



Celestia Villas

(Villa 1 to Villa 45)

Grading Assigned: Surat 6 Star out of 7 Star (Assigned in September 2017)

Valid till September 27, 2018



Project Profile

Type of project	Residential (Villa Development)
Location of project	Palanpor , Surat
Type of development	Bought out
Land area	1.8 acres
Total saleable area	1, 14, 678 square feet (sq ft)
No. of units	45
Unit configuration	5 BHK (2700-3500 sq ft)
No. of floors	G+3
RERA details	Not Applicable



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Location: The project is in Palanpur located close to Surat city centre. Many residential and commercial projects are coming up on this road due to robust connectivity. The textile market on Ring Road is just 9 kilometres (km) away from the project, diamond market at Katargam 16 km away, and AK Road is at a distance of 12 km. Railway station is around 10 km and airport around 16 km from the location.

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

Pricing Table

Loading on carpet area	10 %
Stamp duty	4.9% of the agreement cost
Registration charge	1% of the agreement cost
Maintenance charges	Rs 50,000 for three years
GST	Not applicable

Sponsor Profile

Name of the project	Celestia Villas (Villa 1 to Villa 45)
Name & address of the company developing the project	Narayan Infra Celestia Villas, Opp. Nilkant Residency, Near New LP Lavani School, Palanpur, Surat – 395009
Name of the developer group	Divine Group
Name of partners	Narayan Infra - Mr Rakesh Patel , Mr Pravin Lakhani, and Mr Mitul Gadhiya
Developer website	http://celestiavillas.com/
Project website	http://celestiavillas.com/
Track record in years	30

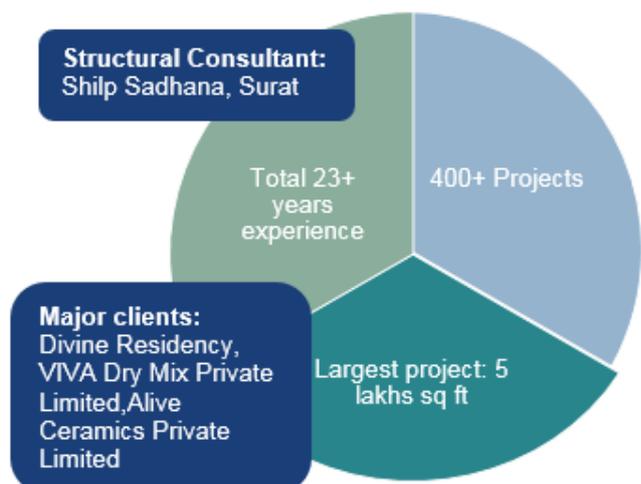
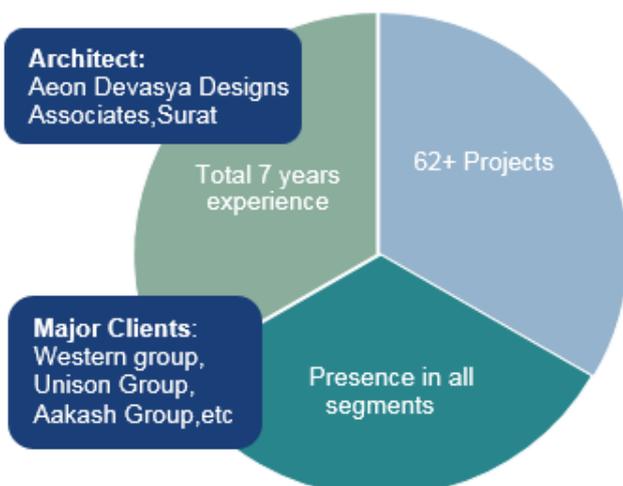
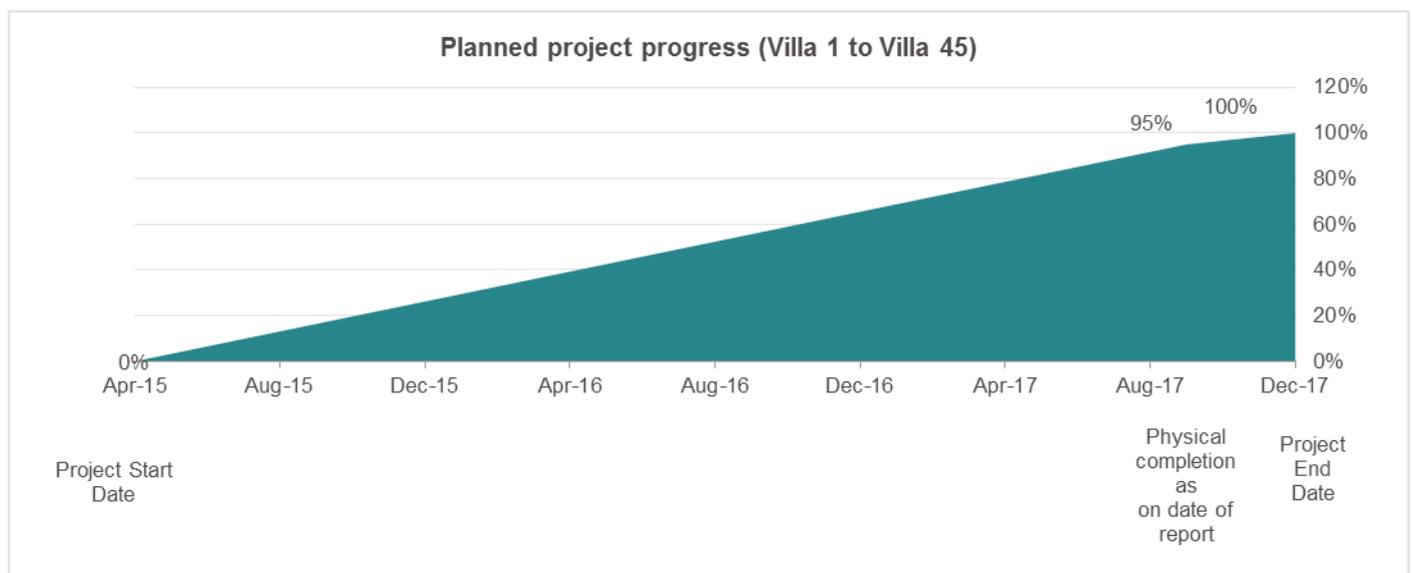


