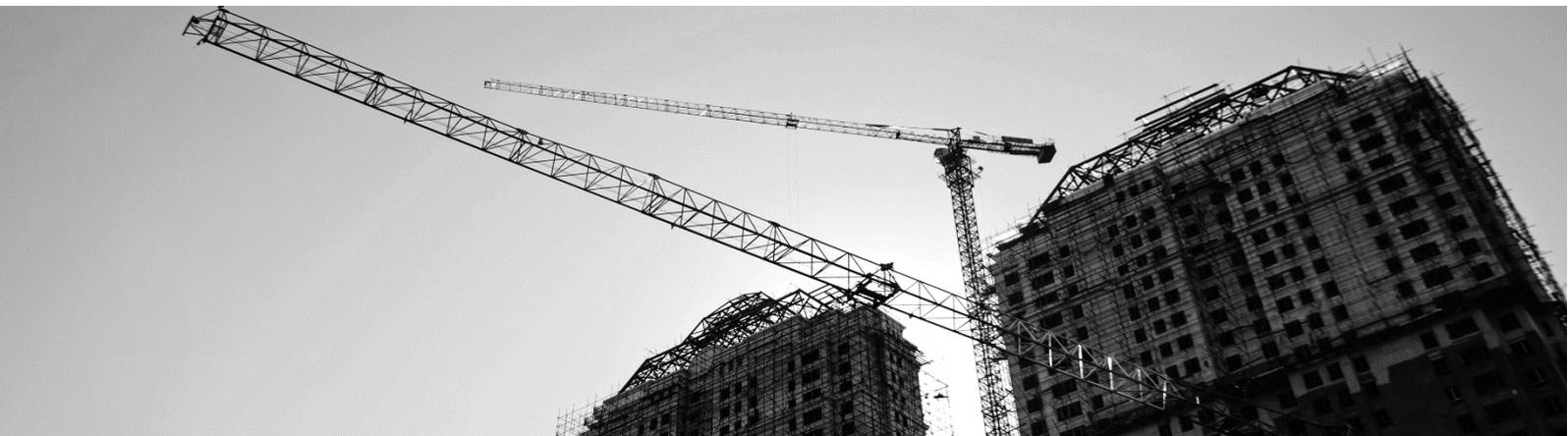




# Shivalik Sharda Parkview

Rating Assigned: Ahmedabad 5 Star

May 2017



## Project Profile

Type of project	Residential
Location of project	Shela, Ahmedabad
Type of development	Joint Venture
Land Area	2.64 acres
Total saleable area	483,840 square feet.
No. of villas/blocks	3
No. of units	336 units (Approved: 242 units)
Unit configuration	3 BHK; 1440 square feet.
No. of floors	Basement + Ground Floor + 14 (Approved: Basement + Ground Floor + 10 floors)



**Location:** The project is at Shela, Sanand, in close proximity to Ahmedabad, the district capital and other industrial areas. CLUB O7 is located in the vicinity of the project. The nearest railway station, Gora Ghuma, is about 2 kms and Ahmedabad Airport is about 26 kms away.

For the location map, refer to <http://shivalikprojects.com/parkview>

## Pricing Table

Loading on carpet area	43.75%
Base price	Rs 4.29 million (super built-up)
Stamp Duty	4.9% of the agreement cost
Registration Charge	1% of the agreement cost
Service Tax	4.35% of the agreement cost
One time Maintenance Charges	Rs 2.5 per square feet

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

## Sponsor Profile

<b>Name of the project</b>	<b>Shivalik Sharda Parkview</b>
<b>Name &amp; address of the company developing the project</b>	<b>Shivalik Jhanvi Infraspaces LLP</b> Near Satellite Police Station, Ramdevnagar Cross Road, Satellite, Ahmedabad 380015.
<b>Name of the developer groups</b>	Shivalik and Sharda Group
<b>Chairman</b>	Mr Satish Shah
<b>Managing director</b>	Mr Taral Shah and Mr. Chitrak Shah
<b>Developer website</b>	<a href="http://shivalikprojects.com/">http://shivalikprojects.com/</a>
<b>Project website</b>	<a href="http://shivalikprojects.com/parkview">http://shivalikprojects.com/parkview</a>
<b>Track record in years</b>	20

