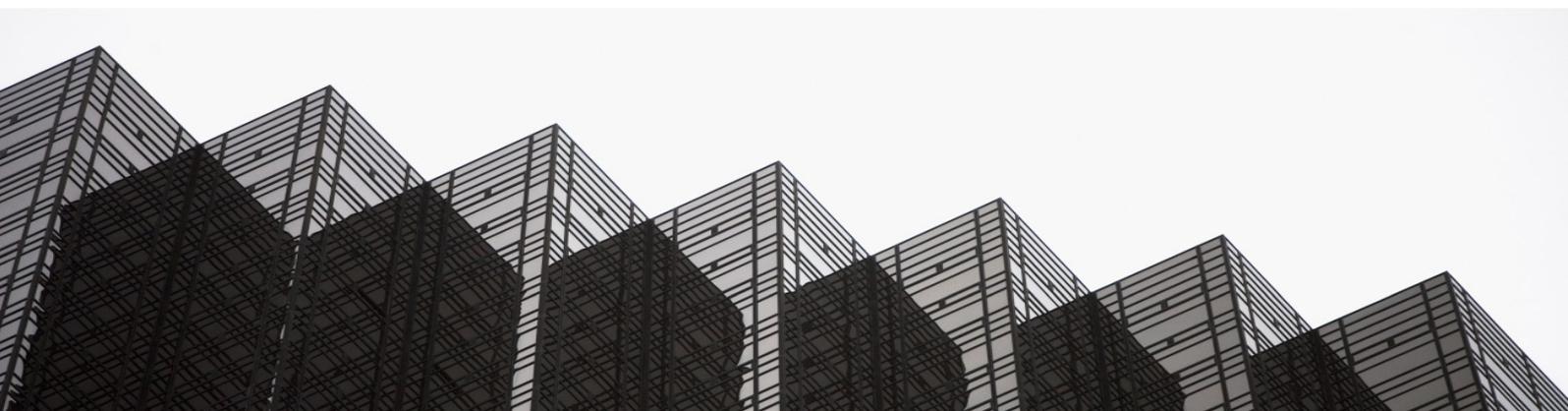




CREST Connect

A Newsletter from CRISIL Real Estate Star Grading (CREST)

Volume 31: October-November-December 2018



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About CRISIL Real Estate Star Gradings (CREST)

- Associated with over 700 real estate developers since 1996, through grading and research assignments
- Pioneered the concept of city-specific project gradings in 2010, to improve transparency and enable property buyers to make informed decisions.
- Graded over 515 projects of 273 developer groups across 67 cities, covering over 336.94 million square feet (sq. ft.) of construction space, spanning segments such as residential, plotted development, villas, commercial, retail, townships, hospitality, special economic zone, and mixed-use properties.
- High acceptance ratio, despite independent evaluation constituting 84% of the portfolio

CREST parameters

Sponsor quality

Developers' track record, with focus on construction, financial strength, and ability to complete projects

Financial quality

Project viability, developers' financial strength, and accounting quality

Legal quality

Land title, sales agreement, and other statutory approvals and clearances

Construction quality

Structural quality, project consultants' track record, execution capability, and after-sales service

Innovation

Project concept, process innovation, building design, and construction technology

Details of graded projects

The following list includes Gradings announced between October and December 2018. For grading reports and our entire list, visit <https://www.crisil.com/en/home/our-businesses/sme-offerings/real-estate-gradings.html?keySearch=getAllProp>

New Project Name	Developer	Grading
 Ashoka Central Park <small>VILLA PLOTS AT MOKILA</small>	Ashoka Central Park At Mokila, Hyderabad By Ashoka Homes LLP	Hyderabad 6 Star
 Paradiso <small>ZONASHA</small>	Zonasha Paradiso At Marathahalli, Bangalore By Zonasha Estates and Projects	Bangalore 7 Star
 green republic <small>the republic of new</small>	Green Republic At Wagholi, Pune By Samrat Buildcon	Pune 5 Star
 SIVIDHA <small>PROJECTS</small>	Interstellar At Thaltej, Ahmedabad By D. K. Properties	Ahmedabad 5 Star
Review Project Name	Developer	Grading
 SVAMITVA <small>ENGINEERING TRUST, CRAFTING SATISFACTION</small>	Svमितva Emerald Square At Bommasandra Industrial Area, Bangalore By Shankeshwar Landmark LLP	Bangalore 5 Star
 CLASSICcity <small>making Raipur prouder!</small>	Classic City At Parsulidih, Raipur By New Raipur Developer	Raipur 6 Star
 The First <small>— A CORPORATE COMMUNE —</small>	The First At Satellite, Ahmedabad By Synthesis Corporation	Ahmedabad 7 Star

CREST in media

CREST continues to associate with television, print, and social media for coverage of graded projects, through thought leadership articles, and by partnering real estate events and awards at regional and national levels.



