easy access to all of the other main arterial roads in Chennai. It also connects to Chennai International Airport as well as all the main business districts in an easy and swift manner. The BOLLINENI HILLSIDE is surrounded by various IT and ITeS corporate of international standards. Some of the important locations of the city, with distances from Bollineni Hillside are

- Madhya Kailash: 20 KMs
- Airport : 20 KMs
- Global (Tamil Nadu ) Hospital: 3 KMs
- East Cost Road : 7 KMs
- Tidel Park : 17 KMs

### **What are the Features of The BOLLINENI HILLSIDE( Phase-I) ?**

- Completion Date: estimated to be in Mid of September 2010.
- Location: OMR, Next to Shollinganallur, and nearer to Medavakkam
- No of Blocks: 64
- No of Apartments: approx 1000 ( one BHK to Five BHK)
- No of Villa: Approx 300 ( One BHK to Five BHK )
- Options available for: Fully Equipped Modern Fitted Kitchens, and other fittings

### **What amenities will I get at Bollineni Hillside?**

We try to make, Bollineni Hillside a perfect match of Nature, Greenery and pollution free environment. Besides this Bollineni Hillside will offer a host of facilities like Club, Gymnasium, and Swimming Pool, Sports facilities, Eateries, Business and meeting rooms. We will make

your life comfortable by Providing Power Backup facilities, Lifts, RO equivalent water. Every house and apartment will be equipped with Security Access Cards, besides round the clock security arrangements for the township.

### **Who are the Developers of the BOLLINENI HILLSIDE?**

BOLLINENI HILLSIDE is a project of BSCPL Infrastructures Ltd ( B Seenayah & Co Projects Ltd)

BSCPL has an impressive track record of completed infrastructure projects in India, including

highways, bridges, airport runways and the expansion of the Port Blair Airport in Andaman Islands. BSCPL has to its fold completion of Kabul- Kandhar Highway- assisted by International agencies. Besides construction, the company has made a significant mark in the

healthcare sector, including three hospitals and famous KIMS ( Krishnaiah Institute Of Medical Sciences) of Hyderabad.

### **Who are the Design Architects and Engineers?**

The architects to Bollineni Hillside, Phase I are famous CRN Architects ( M/s C R Narayan Rao ). Besides Government sector, many of the reputed Business Houses are also a part of CRN's Clientele, which include names like Infosys, WIPRO, TCS, Ashok Leyland etc. It has a highly qualified and well-experienced manpower of over 450 full time Architects, Engineers, and Quantity Surveyors.

### **Who will build The BOLLINENI HILLSIDE?**

Our commitment towards best quality, meeting Time schedule and to give the best value for money of our customers, BSCPL has decided to undertake the construction of Bollineni Hillside rather than through any contractor. Our dedicated team of engineers and quality surveyors are involved in each and every detail of construction.

### **What is the current Status of Construction at Bollineni Hillside?**

BSCPL has planned to complete the construction for possession to its customers, by January 2011 onwards.

As on January'2009, about Six lacs ( 6,00,000) Sq Feet of construction has already been grounded, and many of the grounded buildings have reached to 40% of completion of construction.

### **What are the ownership rights?**

The residential units at Bollineni Hillside are Freehold ownership as per the current rules and regulations of the Govt.

### **What is the price composition of Residential Units at Bollineni Hill Side?**

Price of the units are revised and declared from time to time depending upon the market and

economic scenario. The price of any unit will have the following components:

Any apartments in mid rise buildings has three price components

A) Basic price per sq. feet for Super built Up area  
 B) Price towards other components including: Car Park, Club House , Electricity/Water, Corpus fund towards maintenance,

C) Various taxes and Govt. levies like : Stamp Duty, Registration, VAT, Service Taxes

Any independent house, including Villa and Row House will have the following components

A) Basic Price of the Villa or Row House , including its land and built up area and car park

B) Price Towards other components including: Club House, Electricity/water, Corpus Fund towards maintenance,

C) Various Taxes and Govt. levies like: Stamp Duty, Registration, VAT, Service Taxes

### **What is the Payment Schedule?**

Any one, who wishes to book any unit, has to first pay the initial booking amount and then the

future payments as per "the construction linked plan", mentioned here under

Apartments		Villa/Row houses.	
Initial Booking amount	5%	Initial Booking amount	5%
At the time of agreement	10%	At the time of agreement	10%
At the completion of Foundation	10%	At the completion of Foundation	20%
At the casting of stilt floor	10%	At the Casting of ground floor	15%
At the casting of 1st floor	10%	At the casting of 1st floor	15%
At the casting of 2nd floor	10%	At the completion of plastering	15%
At the casting of 3rd floor	10%	At the completion of Infrastructure of Township	15%
At the Casting of 4th floor	10%	At the time of possession	5%
At the completion of plastering	10%		
At the completion of Infrastructures of township	10%		
At the time of possession	5%		
<b>Total</b>	<b>100%</b>	<b>Total</b>	<b>100%</b>

### **Is there finance available for this project?**

BSCPL has been approached by many Banks and Housing finance companies to extend finance

facility to customers. All most all the major banks have approved the project for lending to customers, as per their eligibility criterion

At BSCPL, we have a dedicated team to help our customers for all documentation requirements for speedy disbursement.

### **Is the project approved by the Chennai Land Department?**

Yes, The Bollineni Hillside, Phase I is duly approved by PPD (Local Authority) wide Letter no L1/8604/94.

As per our Corporate Philosophy, we enter into agreement with customers only for approved units to our customers

**What are the service charges?**

The maintenance fee has not yet been fixed. However, as per thye market practices, it is indicated to be approximately Rs 2 per s.ft per month

**Can I sell my property to a third party?**

Yes, the property at Bollineni Hillside is completely transferable to third party, at any stage after one has paid 40 % of value and also has held the property for minimum 12 months from the date of agreement .The transfer is subjected to Govt. levies and taxes applicable time to time.

**What is the transfer fee?**

The BSCPL will charge a minimal administrative fee @ Rs 50 per SFT for transfer of booking.

**Can BSCPL assist me in leasing my newly acquired Apartment?**

Yes, BSCPL, has a dedicated team to assist the customers in finding best rental value along with proper documentation and security of their properties. This exclusive service will be available at very minimal services charges.

**I would like to purchase in BOLLINENI HILLSIDE. What do I do now?**

You need to follow a very simple process of few steps

1. Contact

Sales Manager, BSCPL Infrastructures Ltd  
Behind Sathyabama University  
OFF OMR ,Semmancherry  
Chennai

Contact Details:

Toll Free number: 1800 425 7979

Direct: 2277 5500

e-Mail: [sales@bollinenihillside.com](mailto:sales@bollinenihillside.com)

2. Fill the reservation form along with a cheque / DD of booking amount @ 5 % of value of the property

3. Model Flat to exhibit the quality of our construction, is ready at our site for everyone.

**I have read the information detailed in this document, Frequently Asked Questions and accept the details as presented.**

**Purchaser’s Name:** \_\_\_\_\_

**Purchaser’s Signature:** \_\_\_\_\_

**Dated:** \_\_\_\_\_