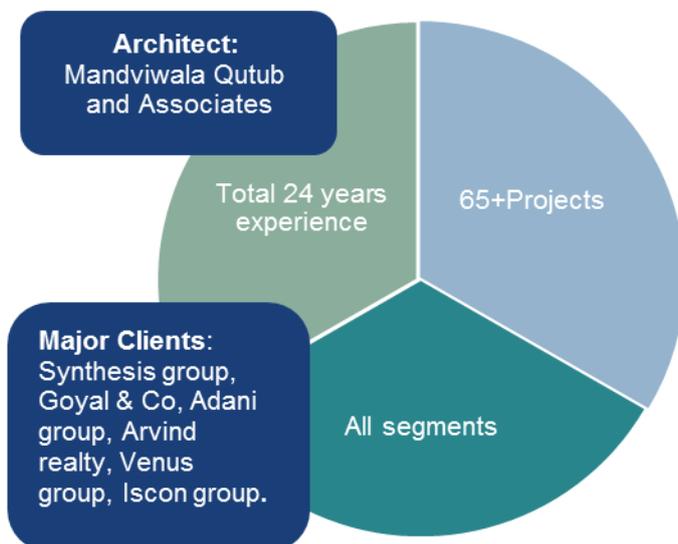
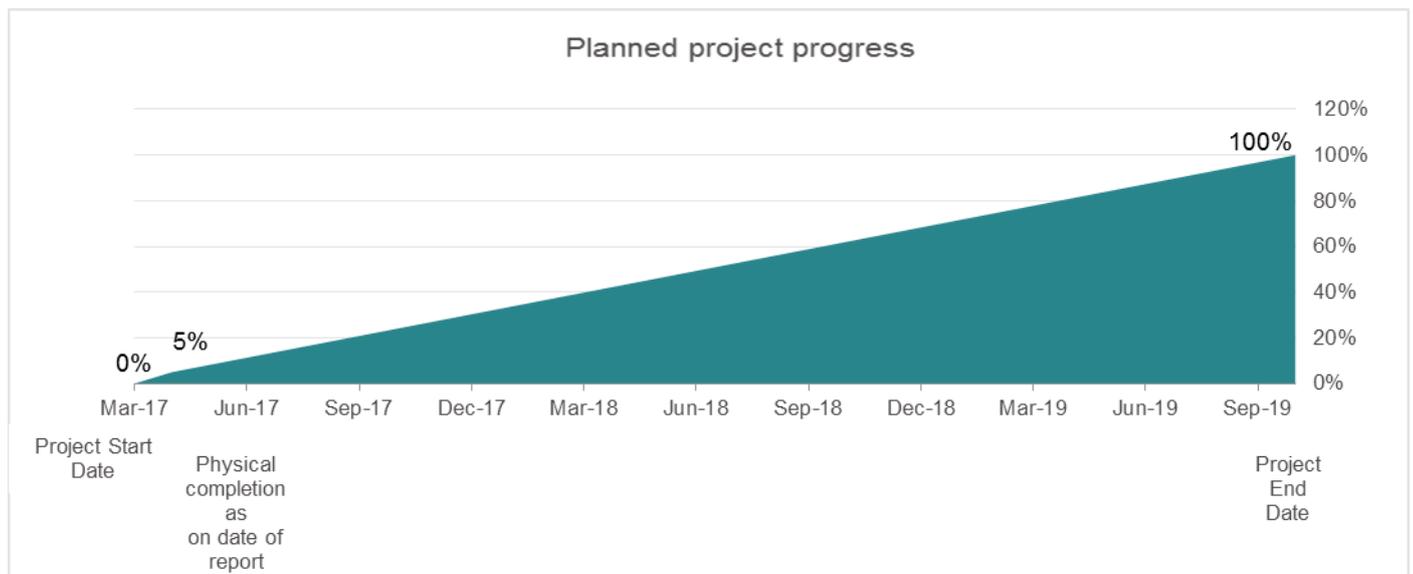


# Project Rating Drivers

## Project construction quality and amenities

### Construction quality:

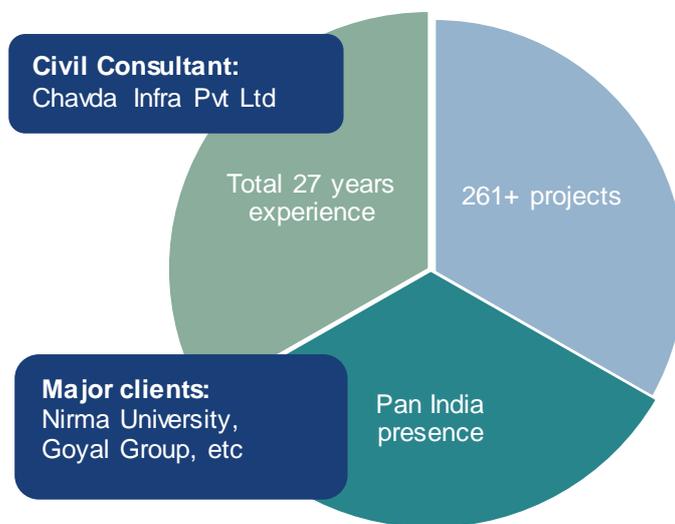
The structural quality of the project is backed by the sound track record of architect (Mandviwala Qutub and Associates), structural consultant (Bhoomi Consultants), and civil construction team (Chavda Infra Pvt Ltd). The project has been designed in conformance with Seismic Zone requirements.





