



# Candeur Lakescape - Phase I - Tower (A, B, C)

Grading Assigned: Hyderabad 5 out of 7 Stars (Assigned in October 2023)

Valid until October 09, 2024



## Project profile

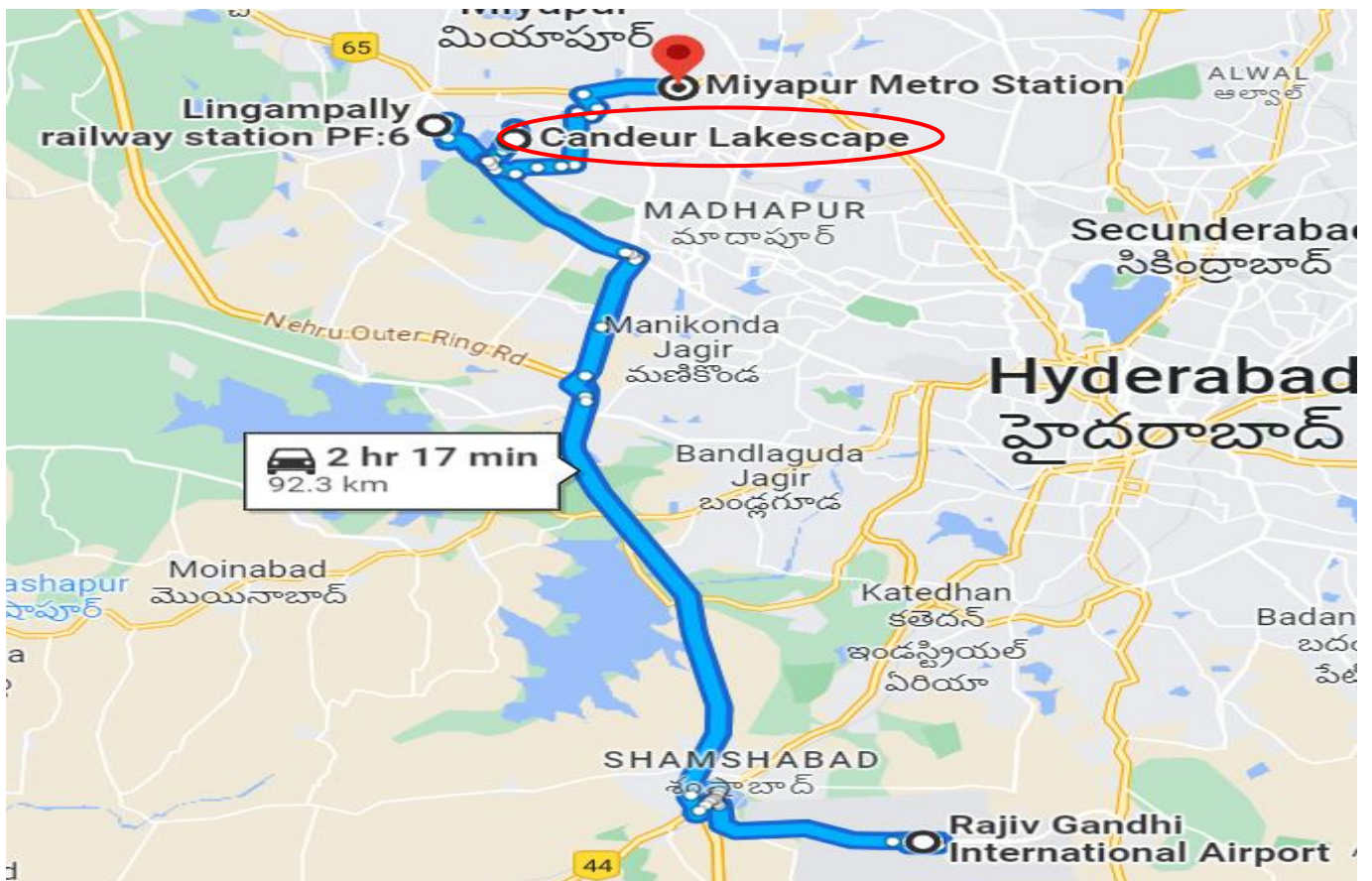
| Type of project       | Residential   |
|-----------------------|---|
| Location of project   | Candeur Lakescape Phase - I, Tower (A,B,C)<br>Survey No. 71P, 72P, 73P, Serilingampally,<br>Ranga Reddy, 500019, Telangana, India |
| Type of development   | Bought out and Joint Development  |
| Land area             | Tower A,B,C: 4.27 acres   |
| Saleable area (sq ft) | Tower A,B,C: 17.57 lakh sq ft   |
| RERA Number           | P0240005724   |
| RERA Date             | 28 December 2028  |

