



# Pristine Greens - Blocks A, B, D & E

**Current Rating: Pune 6 Star (Upgraded in August 2017, Suspension Revoked)**

**Earlier Rating: Pune 5 Star (Assigned in November 2015, Rating Suspended in April 2017)**

August 2017



## Project Profile

Type of project	Residential
Location of project	Borhadewadi, Moshi Dehu Road, Moshi, Pune
Type of development	Joint development
Land area	23, 429 square meter (sq.mt.) (including land area of block C & block F)
Total saleable area	3.57 lakh sq. ft.
No. of villas/blocks	4
No. of units	390
Unit configuration	487-998 sq. ft.
No. of floors	Block A, B & D : Parking + 14 floors Block E : Parking + Stilt Parking + 14 floors
RERA No.	Block A, B & D : P52100009406 Block E : P52100000901



**Location:** The project is located on Borhadewadi, Moshi, Pimpri-Chinchwad, which is close to Pune. Many residential projects are coming up on this road due to better connectivity. The industrial belt of Chakan is around 11 kilometres (km) and Bhosari 4 km from project location. The Pune-Nasik highway is 2 km and Mumbai-Pune expressway around 15 km from the site. Talawade IT Park is at a distance of 15 km, while the airport and city centre are about 20 km away. The project targets those employed in the industrial belt of Chakan and Bhosari, and IT Park in Talawade.

For the location map, refer to <http://pristinegreens.com/>

## Pricing Table

Loading on built up area	35%
Base price	Rs 1.78-3.65 million
Stamp duty	6% of the agreement cost
Registration charge	1% of the agreement cost
GST	12 % of the agreement cost
Maintenance charges (1 year)	Rs 2.5 per sq ft

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

## Sponsor Profile

Name of the project	Pristine Greens – Blocks A, B, D & E
Name & address of the company developing the project	<b>Pristine Properties</b> Office No. 501/502, Fortune House, 5th Floor, Plot No.-117A, Prabhat Road, Pune - 411004, Maharashtra
Name of the developer groups	Pristine Group
Managing Partner	Mr Ishwarchand Goyal
Developer website	<a href="http://www.pristinepune.com/">http://www.pristinepune.com/</a>
Project website	<a href="http://pristinegreens.com/">http://pristinegreens.com/</a>
Track record in years	33

## Reasons for upgrade

The rating upgrade reflects the developer's ability to deliver projects with minimum delay on the committed timelines.



