



Panache

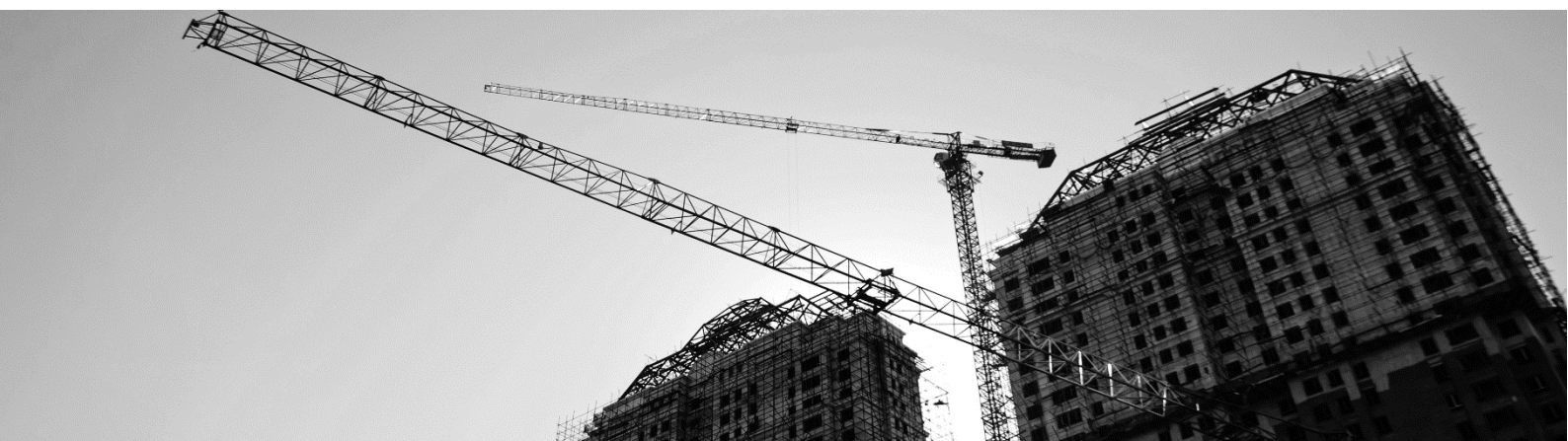
Current Grading: Kolkata 6 Star out of 7 Star (Reaffirmed in January 2018)

Earlier Grading: Kolkata 6 Star out of 7 Star (Reaffirmed in June 2016)

Kolkata 6 Star out of 7 Star (Reaffirmed in February 2015)

Kolkata 6 Star out of 7 Star (Assigned in November 2014)

Valid till January 30, 2019



Project profile

Type of project	Residential
Location of project	Mahisbathan, Sector V, Kolkata
Type of development	Bought Out
Land area	5.75 acres
Total saleable area	0.84 million sq ft
No of blocks	6 blocks
No of units	568 apartments
Unit configuration	1032 - 2300 sq ft (2, 3 & 4 BHK)
No. of floors	Block 1, 5 & 6 - Basement + Stilt + 25 floors Block 2 – B+S+24.5 floors Block 3 – B+S+22.5 floors Block 4 – B+S+21 floors
Real Estate Regulatory Authority registration number	Not applicable



Location: The project is at Mahisbathan, Sector V, Kolkata. It is 1.3 kilometre (km) from New Town and Sector V of Salt Lake, and 5 km from Rajarhat—Kolkata's IT hub. It is around 11 km from the airport and 8 km from the city centre, and upcoming metro line (New Garia-Airport Metro) is in proximity. A number of hotels, hospitals, and schools are within 8 kms distance from the project.

For the location map, please refer to <http://www.psgroup.in/project/Panache>

Pricing table

Loading on carpet area	51%
Loading on built-up area	31%
Base price*	Rs 5.68 million – 12.65 million (Jan-2018) Rs 5.24 million - 11.67million (May 2016)
Stamp duty	7.00 per cent of the agreement cost
Registration charges	1.10 per cent of the agreement cost
Goods and Services Tax	12%
One-time maintenance charges	Rs 3 per sq ft per month

