



# Green Republic

Grading assigned: Pune 5 Star out of 7 Star (Assigned in August 2018)

Valid till October 10, 2019



## Project profile

Type of project	Residential
Location of project	Lohegaon - Wagholi Airport road, Wagholi, Pune
Type of development	Bought out
Land area	2 acres
Total saleable area	1, 70, 000 square feet (sq. ft.)
No of blocks	2
No of units	187
Unit configuration	1 BHK – 658 – 663 sq. ft. 2 BHK - 986 – 1010 sq. ft.
No of floors	Block 1 : Building - 2P + 10 floors Block 2 : 2P + 9 floors
RERA Registration	Yes (P52100009638)



**Location:** This project at Lohegaon - Wagholi airport road, Wagholi, Pune in close proximity to National Highway 27 (Pune-Ahmednagar Highway). Hadapsar Railway station is just 11.3 kilometres and Pune Junction railway station is just 14.8 kilometre (km) away while the airport is 8.1 km away.

For the location map, refer to <https://greenrepublic.in/>

## Pricing table

Loading on carpet area	30.5%
Base price	Rs 3.67 – 10.22 million (super built-up)
Stamp duty	6% of the agreement cost
Registration charge	Rs 30,000.00
Goods and Services Tax	12% of the agreement cost

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

## Sponsor profile

<b>Name of the project</b>	<b>Green Republic</b>
	<b>Samrat Buildcon</b>
Name & address of the company developing the project	Samrat House, 39 D 2/6, Shankar Sheth Road, Pune – 411 037, Maharashtra.
Name of the developer groups	Bora Group
Chairman & Founder	Mr. Sachin Bora
Developer website	<a href="https://greenrepublic.in/">https://greenrepublic.in/</a>
Project website	<a href="https://greenrepublic.in/">https://greenrepublic.in/</a>
Track record in years	23

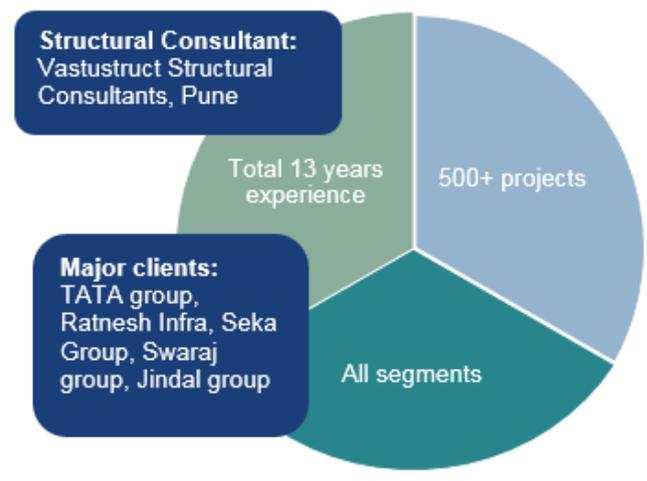
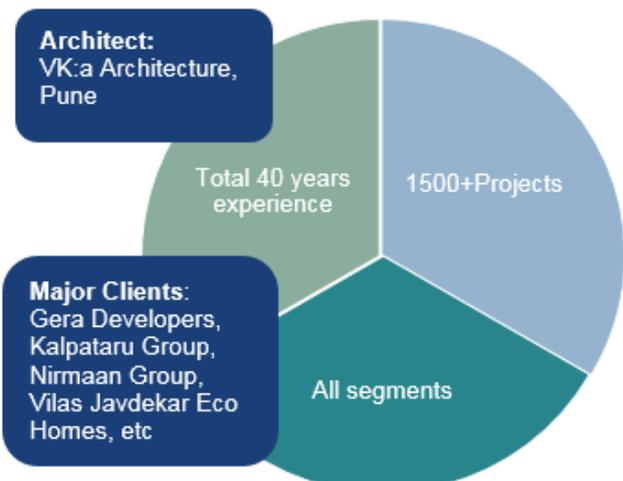
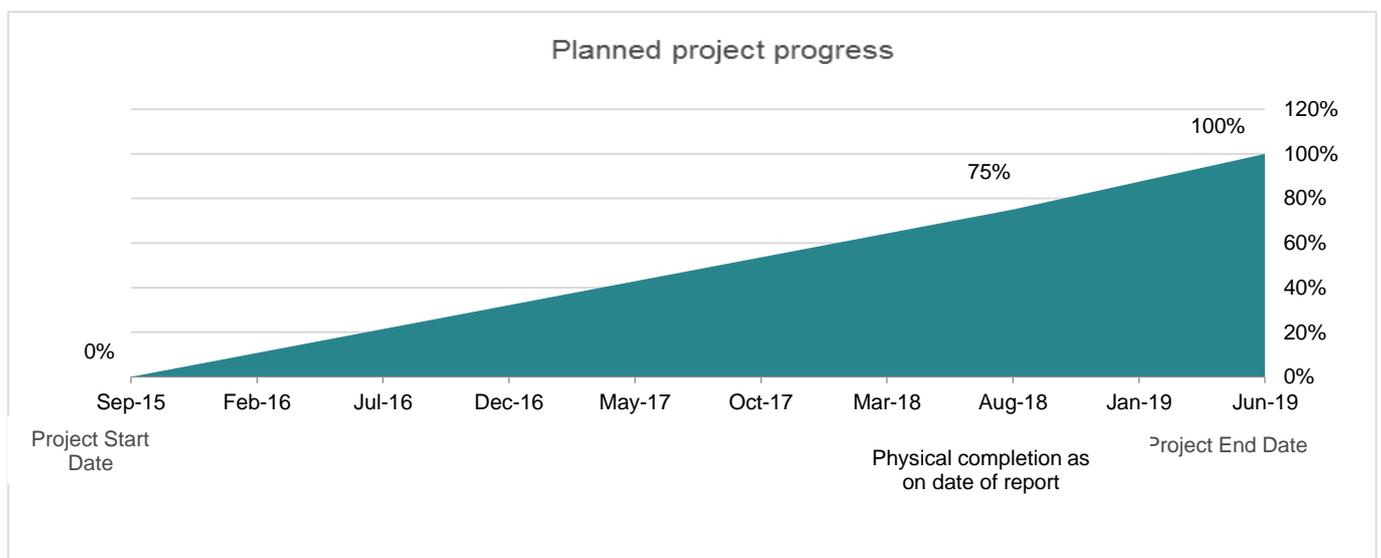


