

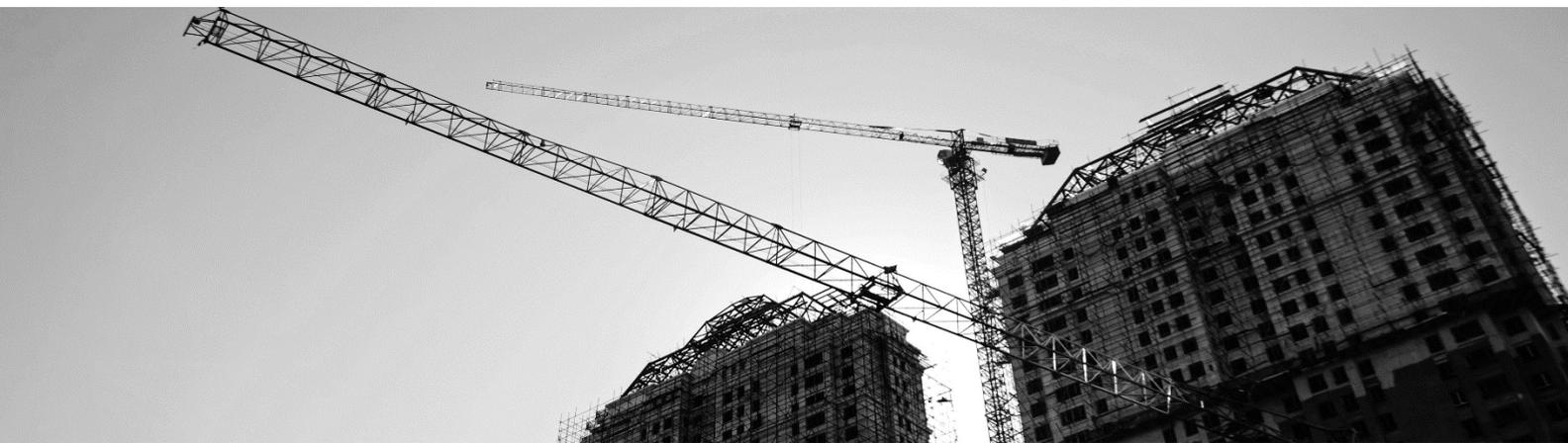


Ashoka Central Park

Grading assigned: Hyderabad 6 Star out of 7 Star (assigned in January 2020)

Hyderabad 6 Star out of 7 Star (assigned in November 2018)

Valid till: February 9, 2021



Project profile

Type of project	Plotted development
Location of project	Mokila, Hyderabad
Type of development	Partly Bought Out; Partly Joint Development
Land area	28.23 acres
Total saleable area	7,35,714 square feet (Developers share : 4,77,212 square feet)
Number of plots	210 (Developers share : 142)
Plot sizes	2,400 – 8,883 square feet

Location: Project is located at Mokila, on the Shankarpally Road. About 20 kilometres (kms) from Kokapet and 5 kms from ICFAI Business School Campus and 11 kms from Outer Ring Road. This project targets people looking for weekend homes away from the city hustle.

For the location map, refer to <http://ashokacentralpark.com/#loc>



Pricing table

Loading on carpet area	Not applicable
Loading on built-up area	Not applicable
Base price*	7.32 – 26.98 million
Stamp duty	0.5% of the agreement value
Registration charges	5.5% of the agreement value
Goods and Services Tax	12% of the agreement value
Maintenance charges	Rs 10 per square feet for one year