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

Sponsor profile

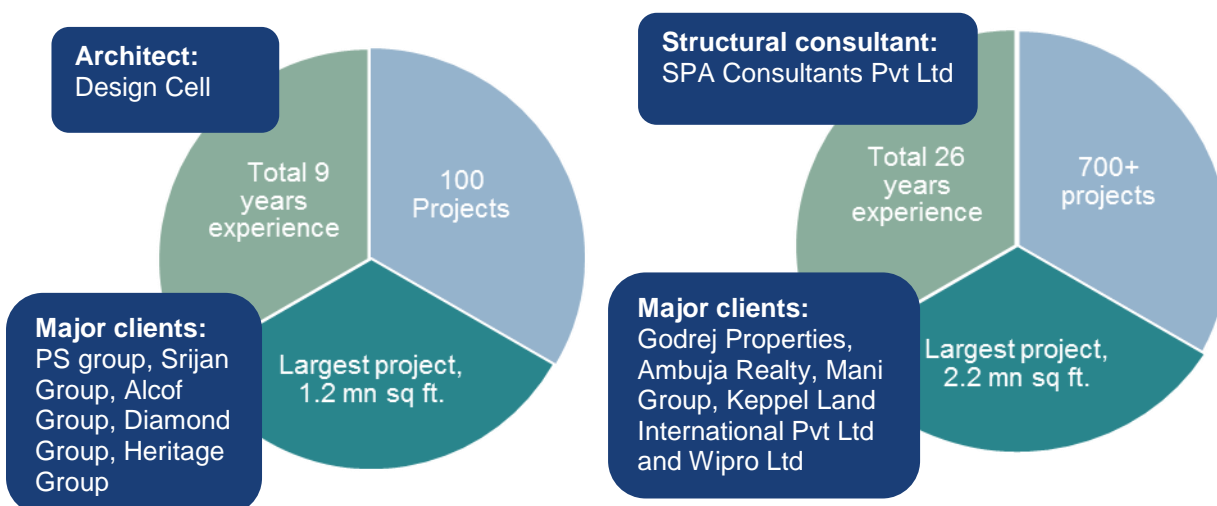
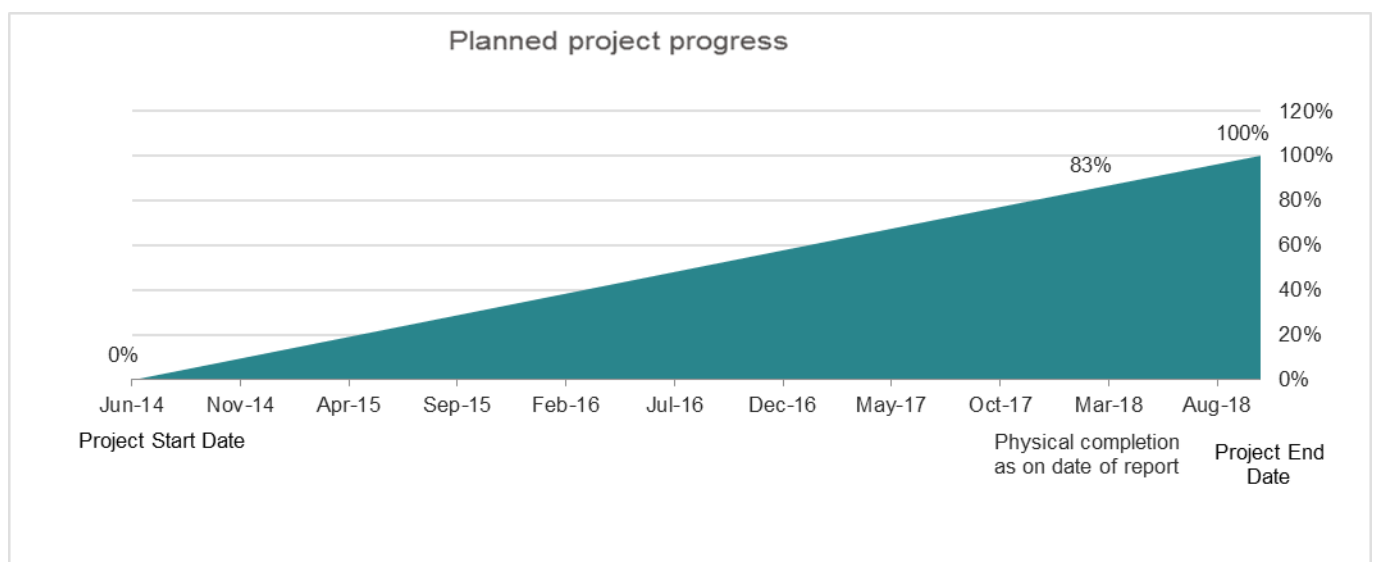
Name of the project	Panache
Name and address of the company developing the project	PS Group 1002, EM Bypass, Kolkata - 700 105, West Bengal.
Name of the developer group	PS Group (in association with the Srijan Group)
Chairman	Mr. Pradip Kumar Chopra
Managing Director	Mr. Surendra Kumar Dugar
Developer Website	http://www.psgroup.in/
Project Website	http://www.psgroup.in/project/Panache
Track record in Years	31 years (PS Group) 13 years (Srijan Group)

