

# FAQs for Citylife Corporate Suites



## **Who are APC and how are they involved with Citylife Corporate Suites?**

APC London Limited is a respected and renowned property investment and development company that are based in London and have a presence in New Delhi, India. APC have more than 30 years of experience in all areas of real estate. APC have complete knowledge of the UK and India property market and its trends. APC are Principal Channel Partners of Vigneshwara Developers and are sole promoters of Citylife Corporate Suites.

## **Tell me more about Citylife Corporate Suites?**

Citylife Corporate Suites are a selection of fully furnished, fully managed, high quality studio and one bed serviced apartments located in the heart of new Gurgaon, India.

Citylife Corporate Suites are part of a massive business complex and therefore are classified as serviced apartments. Lawfully in India serviced apartments only can be used for short lets and come under the hospitality sector. That is the reason that these apartments can be used as "hotel accommodation" and thus brings in large returns for investors/owners.

The Citylife apartments are fully serviced and come fully furnished so there is no extra cost and headache for the buyer. The full details of services and furnishings can be downloaded from [www.apclondon.com/pdfs/Citylife\\_Price\\_Spec.pdf](http://www.apclondon.com/pdfs/Citylife_Price_Spec.pdf)

Upon completion you can lease back your apartment to the Developer and get a fixed return of net 12% pa on your investment (before tax). The Developer will then be responsible for finding a tenant and will bear the maintenance cost. You can choose to not lease the apartment back to developer and enjoy the luxury and lifestyle of Citylife with your family and friends. You in this case will have to bear the normal maintenance and service charges. Whenever you decide to lease the apartment back, just inform the developer and they can take it over.

## **How many flats are there in Citylife? Are there any concierge and leisure facilities at Citylife?**

Citylife has 63 flats in total that are spread over 7 floors and there are nine flats to each floor.

Each floor consists of:

- 4 x Type I Studio Apartments- 390 sq ft super area
- 4 x Type II One Bedroom Apartments- 670 sq ft super area
- 1 x Type III One Bedroom Apartments- 648 sq ft super area

The ground floor has a dedicated 24 hour concierge facility, recreation lounge, cafeteria and a main utility room for housekeeping and laundry services. There are also full leisure facilities in the complex including a gym, swimming pool, squash and tennis courts. Citylife also has access to an extensive brand shopping mall and a range of speciality restaurants within the complex.

### **Who is the developer of Citylife Corporate Suites?**

Citylife is part of the 1.6 million sq ft Aquarius Business Park being developed by renowned Vigneshwara Developers. Vigneshwara have an impressive track record of delivering more than 20 million sq ft of residential and commercial space in prime locations of the country. They have several developments under construction at the moment. For more information please visit [www.vigneshwara.in](http://www.vigneshwara.in)

### **Where is Citylife located?**

Citylife is part of the Aquarius Business Park. It is located in sector 74 of Gurgaon and is less than a 20 minute drive from the International Airport and a 15 minute drive from the DLF Golf Course and the Gurgaon City Centre. Sector 74 is the new Central Business District of Gurgaon and covers more than 300 acres of land. Citylife Corporate Suites are mere 300 meters from NH8, 500 meters from Sohna road and 200 meters from upcoming Metro station.

### **Can you tell me more about Aquarius Business Park?**

Aquarius Business Park is part of the CBD (Central Business District) and is being developed in 10.75 acres of land. Designed by famous S K Daas architect Aquarius Business Park has four commercial towers and a branded retail mall in addition to Citylife Corporate Suites and SOHO serviced apartments. In total there are more than 1.6 million sq ft of Grade A commercial, residential and retail space being developed. Aquarius Business Park is first in the region to offer helipad and helicopter operations. Majority of commercial and retail spaces are already sold.

### **Is there a due diligence carried out by a responsible company at an arm's length?**

Yes - the due diligence for the Developer and their various projects is carried out by Knight Frank India. Knight Frank is one of the most prominent property companies in the United Kingdom and has a presence in the Indian sub continent. Please visit [www.apclondon.com/pdfs/Knight\\_Frank\\_Report.pdf](http://www.apclondon.com/pdfs/Knight_Frank_Report.pdf) to download the complete report.

*The report is more than 27 mbs and may take 30-50 seconds to down load, depending on your internet connection.*

### **When will Citylife be ready to occupy and what are the payment terms?**

Construction at Aquarius Business Park has already commenced. Developer is aiming to hand over Citylife Corporate Suites within 24 months from now.

Payment terms are also construction linked for your ease and convenience. Please download payment schedule from the following link [www.apclondon.com/pdfs/Citylife\\_Price\\_Spec.pdf](http://www.apclondon.com/pdfs/Citylife_Price_Spec.pdf)

### **Are there any other costs or charges?**

The only other charge/cost you will have to pay for is Stamp Duty that is levied by the government at the time of registering the freehold title in your name. At present, the Stamp Duty is 6% of the sale price if registered in the name of a female and 7% if registered to a male. The Stamp Duty is reviewed by the government periodically and is therefore subject to change. The Stamp Duty Charges prevailing at the time of registration will be applicable.

### **Can I sell my apartment before the title registration?**

Yes, once you have completed 40% payment of your apartment and executed a Sales Agreement with the Developer you can transfer your interest in the apartment to a third party. The first transfer will be free of cost and subsequent transfers will be at a fee. However, the Developer has sole discretion in allowing the transfer of your interest before the payment is completed and your apartment is duly registered in your name.