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

Sponsor profile

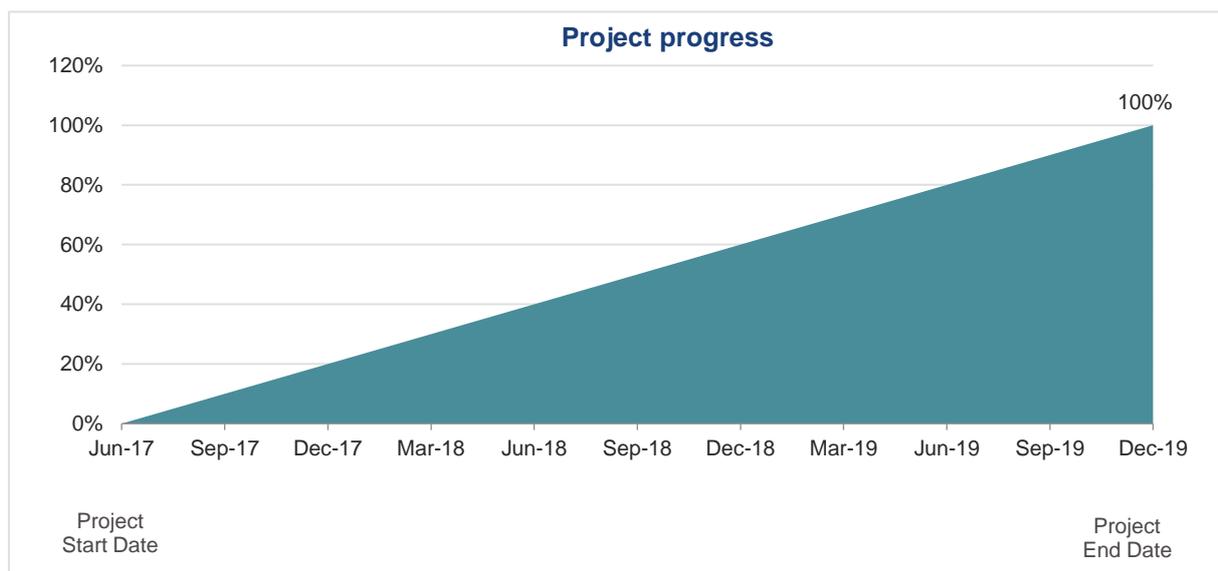
Name of the project	Ashoka Central Park
Name and address of the company developing the project	Ashoka Homes LLP #401, Ashoka Capitol, Opp KBR Park, Road No. 2, Banjara Hills Hyderabad – 500 034
Name of the developer group	Ashoka Developers and Builders Ltd
Name of operating partners	Mr Jaideep Reddy and Mr Vijay Bhaskar Reddy
Developer website	www.ashokabuilders.com
Project website	www.ashokacentralpark.com
Track record in years (group)	31

Project grading drivers

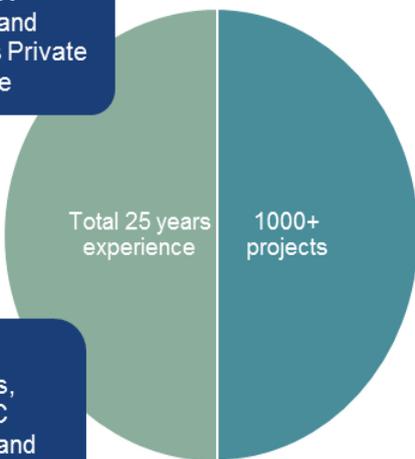
Project construction quality and amenities

Construction quality:

The structural quality is backed by the sound track record of architect and structural consultant. Aslam Architects and Interior Designers Pvt Ltd, Bengaluru, is the architect and Tameer Consulting, Hyderabad is the structural consultant of the project. Developer has appointed TCA Consultants Pvt Ltd as the project management team.



Design Architect :
Aslam Architects and Interior Designers Private Limited, Bangalore



Major clients:
Shree Ram Properties, Confident Group, NCC Urban, Mantri Realty and Agarwal Group

Structural Consultant:
Tameer Consulting, Hyderabad



Major clients:
Ramoji Film City, Pavani Estates, LV Prasad Eye Institute and Vermont Projects



Quality measures

On-site testing laboratory	✘
External testing	✓ (Random)
Soil test report	✘

Amenities: Solar fencing across the project, central park, sewage treatment plant, water tank sump, street lighting, jogging track, underground electrical cabling, power back-up for common areas, club house, guest rooms, banquet facility, cafeteria and indoor games. The developer will also be providing five line connects for each plot which includes drinking water, bore water, sewerage line, electricity and telecommunications line.