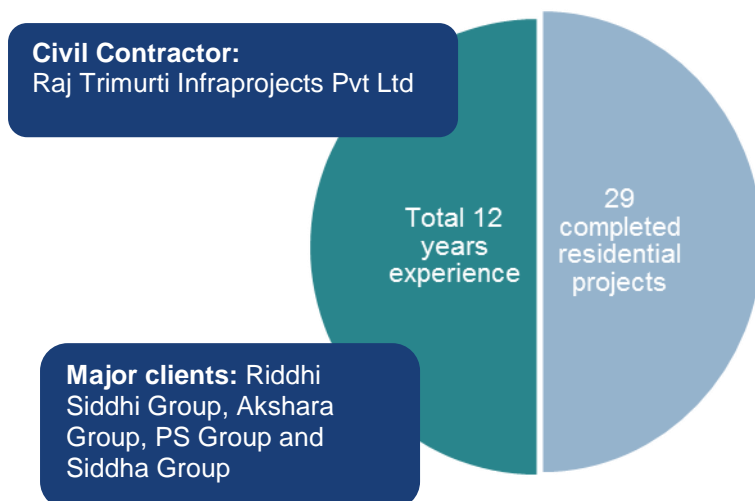
Project Grading Drivers

Project construction quality and amenities

Construction quality:

The project's structural quality is backed by the strong track record of the architects (The Design Cell, Kolkata) and structural consultant (SPA Consultants Pvt Ltd, Kolkata). Civil work is being undertaken by civil contractor (Raj Trimurti Infraprojects Private Limited, Kolkata) and is managed by in-house teams. The project has been designed in conformance with the seismic zone requirements. As per the mutual understanding between two groups, the project will be executed by the PS group.





Quality measures

Onsite testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per seismic zone requirement	✓

Amenities: Major amenities in the project community hall, Indoor games, gymnasium, landscaped gardens, mini theatre, guest rooms, tennis court, karaoke room, swimming pool, meditation space and 24-hour power back-up through DG sets for common areas and paid power back up for flats,