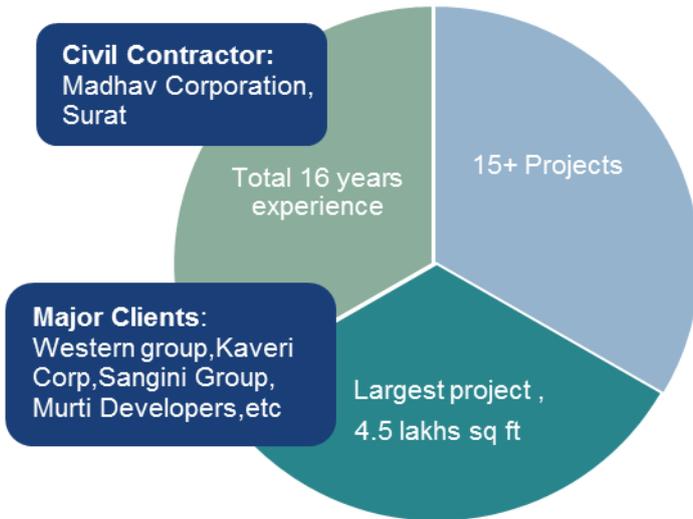
Project Grading Drivers

Project construction quality and amenities

Construction quality:

Structural quality of the project is backed by the sound track record of architect (Aeon Devasya Design Associates, Surat), structural consultant (Shilp Sadhana, Surat), and civil construction team (Madhav Corporation, Surat and Alps Buildcon, Surat). The project has been designed in conformance with Seismic Zone requirements. Construction of 45 villas is 100 per cent completed and Building Use Certificate (completion certificate) from authority has been received. The project amenities are planned to be completed by December 2017.





Quality measures

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

- **Amenities:** Major amenities include CCTV surveillance, air-conditioned banquet and multi-purpose hall, gymnasium, Wi-Fi zone, indoor games (table tennis, chess, and carom), underground and overhead water tank, jogging track, 24x7 security, and intercom facility.



Project legal quality

Legal quality of the project is backed by a clear and marketable land title, certified by legal consultant (Advocate Gunvantrai R Patel). All required pre-construction approvals and no-objection certificates have been obtained. Construction of 45 villas is completed and BU (completion certificate) from authority has been received. The developer enters into an agreement for sale with customers on specific need-basis.

