



Zonasha Paradiso

Grading Assigned: Bangalore 7 Star out of 7 Star (Assigned in December 2018)

Valid till: December 17, 2019



Project profile

| | |
|--------------------------|---|
| Type of project | Residential – Row Houses |
| Location of project | Marathahalli, Bangalore |
| Type of development | Bought out |
| Land area | 12.5 acres |
| Total saleable area | 5,47,004 square feet |
| No. of units | 137 |
| Unit configuration | 4 BHK (saleable area 3763 – 4195 sq ft) |
| No. of floors | Basement + Ground floor + First floor |
| RERA registration number | Not applicable as the project is complete |

Location: The project is situated at Marathahalli, between Outer Ring Road and Whitefield, and in proximity to major the IT parks and IT companies. Several educational institutes, industrial hubs and hospitals are located in the vicinity. The project is targeted at people looking to invest in independent villas in the luxury segment.

For the location map, refer to <http://zonashaparadiso.com/location.html>



Pricing table

| | |
|-----------------------------------|---|
| Loading on carpet area | 13% |
| Loading on built-up area | 20% |
| Base price* | December 2018: Rs 38.60 million (all-inclusive price) April 2014: Rs 28.70 million (all-inclusive price) |
| Stamp duty & registration charges | Rs 1.4 – 1.5 million |
| GST | Not applicable as the project has received occupancy certificate |
| Maintenance charges | One-time deposit of Rs 4 lakh, and Rs 2.75 per square feet per month |

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

Sponsor profile

| | |
|---|---|
| Name of the project | Zonasha Paradiso |
| Name and address of the firm developing the project | Zonasha Estates and Projects No.1075, 2nd floor, 8th Cross, 12th Main, Indiranagar, Bangalore, Karnataka – 560038 |
| Name of the developer group | Zonasha Group |
| Managing partner | Mr. R. Nagaraj |
| Developer website | www.zonasha.com |
| Project website | http://zonashaparadiso.com/villas-in-marathahalli |
| Track record in years (Group) | Nearly two decades |

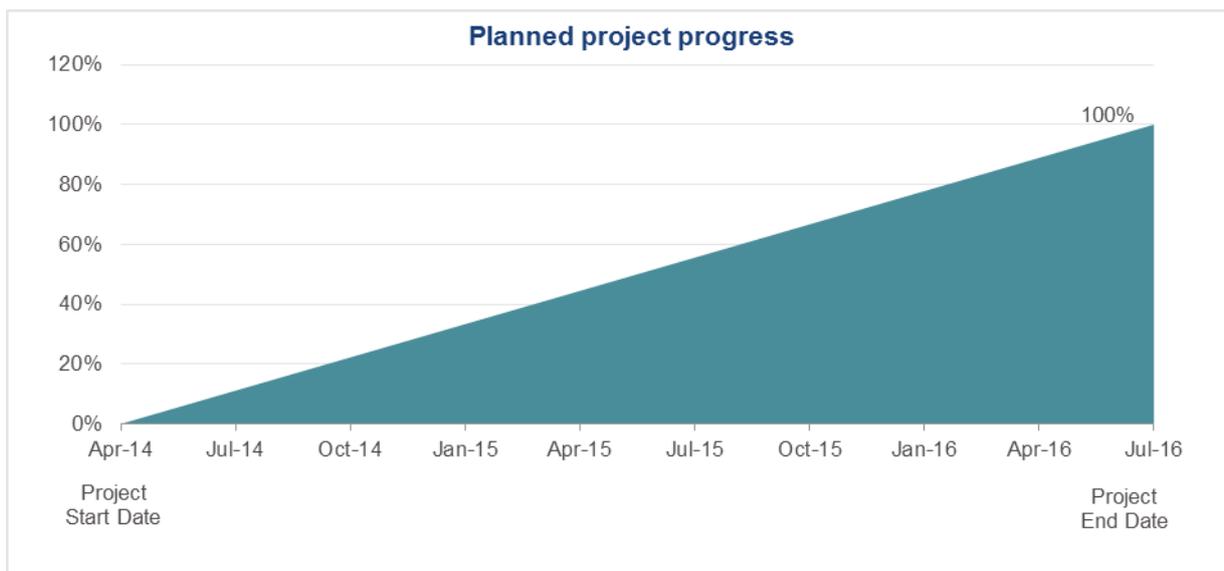


Project grading drivers

Project construction quality and amenities

Construction quality:

