

Project Star Rating Rationale

- *Project developer quality*

The developer, Kolkata based Mani group, established in 1980, has a long track record of developing real estate projects. Though the group mainly operates in Kolkata, it has presence in Jaipur, Durgapur, Siliguri and Bangalore as well. It has till date developed 42 projects both residential and commercial.



- *Project construction quality and amenities*

The civil construction for the project is done by the Bhowmick Construction and is overseen by the promoter group with an in-house team of engineers, technicians and contract labourers. Further, the company has hired Kolkata based Abin Design Studio for providing consultancy for the overall layout and design of the project. Apart from the basic necessities like water provision, power backup, car parking, the project has various amenities including spa & sauna, gymnasium, roof top amphitheatre, sport facilities for tennis, cricket and badminton, cards room, squash court & banquet hall. Further, there is around 60% of the total project area being reserved for lawns, parks, open and landscaped greens that includes swimming pool, aromatic garden, sports lawn, jogging tracks, graveled paths etc.

- *Project legal quality*

Clear land title as confirmed by S.Pranoyshubhra, advocate of the Kolkata High court. All pre-construction approvals have been obtained for the project. Besides, the project upon completion will have 2.93x FSI, within the approved limit of 2.99x FSI for the project as per Kolkata Metropolitan Development Authority (KMDA).

- *Project financial quality*

The project has relatively low funding risk as majority of the project cost has already been incurred (Rs. 220.6 crore, about 72% of total budgeted project cost); majorly through customer advances and debt availed. Remaining cost of Rs.89.0 crore is to be funded by a mix of customer advances and equity infusion by the promoters. The project booking status is 65% (104 flats booked out of 164 flats available for sale).

Project Profile

Project Name	Swarnamani
Project Type	Residential
Project Location	Kolkata, West Bengal
Development type	Freehold Land
Project Start Date	April 2011
Scheduled Project Completion Date	March 2014
Agreed upon Possession to the customer	October - December, 2014
Total Saleable Area	6.4 lakh square feet
Construction Status	The development of project is at an advance stage. The piling work is completed for all three blocks with 75% of the civil work already completed. As on June 1, 2013, the company has incurred only 72% of its total project cost.

Project Developer Profile

Name of the company developing the project	Mani Square Limited
Project developer group	Mani
Development Experience of the developer group	30 years
No. of years in the industry	30 years
No. of projects developed till date	42
Total Area developed till date	37.2 lakh square feet (lsf) of saleable area
No of projects ongoing	2 (11.2 lsf)

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Project Photographs as on June 07, 2013



Tower East Middle and West



Tower Middle and West



Tower West



Arial View

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