Project legal quality

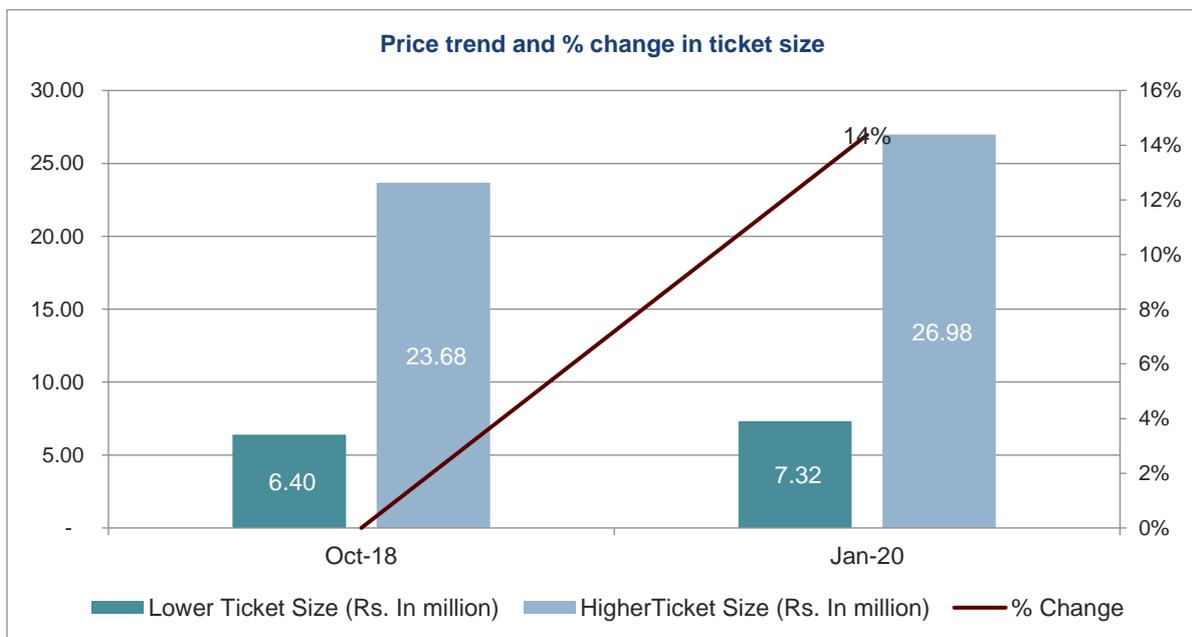
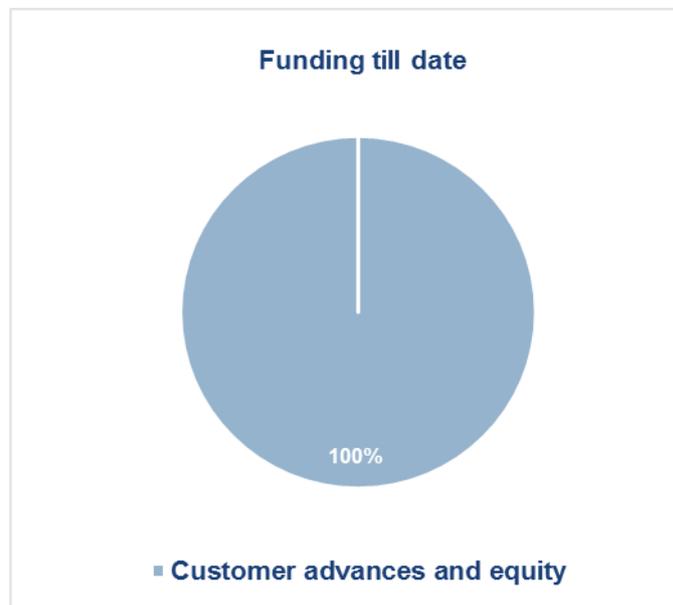
The legal quality is backed by clear and marketable land title. The land title search has been done for the past 30 years and all necessary pre construction approvals have been obtained.

Checklist of clauses included in customer agreement

Possession date	✓
Grace period	✗
Saleable area mentioned	Not applicable
Default implication	✓
Delay compensation	✓
Defect liability period	Not applicable
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 steady inflow of customer advances and good sales progress. The construction cost is mainly funded through customer advances and internal accruals.



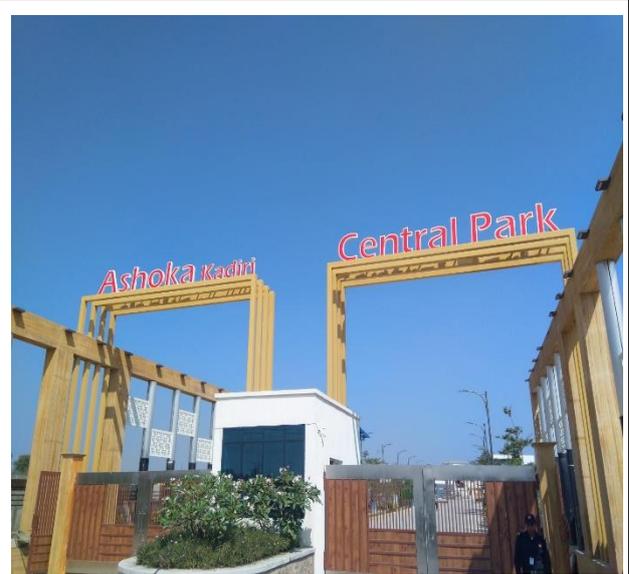


Project sponsor quality

The Ashoka group was started by Mr Jaiveer Reddy, in 1989 and since then it has been undertaking projects across Hyderabad. The group has adopted balanced development strategy with about 70% residential projects and 30% commercial projects completed so far. The group has so far successfully completed and handed over 22 projects with total saleable area 24 lakhs square feet in Hyderabad. The development strategy is primarily to focus on undertaking joint development projects.



Project photographs (As of January 2020)



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.

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

CRISIL
An S&P Global Company