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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 CCTV Camera Security, Security Cabin, Sit Out Plaza Benches and Trellis, Visitor's Parking, Palm Court, 2 Automatic Elevators Per Tower, Senior Citizen Park, Pool Side Activate Area, Multipurpose Play Court, Pool Deck with Trellis and Creepers, Swimming Pool, Gymnasium and Outdoor Fitness Zone.



## Project legal quality

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

Developer is planning to get premium FSI and increase the current approved layout from 10 floors to 14 floors.

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### Checklist of clauses included in draft customer 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

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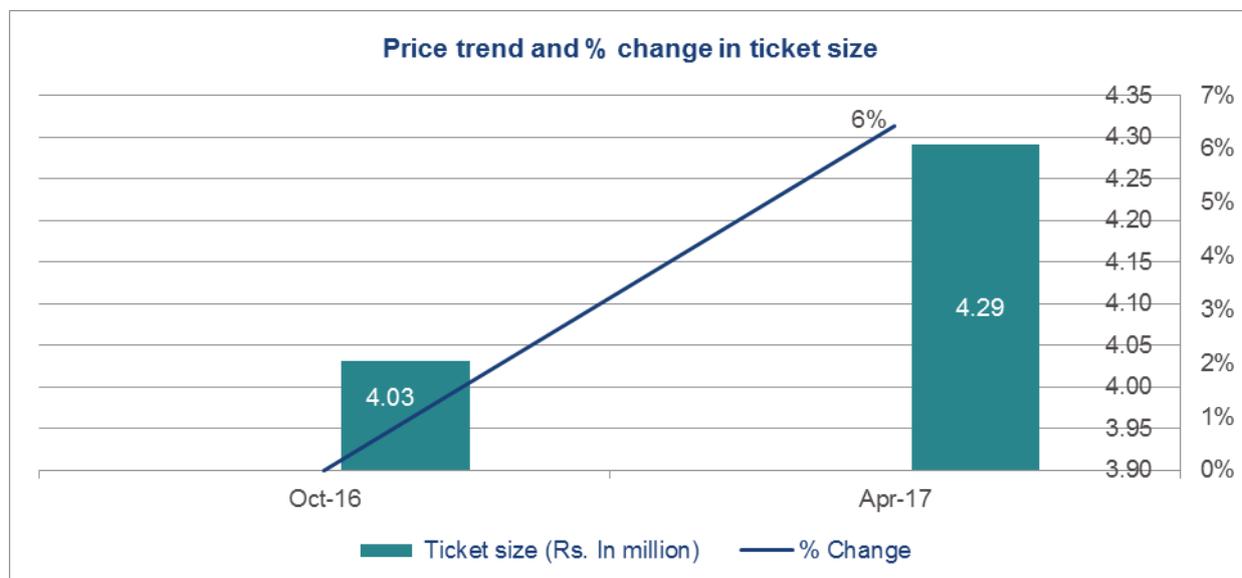
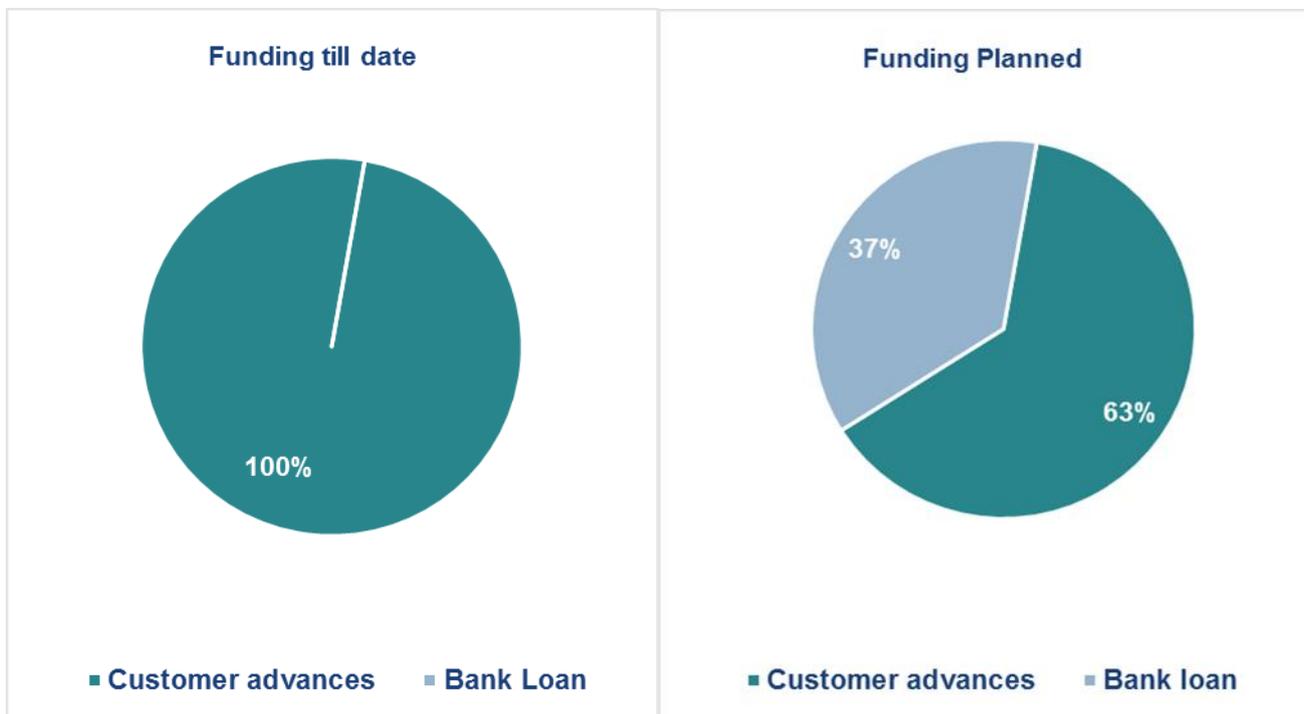


