



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



CRISIL
An S&P Global Company

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

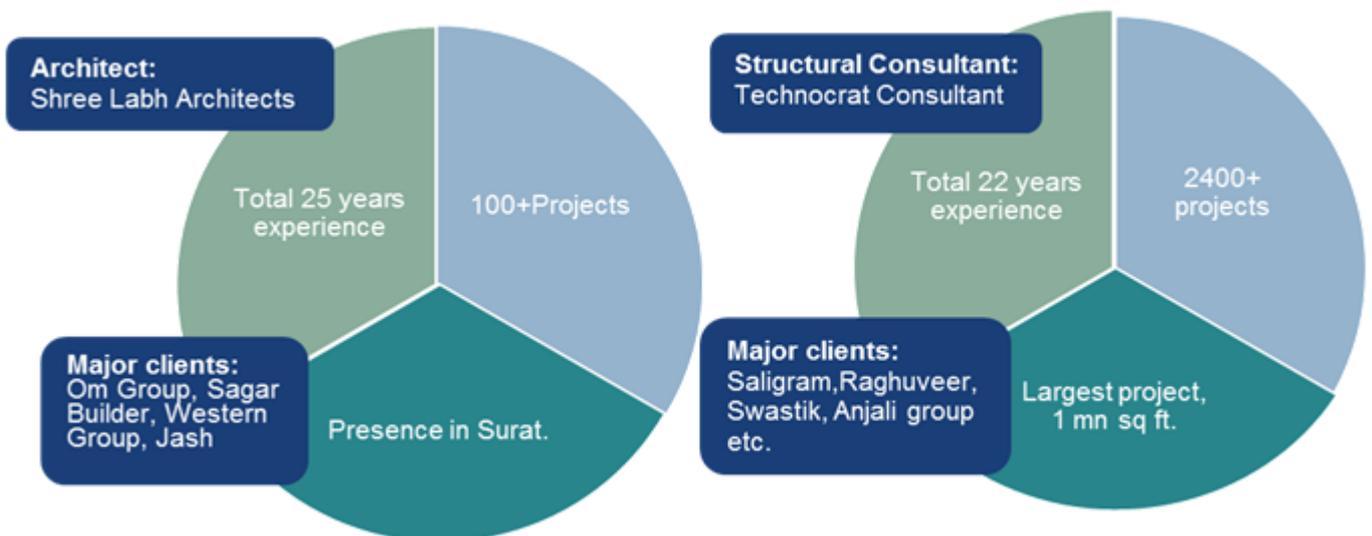
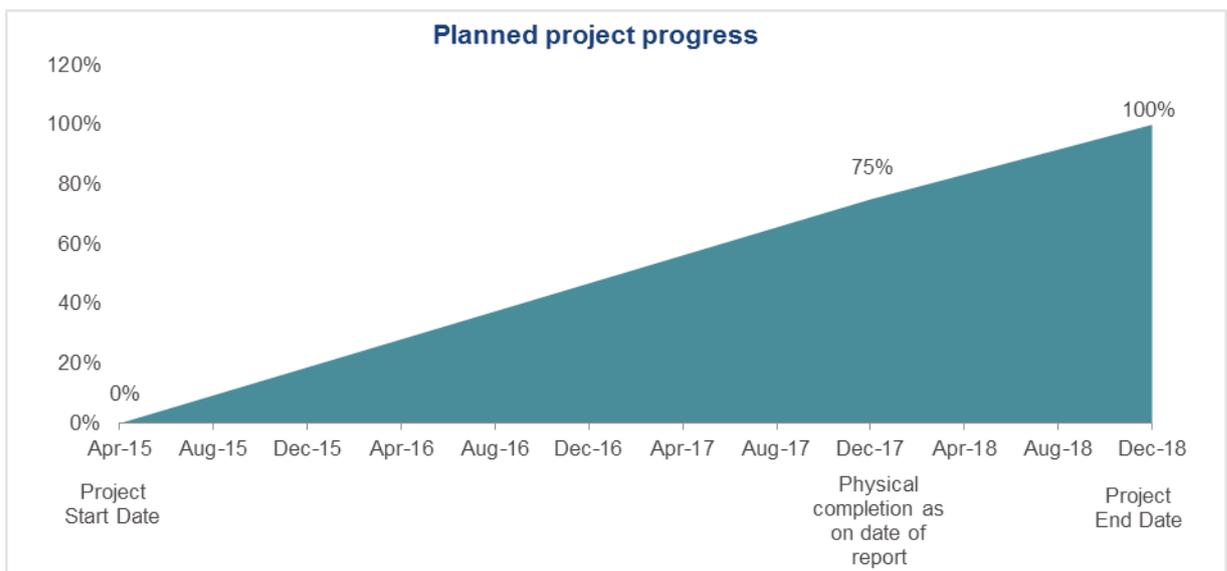