The structural quality is backed by the sound track record of the architect (Collage Architecture Studio) and structural consultant (DesignTree Service Consultants Pvt Ltd). The civil construction work was undertaken by BL Kashyap & Sons Ltd and Innovative Constructions.



Architect :
Collage Architecture Studio
Bangalore

Total 10 years experience

Presence in Bangalore

Major clients:
Rohan Builders and Developers Private Limited and Marvel group

Structural Consultant:
DesignTree Service Consultants Private Limited,
Bangalore

Total 10 years experience

Worked in multiple segments

Major clients:
Akshaya Group, Godrej Properties, Embassy Group, Prestige Group and Salarpuria Group



Quality measures

| | |
|--|---|
| On-site testing laboratory | ✘ |
| External testing | ✘ |
| Soil test report | ✓ |
| Designed as per seismic zone requirement | ✓ |

Amenities: Lawn tennis court, billiards room, badminton court, squash court, temperature controlled swimming pool, multi-gymnasium, meditation rooms, coffee shop with wifi, banquet hall and amphitheater.



Project legal quality

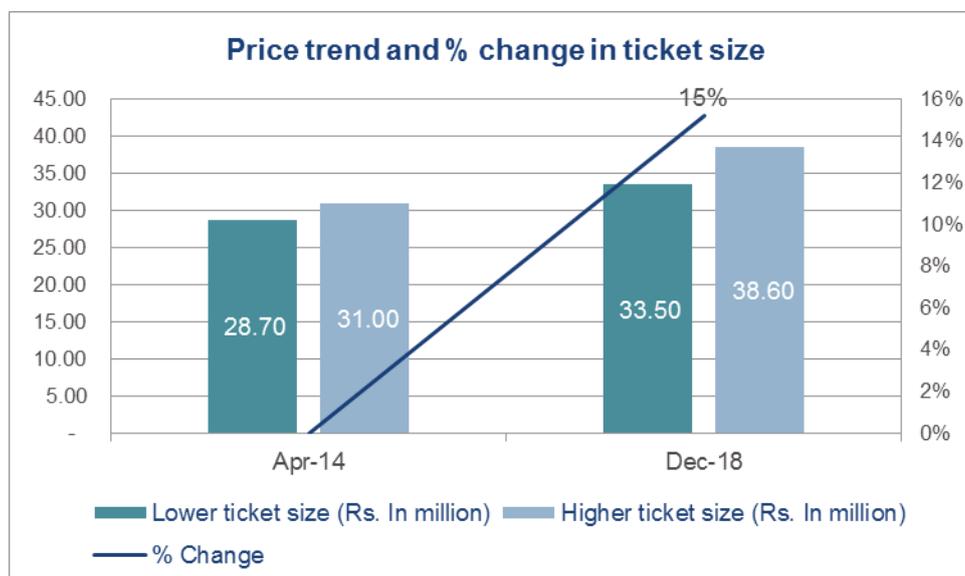
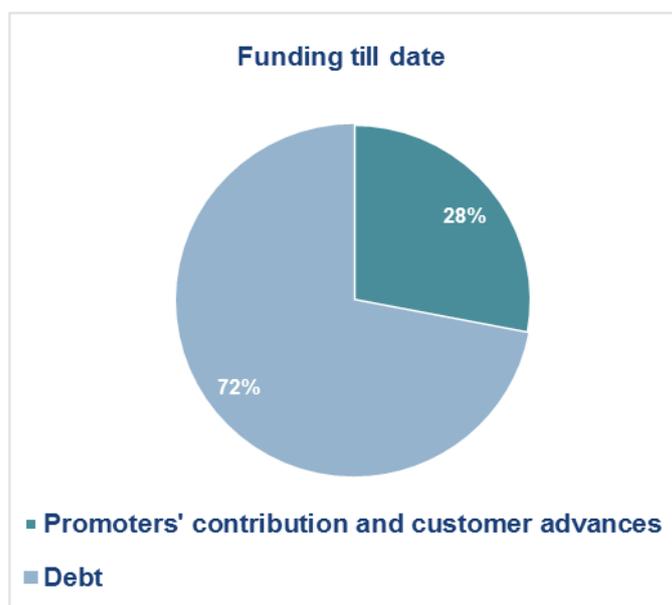
The legal quality is backed by a clear and marketable land title. Land title search has been done for the past 30 years. Occupancy certificates have been obtained for all villas, in three phases.

