



# Global Techies Town

**Grading Assigned: Bangalore 6 Star out of 7 Star (Upgraded in July 2019)**

**Earlier Grading : Bangalore 5 Star out of 7 Star (Reaffirmed in May 2018)**

**Bangalore 5 Star out of 7 Star (Assigned in February 2017)**

Valid till August 4, 2020



## Project Profile

Type of project	Residential
Location of project	Electronic City, Phase-1, Bangalore
Type of development	Joint Development
Land Area	25.81 acres
Total saleable area	53,70,275 sq ft
No. of blocks	3 blocks
No. of units	4,194
Unit configuration	2 BHK (900 – 1,150 sq ft) 3 BHK (1,500 – 1,750 sq ft)
No. of floors	2 Basement + Still floor + 31 Floors
RERA Registration	Yes



**Location:** The project is at Electronic City Phase 1, Bengaluru. The project is well connected to the rest of the city as it is in proximity to the Bengalure-Mysuru Information Corridor (BMIC) and Elevated Expressway. Social infrastructure and facilities are ample, and include schools, malls, hospitals, and information technology (IT) organisations. The Kempegowda International Airport is 57.5 kilometre (km) and Bangalore railway station is 21.2 km from the project. Schools such as Delhi Public School and Vibgyor are in proximity, as are D-mart and Hypermarket. The project is close to the offices of IT majors such as Wipro and Infosys.

For the location map, refer to <http://www.gminfinite.com/gtt.html>

## Pricing Table

Loading on carpet area	15%
Loading on built-up area	30%
Base price	Rs 4.14 million to Rs 8.05 million (As on July 2019)
Stamp Duty	5.65 per cent of the agreement value
Registration Charge	1.0 per cent of the agreement value
GST	5 per cent of the agreement value
Maintenance Charges	Rs 3 per sq ft

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

## Sponsor Profile

<b>Name of the project</b>	<b>Global Techies Town</b>
Name & address of the company developing the project	<b>GM Enterprise Pvt Ltd</b> No.06 BTM Layout, Ring Road, 1st stage, 1st Phase, Bengaluru - 560 068
Name of the developer group	GM Infinite Group
Chairman	Mr Gulam Mustafa
Developer website	<a href="http://www.gminfinite.com">www.gminfinite.com</a>
Project website	<a href="http://www.gminfinite.com/gtt.html">http://www.gminfinite.com/gtt.html</a>
Track record in years	As a contractor : 56 years As a developer : 15 years

## Reason for upgrade

The grading upgrade reflects the developer's ability to deliver the project with a minimum delay as per the committed timeline.

