



Krish Aura

Existing rating: NCR 5 Star (Reaffirmed in January 2017)

Earlier Rating: NCR 5 Star (Reaffirmed in September 2015), NCR 5 Star (Assigned in September 2014)

February 2017



Project Profile

Type of project	Residential
Location of project	Alwar Bypass Road, Bhiwadi, Rajasthan
Type of development	Joint development
Land Area	4.54 acres
Total saleable area	0.72 million square feet (sq ft)
No. of villas/blocks	4
No. of units	798
Unit configuration	1 BHK, 2 BHK & 3 BHK
No. of floors	Basement + stilt + 14 floors



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Location: The project is located at Bhiwadi (Rajasthan), around 60 kms from the Indira Gandhi International airport and 40 km from Gurgaon (Haryana). The project targets the working class population from the industrial areas of Khushkhera, Kahrani, Chopanki, and Pathredi (all in Rajasthan).

For the location map, refer to <http://www.krishgroup.org/multistory-apartment-in-bhiwadi-ncr/krish-aura/>

Pricing table

Loading on carpet area	30 %
Base price	Rs 1.80 – 3.5 million (super built up)*
Stamp duty	6% of DLC* rate or agreement value (whichever is higher) plus 10% surcharge on stamp duty
Registration charge	1% of DLC rate or agreement value (whichever is higher) with a maximum limit of Rs 50,000
Service tax	4.5% of the agreement cost
EDC/IDC charges	Rs.100 per sq ft
Legal charges	Rs.10,000 plus taxes

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

Sponsor Profile

Name of the project	Krish Aura
Name & address of the company developing the project	Krish Infrastructure Pvt Ltd 221-223, II Floor, Vipul Agora, M.G. Road, Gurgaon, Haryana
Name of the developer group	Krish Group
Chairman	Mr. S K Singhal
Developer website	http://www.krishgroup.org/
Project website	https://www.krishgroup.org/Residential-Property-in-Bhiwadi-ncr/krish-aura/
Track record in years	10 years

