



Svamitva Emerald Square

Grading Assigned: Bangalore 5 Star out of 7 Star (Assigned in July 2017)

Valid till July 10, 2018



Project Profile

Type of project	Residential
Location of project	Bommasandra Jigni Link Road, Bommasandra Industrial Area, (near E-City), Bangalore
Type of development	Bought out
Land Area	2.96 acres
Total saleable area	3,39,168 square feet (sq ft)
No. of towers/blocks	4
No. of units	338
Unit configuration	1 BHK – 597 – 618 sq ft; 2 BHK - 1009 – 1259 sq ft; 3 BHK - 1399 - 1471 sq ft
No. of floors	Basement + Stilt + 13 floors



Location: The site is on the Bommasandra–Jigni Link Road, in the vicinity of Electronic City. Demand for real estate is stable here, owing to presence of many IT companies and other industries. Connectivity with other parts of the city is enhanced by proximity to Bangalore Mysore Infrastructure Corridor (BMIC) and Elevated Expressway. There are ample social infrastructure and facilities, including school, malls and hospitals. Residential housing demand is stable in the vicinity, especially from low-to-mid income segments of the population.

For the location map, refer to <http://emeraldsquare.svamitva.com/>

Pricing Table

Loading on carpet area	26.7%
Base price*	Rs 1.9-4.7 million (depending on carpet area)
Stamp duty and Registration charges	6.65% of the agreement value
GST	12.0% with Input Tax Credit (ITC) or 18% without ITC; of the agreement value
Maintenance charges	Rs 5 per square feet

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

Sponsor Profile

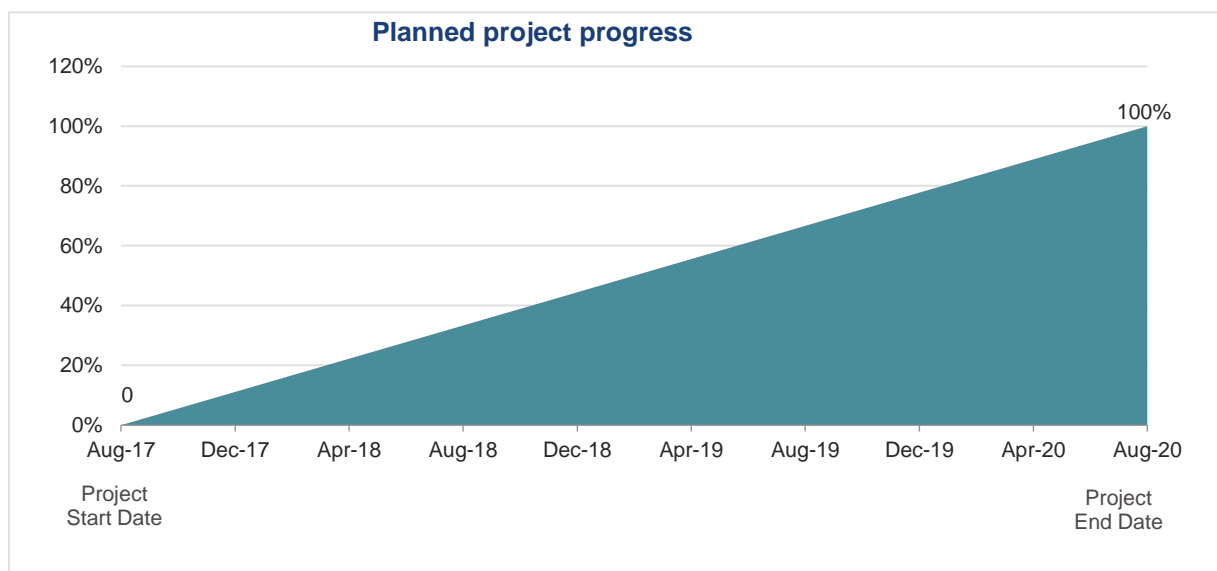
Name of the project	Svamitva Emerald Square
Name & address of the company developing the project	Shankeshwar Landmark LLP #110/2, 1st floor, Krishnappa Layout, Lal Baug Road, Bangalore – 56007
Name of the developer group	Svamitva Infra Pvt Ltd
Partners	Mr Mahaveer Mehta, Mr Kushal Gulecha and Dr Chenraj Roychand
Developer website	www.svamitva.com
Project website	http://emeraldsquare.svamitva.com/
Track record in years	20+ years

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 (Venkataramanan Associates), structural consultant (Design Ventures). The developer is yet to appoint the civil contractor for the project. Soil testing has been done for the project and the project is designed as per the seismic zone safety requirements.



Architect
Venkataramanan & Associates, Bangalore

Total 46 years experience

900+ projects

Major clients:

Tata Consultancy Services, Wipro, Honeywell, ITC, Prestige, Salarpuria Group.

Largest project 16 mn sq ft.

Structural Consultant:
Design Ventures, Bangalore

Total 25 years experience

250+ projects

Major clients:

Prestige Group, Brigade Group, Provident Housing, Embassy Group.