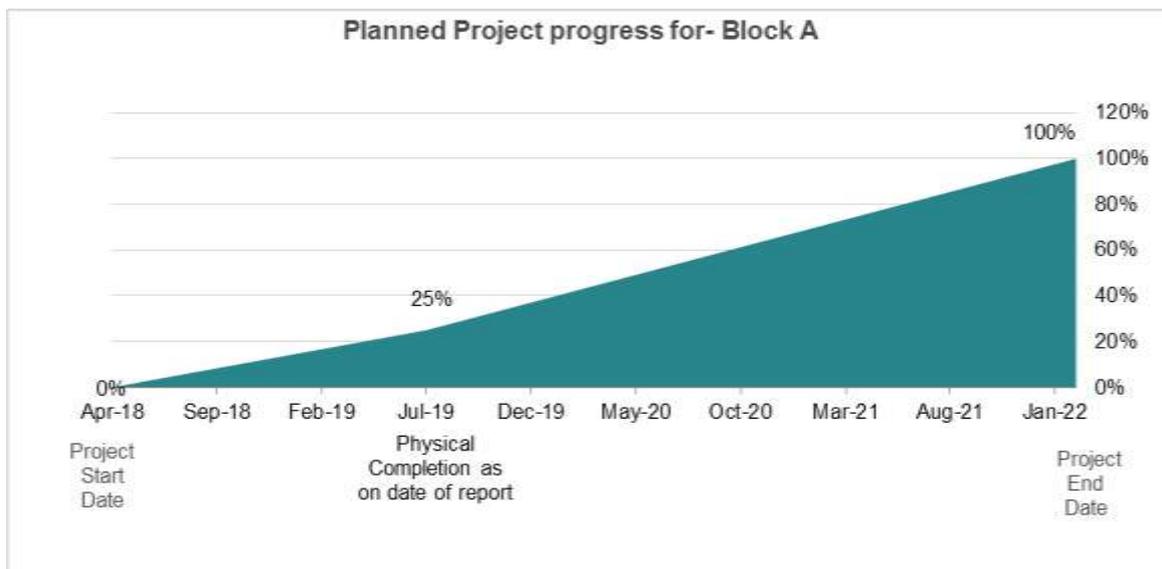
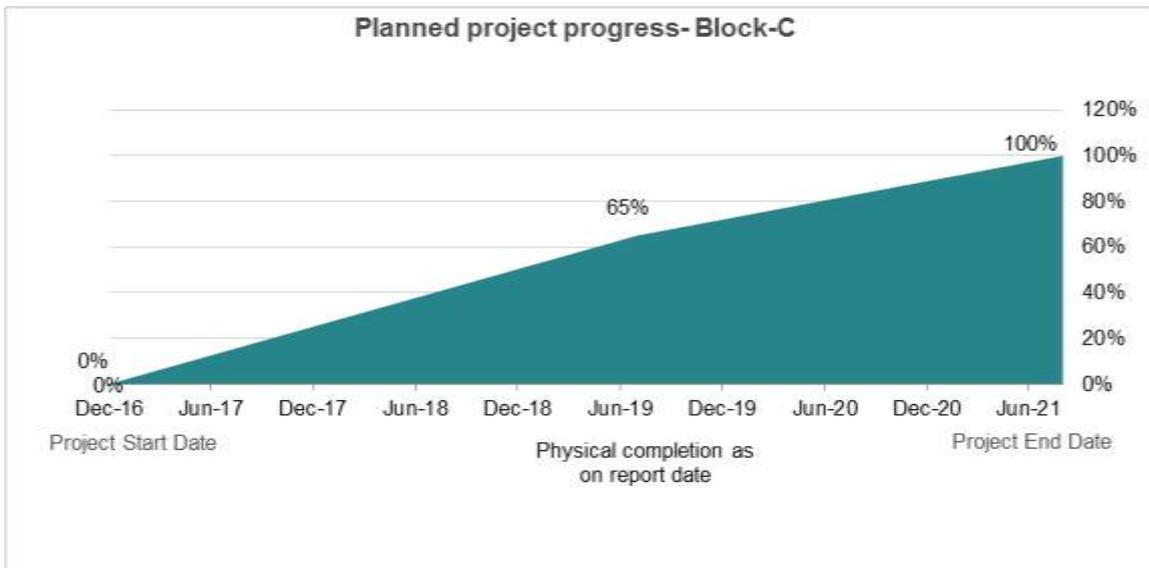