CREST in print media

Thought leadership: Senior management and analysts regularly write on topics related to the real estate industry, especially targeting the property-buying community.



CREST on social media

CREST regularly posts updates about graded products on social media for the benefit of end-users and to build demand for project gradings.



CREST in events

CREST partners with property exhibitions and real estate award shows and summits, to enhance awareness of project gradings.

CREST in media

Article in Realty+



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ZonashaParadiso Bags Coveted Seven Star Grading From Crisil



09/01/2019 , by admin, in News/Views

ZonashaParadiso an exclusive townhouse project by Zonasha, has secured Seven Star grading from the CRISIL Real Estate Star Grading (CREST). ZonashaParadiso is the first villa project in Karnataka to bag the coveted Seven Star grading from CRISIL. The project is a perfect blend of modern amenities in contemporary style, with tastefully designed villas and meticulously planned interiors and exteriors.

The CREST grading are assigned on an eight point scale where the highest grading given to any project is seven star. CRISIL acts as an independent third party and puts the projects under rigorous scrutiny on various parameters, before arriving at the gradings.

Speaking on the occasion of receiving Seven Star grading Mr.R.Nagaraj, Managing Partner, Zonasha Estates & Projects and Mentor, CREDAI Karnataka said. "This is a great honour to receive seven star grading from CRISIL for our project during my 25th Silver Jubilee Year in Real Estate. ZonashaParadiso is one of our premium project which offers lush green space and contemporary architecture. The innovation in design is at par with international standards in this project. Our endeavour to adhere to the futuristic vision through this project which has helped us to get this grading. Also maintaining high construction standards and safety has made us to achieve this honour today. We continue to provide the best to our customers".

Elaborating on the CRISIL grading system Mr.SatishRamchandani, Director – Business Development at CRISIL said "We are happy that ZonashaParadiso has secured Seven Star grading from CRISIL. Our gradings are all round assessment of real estate projects which help the home buyers to benchmark and identify quality projects. Very few handful of projects in India has received Seven Star grading".

"CREST grading addresses two critical needs of realty sector – transparency and objective benchmarking of the projects. We have evaluated ZonashaParadiso in all these aspects and given seven star grading" says Mr. Ajay Kumar Anand, Regional Head, CRISIL on the occasion of conferring the grading.

CRISIL has accorded the grading to ZonashaParadiso after assessing the project on parameters such as sponsor quality, legal, financials, construction and innovation.. Before giving the grading, CRISIL has reviewed the developer specific information like track record, copy of audited accounts and schedules for the past three years. Also they have reviewed the project approvals timeliness and specific undertakings by the developer for the projects.

ZonashaParadiso has been designed keeping in mind the discerning customers, who will not settle for anything but the best. Here the space has been used creatively by offering exclusive living areas with good ventilation and private indoor garden. All the villas has uniquely designed courtyards, internal theatre etc. The project is located in Marathalli Outer Ring Road, offering easy access to IT campuses and other commercial hubs and social infrastructure in Whitefield and ORR.

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About admin

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Zonasha Paradiso Bags Coveted Seven Star Grading From Crisil

Editor | January 7, 2019 @ 04:47 PM

Bangalore: Zonasha Paradiso an exclusive townhouse project by Zonasha, has secured **Seven Star** grading from the **CRISIL Real Estate Star Grading (CREST)**. Zonasha Paradiso is the first villa project in Karnataka to bag the coveted Seven Star grading from CRISIL. The project is a perfect blend of modern amenities in contemporary style, with tastefully designed villas and meticulously planned interiors and exteriors.

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Speaking on the occasion of receiving Seven Star grading **Mr. R. Nagaraj, Managing Partner, Zonasha Estates & Projects and Mentor, CREDAI Karnataka** said, "This is a great honour to receive seven star grading from CRISIL for our project during my 25th Silver Jubilee Year in Real Estate. Zonasha Paradiso is one of our premium project which offers lush green space and contemporary architecture. The innovation in design is at par with international standards in this project. Our endeavour to adhere to the futuristic vision through this project which has helped us to get this grading. Also maintaining high construction standards and safety has made us to achieve this honour today. We continue to provide the best to our customers".

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"CREST grading addresses two critical needs of realty sector - transparency and objective benchmarking of the projects. We have evaluated Zonasha Paradiso in all these aspects and given seven star grading" says **Mr. Ajay Kumar Anand, Regional Head, CRISIL** on the occasion of conferring the grading.