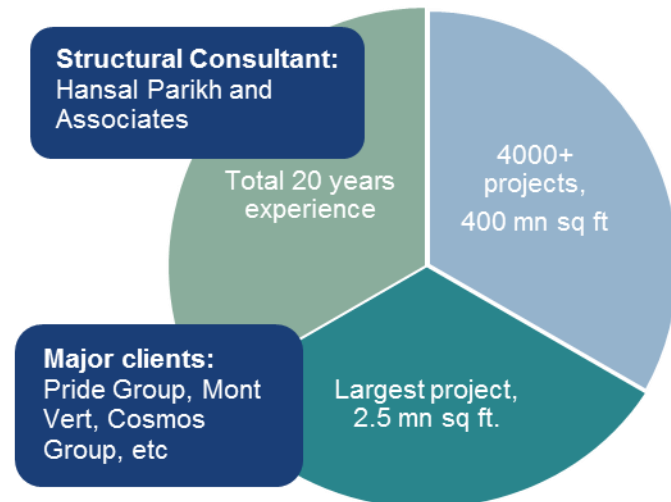
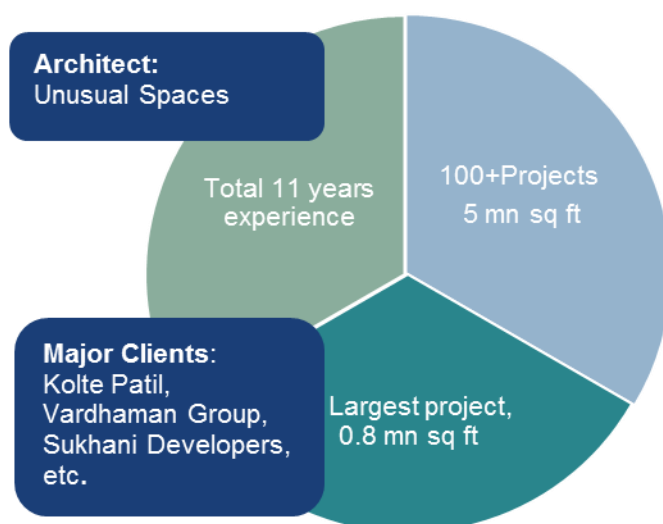
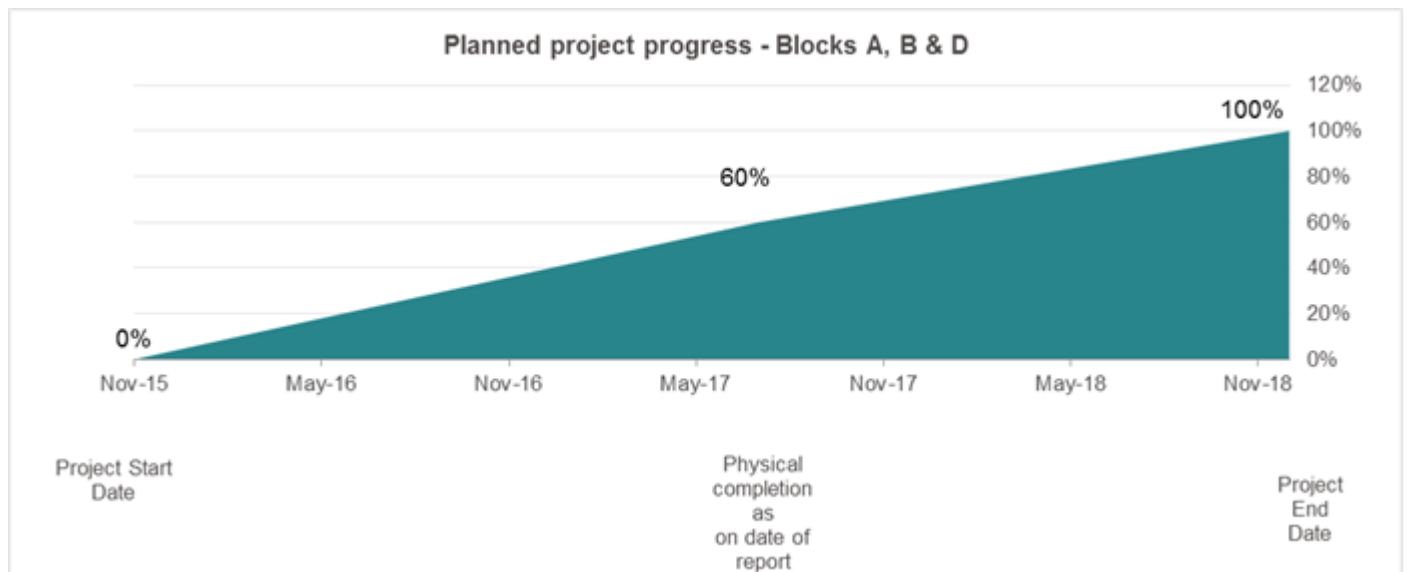
## Project Rating Drivers

### Project construction quality and amenities

#### **Construction quality:**

Structural quality of the project is backed by the sound track records of the architect (Unusual Spaces, Pune) and structural consultants (Hansal Parikh and Associates, Pune). The developer has appointed the civil contractor (Aspire Infra and Bhame & Sons). The project has been designed in conformance with Seismic Zone III requirements.

The developer has not yet launched block E, which is proposed to be delivered within three years from date of launch, by August 2020.





