



Saakaar Aqua City

Grading Assigned: Patna 5 Star out of 7 Star (Reaffirmed in April 2019)

Earlier Grading : Patna 5 Star out of 7 Star (Assigned in March 2018)

Valid till May 7, 2020



Project Profile

Type of project	Residential and commercial
Location of project	Usari, Makdumpur Road, Sandalpur, Khagaul, Danapur, Patna
Type of development	Bought out and development agreement
Land Area	11.95 acre
Total saleable area (Carpet area)	Residential: 13.55 lakh sq ft
	Commercial: 0.68 lakh sq ft
	Total: 14.23 lakh sq ft
No. of blocks	9 blocks
No. of units	Residential: 1,471
	Commercial: 122
Unit configuration (Carpet area)	1BHK, 2BHK, 3BHK and 4BHK (340 to 2,984 sq ft) Commercial: 220 to 7,802 sq ft
No. of floors	Basement+ Ground+ 10 floors to
	Basement + Ground + 21 floors
RERA No.	BRERAP00027-2/233/R-96/2018



Location: The project is situated at Usari, Makdumpur Road, Sandalpur, Khagaul, Danapur, Patna. Danapur railway station is 3.5 kilometres (km) from the project and the proposed Patna international airport 14 km away. The AIIMS campus is 12 km from the project, while IIT-Patna is also 23 km away. The area also has renowned international schools such as Radiant International School, DAV public school, and Holy Mission Secondary School.

For the location map, please refer to www.saakaar.com/aquacity/

Pricing Table

Base price	Residential: Rs 1.05 million – Rs 9.25 million
Stamp duty	8% of the agreement value
Registration charge	2% of the agreement value
GST	12%
Approx. estimated monthly maintenance charges	Rs 3.5 per sq ft

* The ticket range is calculated on base price of the project.

Sponsor Profile

Name of the project	Saakaar Aqua City
Name & address of the company developing the project	Saakaar Aqua City 5th Floor, Sone Bhawan, Veer Chand Patel Marg, R Block, Patna, Bihar – 800 001.
Name of the developer group	Saakaar Group
Managing Director	Mr Sudip Kumar
Directors	Mr Jitendra Nath Gupta, Mrs Smita Choudhary, Mr Ravi Talwar, Mrs Usha Agarwal and Mr Ravi Bhushan
Developer website	www.saakaar.com
Project website	www.saakaar.com/aquacity
Track record in years	23 years (since 1996)



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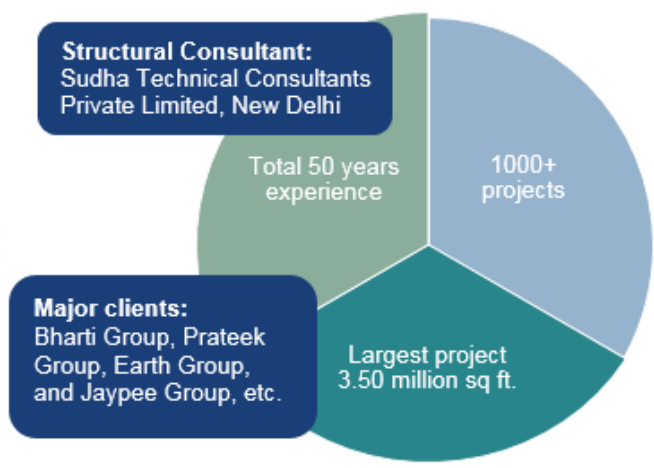
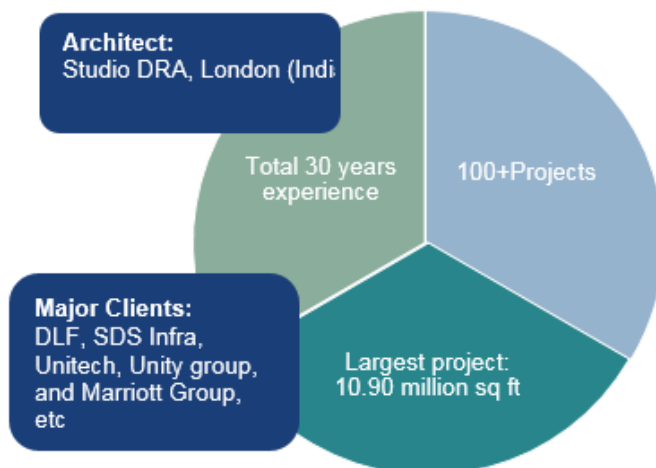
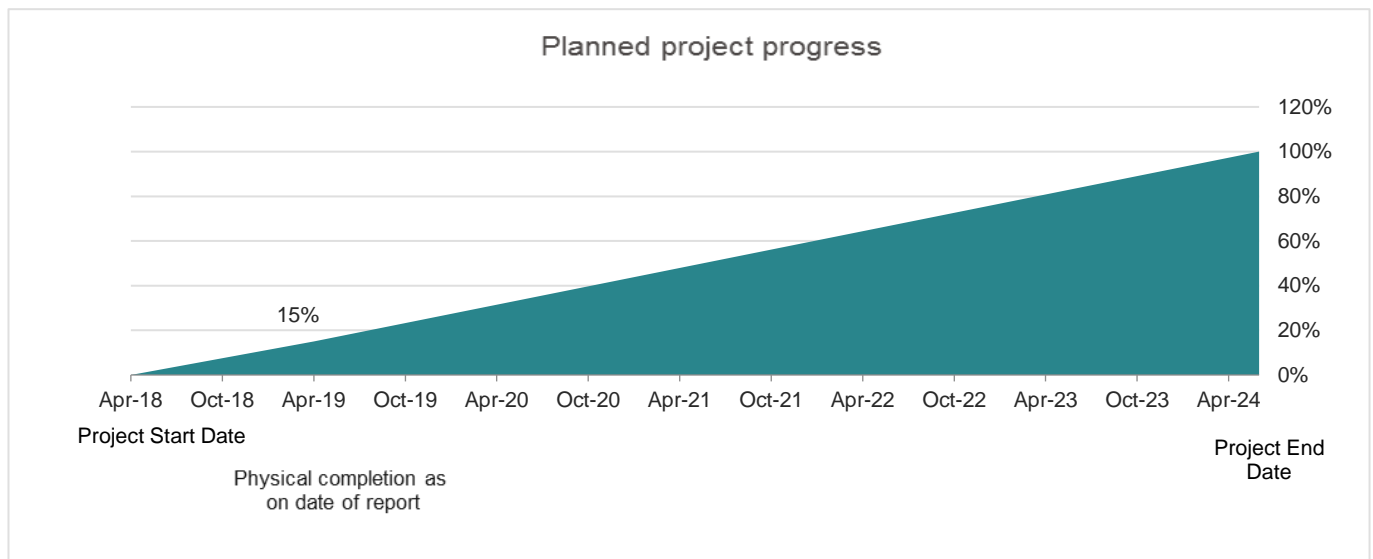
Project Grading Drivers