Project Rating Drivers

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.

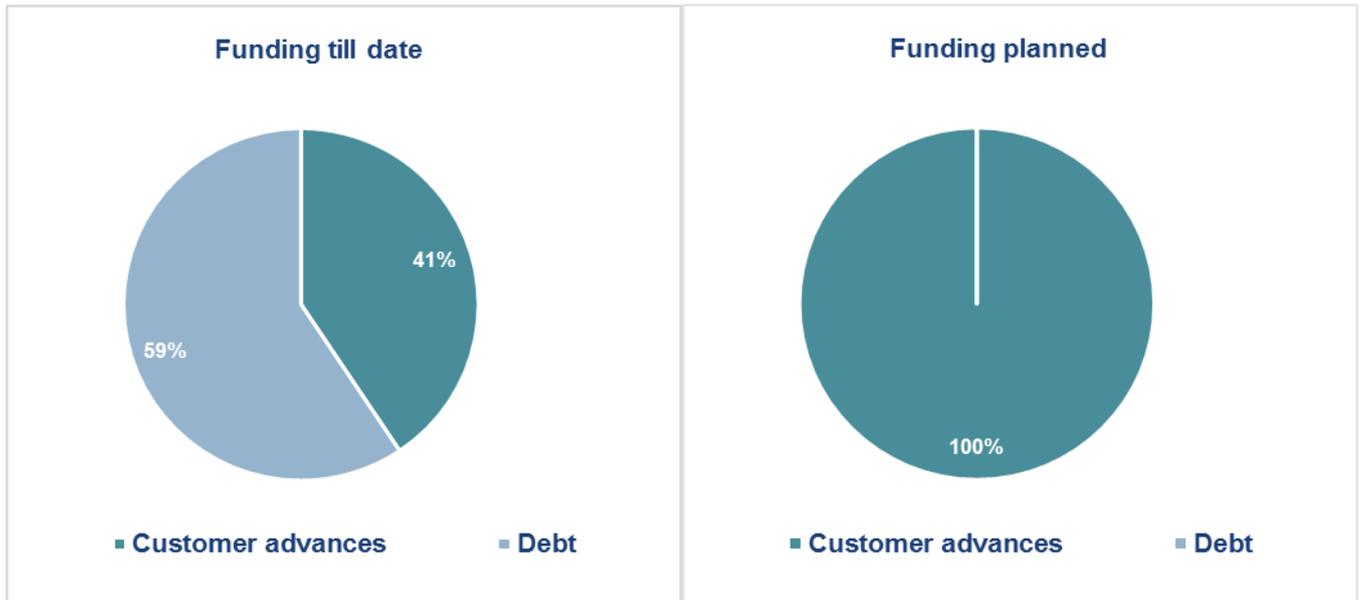
Checklist of clauses included in customer agreement

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.





CRISIL
An S&P Global Company

Project Photographs (As on December 2017)





CRISIL
An S&P Global Company





CRISIL
An S&P Global Company

About CRISIL Limited

CRISIL is a global analytical company providing ratings, research, and risk and policy advisory services. We are India's leading ratings agency. We are also the foremost provider of high-end research to the world's largest banks and leading corporations.

