

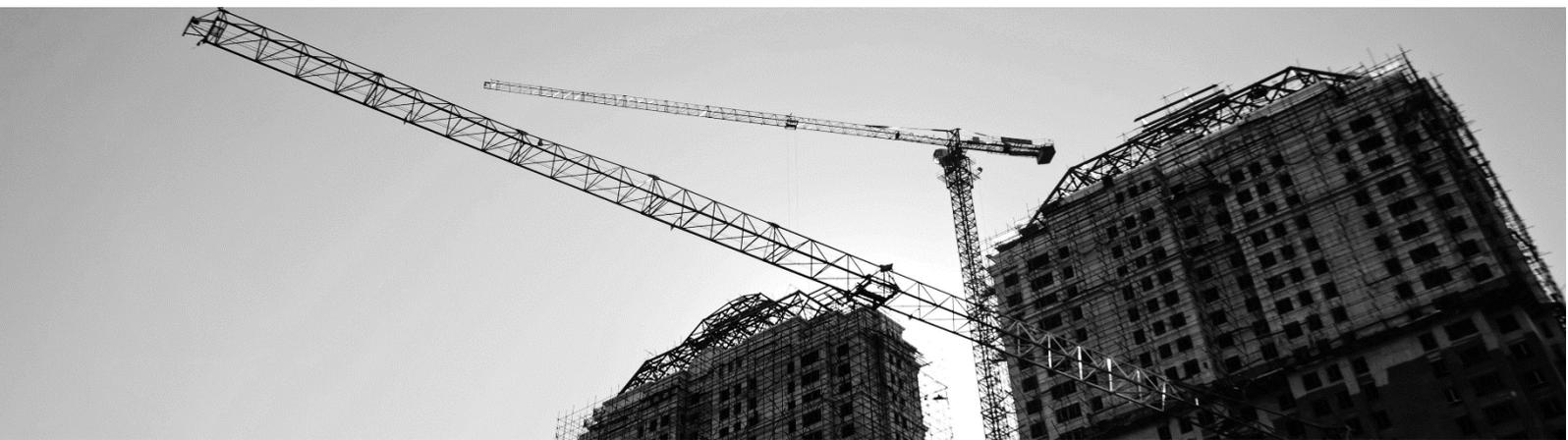


# Paras Urbane Park

Current Grading: Bhopal 5 Star out of 7 Star (Reaffirmed in June 2017)

Earlier Grading: Bhopal 5 Star out of 7 Star (Assigned in September 2014)

Valid till June 4, 2018



## Project Profile

Type of project	Residential
Location of project	E 8 Extension, Bawaria Kalan, Bhopal
Type of development	Bought out
Land Area	3.35 acres
Total saleable area	18,523.40 square meter
No. of villas/blocks	6
No. of units	144
Unit configuration	3, 4 & 5 bedroom-hall-kitchen (1,489-2,172 square feet ( sq ft))
No. of floors	Still + 6

**Location:** The project is near Arera Colony, in the extension area E8 at Bawaria Kalan and close to various schools, collages, hospitals and shopping areas such as the Bittan market; it is about 3 kilometres (kms) from Habibganj railway station and 20 kms from Bhopal airport. The project is targeted at upper middle and business class segments.

For the location map, refer to <http://www.parashousing.com/>



## Pricing Table

Price range	<b>June 2017:</b> Rs.7.0-10.0 million <b>September 2014 :</b> Rs.5.5-9.0 million
Stamp duty & registration charge	9.3% of agreement value
Service tax	Not applicable as project is complete
Maintenance deposit on possession	Rs.2.75 per square feet (sq. ft.) for 12 months
Monthly maintenance after possession	Rs.2,600 per flat per month

## Sponsor Profile

<b>Name of the project</b>	<b>Paras Urbane Park</b>
Name & address of the company developing the project	<b>Paras Housing India Pvt Ltd</b> 243 – B, Zone 1, MP Nagar, Bhopal – 462011
Name of the developer group	Paras Housing
Chairman/Director	Mr. Teja Singh Moolchandani/Mr. Dinesh Moolchandani
Developer website	<a href="http://www.parashousing.com/">http://www.parashousing.com/</a>
Project website	<a href="http://www.parashousing.com/">http://www.parashousing.com/</a>
Track record in years	37