Checklist of clauses included in customer agreement

| | |
|----------------------------------|---------------------|
| Possession date | ✓ |
| Grace period | ✓ |
| Saleable area mentioned | Built-up area |
| Default implication | ✓ |
| Delay compensation | ✓ |
| Defect liability period | 1 year |
| Payment schedule | Construction linked |
| Maintenance clause | ✓ |
| Holding clause | ✗ |
| Escalation clause | ✗ |
| Cancellation clause | ✓ |
| Specifications | ✓ |
| Amenities | ✓ |
| Plan layout | ✗ |
| Floor plan | ✗ |
| Parking space allotment details | ✓ |
| Title search certificate annexed | ✗ |
| Approvals | ✗ |
| Applied approval details | ✗ |

Project financial quality

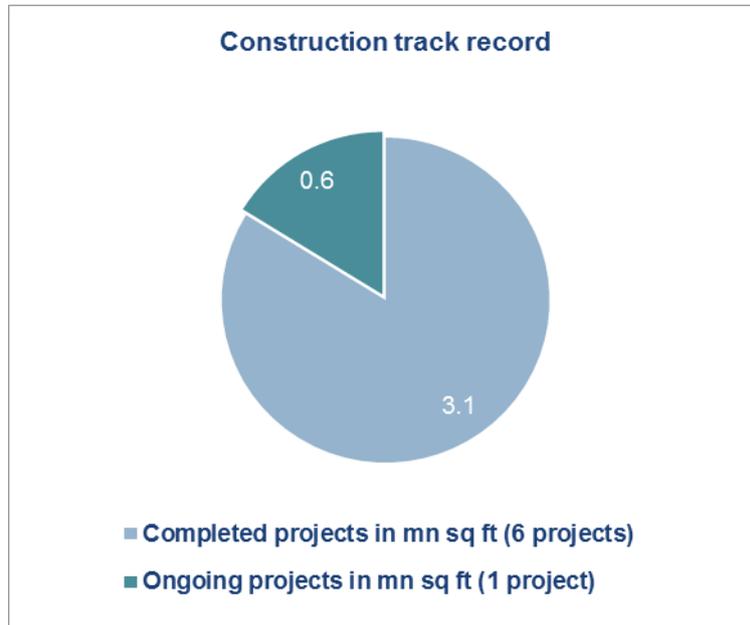
The project's financial quality is supported by a steady inflow of customer advances. The construction cost of Rs 2,500 million was funded by debt of Rs 1800 million, and by internal accrual and customer advances.





Project sponsor quality

The Zonasha group's founder Mr R Nagaraj has wide experience in executing real estate projects in Bangalore for varied segments such as information technology, commercial, hospitality, and residential. He has also been president, Confederation of Real Estate Developers Association of India (CREDAI), Karnataka.



Project photographs (As of November 2018)





CRISIL
An S&P Global Company



About CRISIL Limited

CRISIL is a leading, agile and innovative global analytics company driven by its mission of making markets function better.

It is India's foremost provider of ratings, data, research, analytics and solutions with a strong track record of growth, culture of innovation, and global footprint.

It has delivered independent opinions, actionable insights, and efficient solutions to over 100,000 customers through businesses that operate from India, the US, the UK, Argentina, Poland, China, Hong Kong and Singapore.

