



Grading Advisory

February 2019, Raipur

Harshit Landmark

Update as on February 2019

CRISIL keeps all its outstanding gradings under continuous surveillance. Accordingly, it seeks regular updates from companies on project status. CRISIL is yet to receive adequate information from Singhania Buildcon Pvt. Ltd. to enable it to undertake a grading review.

CRISIL is taking all possible efforts to get cooperation from the company with its grading process for enabling it to carry out the grading review. CRISIL views information availability risk as a key factor in its grading process.

CRISIL may suspend the grading shortly if the company continues non-cooperation with the grading process.

About the Company

Singhania group was set up by Mr Shyamlal Singhania and the late Mr Subhash Singhania in 1993 .The group develops residential and commercial projects in and around Raipur. Mr Subodh Singhania (son of Mr Shyamlal Singhania) oversees operations currently.

Please note: This update should not be construed as a grading reaffirmation.

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Last updated: April 2016

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Harshit Landmark

Grading Assigned: Raipur 6 Star out of 7 Star (Assigned in January 2018)

Valid till January 31, 2019



Project Profile

Type of project	Residential and Commercial
Location of project	Near AIIMS Hospital, Lukkad Petrol Pump, Herapur Chowk, Raipur - 492 099, Chhattisgarh.
Type of development	Bought out
Land Area	3.8 acres
Total saleable area	Residential: 5, 26,632 square feet. Commercial: 17,666 square feet.
No. of blocks	7
No. of units	Residential: 728 Commercial: 42
Unit configuration	1 BHK : 521 square feet 2 BHK : 701 & 721 square feet 3 BHK : 965 square feet
No. of floors	Ground Floor + 10
Real Estate Regulatory Authority Registration Number	Blocks - A, B, C & D - Applied

Location: The project is at Tatibandh, near Hirapur, Raipur, in close proximity to All India Institute of Medical Sciences, on Ring Road 2. State capital Naya Raipur is 28 kms away. The city railway station is about 7 kms and airport about 26 kms away.



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For the location map, refer to http://www.singhaniabuildcon.com/projects_detail.php?project_id=24#ChildVerticalTab_14

Pricing Table

Loading on carpet area	10%
Loading on built up area	27%
Base price	Rs 1.47 – 2.73 million (super built-up)
Stamp Duty	6% of the agreement value : Male 5% of the agreement value : Female
Registration Charge	0.80% of the agreement value
GST	12% of the agreement value
Maintenance Charges	Rs 1 per square feet

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

Sponsor Profile

Name of the project	Harshit Landmark
Name & address of the company developing the project	Singhania Buildcon Pvt. Ltd. Shyam Chambers, 3rd & 4th Floor, Heerapur Road, Mohba Bazaar, Raipur, Chhattisgarh.
Name of the developer groups	Singhania Group
Chairman	Mr. Subhodh Singhania
Developer website	http://www.singhaniabuildcon.com/index.php
Project website	http://www.singhaniabuildcon.com/projects_detail.php?project_id=24
Track record in years	24

