



Godrej Platinum - Kolkata

Current rating: Kolkata 6 Star (Reaffirmed in November 2015)

Earlier rating: Kolkata 6 Star (Assigned in January 2014)

Project Profile

Type of project	Residential
Location of project	Alipore (Kolkata)
Type of development	Joint venture with land owners
Start date of project	April 2013
Possession committed to customer as per sale agreement	March 2016 + 6 months grace period
Total saleable area	166,000 square feet (sq ft)
Percentage of physical completion as on September 2015	80

Sponsor Profile

Name of the project	Godrej Platinum – Kolkata
Name & address of the company developing the project	Godrej Properties Ltd, Unit No. 109, Tower 2, Godrej Waterside, Plot No. DP-5, Sector-V, Salt Lake City, Kolkata - 700091
Name of the developer group	Godrej Properties
Track record in years	25
Projects developed till date	9.5 million sq ft
Ongoing projects	108 million sq ft

Project Rating Drivers

- **Project construction quality and amenities:**
 - *Structural quality:* The project's structural quality is backed by the track record of the developer group, Godrej Properties Ltd, sound track record of the structural consultant, M/s. MN Consultants Pvt Ltd, Kolkata, and that of the civil contractor, M/s. KND Engineering Technologies Ltd, Kolkata. The developer has also engaged an additional civil contractor – M/s Krishna Hi-Tech for completion of Tower 2.
 - *Amenities:* The proposed amenities include a clubhouse with gymnasium, community hall, indoor games, swimming pool, children's play area, and free concierge service for a year.
 - *Location* – The project is located in Alipore, which is in the central part of Kolkata, and is a well-developed residential area. The project is in proximity to the central business district area. The project targets high net worth individuals and non-residential Indians.
- **Project legal quality:** The project has a clear and marketable land title, free from encumbrances, as certified by the legal consultant. The draft customer agreement mentions possession date of units and common areas/amenities, default implications owing to customer as well as developer, defect liability, and maintenance clause. However, it does not mention any delay compensation; customers only have the option to cancel the booking and take 15 per cent simple interest per annum of their payments made.
- **Project financial quality:** Despite weak sales, the project has strong financial quality, backed by the developer group's financial strength and healthy customer advances.
- **Project sponsor quality:** The quality of project sponsorship is strong, supported by the sponsor's sound development track record, robust corporate structure, qualified and professional management, and strong financial risk profile. However, the developer has aggressive growth plans.











Project Photographs (As of September 2015)







LANDMARK LOCATION

Alipore has a special place in the rich history of Kolkata. A favourite of the British settlers, it has always been one of the most prestigious locations of the city. The locality has been much sought-after for its unmatched surroundings, seamless connectivity and well-developed social infrastructure. The home of historical landmarks and key commercial destinations, is now a home to Kolkata's finest residential address – Godrej Platinum.



GOOREJ PLATINUM

-  Schools & Colleges
-  Hospital
-  Landmarks
-  Roads
-  Mall
-  Gym
-  Commercial Complex





MASTER PLAN

- ① GUARD HOUSE
- ② ENTRY PLAZA
- ③ ENTRY GARDEN
- ④ WATER GARDEN
- ⑤ WATER FALL
- ⑥ DROP-OFF AREA
- ⑦ CENTRAL COURT
- ⑧ CHILDREN'S PLAY LAWN
- ⑨ FEATURE WATER PLAY
- ⑩ CAR PARK
- ⑪ SECOND FLOOR COURTYARD GARDEN
- ⑫ SWIMMING POOL
- ⑬ DRIVEWAY WITH GRASS PAVERS















