



Nandan Prospera Gold

Grading assigned : Pune 6 Star out of 7 Star (Upgraded in October 2019)

Earlier grading : Pune 5 Star out of 7 Star (Assigned in July 2018)

Valid till November 7, 2020



Project profile

Type of project	Residential
Location of project	Baner-Balewadi, Pune
Type of development	Bought out
Land area	4.6 acres
Total saleable area	2,82,505 sq. ft.
No. of blocks	2
No. of units	126
Unit configuration	3 BHK: 2200 sq.ft.
No. of floors	2 podium+16 floors
RERA registration no.	P52100000563



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Location: The project is strategically located at Baner-Balewadi in Pune, the educational capital of Maharashtra, close to the industrial areas in the city. Pune airport is 19.3 kilometers, and Hinjewadi around 9 kms away.

For the location map, click on the link: http://www.nandanbuildcon.com/nandan-prospera-gold#location_map

Pricing table

Loading on carpet area	35%
Base price*	Rs. 25.40 million
Stamp duty	7% of the agreement cost
Registration charge	Rs. 30,000
Maintenance charges	<i>To be decided at actual during society formation</i>
GST	12% of the agreement cost

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

Sponsor profile

Name of the project	Nandan Prospera Gold
Name & address of the company developing the project	Nandan Associates Amar Business Park, Office No. 406/407, Baner Road, Opposite Sadanand Estate, Pune – 411 045
Name of the developer group	Nandan Associates
Partners	Mr. Mr Shamkant Keshav Kotkar Mr Rahul Anil Kotkar
Developer website	http://www.nandanbuildcon.com/
Project Website	http://www.nandanbuildcon.com/nandan-prospera-gold
Track record in years	21

Reasons for upgrade

The grading upgrade reflects the developer's ability to deliver project with minimum delays on the committed timelines.

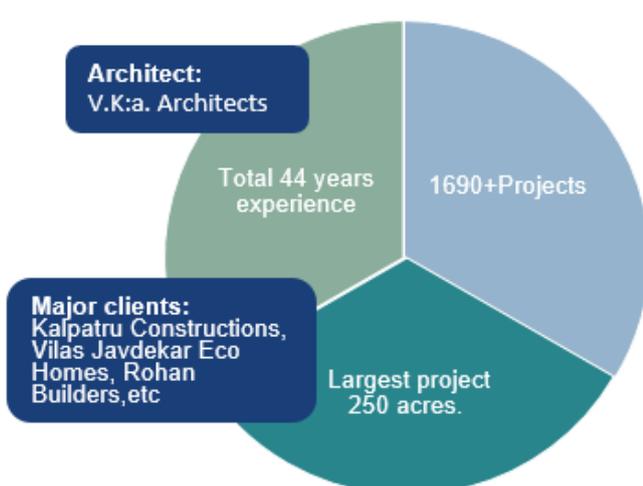
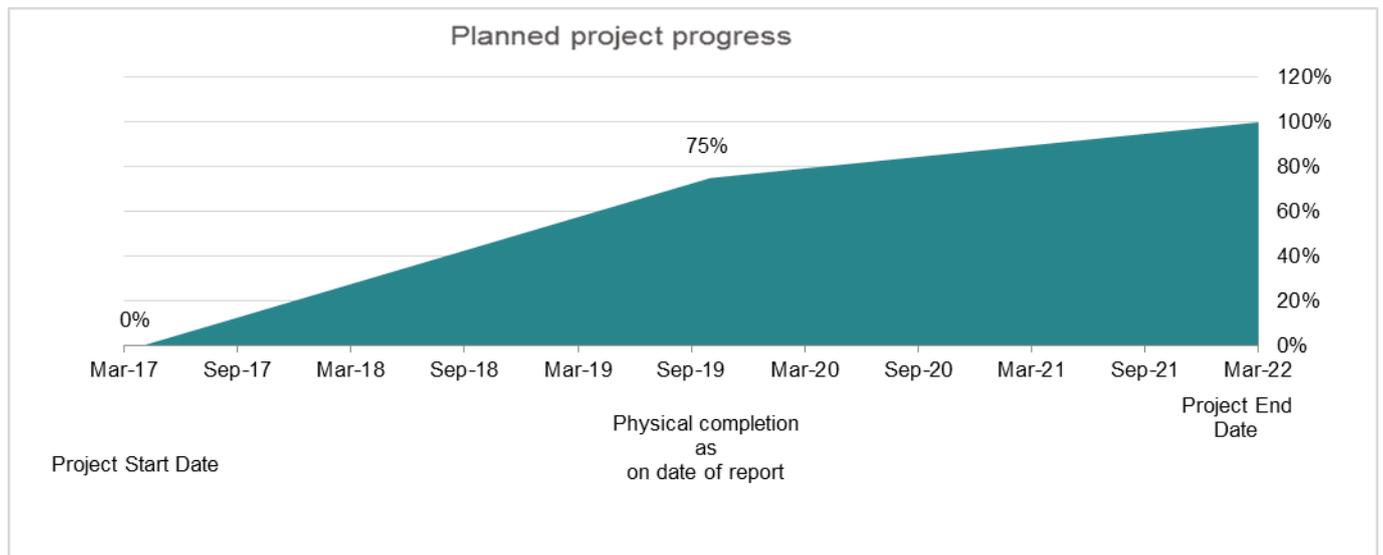