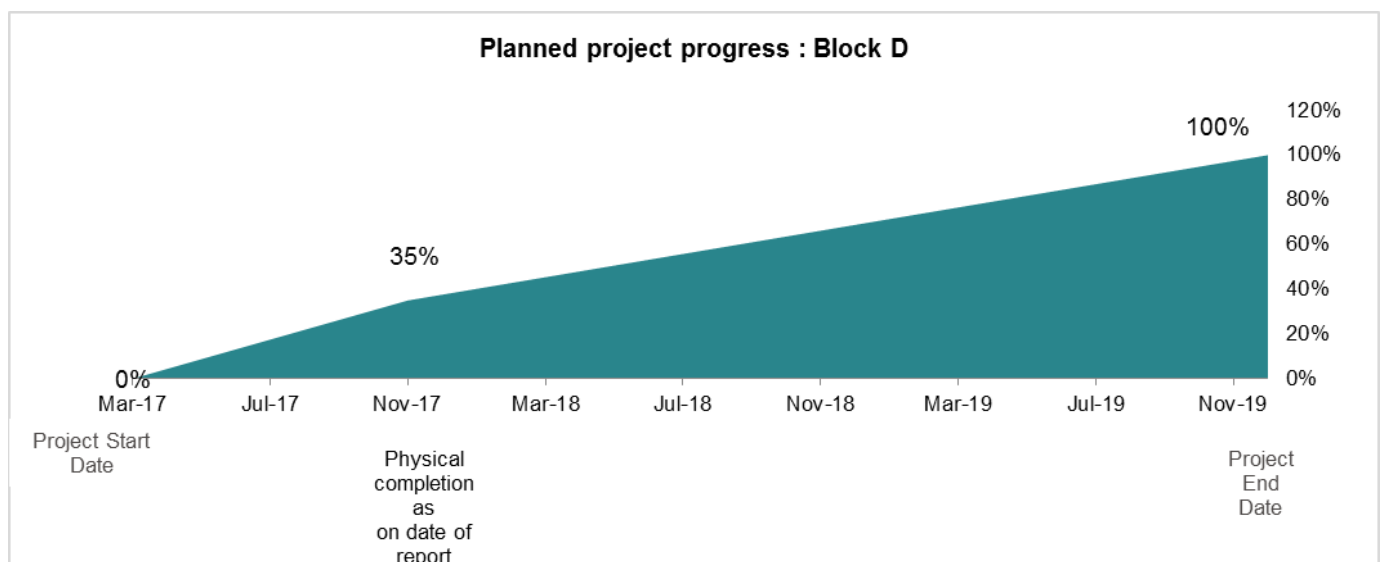
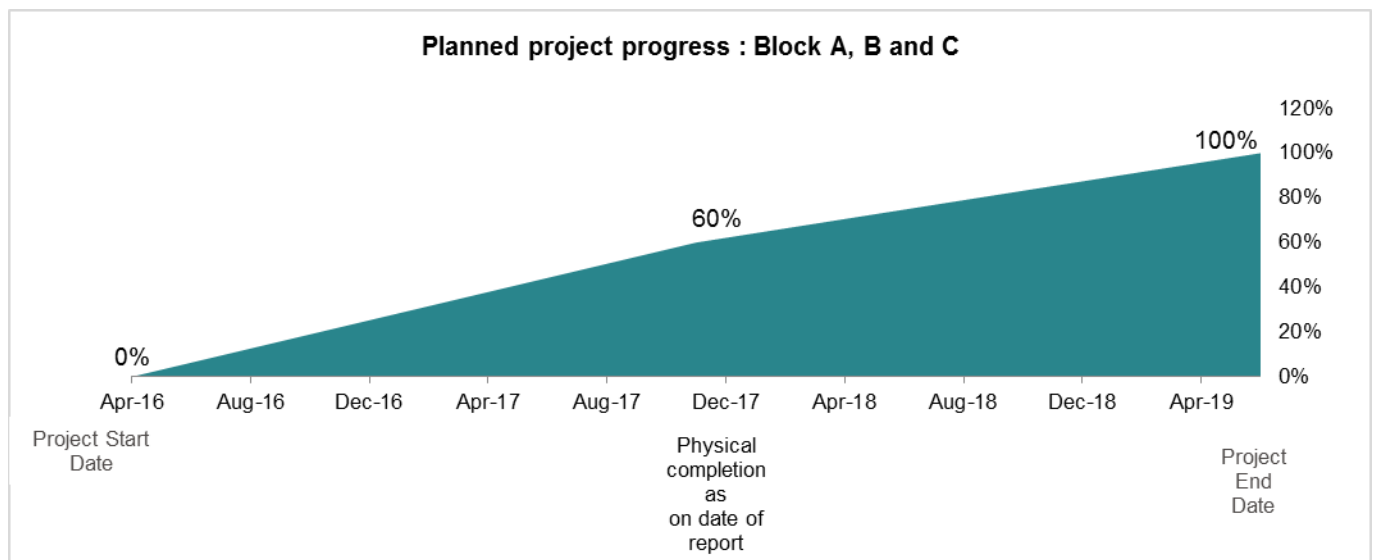