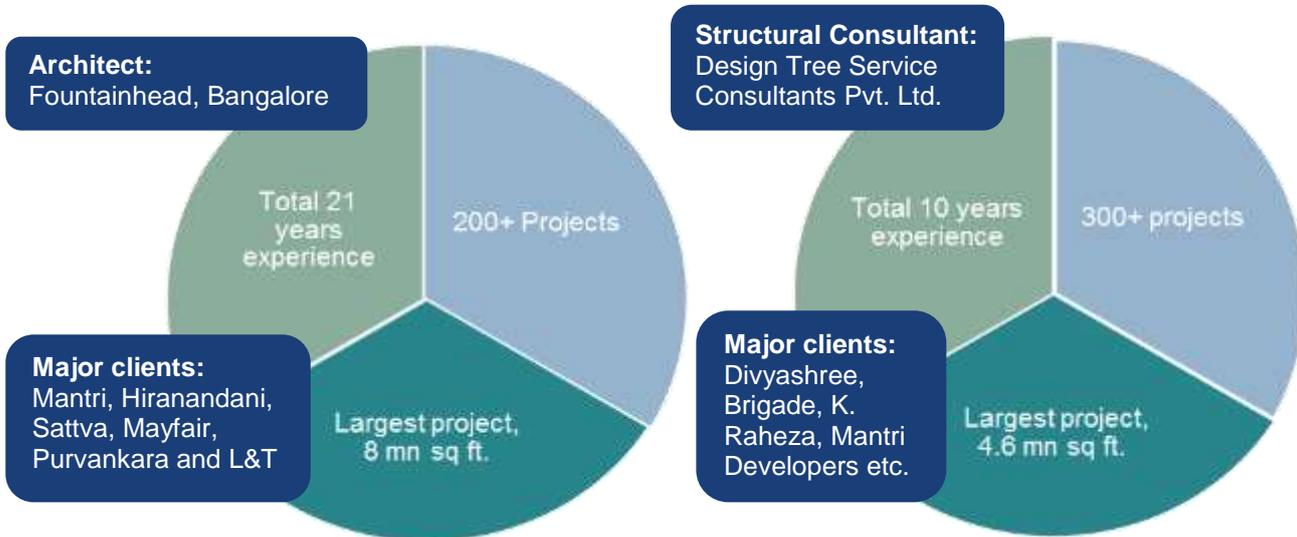
# Project grading drivers

## Project construction quality and amenities

### Construction quality:

The structural quality of the project is backed by the sound track record of the architect (Fountainhead) and the structural consultant (Design Tree Service Consultants). Both consultants have established track records in the city. Civil work for the project is being undertaken by an in-house team, which has extensive experience in executing projects. Construction for Block C is 65% complete, for Block A is 25%, and for Block B is not yet started and launched for sale.





#### Quality measures

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

**Amenities:** Among the 100-odd amenities on offer in the project are a club house with 60,000 sq ft of built-up area, children's park, swings, gardens, outdoor gymnasium, water lounges and fountains, pavilion, amphitheater, wall for rock-climbing, stage and performance area, outdoor reading lawns, hammocks, skating rink, indoor tennis and badminton courts, and mini soccer field.