Project grading drivers

Project construction quality and amenities

Construction quality:

The structural quality of the project is backed by the sound track record of the architect (VK:a. Architects, Pune) and the structural consultant (G A Bhilare Consultants Pvt Ltd, Pune). The project has been designed in conformance with seismic zone requirements. Civil construction has been done by S J Contracts Pvt Ltd, which has good experience in this field. The developer does quality testing of the materials both on site and through external agency.





Quality measures

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

Amenities: Major amenities include entrance gate with landscaped waiting area, double-height building entrance lobby, auto-elevators with ARD (automatic rescue device) synchronisation system, service elevator and facility management room.



Project legal quality

The legal quality is backed by clear and marketable land title as per Advocate Uday Kumar R Kulkarani, and detailed customer agreement containing information such as possession period, default implication and maintenance clause.

All major pre- construction approvals and NoCs have been obtained from the concerned authorities.

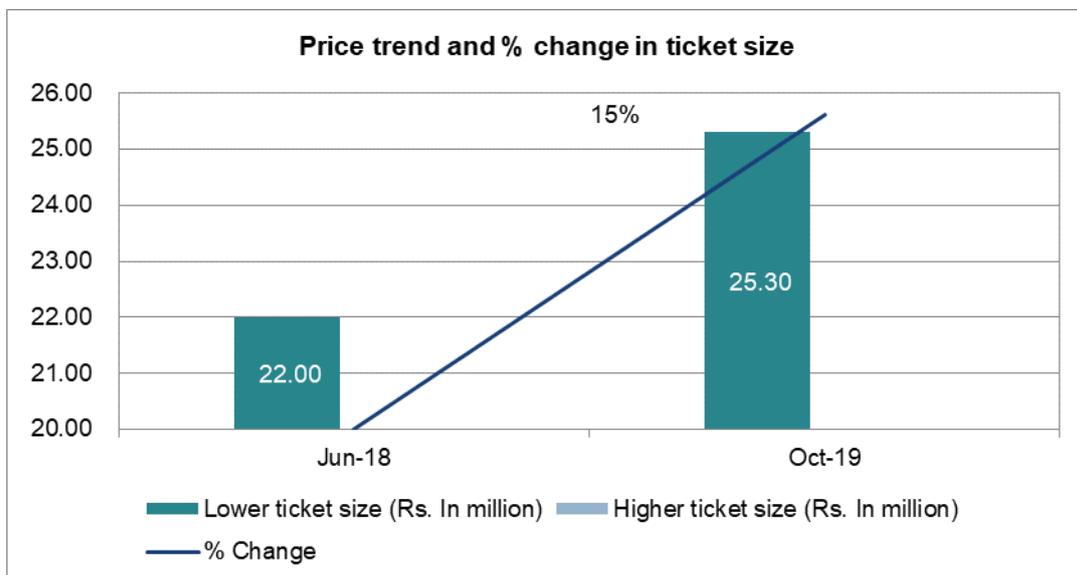
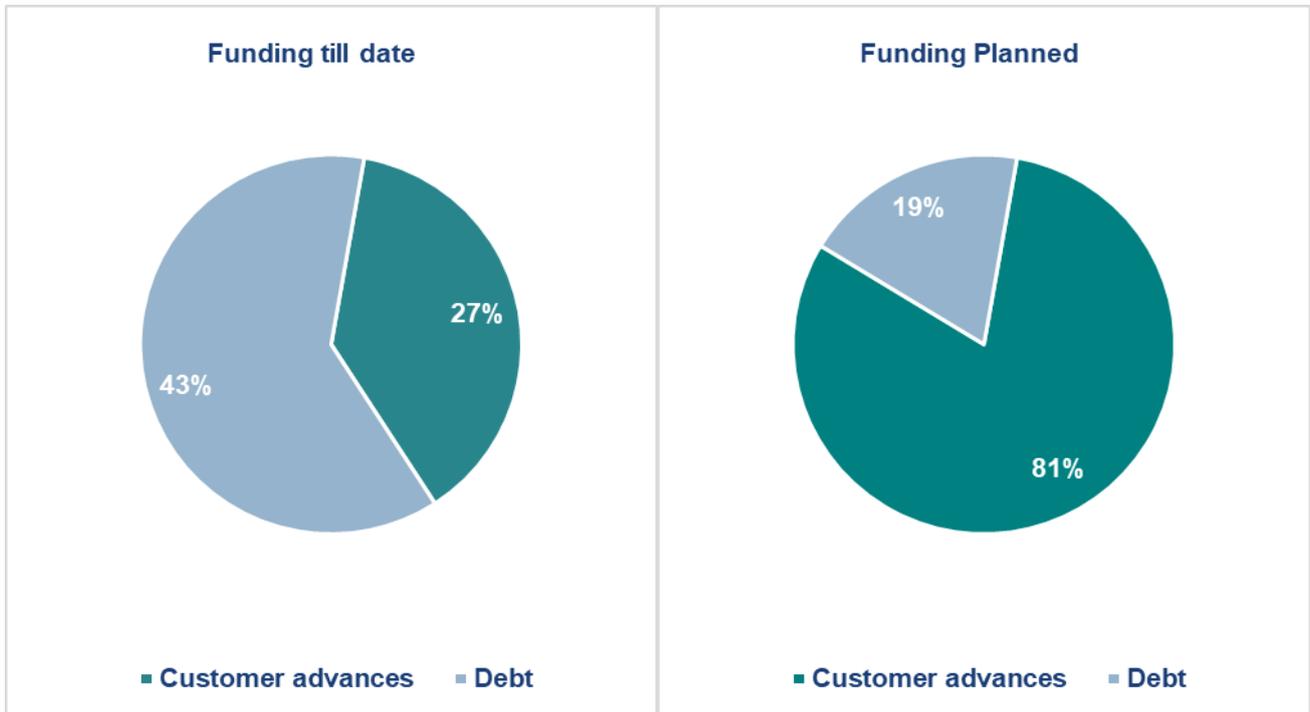
Checklist of clauses included in sales agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet area
Default implication	✓
Delay compensation	✓
Defect liability period (no. of years)	✓
Payment schedule	Construction linked
Maintenance clause	✓
Holding clause	✓
Escalation clause	x
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	✓
Parking space allotment details (for covered parking)	✓
Title search certificate annexed	✓
Approvals	✓
Applied approval details	✓



