



Avidipta (Phase II)

Grading Assigned: Kolkata 5 Star out of 7 Star (Assigned in April 2019)

Valid till April 5, 2019



Project Profile

Type of project	Residential
Location of project	Mukundapur, EM bypass, Kolkata
Type of development	JV (land belongs to West Bengal Housing Board)
Land area	2.63 acres
Total saleable area	8, 55,020 sq.ft.
No. of villas/blocks	4 (LIG-1; MIG-1; HIG-2)
No. of units	660 (LIG-180; MIG-150; HIG-330)
Unit configuration	Built up area: LIG (674 - 695 sq.ft.); MIG (858-942 sq.ft.); HIG (1475-4024 sq.ft.)
No. of floors	LIG-B+G+34, MIG-B+G+29, HIG-B+G+46



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Location: The project is in Mukundapur, EM bypass, about 23 kilometers (km) from the Kolkata Airport and adjacent to the EM Bypass . It is 14 km from Bidhannagar railway station, 11 km from Sealdah railway station, and 13 km from Sector V of Salt Lake, the IT hub in Kolkata. Ruby General Hospital is 3 km from project site. The project is in close proximity to various hospitals.

For the location map, refer to <http://avidipta2.bengalpeerless.co.in/avidipta-phase-2/>

Pricing Table

Loading on carpet area	LIG-62%; MIG-52%; HIG-50%
Base price	Rs 1.67 million – Rs 18.1 million
Stamp duty	7% of the agreement cost
Registration charge	1% of the agreement value
GST	12% of the agreement value
Maintenance Charges	Rs 3.00 per square feet for LIG (Tower Gold) Rs 3.50 per square feet for MIG I, MIG II, HIG

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

Sponsor Profile

Name of the project	Avidipta (Phase II)
Name & address of the company developing the project	Bengal Peerless Housing Development Company Ltd 6/1A, Moira Street, Mangal Deep Building, Kolkata - 700017
Name of the developer group	Bengal Peerless Group
Chairman/MD	Mr. Ketan Sengupta
Developer website	http://bengalpeerless.com/wp/
Project website	http://avidipta2.bengalpeerless.co.in/avidipta-phase-2/
Track record in years	22 years