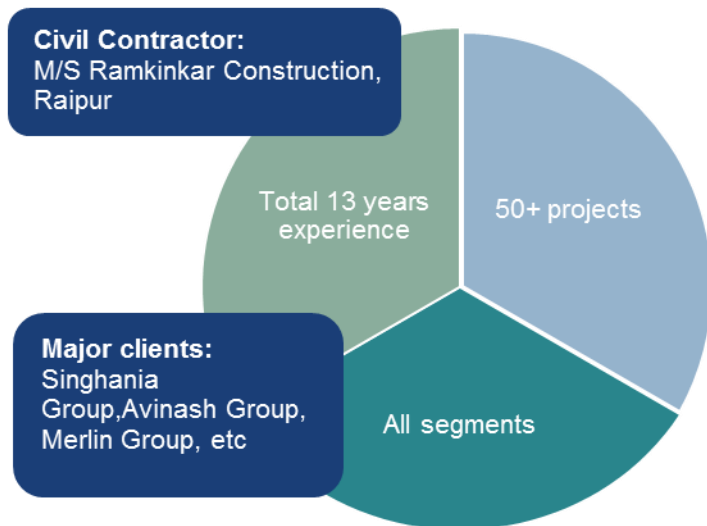
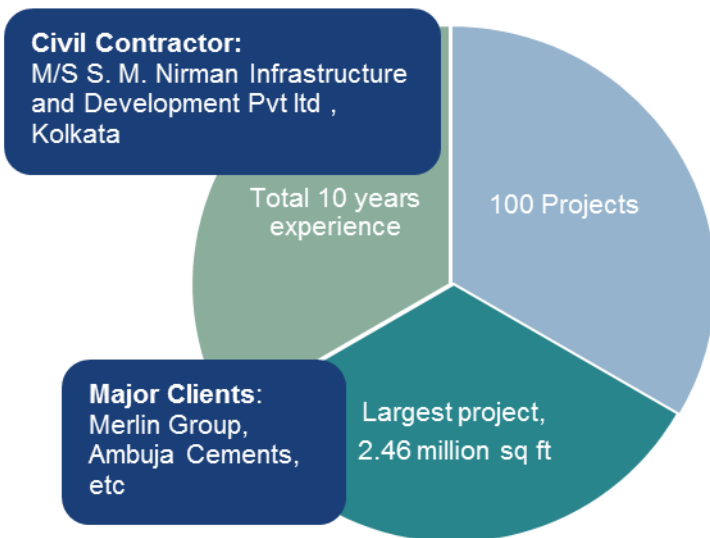
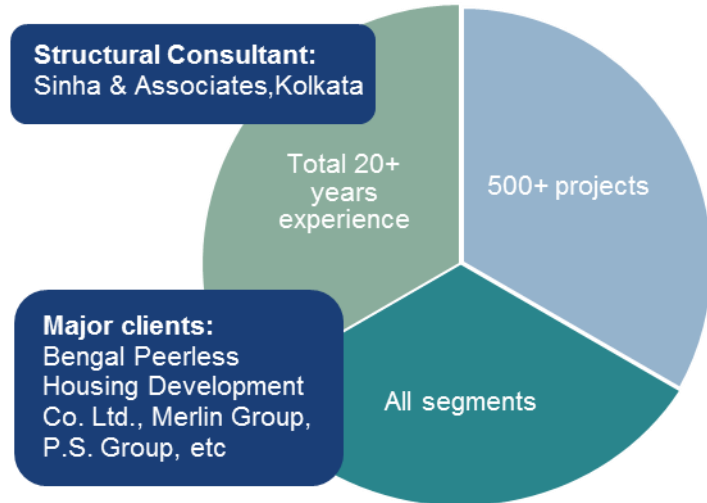
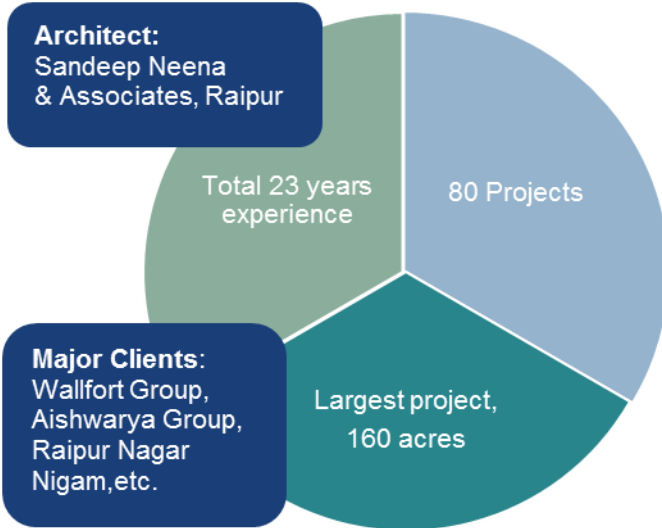
Project Grading Drivers

