



Heera Infocity

Current Rating: Trivandrum 7 Star (Withdrawn in May 2014)
Earlier Rating: Trivandrum 7 Star (Assigned in October 2011)

Project Profile

Type of project	Residential + Commercial
Location of project	Kazhakootam, near Technopark, Trivandrum
Type of development	Joint development
Start date of project	Residential block - February 2007 Commercial block – January 2010
Possession committed to customer as per allotment letter	Residential – January 2010
Total saleable area	Residential - 2,11,230 sq ft Commercial - 11,958 sq ft
Percentage of physical completion as on May 2014	Residential – 100 per cent Commercial – 100 per cent

Sponsor Profile

Name of the project	Heera Infocity
Name & address of the company developing the project	Heera Construction Company (P) Ltd, Heera Park, MP Appan Road, Vazhuthacaud, Trivandrum - 695 014.
Name of the developer group	Heera
Track record in years	23 years (Since 1991)
Projects developed till date	11 (1.29 million square feet [sq ft])
Ongoing projects	12 (2.84 million sq ft)

Project Rating Drivers

- **Project construction quality and amenities**
 - Construction quality: Structural quality is backed by the track record of the architect (M/s. Chandramohan Associates, Trivandrum [Kerala]), the structural consultant (M/s. Ravikumar Associates, Trivandrum). The civil contractor for the project is M/s. AARAJ Constructions, Trivandrum.
 - Amenities: The project has an indoor recreation room, mini party hall with music corner, air-conditioned reception area, Internet browsing centre and library, Wi-Fi enabled in the lobby and individual units, fitness room with steam bath, roof-top party corner, children's park, biometric access to the lobby area, and diesel generator sets for power back-up of up to 500 watts per flat.
 - Location: The project is located on the four-lane bypass road close to INFOSYS Campus and is 3 kilometres (km) from the Technopark campus, which houses many IT/ITeS companies, and 6 km from the airport. The project is opposite MGM School and close (within a 3 km radius) to many colleges and hospitals. The project targets non-residential Indians (NRIs) and professionals working in the Technopark.
- **Project legal quality** – The legal quality is backed by a clear and marketable land title and a customer agreement that mentions details such as possession date, payment terms, and default implications, but does not mention maintenance terms, delay compensation, cancellation, and defect liability period.
- **Project financial quality** – Project's financial quality is strong, marked minimal funding risk as the project is complete.
- **Project sponsor quality** – The sponsor quality is driven by its development track record of 23 years in Trivandrum.

Project Photographs