Project financial quality

The project's financial quality is sound, backed by sanctioned bank lines and healthy project saleability. Construction cost will be funded by sanctioned bank lines and customer advances. The developer has sanctioned lines of Rs 60 crore from Piramal Finance limited for funding the construction cost.

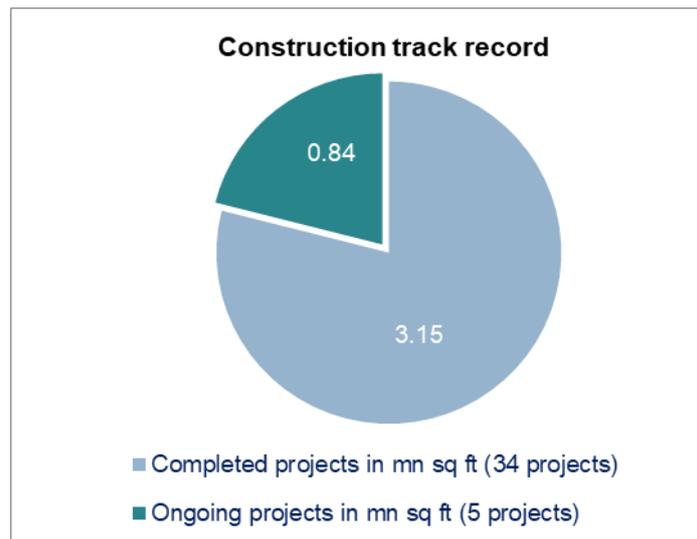




Project sponsor quality

The project's sponsor quality is backed by the established track record of over 2 decades in the Pune real estate market. Nandan Buildcon group was started by Mr Shamkant Keshav Kotkar in 1998. Mr. Rahul Kotkar joined the business in 2016.

The group has completed 34 projects of around 31.54 lakhs sq. ft., including residential and commercial segments.





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Project Photographs (As on October 2019)





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