**Location:**

The proposed project is located in Serilingampally, Hyderabad. Serilingampally is one of the paramount residential neighbourhoods situated in the north-western region of Hyderabad. Serilingampally is surrounded by well-established locality of Gopanpalle, Tellapur, Kondapur, Gachibowli and Hafeezpet. Serilingampally enjoys good connectivity to various prominent IT and business hubs of Gachibowli ~8 km, Kondapur ~7 km, HITEC City ~10 km via Old Mumbai Highway and Financial District ~11 km via Old Mumbai Highway. One of the biggest engineering and manufacturing enterprises in India called BHEL (Bharat Heavy Electricals Limited) is around ~4 km away from Serilingampally.

Some of the schools, hospitals, and other attractions in the vicinity include Sancta Maria School, Chirec International School, Citizens Specialty Hospital, Archana Hospital, Pranaam Hospital, The Chennai Shopping Mall, Sarath City Shopping Mall are located within a stretch of 8 km from the project location.

Project is ~3 km away from University of Hyderabad, Miyapur Metro Station is ~9 km away from the project. Rajiv Gandhi International Airport is ~35 km away while the old Mumbai highway is ~6 km away from the project location.





## Pricing Table

|                                   |                      |
|-----------------------------------|----------------------|
| Loading on carpet area            | ~32.00%              |
| Base price                        | Rs.8,500 per sq. ft. |
| Stamp duty / Registration charges | 7.50 %               |
| GST charges                       | 5.00%                |
| Others*                           | Rs. 500 per sq. ft   |

\*Others includes maintenance and amenities charges

## Sponsor profile

|  |  |
|--|--|
| <b>Name of the project</b>                             | <b>Candeur Lakescape - Phase I - Tower (A, B, C)</b>   |
| Name and address of the company developing the project | <ul style="list-style-type: none"><li>• <b>Developed by:</b> Candeur Constructions Private Limited</li><li>• <b>Address:</b> Plot No. 26, II Floor, Jayabheri Enclave Gachibowli, Serilingampally Mandal, Ranga Reddy Hyderabad, Telangana, 500032,India</li></ul> |
| Name of the developer group                            | Candeur Group  |
| Promoters  | <ul style="list-style-type: none"><li>• Mr. Katamreddy Srikar Reddy</li><li>• Mr. Katamreddy Srikanth Reddy</li></ul>  |
| Developer website                                      | <a href="http://www.candeurconstructionsptltd.com">www.candeurconstructionsptltd.com</a>   |
| Project website  | <a href="https://www.candeurconstructionsptltd.com/candeurlakescape/">https://www.candeurconstructionsptltd.com/candeurlakescape/</a>  |
| Track record in years                                  | Candeur Group: 16 years  |



