Solaris Bonhooghly

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

Earlier Grading: Kolkata 5 Star out of 7 Star (Assigned in April 2018)

Valid till July 30, 2020

Project Profile

Type of project	Residential
Location of project	Bonhooghly, Kolkata
Type of development	Lease from the government of West Bengal for 99 years with right of renewal for another 99 years
Land area	0.9 acres
Total saleable area	1.63 lakh square feet (sq ft)
No. of villas/blocks	2
No. of units	276 apartments
Unit configuration	1 bedroom-hall-kitchen (BHK), 2BHK +1 toilet, 2BHK + 2 toilets, and 3 BHK (375-950 sq ft)
No. of floors	G+12 floor

Location: The project is at Bonhooghly, which provides good connectivity to all parts of the city via BT Road and the Belgharia Expressway. The project also has access to various schools and hospitals in the vicinity. It is close to Noapara Metro Railway Station, 500 meters from BT Road, and 5 kilometres (km) from Shyambazar. The Indian Statistical Institute is 1.1 km from the project.

For the location map, refer to https://www.solarisbonhooghly.com/location.aspx

Pricing Table

Loading on carpet area	69%
Base price	Down Payment Price: Rs. 9.95 - 24.95 lakhs (super built-up) Instalment Payment Price: Rs. 12.75 - 32.45 lakhs (super built-up)
Stamp duty	7.0% of the agreement value
Registration charge	1.1% of the agreement value
GST	8%
Maintenance charges	Rs 0.99 per sq ft per month

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

Sponsor Profile

Name of the project	**Solaris Bonhooghly**
Name and address of the company developing the project	**Eden Realty Ventures Pvt Ltd** 7,Jawaharlal Nehru Road Mezzanine Floor, Kolkata West Bengal – 700 013
Name of the developer group	Eden Realty Group
Chairman/MD	Mr Sachchidanand Rai
Name of directors	Mr Arya Sumant and Mr Kumar Satyaki
Developer website	www.edenrealtygroup.com
Project website	https://www.solarisbonhooghly.com https://www.edensolaris.com/bonhooghly
Track record in years	16 (since 2003)

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 (Espace, Kolkata), structural consultant (KSG Projects and Infrastructure Consultants, Kolkata), and civil construction team (Rainbow Infrastructure Pvt Ltd, Kolkata). The project has been designed in conformance with Seismic Zone requirements.

The developer plans to complete the project by March 2021.

Quality measures	
Onsite testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per Seismic Zone III requirements	✓

Amenities: Major amenities in the project include 24X7 security, water supply, and power backup for common areas, intercom network, solar power for common electricity, water treatment plant, sewage treatment plant, passenger and stretcher lifts, community space, game room, swimming pool facility, gymnasium, children's play area, and senior citizen's corner.