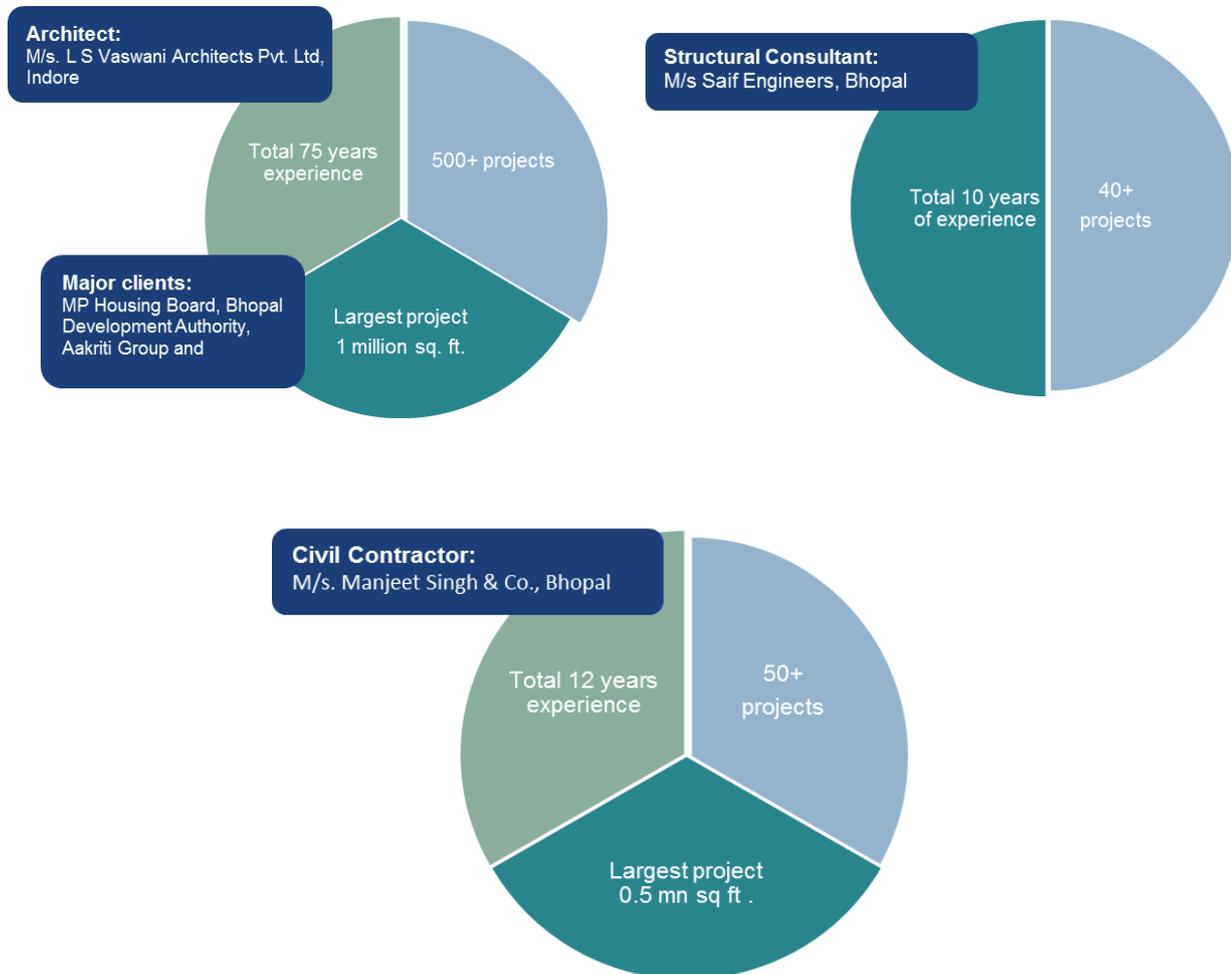


# Project Grading Drivers

## Project construction quality and amenities

### Construction quality:

The structural quality is backed by sound track records of architect (M/s L S Vaswani Architects Pvt Ltd), structural consultant (M/s Saif Engineers) and civil contractor (M/s Manjeet Singh & Co).





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**Quality measures**

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

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**Amenities:** Project amenities include landscaped gardens, community hall, swimming pool, squash court, cricket pitch, and rooms for gymnasium, yoga and meditation.



## Project legal quality

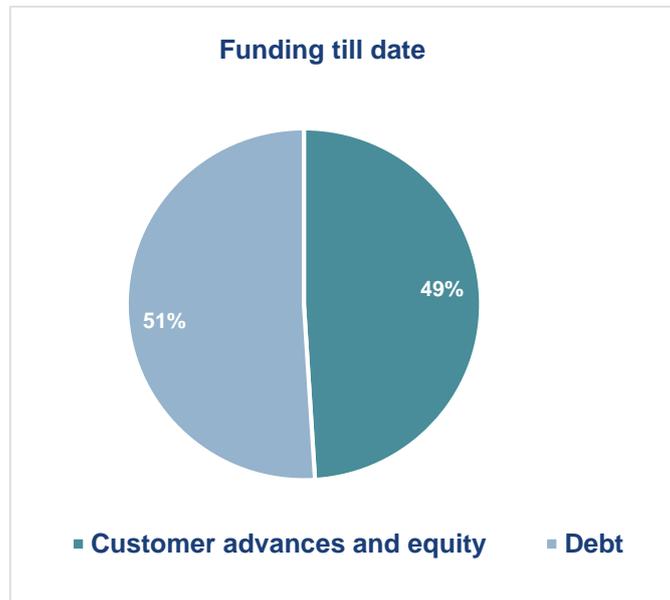
The project has a clear and marketable land title, free from encumbrances as certified by the project's legal consultant, Advocate CM Rawtiya. The customer allotment letter does not contain details with respect to defect liability. However, the allotment letter mentions time-linked payment plan, maintenance clause, and penal interest by customer in case of delays in payments and transfer charges.

Checklist of clauses included in customer agreement	
Possession date	✓
Grace period	✗
Saleable area mentioned	Built-up/carpet area
Default implication	✓
Delay compensation	✗
Defect liability period (no. of years)	✗
Payment schedule	Time 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 financial quality is strong, backed by advanced saleability and completion status of the project. Project cost was funded by sanctioned funding from bank loan, customer advances and promoter's contribution.





## **Project sponsor quality**

Sponsor quality is adequate, backed by the company's development track record and the promoters' experience in the Bhopal real estate market. The company is involved in real estate business since 1997 and is headed by Mr Teja Singh Moolchandani.

## Project Photographs (As on June 2017)





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**Last updated: April 2016**

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