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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:** Major amenities include clubhouse with gymnasium, community hall, party lawn, practice court, half basketball court, landscaped gardens, children play area, jogging track, and amphitheatre.



## Project legal quality

Legal quality of the project is backed by a clear and marketable land title certified by Advocate Sancheti, receipt of required pre-construction approvals, and detailed agreement for sale mentioning clauses including possession date, construction-linked payment schedule, default implication, defect liability, and project specifications.

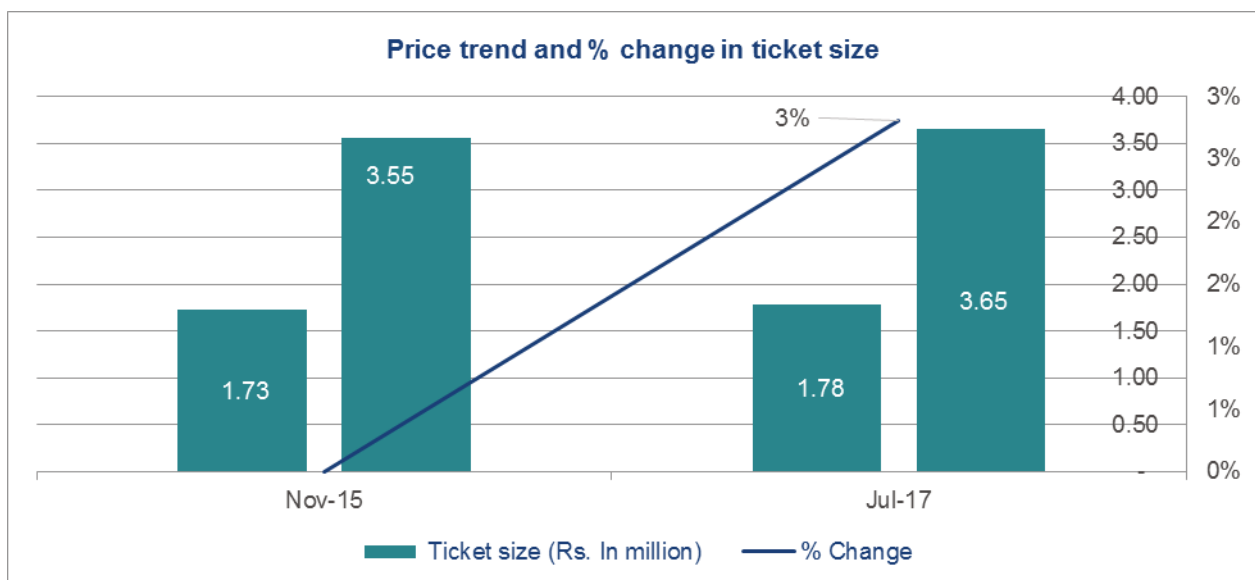
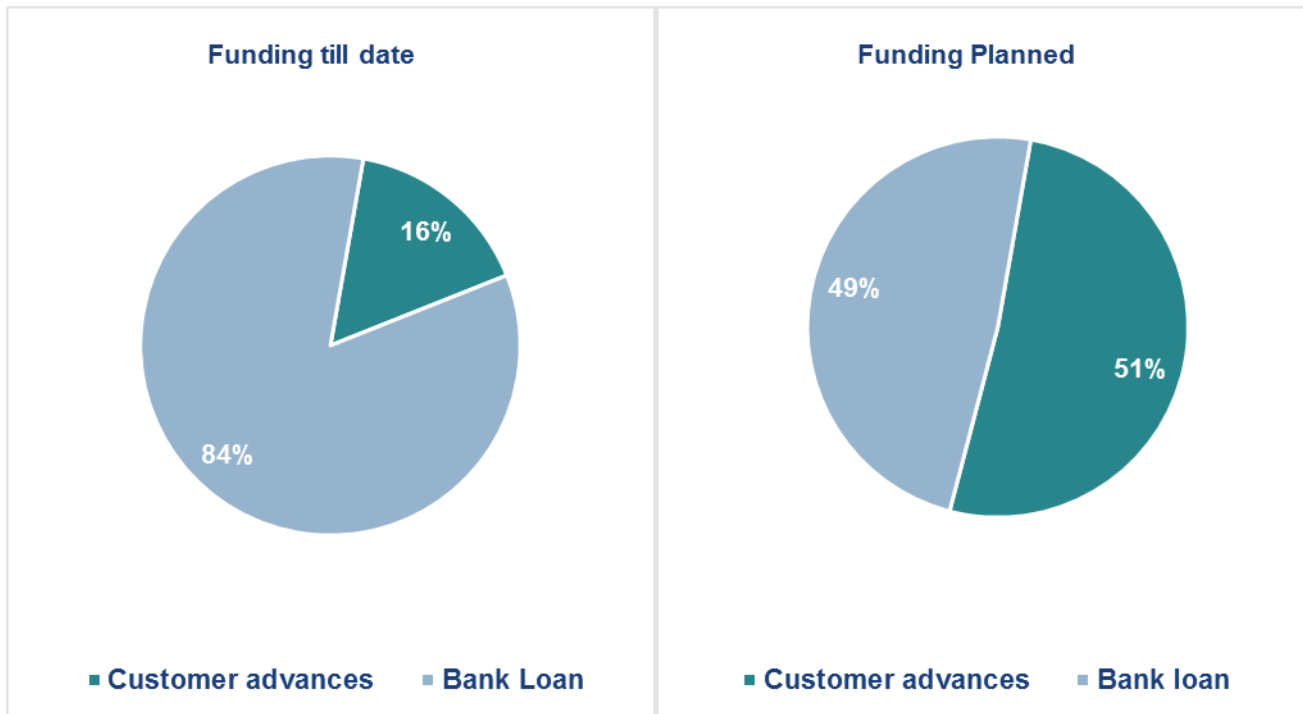
### Checklist of clauses included in customer agreement

