



Kent Nalukettu Palm Villas

Rating assigned: Kochi 5 Star

Project Profile

Type of project	Residential (villas)
Location of project	Kakkanad, Kochi, 682 030.
Type of development	Joint development
Start date of project	January 31, 2011
Possession committed to customer as per sale agreement	Villas - 24 months. Common area – 30 months from the date of agreement.
Total Saleable Area	298,165 sq ft
Percentage of physical completion as on date	10 per cent

Sponsor Profile

Name of the project	Kent Nalukettu Palm Villas
Name & address of developer	Kent Constructions Private Limited Lily's Towers, Palarivattom, Cochin 682025.
Name of developer group	Kent Constructions
Track record in years	17 years
No. of projects developed in last 5 years	6 (0.8 million square feet [sq ft])
No. of ongoing projects	3 (0.9 million sq ft)

Project Rating Drivers

- **Project construction quality and amenities**
 - The project's structural quality is backed by track record of the structural engineer and of the in-house civil construction team. The project has been designed in conformance with seismic zone requirements.
 - *Amenities* - The project will be equipped with a full-fledged gymnasium with steam, sauna and jacuzzi facilities, club house, swimming pool, indoor shuttle court, basket ball half court, table-tennis, billiard room, yoga centre, jogging track, children's play area, amphitheatre, association room, business centre, guest suite, caretaker room, library and mini convention centre. The project will also have generator back up, CCTV, intercom facilities, broadband connectivity and a landscaped garden.
 - Location – The project is located at Kakkanad and is in close proximity to the L&T Tech Park. The project has good road connectivity and is about 20 kilometers (km) from Kochi airport. The project is targeted primarily at the NRI community.
- **Project legal quality** - The project's legal quality is backed by a clear and marketable land title, a detailed customer agreement that mentions possession date, super-built-up area, maintenance terms, defect liability period of 6 months from the date of handing over, default implications, and delay compensation; however, the buyer has no right to terminate the agreement.
- **Project financial quality** – The project has moderate financial quality, marked by sound sales progress, though the developer does not have any credit facility available. The developer is required to make land payments within 24 months on a quarterly basis.
- **Project sponsor quality** – The project sponsor quality is driven by the developmental track record of the company and promoters experience in the Kochi residential real estate market.

Project Photographs

