



# Vessella Woods

Grading assigned: Hyderabad 5 Star out of 7 Star (Assigned in September 2019)

Valid till October 30, 2020



## Project profile

Type of project	Villa
Location of project	Madinaguda Village, Serilingampally, Hyderabad
Type of development	Joint development
Land area	9.01 acres
Total saleable area	1,97,336 square feet (sq ft) (developer share)
No. of units	82 villas [landowner (32 villas) and developer (50 villas)]
Unit configuration	3 and 4 BHK (3,243-4,467 sq ft)
No. of floors	Ground +2 floor
RERA	Yes (P02400000018)



**Location:** The site is located in Madinaguda Village, Serilingampally, which is 3.7 kilometers (km) from Kondapur and 9 km from Hitech City (both in Hyderabad). Below are the distances of major landmarks from the project:

- Hyderabad railway station – 23.4 km
- Rajiv Gandhi International Airport – 36.00 km

For the location map, please refer to <http://vessellawoods.com/>

## Pricing table

Loading on carpet area	NA
Base price*	Rs 16.54 – 22.78 million
Stamp duty	5.5% of the agreement cost (including transfer duty)
Registration charges	0.5% of the agreement cost
Goods and services tax	12%
Maintenance charge	Rs 60 per sq ft for 2 years
Corpus fund	Rs. 0.20 million corpus fund

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

## Sponsor profile

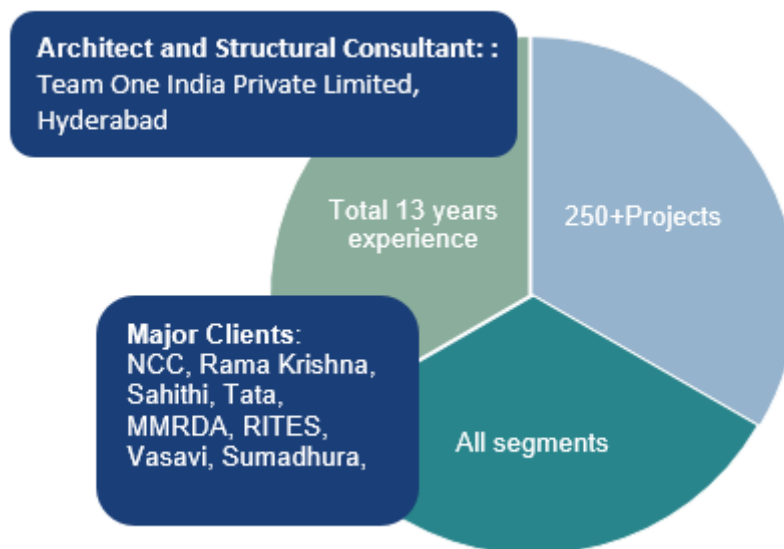
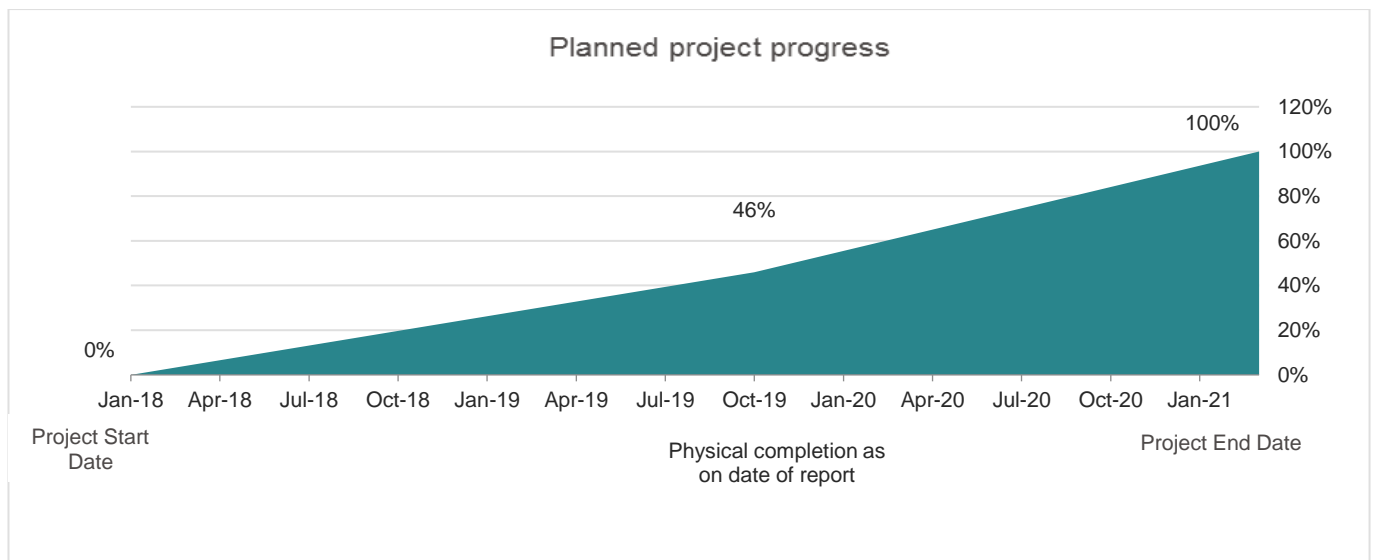
Name of the project	<b>Vessella Woods</b>
Name and address of the company developing the project	<b>Vessella Woods (Vessella Group)</b> 1st Floor, North Block, Cyber Meadows, Botanical Garden Road, Kondapur, Hyderabad – 500 084, Telangana.
Name of the developer group	Vessella group
Name of the founder (group)	Mr Shivanand Reddy
Name of partners	Mr Shivanand Reddy Mr P Prashanth Reddy
Developer website	<a href="http://vessella.com/">http://vessella.com/</a>
Project website	<a href="http://vessellawoods.com/#">http://vessellawoods.com/#</a>
Track record in years	13 (Since 2006)

