



Celebrity Greens

Rating Assigned: Surat 7 Star

January 2018



Project Profile

| | |
|---------------------|------------------------------------------------------------|
| Type of project | Residential |
| Location of project | Vesu, Surat |
| Type of development | Boughtout |
| Land Area | 7.02 acres |
| Total saleable area | 10, 99, 200 square feet (sq ft). |
| No. of blocks | 4 |
| No. of units | 384 units |
| Unit configuration | 3 BHK (2162 - 2505 sq. ft.) 4 BHK (3124 - 3647 sq. ft.) |
| No. of floors | Basement + G + 12 floors |
| RERA | PR/GJ/SURAT/SURAT CITY/SUDA/RAA00205/210917 |



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Location: The project is located in Vesu, one of the prime residential areas in Surat, which is 2-3 kilometres (km) from city centre (Ghod Dod Road, City Light town, and Athwalines). The textile market on Ring Road is around 11 km from project location; diamond market at Katargam is 16 km; AK Road is around 15 km; railway station 13 km; and airport around 3-4 km. Also, there are shopping centres and educational institutes in the vicinity. Project targets textile manufacturers and diamond merchants.

For the location map, refer to <http://www.happyhomegroup.co.in/project/celebrity-greens/27>

Pricing Table

| | |
|------------------------------|----------------------------|
| Loading on carpet area | 40% |
| Stamp duty | 4.9% of the agreement cost |
| Registration charge | 1% of the agreement cost |
| GST | 12% of the agreement cost |
| One-time maintenance charges | Rs 4 per sq ft |

* Ticket range is calculated on base price of the project

Sponsor Profile

| | |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the project | Celebrity Greens |
| Name & address of the company developing the project | Happy Home Corporation 1st Floor "SHANTINIKETAN" ,Near SD Jain School, Behind Big Bazar, Vesu Char Rasta, University-Airport Road, Surat 395 007 Gujarat (India) |
| Name of the developer group | Happy Home Group |
| Partners | Mr Mukesh Patel and Mr Himmat Patel |
| Developer website | http://www.happyhomegroup.co.in/ |
| Project website | http://www.happyhomegroup.co.in/project/celebrity-greens/27 |
| Track record in years | 16 |