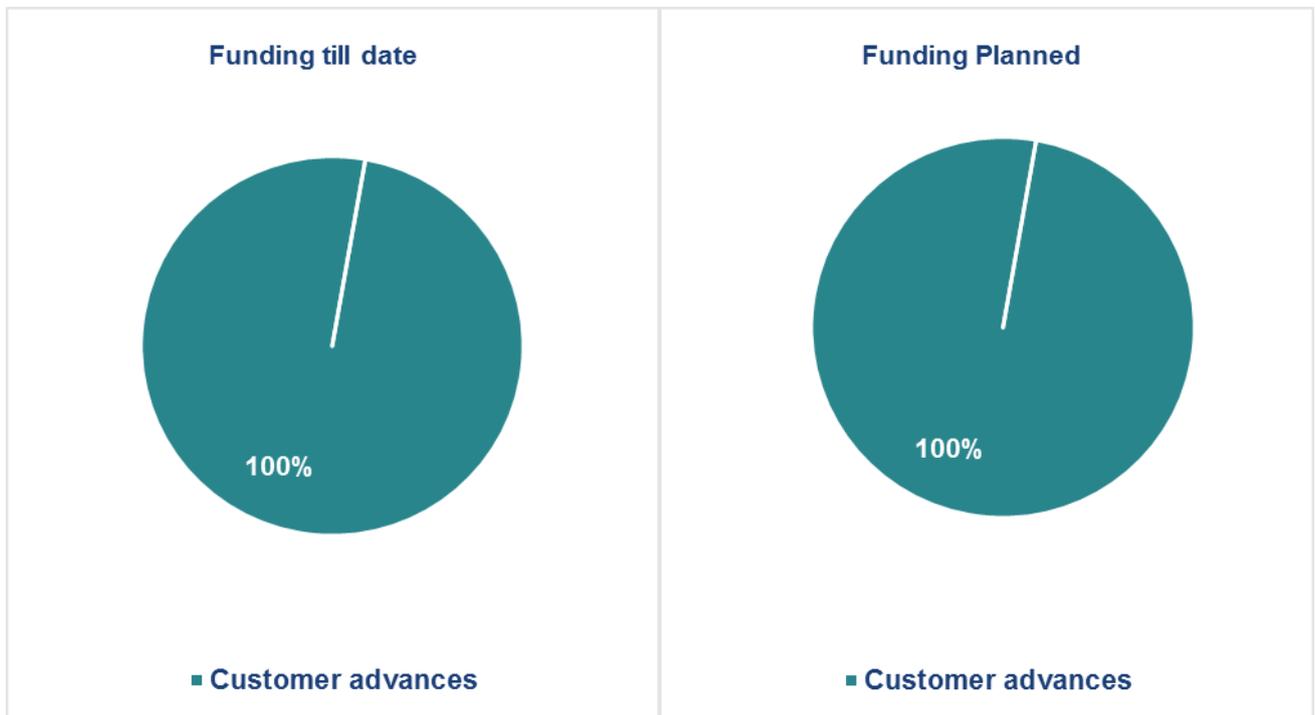
Checklist of clauses included in draft customer agreement

Possession date	x
Grace period	x
Saleable area mentioned	Built-up area
Default implication	✓
Delay compensation	x
Defect liability period (No. Of years)	x



Project financial quality

The project financial quality is strong, supported by robust sales and customer advances. Construction cost is funded through customer advances.

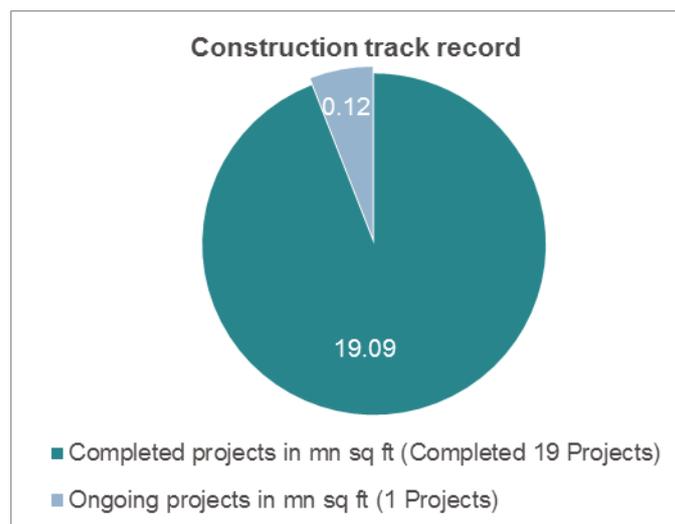




Project sponsor quality

Project sponsor quality is backed by the healthy development track record of the Divine group in Surat's real estate market. The partnership firm (Narayan Infra) is started by Mr Rakesh Patel, Mr Mitul Gadhiya, and Mr Pravin Lakhani, who have experience of about three decades in the real estate segment.

Till date, the developer has completed 19 projects totalling an area of 19.09 million sq ft in Surat that includes residential & commercial developments.





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Project Photographs (As on July 2017)





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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

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