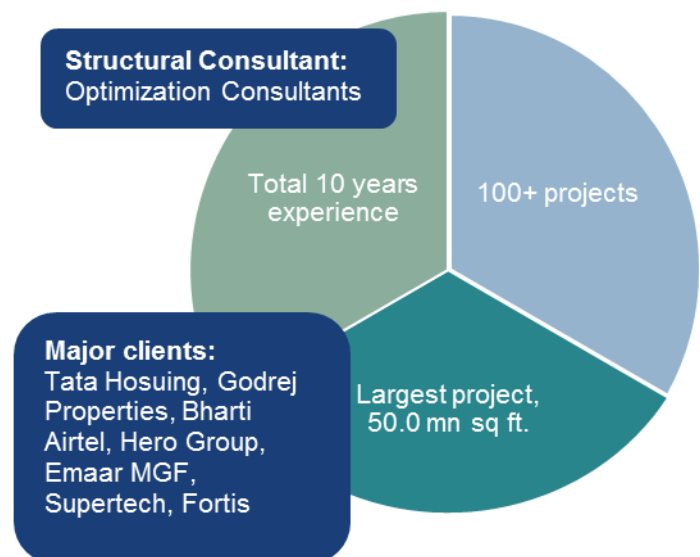
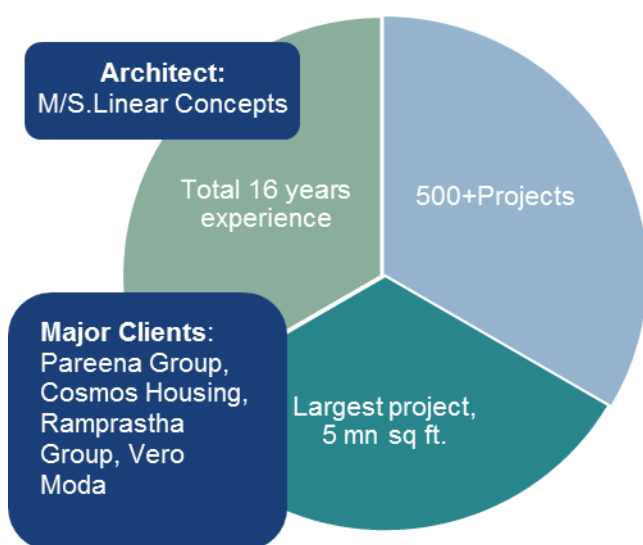
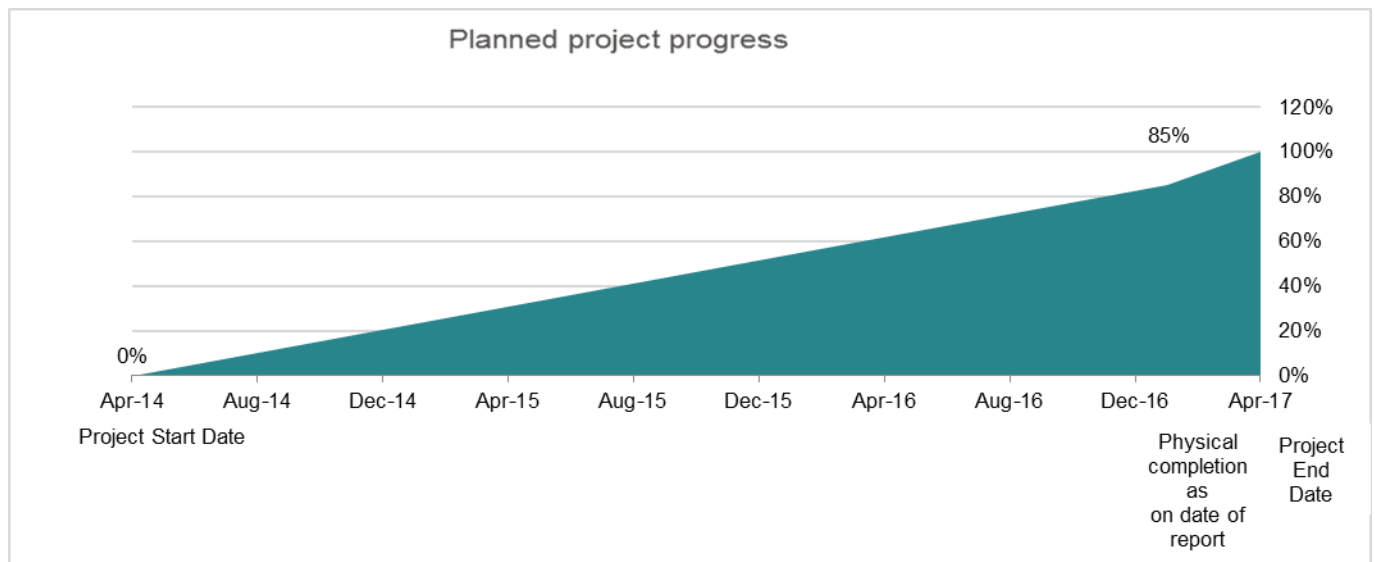


Project rating drivers

Project construction quality and amenities

Construction quality:

The structural quality is backed by sound track record of the architect (M/s. Linear Concept), the structural consultant (M/s. Optimization Consultants). The project has been designed in conformance with seismic zone IV requirements.





Quality measures

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

Amenities: Major amenities include a clubhouse with a swimming pool, gymnasium, indoor games, basketball and badminton courts, and a jogging track.



Project legal quality

The legal quality is backed by a clear and marketable land title, certified by the In-house team. The land title search has been carried out for the past three decades. The detailed customer agreement includes clauses such as possession date, default implication, delay compensation and project specifications. The developer will applied for a consent to establish from the Rajasthan State Pollution Control Board after receiving the revised Environmental Clearance.