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## Project financial quality

The project financial quality is good, backed by good sales and customer advances. The construction will be funded through customer advances, and if required bank lines. The developer has in-principle sanctioned of Rs 25 crore from HDFC Bank for funding the construction cost.



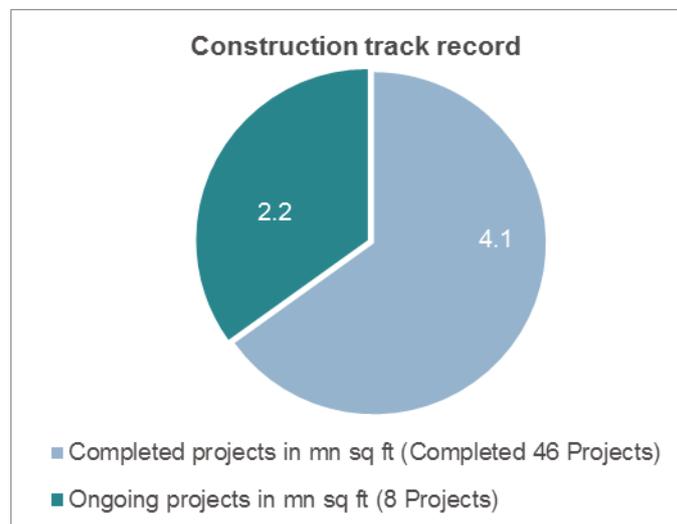


## Project sponsor quality

The project sponsor quality is backed by the good development track record of the Shivalik group in the Ahmedabad real estate market. The group (formerly known as SN Developers) was formed by Mr Satish Shah in 1996. The group is engaged in construction of residential, redevelopment and commercial projects in and around Ahmedabad.

The group also has a chain of cafes under the banner, Qwiches, with 10 outlets in Ahmedabad and Vadodara and 2 outlets given on franchise basis.

Developer has completed 46 projects area totalling to 40.74 lakhs sq ft of development in Ahmedabad, Surat & Rajkot.





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## Project Photographs (As on April 2017)





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**Last updated: April 2016**

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**CRISIL Limited:** CRISIL House, Central Avenue, Hiranandani Business Park, Powai, Mumbai – 400076. India

Phone: + 91 22 3342 3000 | Fax: + 91 22 3342 3001 | [www.crisil.com](http://www.crisil.com)

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