Largest project, 1.1 mn sq ft.



Quality measures

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

Amenities: Project amenities include club house, steam and sauna, children's & toddler's play zone, senior citizen zone, swimming pool and kid's pool, yoga zone, electric car charging point, half basketball court, gazebo, gymnasium and cricket practice net.



Project legal quality

The legal quality of the project is backed by clear and marketable land title. The developer proposes to draft the customer agreements as per Real Estate Regulatory Authority (RERA) requirements. The title search for the project land has been done for 30 years as per the land title search report submitted to Indian Bank.

Checklist of clauses included in the proposed draft customer agreement#

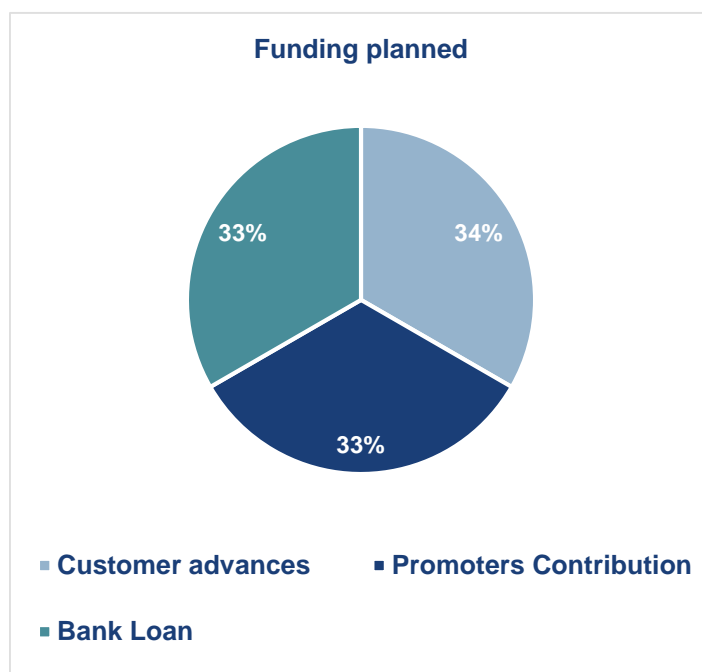
Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet area
Default implication	✓
Delay compensation	✓
Defect liability period (no. of years)	5 years
Payment schedule	Construction linked
Maintenance clause	✓
Holding clause	✓
Escalation clause	x
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	✓
Parking space allotment details	✓
Title search certificate annexed	x
Approvals	x
Applied approval details	x

As the project is under initial stages of launch, the developer is in process of drafting the customer agreement in line with the RERA requirements.



Project financial quality

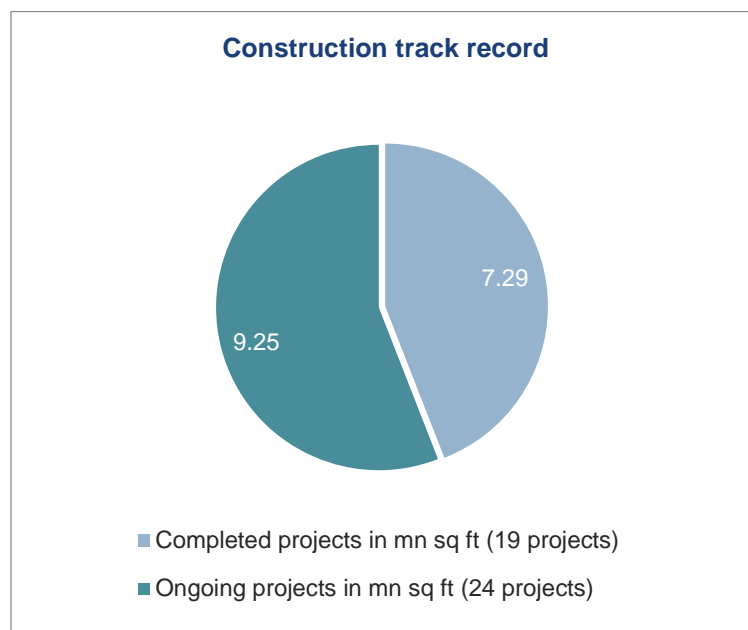
Despite the group support available to the project, the project will, likely, be highly leveraged. Developer proposes to take on external debt of Rs 25 crore, and meet the remainder of project cost through customer advances and promoter equity.





Project sponsor quality

The project sponsor quality is marked by the strong track record of the promoters in the real estate industry, with major projects developed in Bijapur and Solapur. Svamitva group ventured into real estate in 1989 and began with plotted development projects in Bijapur. Mr Mahaveer Mehta, the key promoter of Svamitva group started real estate ventures for the group which was initially involved in trading of food grains. His brothers Mr Babulal Mehta, Mr Ashok Mehta and Mr Giridarlal Mehta are currently managing the other business of Svamitva Group which includes, contracting, architecture, solar power generation, warehousing, IT and Sports.



Project Photographs (As on July 2017)





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