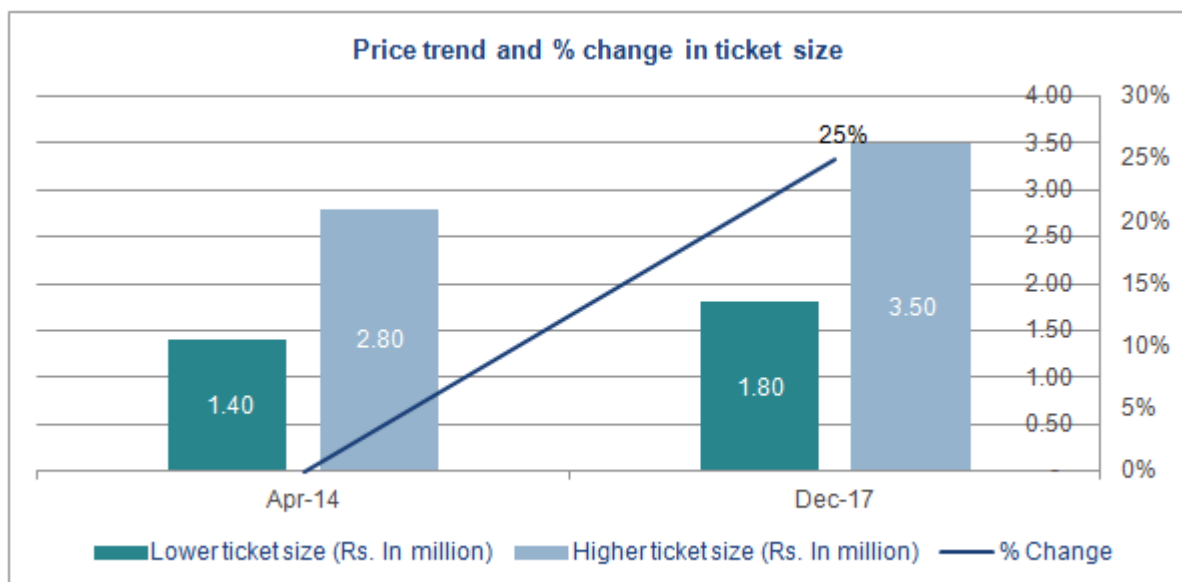
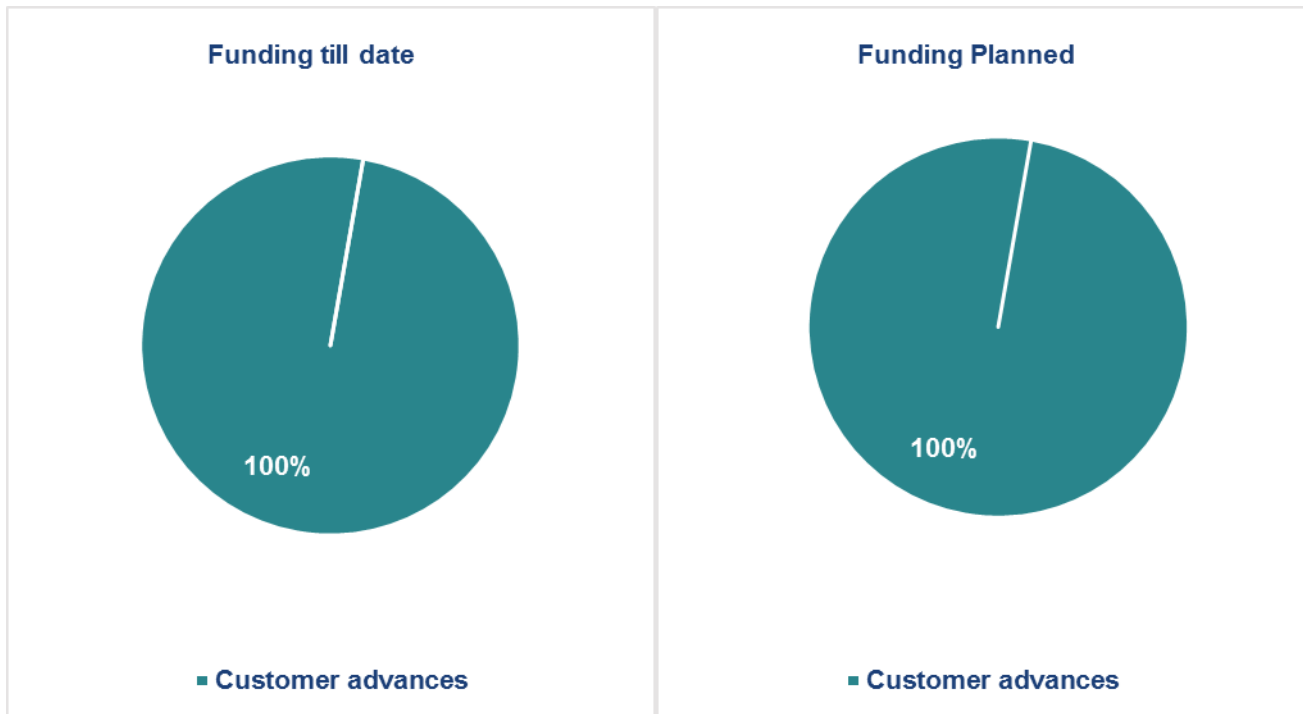
Checklist of clauses included in customer agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Super built-up area
Default implication	✓
Delay compensation	✓
Defect liability period (No. Of years)	x
Payment schedule	Construction Linked
Maintenance clause	✓
Holding clause	✓
Escalation clause	x
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	x
Parking space allotment details	✓
Title search certificate annexed	✓
Approvals	x
Applied approval details	x