CRISIL is majority owned by S&P Global Inc., a leading provider of transparent and independent ratings, benchmarks, analytics and data to the capital and commodity markets worldwide.

About CRISIL Ratings

CRISIL Ratings is India's leading rating agency. We pioneered the concept of credit rating in India in 1987. With a tradition of independence, analytical rigour and innovation, we have a leadership position. We have rated/assessed over 100,000 entities, by far the largest number in India. We are a full-service rating agency. We rate the entire range of debt instruments: bank loans, certificates of deposit, commercial paper, non-convertible debentures, bank hybrid capital instruments, asset-backed securities, mortgage-backed securities, perpetual bonds, and partial guarantees. CRISIL sets the standards in every aspect of the credit rating business. We have instituted several innovations in India including rating municipal bonds, partially guaranteed instruments, microfinance institutions and voluntary organizations. We pioneered a globally unique and affordable rating service for Small and Medium Enterprises (SMEs). This has significantly expanded the market for ratings and is improving SMEs' access to affordable finance. We have an active outreach programme with issuers, investors and regulators to maintain a high level of transparency regarding our rating criteria and to disseminate our analytical insights and knowledge.

CRISIL Privacy Notice

CRISIL respects your privacy. We use your contact information, such as your name, address, and email id, to fulfil your request and service your account and to provide you with additional information from CRISIL and other parts of S&P Global Inc. and its subsidiaries (collectively, the "Company") you may find of interest.

For further information, or to let us know your preferences with respect to receiving marketing materials, please visit www.crisil.com/privacy. You can view the Company's Customer Privacy at <https://www.spglobal.com/privacy>

Last updated: April 2016

Disclaimer

This report ("Report") is prepared by CRISIL Limited (CRISIL). By accessing and using the Report the user acknowledges and accepts such use is subject to this disclaimer. This Report comprising CRISIL's Real Estate Project Assessment is an analytical review based on, substantially, information and material provided or arranged for by the developer concerned to whose project the Report relates ("Project"). Relying on such information and material (including those of third party experts engaged by the developer) and based on an analytical review of such information and material, and assessing it based on CRISIL's experience of reviewing other projects CRISIL arrives at the assessment and a rating of the Project. CRISIL cannot and does not independently verify land records, conduct title search, conduct searches in various court or dispute resolution forums to find out if the project or any of the parties concerned is subject to any disputes, provide a technical assessment of the Project or provide assessments as to the structure or other technical parameters of the Project. CRISIL's assessment contained in the Report or a rating is not: (a) an assurance that all necessary legal, regulatory, financial, technical or other requirements in respect of the Project have been fulfilled; (b) a recommendation or advice to invest in, divest from or otherwise deal in any part of the Project; (c) investment or financial advice with respect to lending to, subscribing to, or investing in the developer or any other party associated with the Project or any instrument or security issued or floated by them; (d) an audit of the Project whether technical, financial or otherwise; (e) a guarantee that the Project will be delivered by the developer or any other party concerned as promised. While CRISIL takes reasonable care in preparing the Report, CRISIL does not warrant the accuracy, adequacy or completeness of any information or material contained in the Report and/or the suitability of the Report for any specific purpose. CRISIL does not accept responsibility or liability for the user's use of the Report, including those for any decisions made or the results obtained from relying on or using the Report. CRISIL expressly states that neither it nor its directors, employees and representatives accept any liability with regard to any access, use of or reliance on, the Report and that CRISIL expressly disclaims all such liability. No part of this Report may be published/reproduced in any form without CRISIL's prior written approval.

Argentina | China | Hong Kong | **India** | Poland | Singapore | UK | USA

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

in/company/crisil | [@CRISILLimited](https://twitter.com/CRISILLimited) | [f/CRISILLimited](https://facebook.com/CRISILLimited) | [/user/CRISILLimited](https://youtube.com/user/CRISILLimited)

CRISIL
An S&P Global Company