



Nandan Prospera Gold

Grading assigned: Pune 5 Star out of 7 Star

Valid till July 23, 2019



Project profile

Type of project	Residential
Location of project	Baner-Balewadi, Pune
Type of development	Bought out
Land area	4.6 acre
Total saleable area	3. 31 lakh square feet (sq ft)
No. of blocks	2
No. of units	126
Unit configuration	2200 sq ft
No. of floors	2 podium + 16 floors
MAHARERA	Yes (P52100000563)



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 kilometres away, and Hinjewadi around 9 kms away.

For the location map, please refer to http://www.nandanbuildcon.com/nandan-prospera-gold#location_map

Pricing table

Loading on carper area	35%
Loading on built-up area	25%
Base price*	1.90 crore
Stamp duty	6% per cent of the agreement value & Rs 30,000 registration charges
GST	12% per cent of the agreement value

* 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 – 4110 45.
Name of the developer group	Nandan Buildcon
Name of the partners	Mr Shamkant Keshav Kotkar & Mr Rahul Anil Kotkar
Developer website	http://www.nandanbuildcon.com/
Track record in years	20

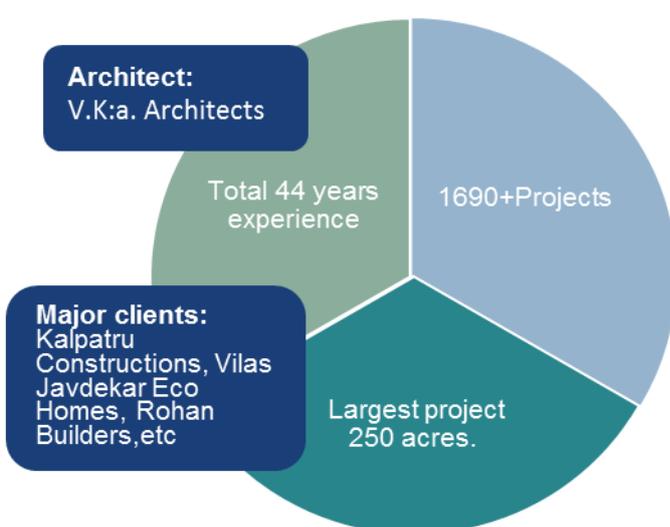
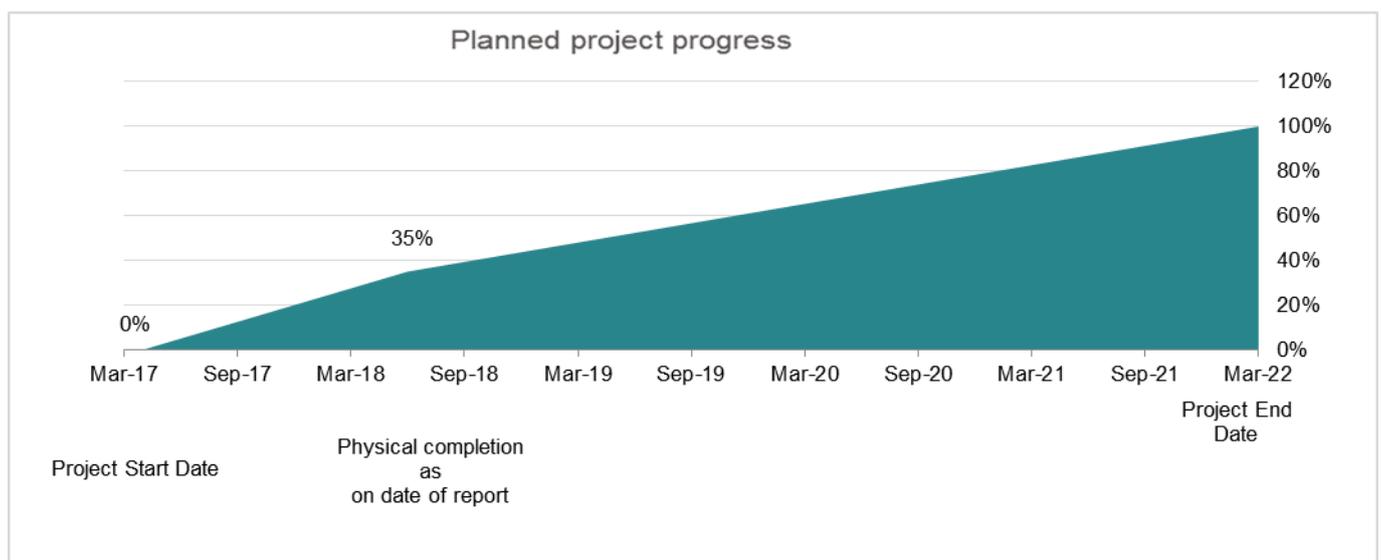


Project rating drivers

Project construction quality and amenities

Construction quality:

The structural quality is backed by the sound track record of the architect (V.K: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.