Project construction quality and amenities

Construction quality:

The structural quality is backed by the sound track records of the architect (Studio DRA, London {India Office: Noida}), and structural consultant (Sudha Technical Consultants Private Limited, New Delhi). Civil work is being undertaken Aameer Infrastructures, Pune, Nansam Ventures, Lucknow, and Shivshakti & Company, Patna.

The project has been designed in conformance with seismic zone requirements.





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Quality measures

Onsite testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per seismic zone requirements	✓

Amenities: Major amenities include lawn tennis court, basketball court, volleyball court, badminton court, cricket pitch, skating rink, table tennis and table hockey, billiards and snooker table, squash court, virtual golf, three swimming pools, indoor and outdoor gymnasiums, joggers' track, spa and massage, ambulance facility, 24 X 7 trained paramedical staff, complimentary E-rickshaws for the campus, amphitheater, kids' zone and children play area, food court, party zone, banquet hall, CCTV camera surveillance, Radio Frequency Identification (RFID) control entry and exit, and Indian Green Building Council (IGBC) certified green building. Specific features such as assisted nursing facility, emergency alarm in every unit, barrier-free construction, wider door in bathrooms for easy wheelchair movement, anti-skid flooring in common areas, grab bar in passage, air conditioned common mess.

Project legal quality

The legal quality of the project is backed by a clear and marketable land title, and receipt of required pre-construction approvals. Agreement for sale includes clauses such as possession date, default implication, delay compensation, and project specifications. All major pre-construction approvals and no-objection certificates have been obtained.

Checklist of clauses included in sales agreement

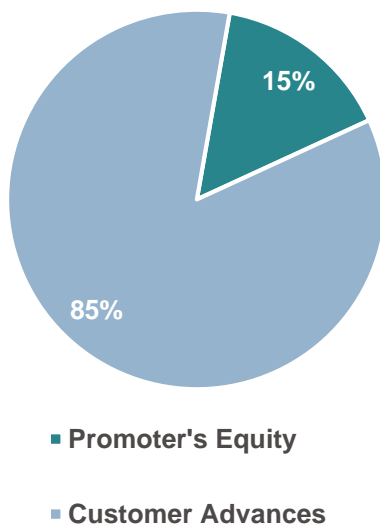
Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet area
Default implication	✓
Delay compensation	✓
Defect liability period (no. of years)	5
Payment schedule	Construction linked
Maintenance clause	✓
Holding clause	✓
Escalation clause	✓
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	✓
Parking space allotment details (for covered parking)	✓
Title search certificate annexed	✗
Approvals	✗
Applied approval details	✗