It is majority owned by S&P Global Inc, a leading provider of transparent and independent ratings, benchmarks, analytics and data to the capital and commodity markets worldwide.

About CRISIL Ratings

CRISIL Ratings is part of CRISIL Limited ("CRISIL"). We pioneered the concept of credit rating in India in 1987. CRISIL is registered in India as a credit rating agency with the Securities and Exchange Board of India ("SEBI"). With a tradition of independence, analytical rigour and innovation, CRISIL sets the standards in the credit rating business. We rate the entire range of debt instruments, such as, bank loans, certificates of deposit, commercial paper, non-convertible / convertible / partially convertible bonds and debentures, perpetual bonds, bank hybrid capital instruments, asset-backed and mortgage-backed securities, partial guarantees and other structured debt instruments. We have rated over 24,500 large and mid-scale corporates and financial institutions. CRISIL has also instituted several innovations in India in the rating business, including rating municipal bonds, partially guaranteed instruments and microfinance institutions. We also pioneered a globally unique rating service for Micro, Small and Medium Enterprises (MSMEs) and significantly extended the accessibility to rating services to a wider market. Over 1,10,000 MSMEs have been rated by us.

CRISIL Privacy Notice

CRISIL respects your privacy. We use your contact information, such as your name, address, and email id, to fulfil your request and service your account and to provide you with additional information from CRISIL and other parts of S&P Global Inc. and its subsidiaries (collectively, the "Company") you may find of interest.

For further information, or to let us know your preferences with respect to receiving marketing materials, please visit www.crisil.com/privacy. You can view the Company's Customer Privacy at <https://www.spglobal.com/privacy>

Last updated: April 2016

Disclaimer

This report ("Report") is prepared by CRISIL Limited (CRISIL). By accessing and using the Report the user acknowledges and accepts such use is subject to this disclaimer. This Report comprising CRISIL's Real Estate Project Assessment is an analytical review based on, substantially, information and material provided or arranged for by the sponsor concerned to whose project the Report relates ("Project"). Relying on such information and material (including those of third party experts engaged by the sponsor) and based on an analytical review of such information and material, and assessing it based on CRISIL's experience of reviewing other projects CRISIL arrives at the assessment and a grading of the Project. CRISIL cannot and does not independently verify land records, conduct title search, conduct searches in various court or dispute resolution forums to find out if the Project or any of the parties concerned is subject to any disputes, provide a technical assessment of the Project or provide assessments as to the structure or other technical parameters of the Project. CRISIL's assessment contained in the Report or a grading is not: (a) an assurance that all necessary legal, regulatory, financial, technical or other requirements in respect of the Project have been fulfilled; (b) a recommendation or advice to invest in, divest from or otherwise deal in any part of the Project; (c) investment or financial advice with respect to lending to, subscribing to, or investing in the sponsor or any other party associated with the Project or any instrument or security issued or floated by them; (d) an audit of the Project whether technical, financial or otherwise; (e) a guarantee that the Project will be delivered by the sponsor or any other party concerned as promised. While CRISIL takes reasonable care in preparing the Report, CRISIL does not warrant the accuracy, adequacy or completeness of any information or material contained in the Report and/or the suitability of the Report for any specific purpose. CRISIL does not accept responsibility or liability for the user's use of the Report, including those for any decisions made or the results obtained from relying on or using the Report. CRISIL expressly states that neither it nor its directors, employees and representatives accept any liability with regard to any access, use of or reliance on, the Report and that CRISIL expressly disclaims all such liability. CRISIL or its associates may have other commercial transactions with the company/entity. No part of this Report may be published/reproduced in any form without CRISIL's prior written approval.

This Report does not constitute Ratings and the views expressed in the Report are that of CRISIL SME and not of CRISIL's rating division.

Argentina | China | Hong Kong | **India** | Poland | Singapore | UK | USA

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

in/company/crisil [@CRISILLimited](https://twitter.com/CRISILLimited) [f/CRISILLimited](https://facebook.com/CRISILLimited) [yt/user/CRISILLimited](https://youtube.com/user/CRISILLimited)

CRISIL
An S&P Global Company