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## Project legal quality

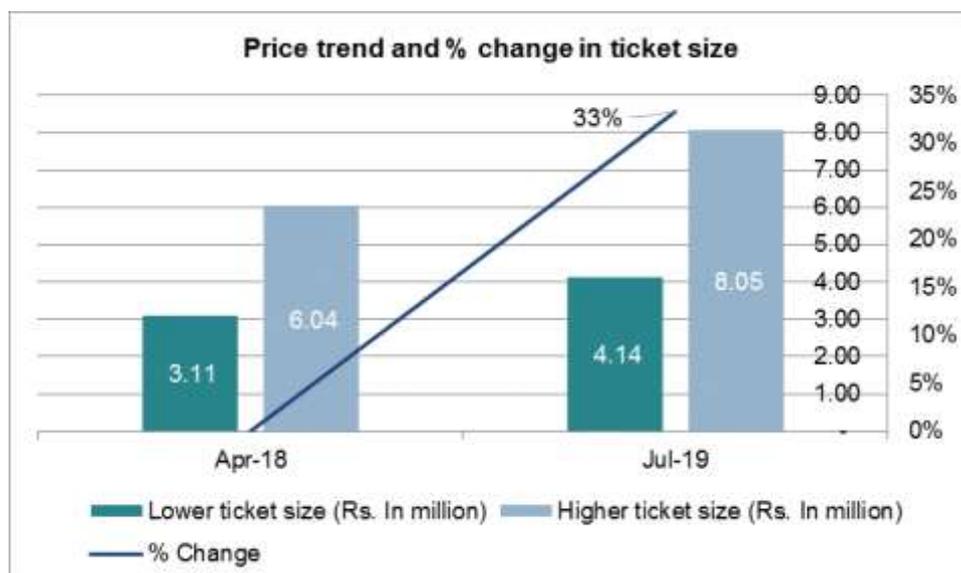
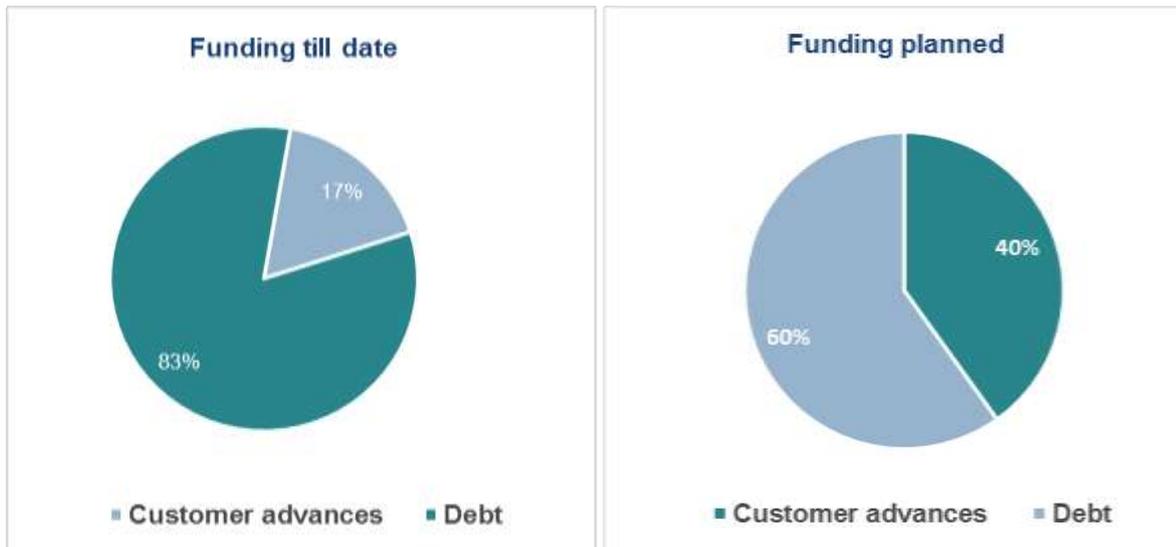
The legal quality of the project is backed by a clear and marketable land title as certified by two law firms, Khaitan & Co and Vaish Associates. The land title search has been done for the past 50 years. Detailed customer agreement includes clauses such as possession date, default implication, delay compensation, and project specifications.

### Checklist of clauses included in customer agreement

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

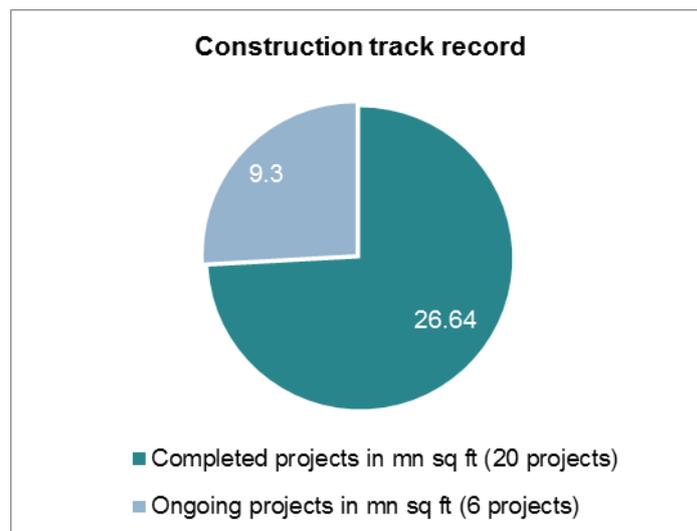
## Project financial quality

The financial quality of the project is strong, backed by promoter contribution and sanctioned line. The project construction cost of will be funded through sanctioned funding, customer advances and promoter's contribution. The developer has availed sanction line of Rs 7,500 million from Piramal Enterprises Ltd.



## Project sponsor quality

The project sponsor quality is adequate, backed by the GM Infinite group's development track record both as a civil contractor and a real estate developer, and the promoters' experience in the Bengaluru real estate market. The group has been in the civil contracting business in Bengaluru since 1962. It is headed by Mr Gulam Mustafa. GM Enterprises Pvt Ltd, the company undertaking the Global Techies Town project, was set up in 1982.





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## Project Photographs (As on July 2019)





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