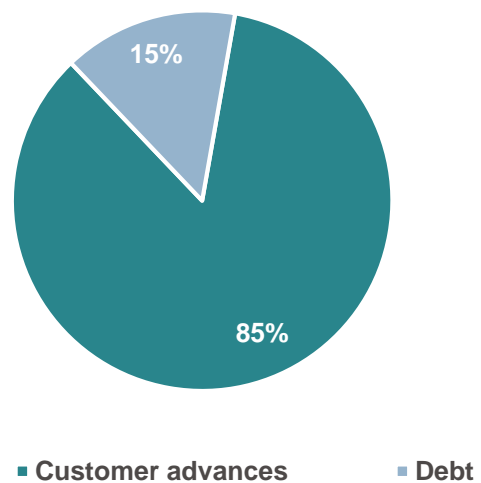
Project financial quality

The project's financial quality is sound, backed by promoter's contribution customer advances and planned bank lines. Total project cost will be funded with customer advances, promoter's contribution and proposed bank lines. The developer is planning to raise debt of about Rs. 80 crore which would be utilised towards the entire project.

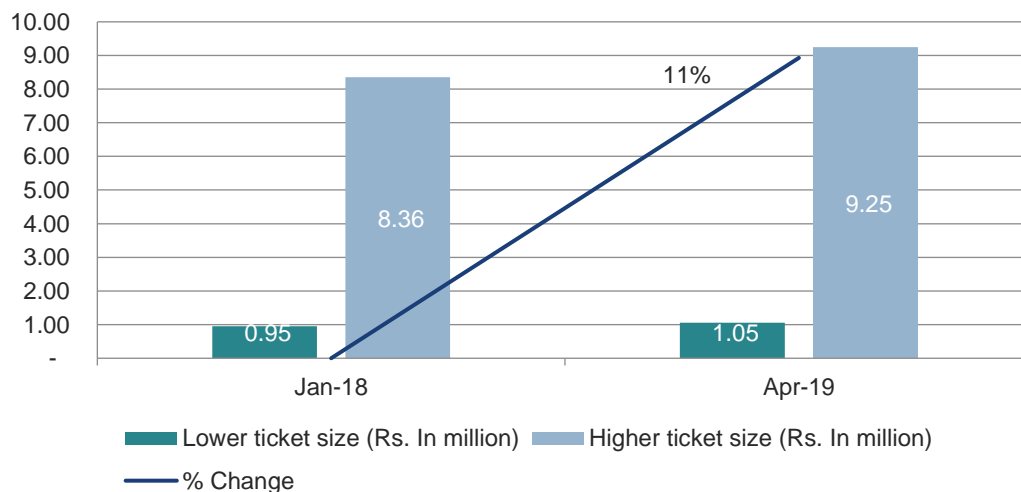
Funding till date



Funding Planned

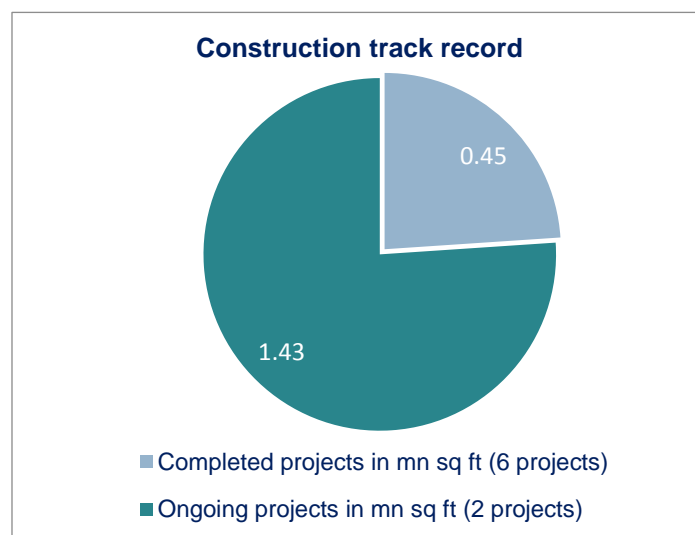


Price trend and % change in ticket size for Residential



Project sponsor quality

The project sponsor quality is backed by its development track record of the Saakaar Constructions Private Limited in Patna which was established in 1996 by four promoters: Mr Sudip Kumar, Mrs Smita Chaudhry, Mr J.N. Gupta, and Mr Ravi Talwar. Till date, the company has executed six projects with total saleable area of 4.5 lakh sq ft. Apart from real estate, the company also manufactures bricks through group entity, Saakaar Bricks Private Limited. Key clients include Larsen & Toubro and Ahluwalia Contracts (India) Limited.





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Project Photographs (As on April 2019)





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Last updated: April 2016

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