Project construction quality and amenities

Construction quality:

The structural quality of the project is backed by the sound track record of architect (Sandeep Neena & Associates, Raipur), structural consultant (Sinha & Associates, Kolkata), and civil construction team (M/S S.M Nirman Infrastructure and Development Pvt Ltd, Kolkata and M/S Ramkinkar Construction, Raipur). The project has been designed in conformance with Seismic Zone requirements. Developer has not yet launched blocks – E, F & G.







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Quality measures

On-site testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per seismic zone requirements	✓

- **Amenities:** Major amenities in the project include temple, outdoor basketball, net cricket and badminton courts, jogging track, utility shop, club house and children's park.



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Project legal quality

The legal quality of the project is backed by clear and marketable land title, certified by the legal consultants. All major pre-construction approvals, no-objection certificates, have been obtained.

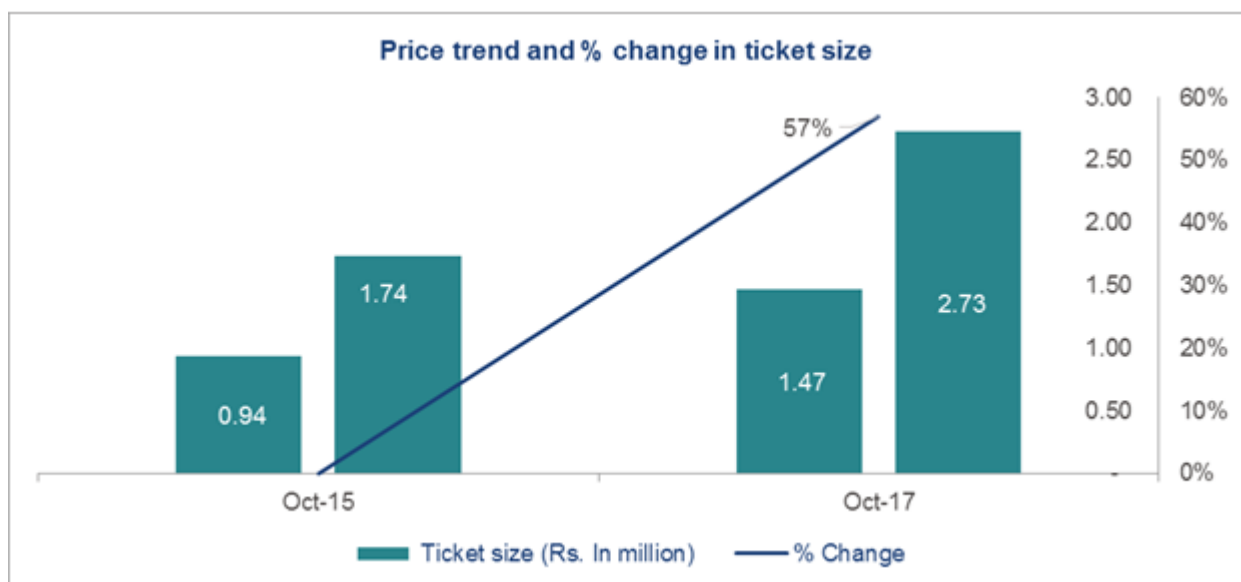
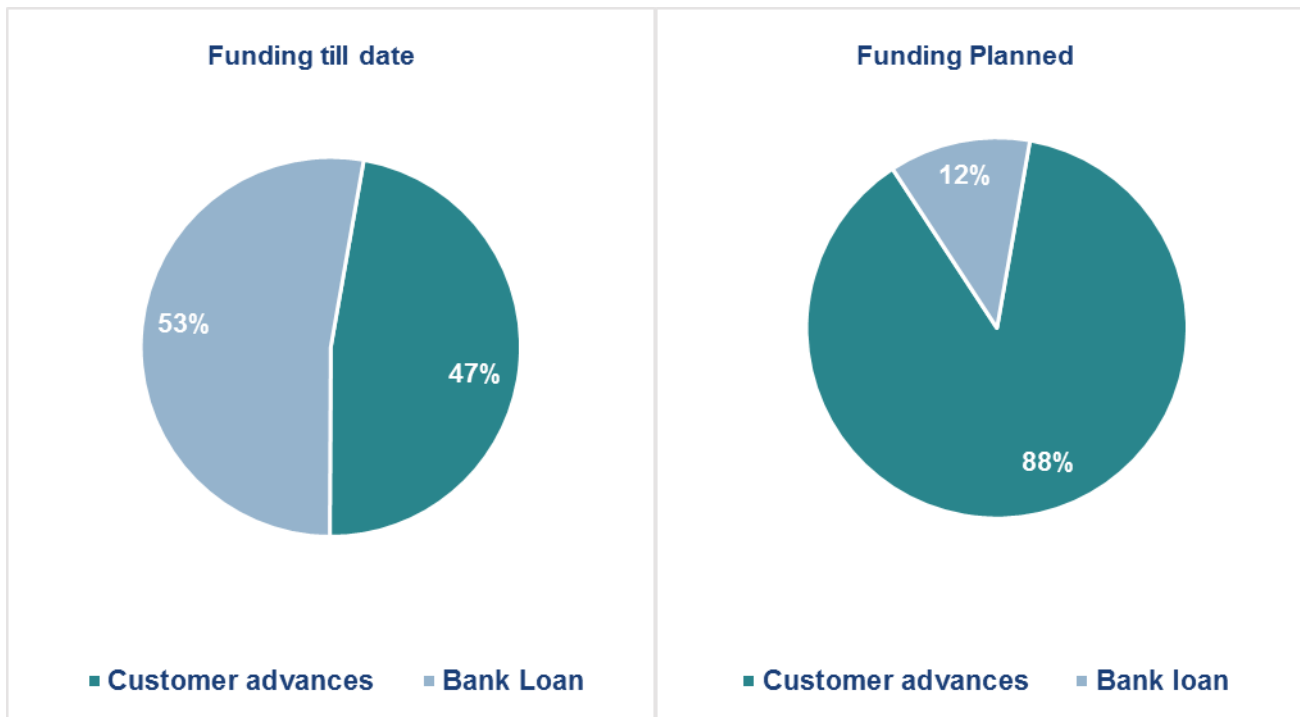
Checklist of clauses included in construction and sales agreement