Quality measures

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

Amenities: The proposed amenities include entrance gate with landscaped waiting area, double-height building entrance lobby, auto-elevators with ARD synchronisation system, service elevator and facility management room.



Project legal quality

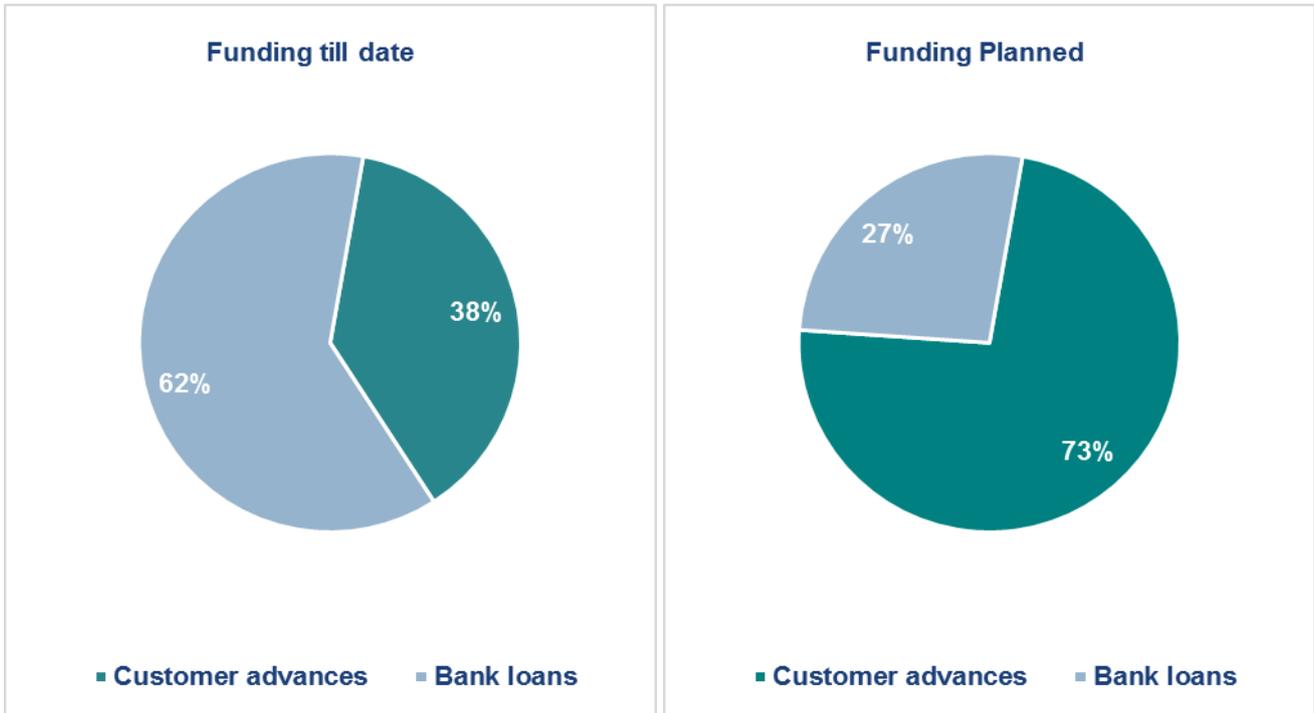
The legal quality is backed by clear and marketable land title as per Advocate Uday Kumar R Kulkarani, and detailed customer agreement containing information such as possession period, default implication and maintenance clause.. All major pre-construction approvals and NoCs have been obtained from the concerned authorities. The developer has applied for fire authority NoC and consent to establish (CTE).

Checklist of clauses included in construction and 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	✗
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 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 line of Rs 60 crore from Piramal Finance limited for part funding the construction cost and part for repayment of sanctioned bank line from Financial Institution.





Project sponsor quality

The project sponsor quality is adequate, supported by the group's experienced track record of 20 years in the Pune real estate market. Nandan Buildcon 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.



Project Photographs (As on June 2018)





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