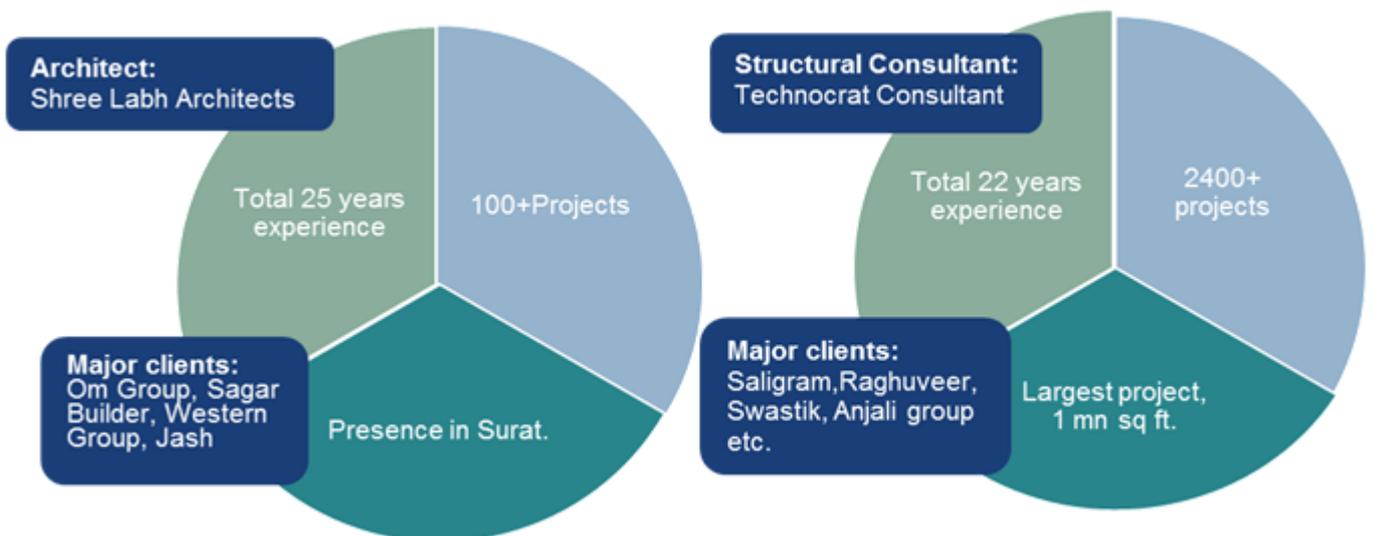
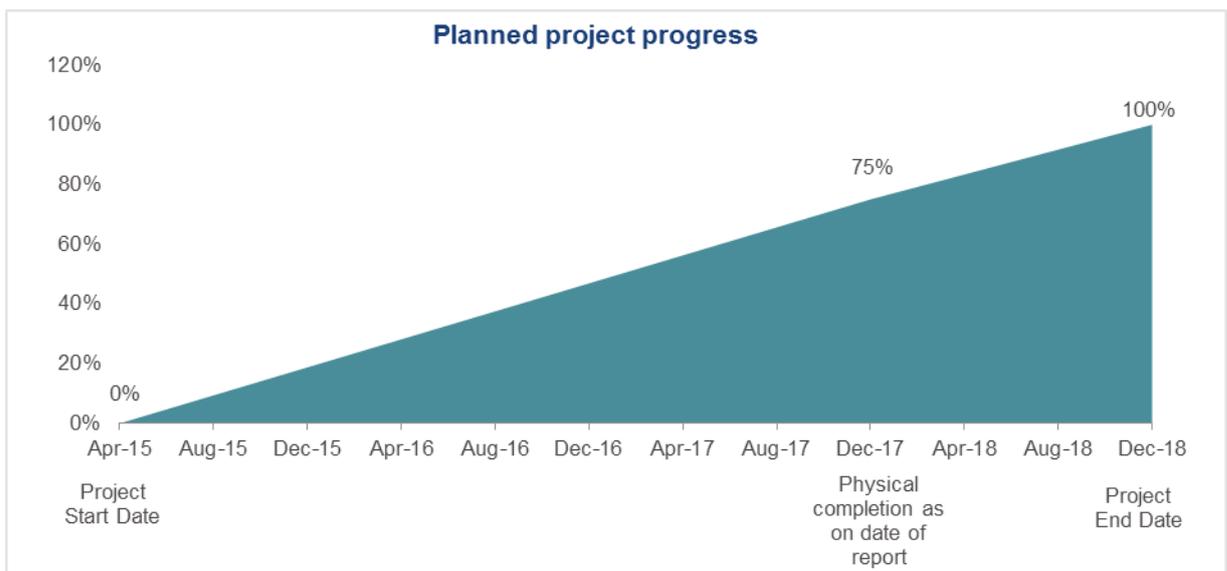


Project Rating Drivers

Project construction quality and amenities

Construction quality:

Structural quality of the project is backed by the sound track record of architect (Shree Labh Architects, Surat), structural consultant (Technocrat Consultant, Surat), and in-house civil construction team. The project has been designed in conformance with Seismic Zone III requirements.





Quality measures

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

- **Amenities:** Major amenities include CCTV camera security, swimming pool, basketball/volleyball court, tennis/badminton court, children's play area, cricket pitch with net, skating rink, maze garden, recreational garden for kids, boom barrier at entry-exit, Jacuzzi pool, steam bath, sauna bath, banquet hall with stage, community kitchen/dining facility, rain dance floor, gaming zone, board room business center, fully equipped AC gymnasium, library and study centre, sky view exercise deck, wooden deck seating, yoga platform, and picnic deck.



