

### Project Star Rating Rationale

- *Project developer quality*

Urban Tree Infrastructures Private Limited (UTIPL) incorporated in 2010, Mr. Abhishek Mehta and Mr. Abhinay Mehta, and a part of SSM Group. The two Directors, in their individual capacity have built and executed commercial and residential projects of 6.25 Lakh Sq. Ft. over the last 7 years prior to UTIPL. UTIPL is currently executing 3 projects under Joint Venture (JV) model with land owners, including 'Wow', on a revenue sharing basis. Since inception 1403 residential units spanning over 14 Lsf are under construction. UTIPL has been awarded, 'The Best Professionally Managed Company' (Below 100 Crs turnover) by Construction Industry Development Corporation, New Delhi. The company is certified ISO 9001-2008 for Design, Construction & Sales of Residential Apartments.



- *Project construction quality and amenities*

The company has hired Mr. Kannan Chinnasamy, structural consultant, who has more than 10 years of experience and M/s. Akshara Associates as the architect for the project. The company has utilised in house teams for Civil Managers and M/s. Engineering & Project Management Solutions as project consultants. The developers are actively monitoring the process with internal systems. The project consists of 169 units of 2BHK, 2.5 BHK and 3BHK Residential Apartments built in 10 towers of 4 floors each.

Wow has been built upon RCC framed structures to withstand seismic disturbances. It comes with all-time energy backups, water supply, intercom and WiFi connectivity and one car park for every apartment. On the recreational side it has amenities including mini-theatre (25 seater), amphitheatre, library along with a club house, swimming pool, air-conditioned fully-equipped gymnasium, spa with steam, sauna and Jacuzzi facilities, sport facilities including tennis, squash, badminton, table tennis and basketball court etc.

Around 18% of the construction is completed till December 31, 2015.

- *Project legal quality*

The title search for the land title has been conducted for 30 years by Mr. A. Veerasamy, Advocate (Panel Advocate for Indian Bank, Chennai) and it has been concluded that it is valid, clear and marketable. All the approvals for the project are in place. The project has a maximum permissible FSI of 2. The sale agreement included clauses on penalty on delayed possession and defect liability period apart from other details mentioned. The project is pre-approved for Home Loans by HDFC Bank, Axis Bank, LIC Housing Finance.

- *Project financial quality*

The project as on December 31, 2015 had incurred 26% of the total cost which has been funded through promoter's funds, debt and customer's advances. Till December 31, 2015 the almost entire promoter's contribution and 50% of debt have been received. Therefore, the remaining construction is primarily dependent upon the timely receipts of the customer advances. The project has received bookings for 83 units out of the 169 units.

### Project Profile

| Particulars                            | Details  |
|--|--|
| Name of the project                    | Wow  |
| Project Type                           | Residential Flats  |
| Project Location                       | Medavakkam, Chennai  |
| Project Start Date                     | December 2015  |
| Scheduled Project Completion Date      | April 30, 2017 as per sale agreement with a grace period of 6 months |
| Agreed upon Possession to the customer | Same as above  |
| Total Saleable Area of the project     | 1.92 lakh square feet (lsf)  |
| Construction Status                    | 18% completed  |

### Project Developer Profile

| Particulars                                   | Details   |
|---|---|
| Name of the company developing the project    | Urban Tree Infrastructure Private Limited       |
| Project developer group                       | S. S. Mehta Group                               |
| Development Experience of the developer group | 10 residential projects / 3 commercial projects |
| No. of years in the industry                  | 10 years  |
| No. of projects developed till date           | 13  |
| Total Area developed till date                | 12.45 lakh sq. ft                               |
| No of ongoing projects                        | 3 residential projects                          |

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#### Disclaimer

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Project Photographs as on February 2, 2016



*Block F*



*Block E*



*Block C*



*Excavations Process of  
Block G and H*

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