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



Project financial quality

The project financial quality is good, backed by sanctioned bank lines, and healthy sales and customer advances. Construction is being funded from customer advances and bank lines. The developer has sanctioned bank lines are from Punjab National Bank and DCB Bank for the construction.

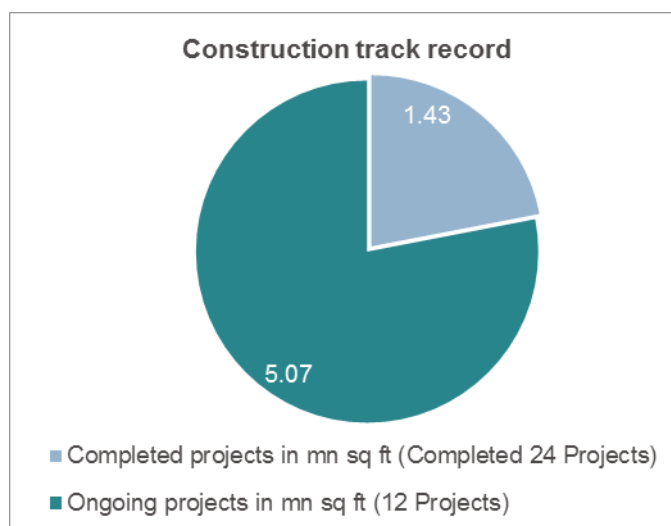




Project sponsor quality

The project's sponsor quality is healthy, backed by the good development track record of the Singhania group in the Raipur real estate market. The group was set up by Mr Shyamlal Singhania and the late Mr Subhash Singhania in 1993 .The group develops residential and commercial projects in and around Raipur. Mr Subodh Singhania (son of Mr Shyamlal Singhania) oversees operations currently.

The developer has completed 24 projects, with an aggregate area of 14.26 lakh square feet, in Raipur.



Project Photographs (As on October 2017)





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