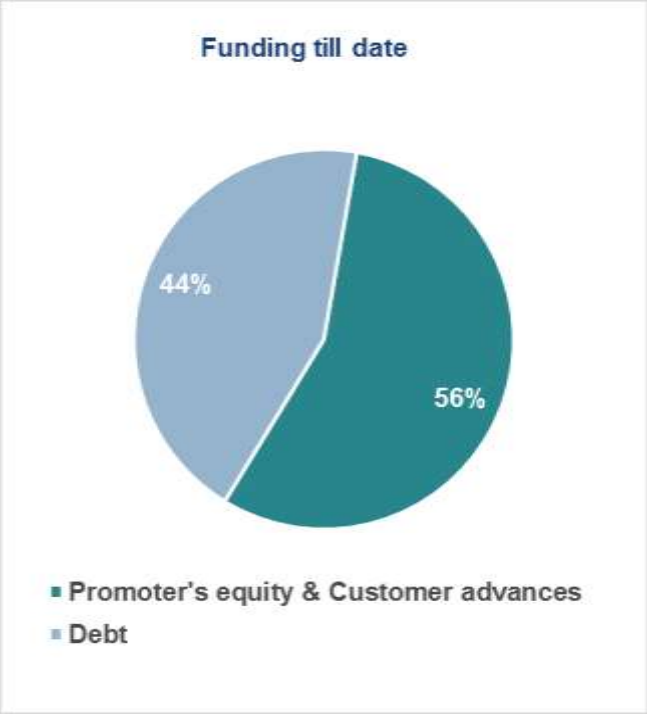
Project legal quality

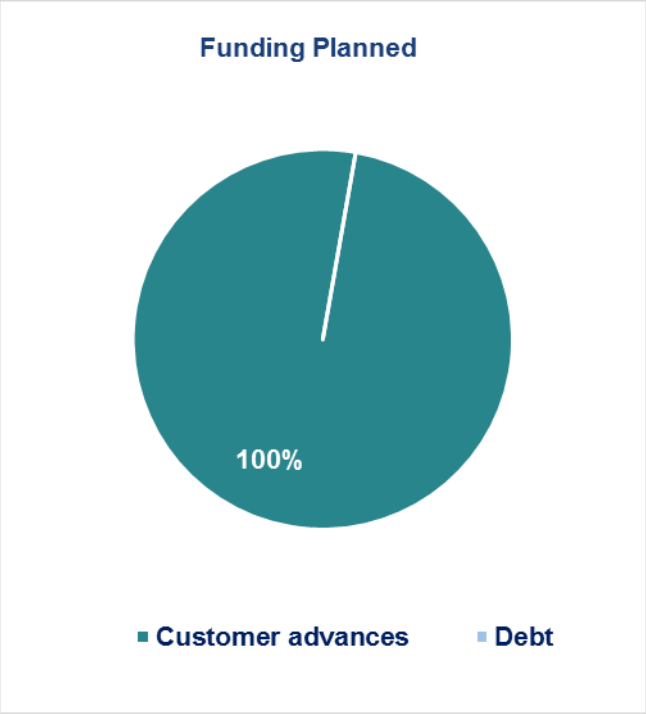
The legal quality of the project is backed by clear and marketable land title. The title search for the project land has been carried out for 32 years. The developer has received all pre-construction approvals.

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)	1 year
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

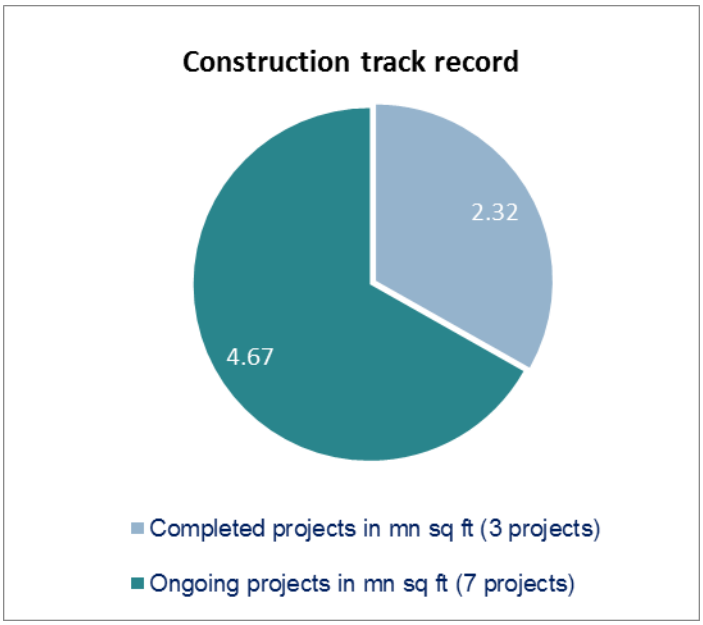
The project's financial quality is strong, backed by sanctioned bank lines and customer advances. The construction cost will be funded through internal accrual, debt, and sales proceeds from the project. The developer has a sanctioned line of Rs 12.00 crore.





Project sponsor quality

The group is promoted by Mr Sachchidanand Rai, an alumnus of IIT Kharagpur. The promoters have an established track record in the Kolkata real estate market. The group has a strategy of developing projects either by themselves or through special purpose vehicles (SPVs). The group's present focus is on building affordable homes.



Project Photographs (As on July 2019)

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