# Project grading drivers

## Project construction quality and amenities

### Construction quality:

The structural quality of the project is backed by the sound track record of architect (VK:a Architecture, Pune), structural consultant (Vastustruct Structural Consultants, Pune), and in-house civil construction team. The project has been designed to conform to Seismic Zone requirements.





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**Quality measures**

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

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**Amenities:** Amenities include CCTV cameras in common areas, Gymnasium, Clubhouse with home theatre, Children's play area, temple, solar hot water system and rain water harvesting.



## Project legal quality

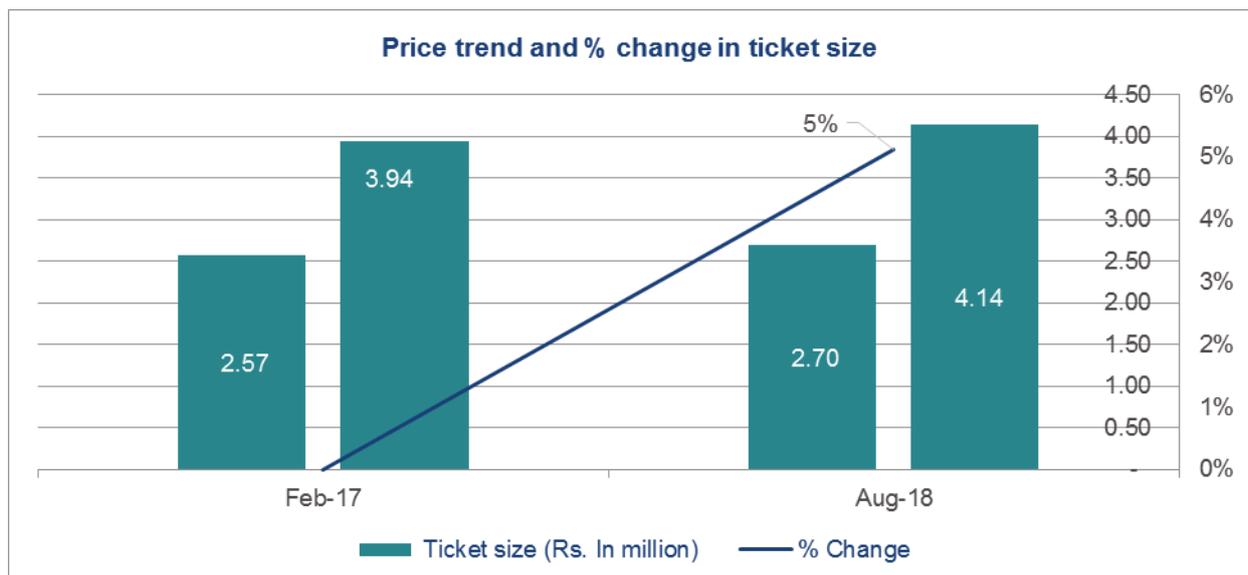
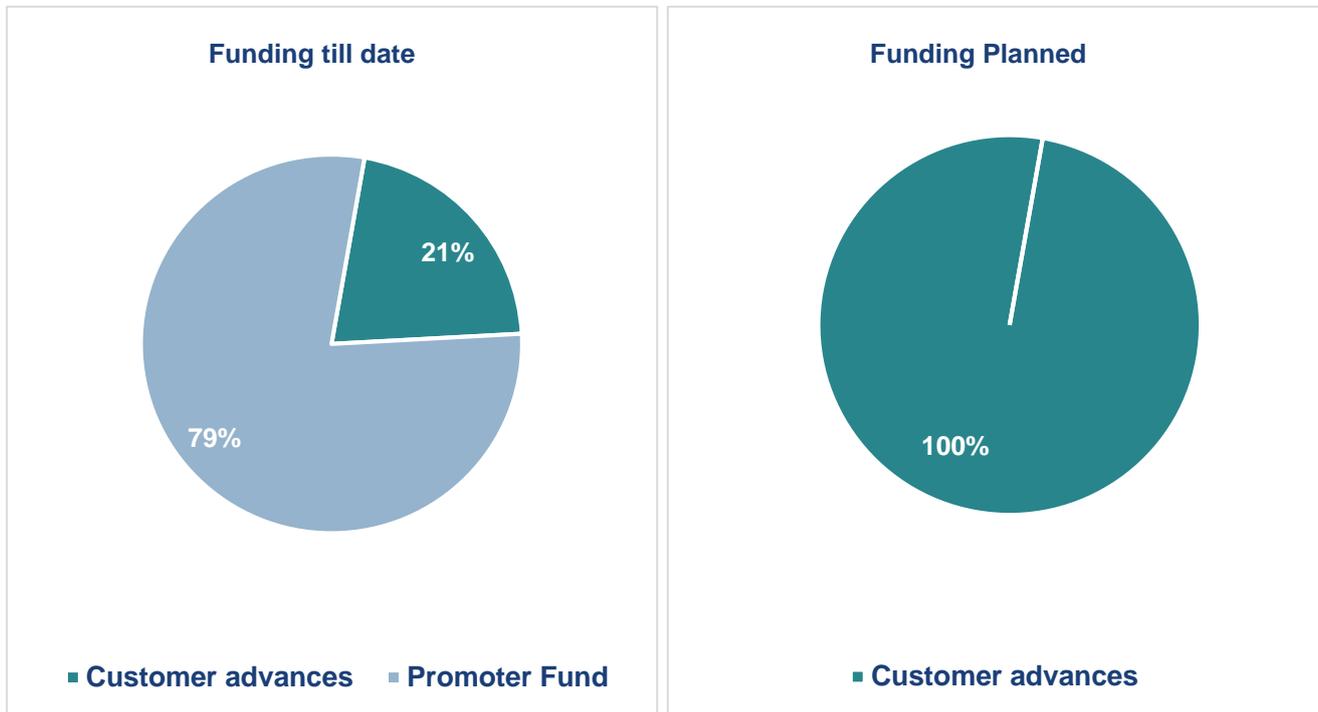
Legal quality is backed by clear and marketable land title, certified by the legal consultants (Rajiv Patel & Associates, Pune). All required pre-construction approvals, no-objection certificates, and environmental approval have been obtained.

Checklist of clauses included in customer agreement	
Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet area
Default implication	✓
Delay compensation	✓
Defect liability period	✓
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 promoters fund and project saleability. Construction cost will be funded by promoters contribution and customer advances. The developer has launched 99 units out of 187 units in the project.





## Project sponsor quality

Project sponsor quality is moderate, backed by the good development track record of the Samrat Buildcon in the Pune real estate market. Samrat Buildcon was started in the year 1995 in Pune by K.C. Bora group, to undertake construction of residential and commercial projects across Pune. K.C Bora group is a manufacturer, processor and exporter of oilseeds and spices. The group is also into financing business and has been funding most of the Pune developers.

The developer has completed 4 projects, aggregating 2.70 lakh sq. ft. in Pune.



## Project photographs (as of August 2018)





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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](http://www.crisil.com)

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