

Q & A's

Here are some FAQs [frequently asked questions] by customers when buying a flat in a gated community such such as 'Sita Exotica'. Here we go..

1. What are the Security features of the community?

Separate ingress and egress from an exclusively manned gate. CCTV cameras in all common areas for monitoring people movement and automobile traffic. Smart identity cards to all enrolled house-helps. Telephonic interaction facility between the Security and flats for communication and to monitor/coordinate visitors. Individual lobbies for every block and separately manned visitors' parking lots provided.

2. What amenities are available (pool, gym, park, etc.)?

Lounge Area, Fitness Centre, Wellness Centre, Amphitheatre, Multi-purpose Hall, Swimming Pool, Billiards & Pool, Table Tennis, Carrom, Chess, Meditation Spots, Yoga Area, Basketball Court, Cricket Nets, Kids' Play Area, Children's Pool, Toddlers' Play Area, and Reading Room. The entire community is also Wi-Fi enabled.

3. What is the monthly maintenance cost and what does it cover?

Monthly maintenance charges will be levied by the 'Sita Exotica Owners Association'. Maintenance of Parking, Common Areas, Landscape, Security etc., will be charged once the owners association takes over charge.

4. Are there any restrictions on renovations or modifications?

The scope for renovation and modifications is not possible at this stage at 'Sita Exotica's, since we are already ahead and have completed a coat of painting too. Ideally for any renovations or modifications, one has to commit to the flat's purchase at an early stage.

5. How is parking managed? Is it included in the purchase?

Parking is not included in the purchase cost of the flat. It figures in the list of amenities such as the clubhouse, transformer, common lighting, landscaping etc., the cost of which is extra and payable. The amount can be discussed with our marketing executive in detail.

6. What are the rules and regulations of the community?

The regular rules and regulations as framed by the 'Sita Exotica Owners Association' will apply once it is formed. Otherwise, there will be no special rules for the community.

7. Is the community pet-friendly?

Yes. A separate area for fun and frolic is earmarked. Besides, a defecation area for your pets is also being planned.

8. Are there any planned or existing nearby developments that may impact the property?

The proposed Highway Corridor announced by the Government of Telangana has commenced construction. The corridor starts from Paradise Circle and ends at the ORR. On completion, the corridor will be under 1.5 Km away from 'Sita Exotica'. Property prices are expected to sky rocket due to this development.

9. What is the process for addressing complaints or issues?

Redressal of complaints or issues will be dealt with by our in-house team of experts. At your service and available on the site to assist you would be our designated senior personnel.

10. Can I rent out my flat, and are there any restrictions?

You surely can let out your flat on rent subject to making all the due payments fully and after ours handing over the flat to you complete in all respects.

11. How is waste management handled?

As per permission guidelines (Please go through the same).

12. What are the water and electricity supply arrangements?

As per permission guidelines (Please go through the same).

13. Is the community equipped with emergency services like fire extinguishers and first aid?

Yes.

14. Can I customize or upgrade my flat's fixtures and finishes?

Certainly!

15. What is the reputation of the builder or developer?

M/s Sita Shelters Pvt Ltd & M/s Seetha Estates are known for thoughtful planning and precision to every detail which has been their hallmark over the last 30 years. The pioneering effort of Mr. P. Rama Chandra Raju, the Managing Director, who himself is a Civil Engineer has resulted in 50+ outstanding projects and many more in the offing which testify to their credentials.

All projects symbolize a balance between function and form with innovative designs. Located in quiet neighbourhoods, chosen with great care, the projects provide an ideal residential life, a salubrious ambience and great amenities.

Above all else is the timely execution and overwhelming pride of their customers clients being given the best value for money.

16. Are there any additional fees for services like Wi-Fi, cable, or utilities?

Yes, obviously! These are services offered by external vendors and will be needed at most units, but only after the hand over by the promoters. These are definitely extra and payable by the customer.

17. How does the community handle guest access and visitor parking?

Separate visitors' parking is an exclusive manned facility at 'Sita Exotica', which is monitored by CCTV. Guest/ visitor access is allowed only after thorough vetting by Security.

18. What are the nearby amenities like schools, hospitals, shopping centres, etc.?

Numerous schools, educational institutions, hospitals, shopping centres are close by. At Suchitra Junction one can find a plethora of them (Refer our brochure for the needful)

19. Is the community eco-friendly and sustainable?

To describe 'Sita Exotica'- it's an exotic fountain of happiness cushioned on two sides, the back and the left by an open (Endowments Department's) parcel of land bereft of any concrete structure, flanked by a public park on the right side, and the front side facing the thoroughfare leading into & out from the property. By virtue of this rare and enviable location, 'Sita Exotica' presents salubrious greens and fresh air for company and extraordinary views of the lushness around from the balconies or terrace.

20. What is the process for transferring ownership or selling of the flat?

This important aspect will be clearly explained, by personnel of our Marketing Team.

Remember, it pays to be informed and it is essential to clarify any doubts and concerns before making your purchase decision.