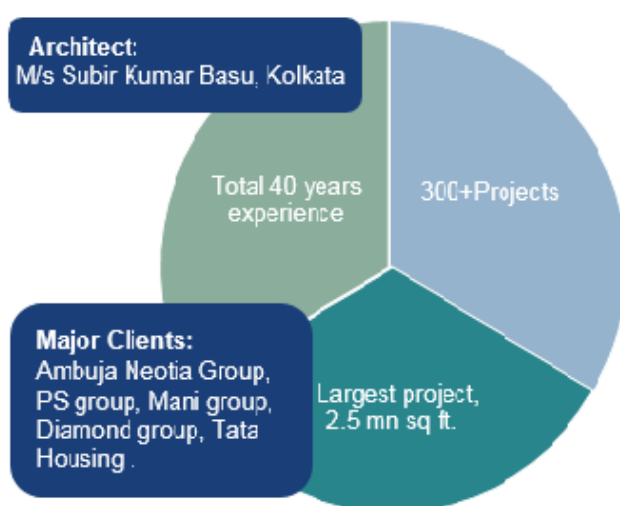
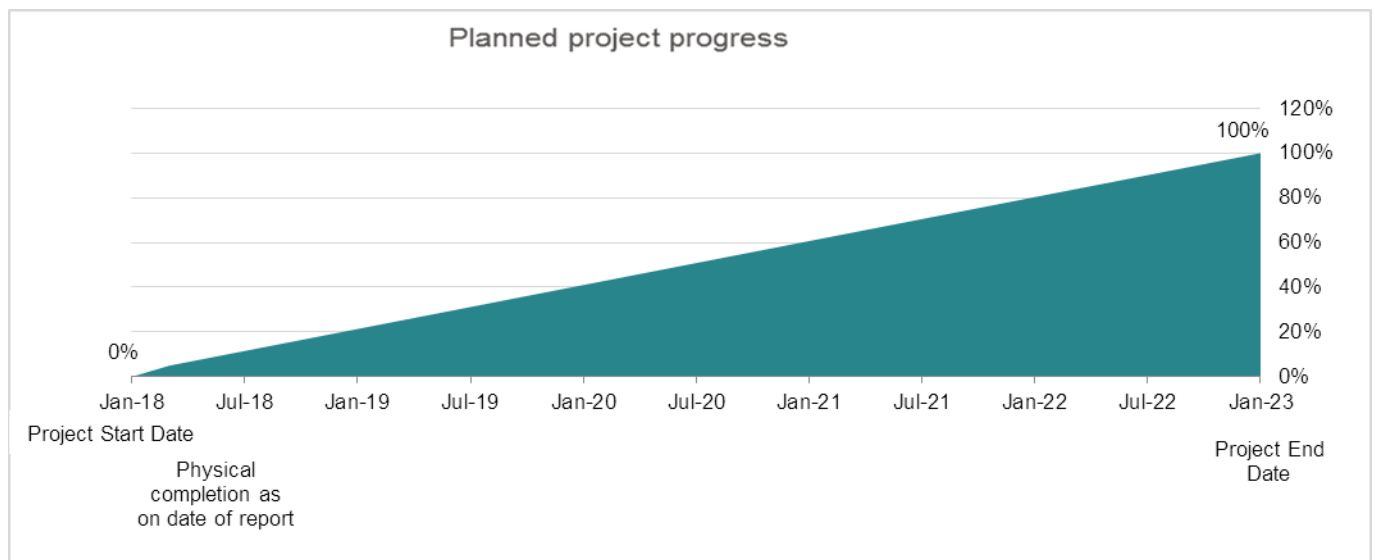
Project Grading Drivers

Project construction quality and amenities

Construction quality:

The structural quality of the project is backed by sound track record of architect (M/s Subir Kumar Basu, Kolkata), structural consultant (MN Consultants, Kolkata), and experienced civil construction team (L&T Constructions, Mumbai). The project has been designed in conformance with Seismic Zone III requirements.

Developer plans to complete the project by January 2023.





Quality measures

On-site testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per Seismic Zone III requirements	✓

Amenities: Major amenities in the project include clubhouse with swimming pool, library, reading room, gymnasium, multi-activity room, children's play area, joggers track, gossip corner and indoor games.



Project legal quality

The legal quality of the project is backed by clear and marketable land title, receipt of required pre-construction approvals, and developer has detailed agreement for sale including clauses such as possession date, grace period, maintenance clause, default implication delay compensation, construction-linked payment schedule, maintenance clause, apartment floor plan.