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	✓



## Project financial quality

The project's financial quality is moderate, supported by sanctioned limit from ICICI Bank Ltd and strong funding support from the group. Construction cost will be met through sanctioned bank limit and customer advances. The developer follows a strategy of availing of loan to fund construction cost.

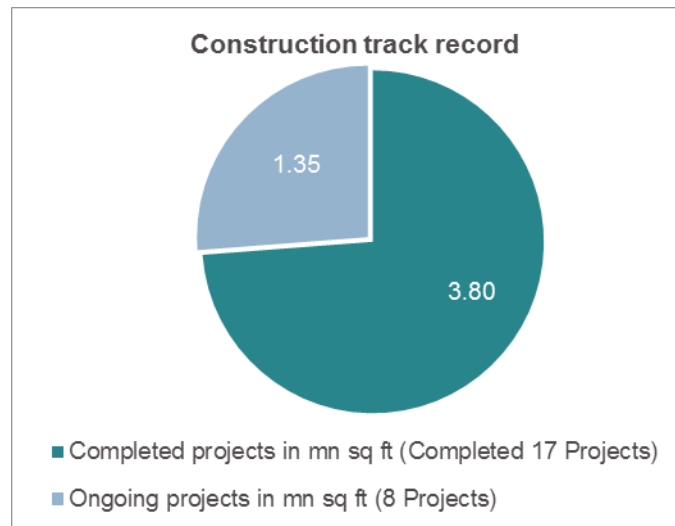




## Project sponsor quality

The project's sponsor quality is backed by the strong development track record of the Pristine group in Pune's real estate market. Promoters have extensive experience in constructing mid-sized residential properties and have developed about 17 projects with a total area of 3.8 million sq. ft., with focus on Pune. Despite a second line of management, all operational and strategic decision-making is vested with the promoters.

The group also owns a hotel in Pune, which is managed by Holiday inn. Furthermore, it owns many warehouses in the city that are rented out.







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## Project Photographs (As on July 2017)







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