CRISIL has accorded the grading to Zonasha Paradiso after assessing the project on parameters such as sponsor quality, legal, financials, construction and innovation. Before giving the grading, CRISIL has reviewed the developer specific information like track record, copy of audited accounts and schedules for the past three years. Also they have reviewed the project approvals timeliness and specific undertakings by the developer for the projects.



Zonasha Paradiso has been designed keeping in mind the discerning customers, who will not settle for anything but the best. Here the space has been used creatively by offering exclusive living areas with good ventilation and private indoor garden. All the villas has uniquely designed courtyards, internal theatre etc. The project is located in Marathalli Outer Ring Road, offering easy access to IT campuses and other commercial hubs and social infrastructure in Whitefield and ORR.

More details on the project can be obtained from

<http://zonashaparadiso.com/townhouse.html>

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CREST in Pune

Pune is the eight largest city in the country and the second largest city in Maharashtra. Also known as the Queen of the Deccan, Pune, enjoys excellent connectivity to Mumbai, has a pleasant climate, and is home to many educational and training institutions.

Industry and commerce: The city has strong information technology (IT) and IT-enabled services (ITeS) sector. It is a hub for the automotive, auto-ancillary, and engineering industries, thereby driving demand for commercial space. Moderate office rentals and availability of skilled IT talent continue to make Pune an attractive destination for IT companies. Major industrial areas are Chakan, Bhosari, Nashik Road, Akurdi, and Chinchwad. IT hubs comprise Hinjewadi, Wakad, Kharadi, Magarpatta, and Baner. Other important commercial locations are Vimannagar, Kalyaninagar, and Yerwada.

Connectivity: Pune is very well-connected by road, rail and air, to major cities, such as Mumbai via the Mumbai-Pune Expressway and has an international airport.

Planned infrastructural development: The following infrastructure projects are underway:

1) Pune Metro: The Pune metro route will start from Vanaz and pass Paud Road, Karve Road, Deccan, JM Road, Yerwada, Nagar Road, Pune Court, Mangalwar Peth, Kalyaninagar, Railway Station, Ruby Hall, Bund Garden Road, and Ramwadi. Phase II of the project will encompass Shivanjinagar, Katraj, Pimpri-Chinchwad, Hinjewadi, Deccan, Bundgarden, Swargate, and Nigdi. PMRDA is also building the third metro line in Pune, connecting the Hinjewadi IT-BT hub to the heart of the city.

2) Pune Ring road: The 170-kilometre Pune ring road is another important development that will connect locations within the city to national highways in its vicinity and to the new Pune international airport near Rajgurunagar.

3) New International Airport Project: Chhatrapati Sambhaji Raje International Airport at Purandar is being planned in the city. The Maharashtra Airport Development Company (MADC) would develop the airport on a PPP basis — Singapore's Changi Airport Group is reported to have shown interest in the project.

Real estate development: Existing hubs include Bhosale Nagar, Boat Club Road, Kalyani Nagar, Koregaon Park, Camp, Karve Road, Aundh, Balewadi, and Kharadi. Upcoming growth corridors include locations, such as Hinjewadi (IT hub), Pimpri-Chinchwad (which has auto and auto-ancillary industries), Baner, Kharadi, Magarpatta, and Hadapsar. Other upcoming localities include Bhosari, Bhugaon, Bavdhan, Kondhwa, Nagar Road, Pashan, Pirangut, Shivane, Talegaon, Undri, Wagholi, and Wakad.

Following are CREST-graded projects in Pune:

Project Name	Location	Developer	Grading
YashONE - Phase 1 (Building A & B)	Pirangut, Pune	Vilas Javdekar Eco Homes	Pune 6 Star
Yashwin Hinjawadi - Phase 1 (Building A,C,D and commercial)	Hinjewadi, Pune	Vilas Javdekar Eco Shelters Private Limited	Pune 6 Star
Nandan Prospera Gold	Baner-Balewadi, Pune	Nandan Associates	Pune 5 Star
Green Republic	Wagholi, Pune	Samrat Buildcon	Pune 5 Star

For project details and grading reports, please visit <https://www.crisil.com/en/home/our-businesses/sme-offerings/real-estate-gradings.html?keySearch=getAllProp#>

Contact Us

Anirudh Agarwal

Email : anirudh.agarwal@crisil.com

Tel : 033 4011 8219/98309 92377

Ajay Kumar

Email: ajay.anand@crisil.com

Tel: 080 4244 5399/97423 55502

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It has delivered independent opinions, actionable insights, and efficient solutions to over 100,000 customers.

It 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.

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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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