

## Grading Rationale

### Rajhans Infrabuild LLP

5<sup>th</sup> July 2017

## Brickwork Ratings assigns 'BWR Surat 5 Star' grading for the Rajhans Business Hub project by Rajhans Infrabuild LLP

### Particulars

| Project              | Location | Developer              | Grading*         |
|----------------------|----------|------------------------|------------------|
| Rajhans Business Hub | Surat    | Rajhans Infrabuild LLP | BWR Surat 5 Star |

\* Please refer to BWR website [www.brickworkratings.com/](http://www.brickworkratings.com/) for definition of the grading

### Project Summary:

Rajhans Business Hub, is a High Rise Commercial Complex being developed by Rajhans Infrabuild LLP. The project is situated at Adajan, Surat in Gujarat, which is one of the fast developing prime localities in the city. Rajhans Business Hub is planned as a 21 floors building, consisting of 200 commercial units including 2 Basement, Ground floor and 21 Upper Floors along with parking up to 10th floor (ramp till 10th Floor for parking). Presently about 20% constructions work has been completed, and the company has informed of having booked ~30% of the units.

### About the Company:

Rajhans Infrabuild LLP, is a Special Purpose Vehicle created by Rajgreen Group, a real estate developer in Surat, Gujarat, and has a long track record of executing real estate projects across a wide range of segments, viz, Residential Complexes, Shopping Malls, Commercial High-Rise Apartments, Bungalows and Row Houses, all in Surat. It was registered as a partnership firm in 2016. The three partners of the firm are Mr. Sanjay Movaliya, Mr. Manoj Movaliya and Mr. Mitesh Movaliya. Rajhans group is also engaged across various industries which include vegetable oil, Realty, entertainment, hospitality, etc. Promoters have completed many project previously some of them are Rajhans Residency, Rajhans Wings, Rajhans Swapna, Rajhans Maxima, Rajhans Tower, Rajhans Heights, Rajhans Plaza etc.

### Project Details:

Location: Rajhans Business Hub, a High Rise Commercial Complex comprising of 21 floors, is located at Pal, Adajan, Surat Gujarat. The site is located near Tapi river, opposite to Atal Ashram and near to proposed RTO office. It has one service road and main road and BRTS route is available on main road. The total land area is 6532.12 Sft. Mtrs.. This is free-hold land in the name of the developer, and title to the property has been certified by Mr. Shreyash Desai, Advocate at Surat. The project was started in May 2016 and is scheduled to be completed by Oct 2019.

The project has built up area of 771453.00 Sq Ft ( As per the draft copy building plan for 21 floors). Structure of the building is of 2 Basement, Ground floor and 21 Upper Floors along with parking up to 10th floor (ramp till 10th Floor for parking). It is proposed to have amenities like

office space for corporates, conference room, meeting room, mini auditorium, business lounge with attached wash rooms, coffee shop, lobby area, gymnasium and Project building's exterior to be made of Smart Glass, which could be used as video projection screen.

**Status of Approvals:** All the pre-construction approvals are received except building plan upto 21<sup>st</sup> floor, which is under process. Initially firm has taken building approval upto 13 floors only. The firm is confident of receiving approval for the balance floors, as it is in accordance with the FSI guidelines. Environment Clearance and Height clearance from Airport Authorities are also in place.

**Contractors:** The Firm as reported has hired professional consultants for the execution of the proposed project like M/s Kling Consultant, Dubai for Design Consultant & Project Developer, M/s JW Consultants LLP, Pune for Project Structure: Design, Bhagat & Associate, Surat as Project Coordinator: Structure, SHETH Techno Consultants P. Ltd., Ahmedabad as MEP Consultant, Sarjan Architect, Surat as Project Coordinator and Architectural and Engineers is Mr. Rajesh Tailor (Internal Employee). The above consultants are reputed in their respective fields.

**Cost of the Project & Means of Finance:** Cost of the Project is estimated at Rs. 234.21 Cr, to be funded by way of partner's contribution of Rs. 58.97 Crores, Bank loan of Rs. 90.00 Crores, unsecured loan of Rs. 10.14 Crores and advances from customers of Rs. 75.10 Crores. Out of partners' contribution of Rs. 58.97 Cr, an amount of Rs. 13.75 Cr is already brought in, mainly in the form of land purchase and conversion costs. TL of Rs. 90 Crs is sanctioned by Bank of Baroda, where documentation is in progress. Receipt of customer advances in time is important for timely completion of the project.

As of date an amount of Rs. 59.09 Crs is spent on the project, which works out to ~25% of the project cost.

**Sales:** Marketing arrangement for this project will be based on the same brand value and established network and channels along with brochures distribution, large hoardings, advertise through new paper insertions, cable TV advertisements, multimedia presentation and market the schemes through local brokers etc. The firm has informed that about 30% of the area is presently booked and advance payment of Rs. 11.49 Crs is received as advance payment.

**Project time-lines:** The project has started in May 2016 and estimated to be completed by October 2019. COD of the project as per the lending bank is December 2019.

**Grading History for the last three years:**

| S<br>N | Project              | Developer              | Location | Grading          | Rating History |      |      |
|--------|----------------------|------------------------|----------|------------------|----------------|------|------|
|        |                      |                        |          |                  | 2016           | 2015 | 2014 |
| 1      | Rajhans Business Hub | Rajhans Infrabuild LLP | Surat    | BWR Surat 5 Star | NA             | NA   | NA   |

## Hyperlink/Reference to Applicable Criteria

- [General Criteria](#)
- [Real Estate Grading Criteria](#)

| Analytical Contacts  | Media   |
|--|---|
| <a href="#">M S R Manjunatha</a><br>Head – Ratings & Administration            | <a href="mailto:media@brickworkratings.com">media@brickworkratings.com</a>                          |
| <a href="mailto:analyst@brickworkratings.com">analyst@brickworkratings.com</a> | <b>Relationship Contact</b><br><a href="mailto:bd@brickworkratings.com">bd@brickworkratings.com</a> |
| <b>Phone: 1-860-425-2742</b>   |   |

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