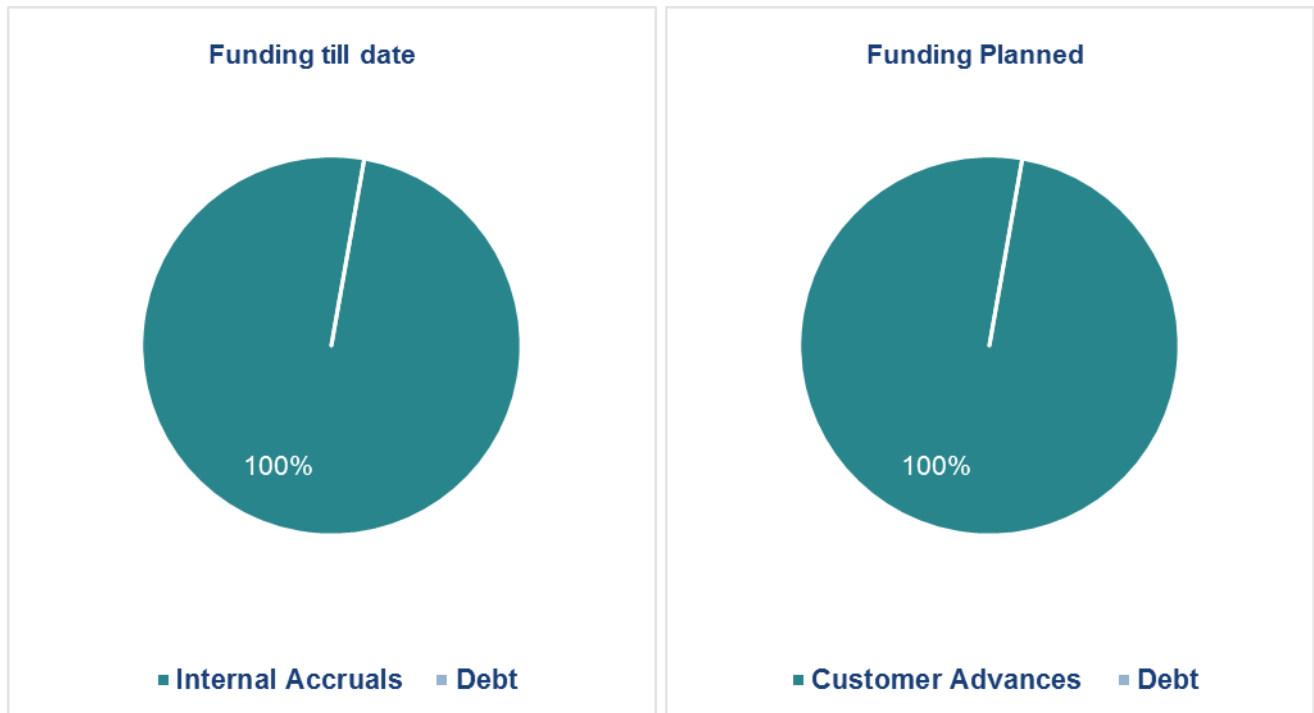
Checklist of clauses included in customer agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Super Built Up Area
Default implication	✓
Delay compensation	✓
Defect liability period (no. of years)	✓
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 financial quality is moderate. The construction cost will be funded through customer advances. The developer plans to take a sanctioned line if required from the parent company The Peerless General Finance and Insurance.

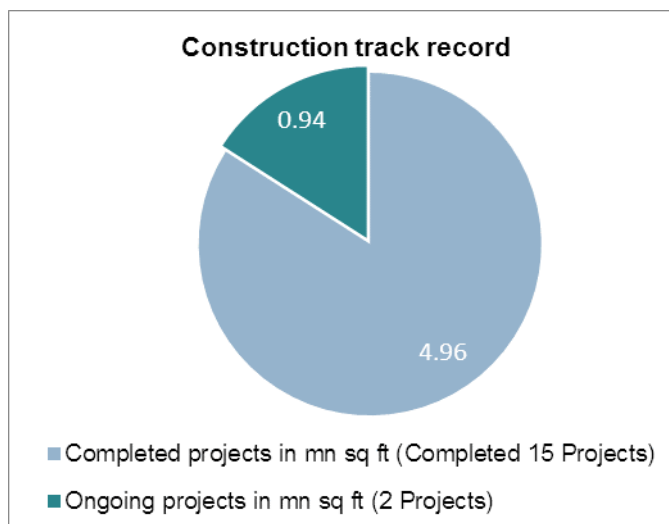




Project sponsor quality

The project sponsor quality is strong, driven by the strong development track record of the Bengal Peerless group in Kolkata's real estate market. The group works in partnership with West Bengal Housing Board (WBHB) for all its housing projects. Bengal Peerless Housing Development Company is a joint venture between WBHB and Peerless General Finance and Investment Pvt. Ltd.

The company has completed about 4.96 million sq. ft. of development across 15 projects since its inception nearly 22 years ago.





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Project Photographs (As on March 2018)





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Last updated: April 2016

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