## Project grading drivers

### Project construction quality and amenities

#### **Construction quality:**

Structural quality is backed by the strong track record of the architect and structural consultant (Team One India Pvt Ltd, Hyderabad). Civil work is being undertaken by the in-house civil contractor. The project has been designed in conformance with the seismic zone requirements.





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**Quality measures**

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

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**Amenities:** Major amenities include swimming pool, central park with open spaces, outdoor party area, paved garden pathways, basketball court and tennis court.



## Project legal quality

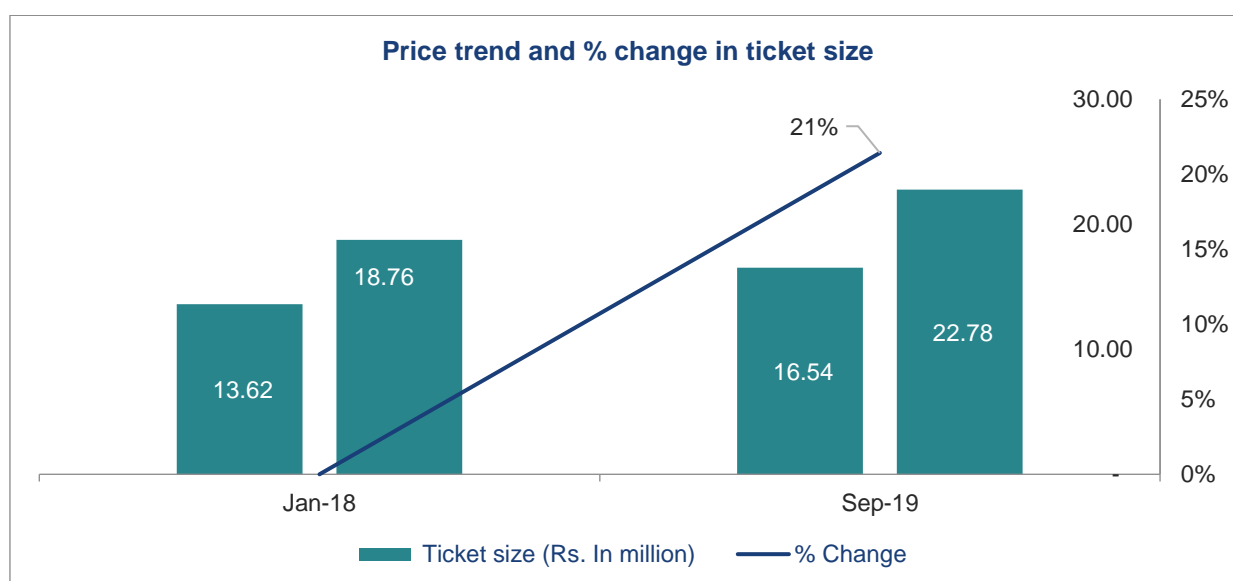
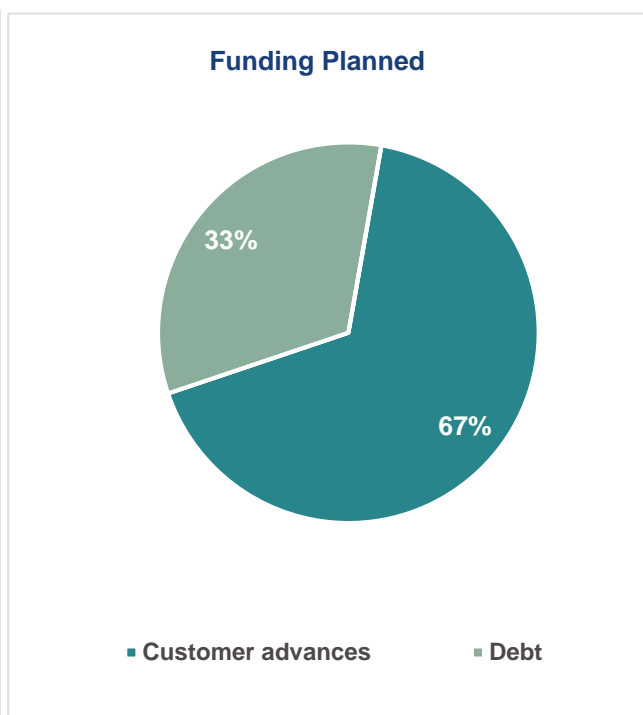
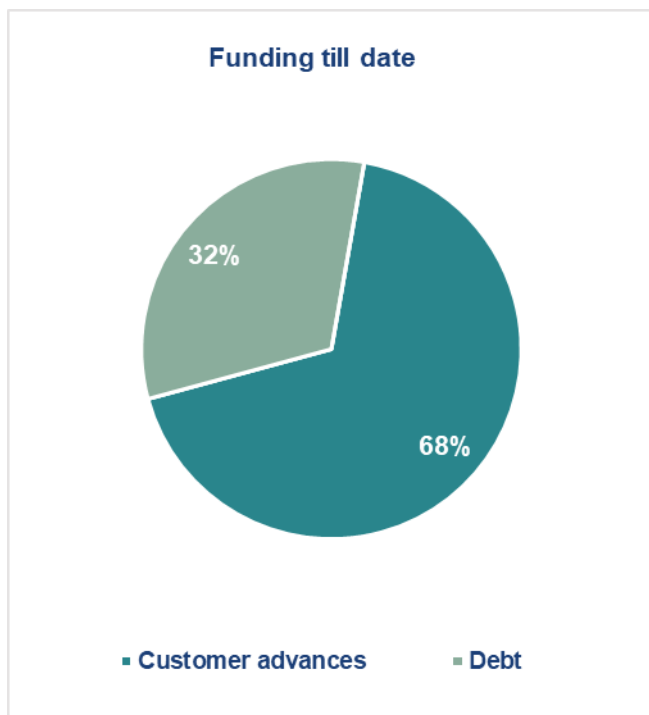
The marketable land title has been certified by Advocate MV Pratap Kumar, Hyderabad; title search has been done for 30 years. Most pre-requisite approvals have been received.