Project legal quality

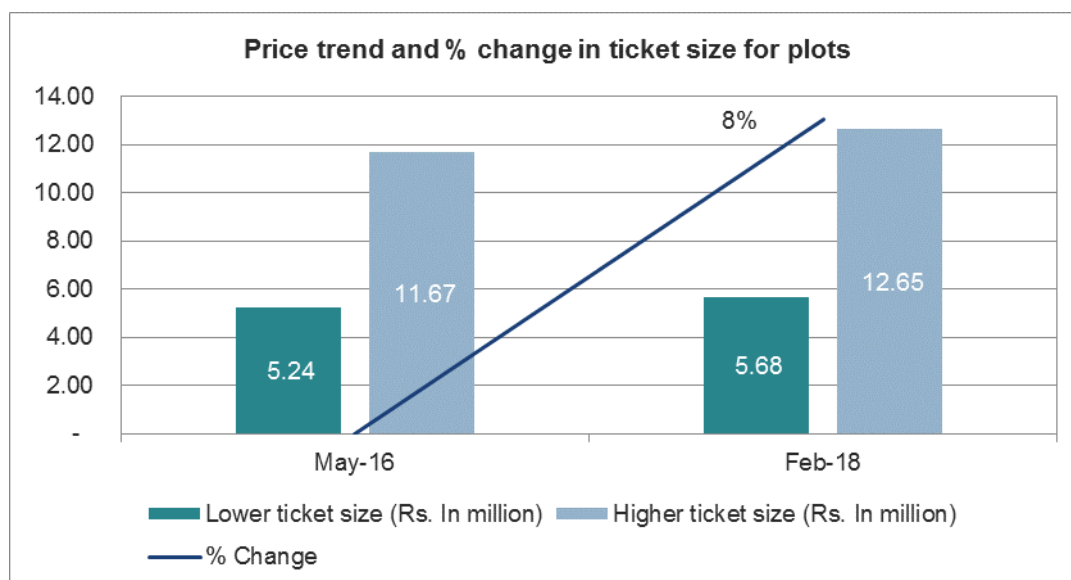
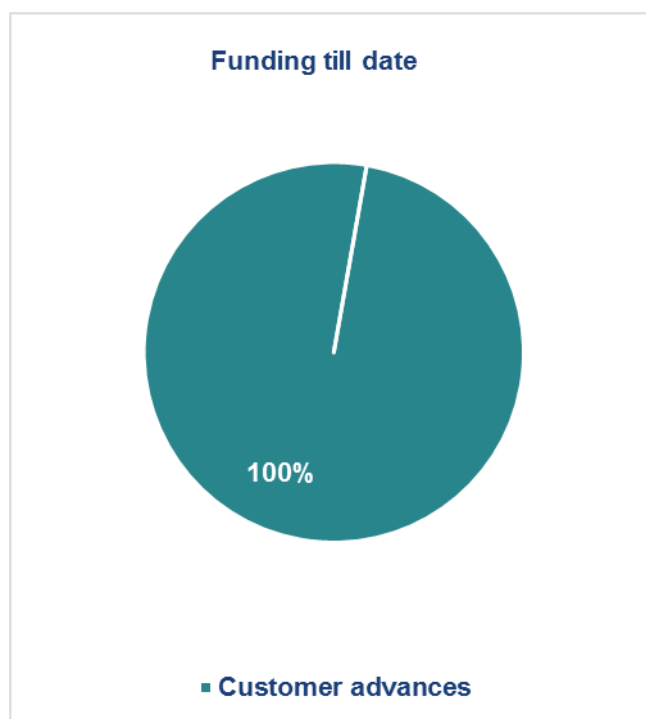
The legal quality of the project is backed by clear and marketable land title, as certified by Tapan Kumar Lahiri Advocates, and receipt of project approvals. The customer agreement has clauses on possession date, grace period, construction-linked payment schedule, delay compensation, cancellation clause and penal interest in case of delay in payments by customers.

Checklist of clauses included in customer agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet, Built- up and Super built-up area
Default implication	✓
Delay compensation	✓
Defect liability period	2 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	✓

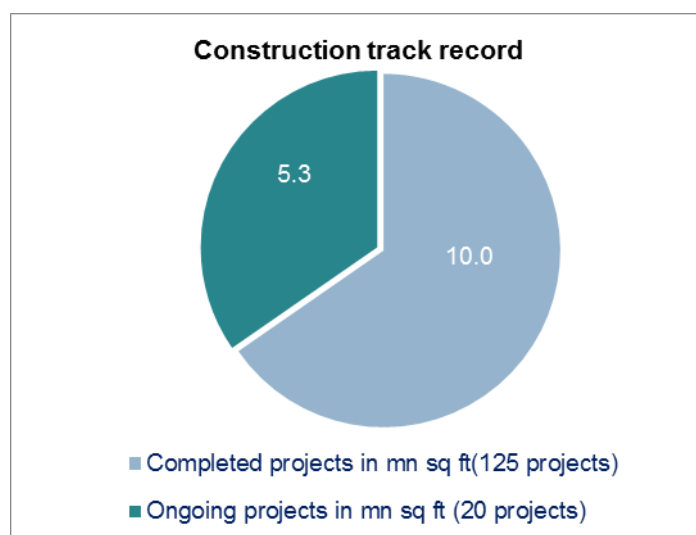
Project financial quality

The project's financial quality is moderate, marked by strong group support and good initial bookings. The developer has a construction finance tie-up of Rs 50 crore from State Bank of India, which has not been utilized so far because of comfortable cash position backed by substantial sales and advances.



Project sponsor quality

The project sponsor quality is driven by the established track record of both the sponsors (the PS and Srijan groups). The sponsors have strong presence in the commercial and residential real estate segments and have projects in Kolkata, Chennai, Coimbatore, Patna, and Asansol (West Bengal). Most of their projects are through joint ventures with reputed developers. As per the understanding between the two groups, the PS group is responsible for construction and sales of the project. The PS group has experience of around 30 years in real estate and has completed projects in Kolkata, Asansol, Coimbatore, Patna, and Chennai. The group has developed residential, commercial, and mixed development projects, and has a strong second line of management with autonomy for making operational decisions.



Project photographs (As of January 2018)





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Last updated: April 2016

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