Project legal quality

Legal quality of the project is backed by a clear and marketable land title certified by legal consultants. Developer has fully owned and unencumbered land holding for the project. All required pre-construction approvals, no-objection certificates, and environmental approval have been obtained.

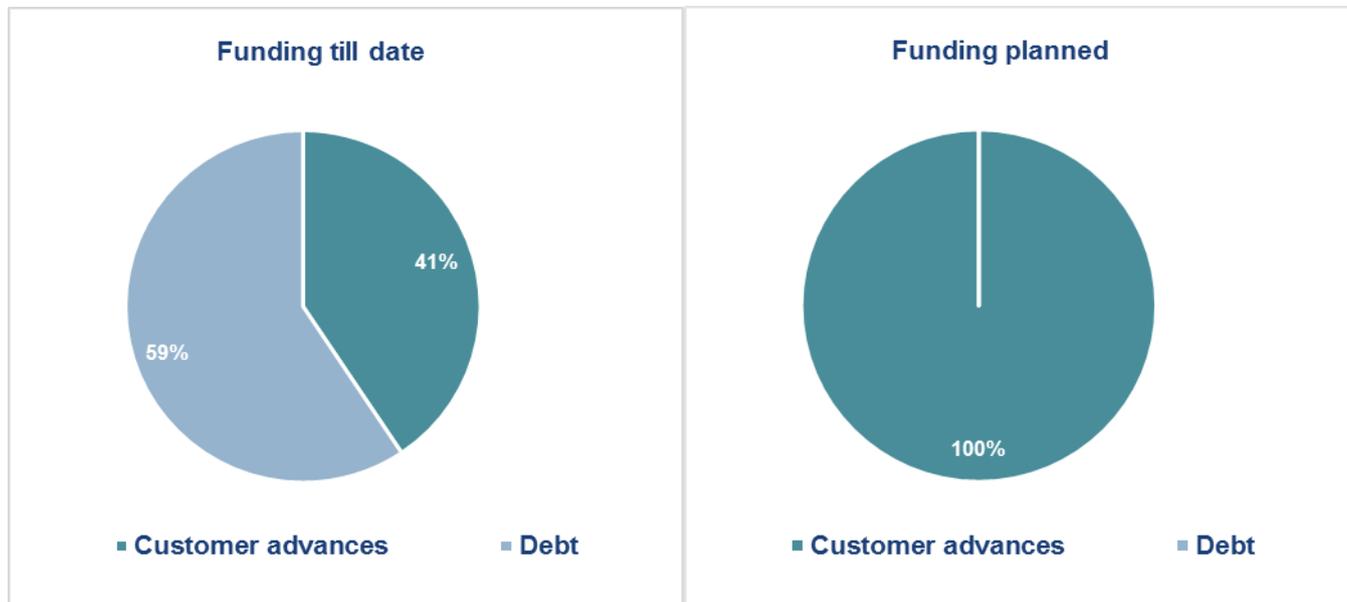
Checklist of clauses included in customer agreement

| | |
|-------------------------------------------|-------------|
| Possession date | x |
| Grace period | x |
| Saleable area mentioned | ✓ |
| Default implication | x |
| Delay compensation | x |
| Defect liability period (number of years) | x |
| Payment schedule | Time linked |



Project financial quality

Financial quality of the project is strong, backed by robust sales and customer advances. Construction will be funded through customer advances and sanctioned bank limits. Developer has got loan sanctioned from Punjab National Bank.





Project sponsor quality

Project's sponsor quality is backed by the strong development track record of the Happy Home group in Surat's real estate market. The group was formed by civil engineers, Mr Mukesh Patel and Mr Himmat Patel, in 2001. Till date, the group has successfully completed and handed over 50 projects (both commercial and residential) totalling 13.21 million sq ft.





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Project Photographs (As on December 2017)





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