### Checklist of clauses included in customer agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Built up area
Default implication	✓
Delay compensation	✓
Defect liability period	✓
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	✓

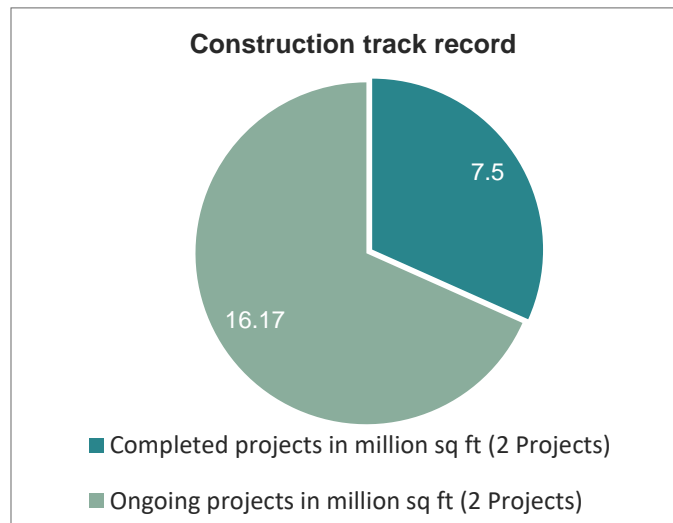
## Project financial quality

The project's financial quality is moderate, driven by adequate advances and support from the group. Construction cost of Rs 614.500 million will be funded through internal accrual, sales proceeds, and external debt. The developer has availed of construction finance loan of Rs 190.00 million from HDFC Limited.



## Project sponsor quality

Sponsor quality is backed by promoters experienced in the Hyderabad real estate market. The Vessella group was founded in 2006 by Mr M Sivananda Reddy, who is a civil engineer with a wide and varied exposure to the technical, commercial, and financial aspects of construction. The group has completed two projects in Hyderabad till date, totaling 7.50 lakh sq ft.





## Project photographs (as of September 2019)







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**Last updated: April 2016**

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