Project financial quality

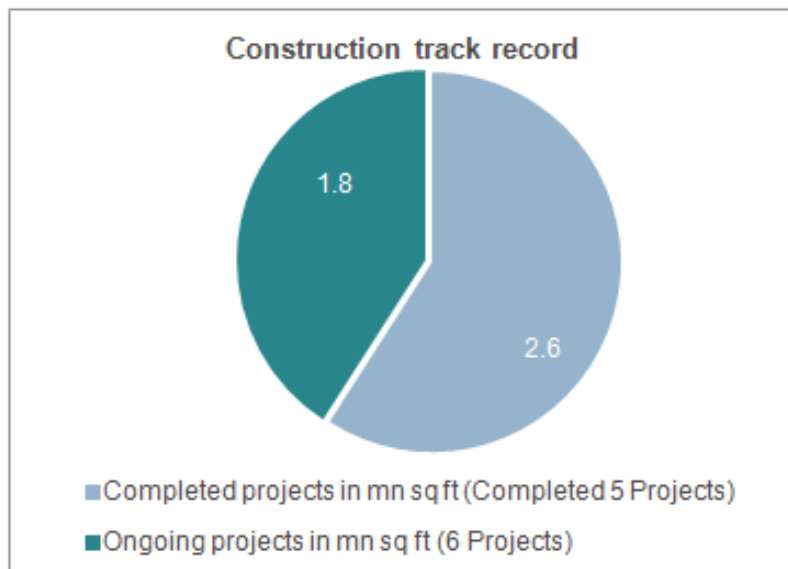
Project financial quality is strong, marked by limited upfront payment as the project is executed under a joint development agreement, with good sales progress, and healthy customer advances. Construction cost will be funded through customer advances & promoters contribution.





Project sponsor quality

The sponsor quality is driven by good development track record of the Krish group in the Bhiwadi real estate market. The group was formed by Mr SK Singhal. The group has a conservative financial policy and is debt averse.





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Project Photographs (As on January 2017)





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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

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