## Project grading drivers

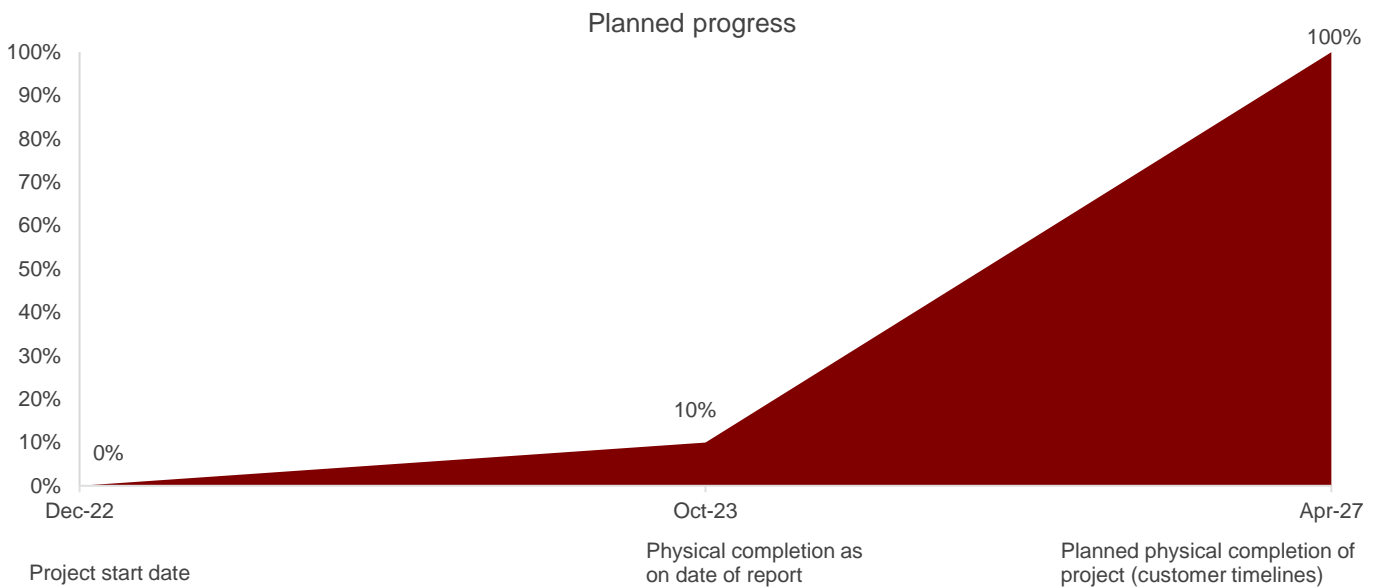
### Project construction quality and amenities

#### Construction quality

The construction quality is backed by the sound track record of the architect (NA Architects) and structural consultant (Adharshila Structural Consultants). Civil construction is done by SVS Projects Pvt Ltd.

The developer is using aluminium shuttering, which facilitates faster construction and minimises labour time, for project construction.

Project is currently at initial stage of construction with planned RERA timelines of December 2028 and customer timelines as April 2027 + 6 Months grace period.

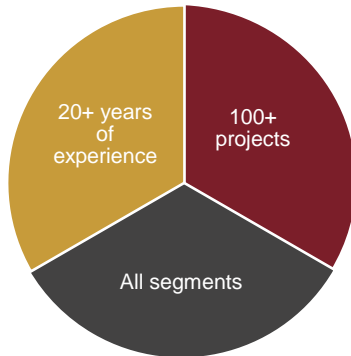


## Consultant profile

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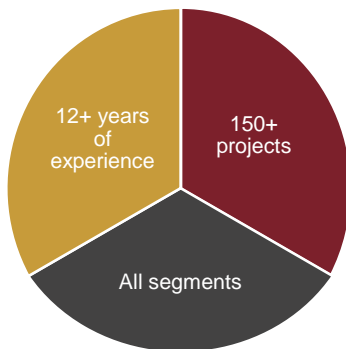
### Architect:

NA Architects



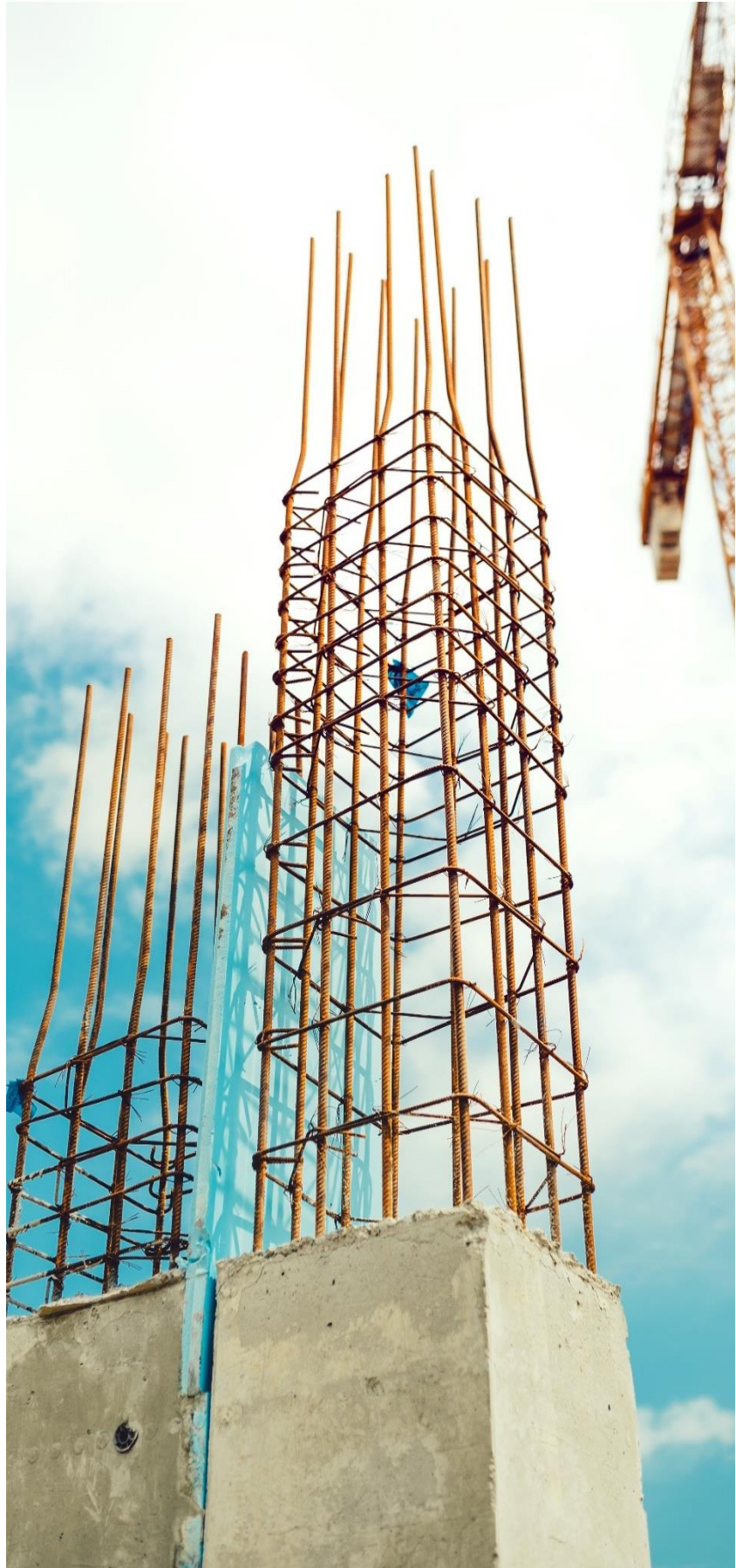
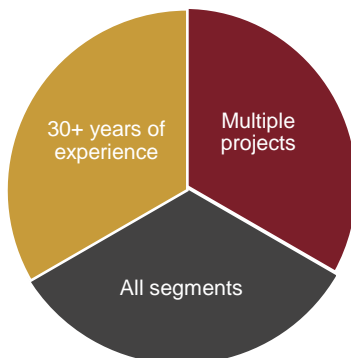
### Structural consultant:

Adharshila Structural Consultants



### Civil contractor:

SVS Projects Private Limited



### Quality measures

|   |   |
|---|---|
| Onsite testing laboratory                 | ✓ |
| External testing                          | ✓ |
| Soil test report                          | ✓ |
| Designed as per seismic zone requirements | ✓ |

### Amenities proposed

- Swimming and Kids pool
- Gymnasium
- Conference hall
- Banquet hall
- Indoor Badminton-Court
- Barbeque-Zone
- Indoor games – T.T / Snooker, Foosball
- Yoga room
- Landscape seating area
- Audio visual room
- Outdoor kids' play area
- Apartment security & visitor management system



## Project legal quality

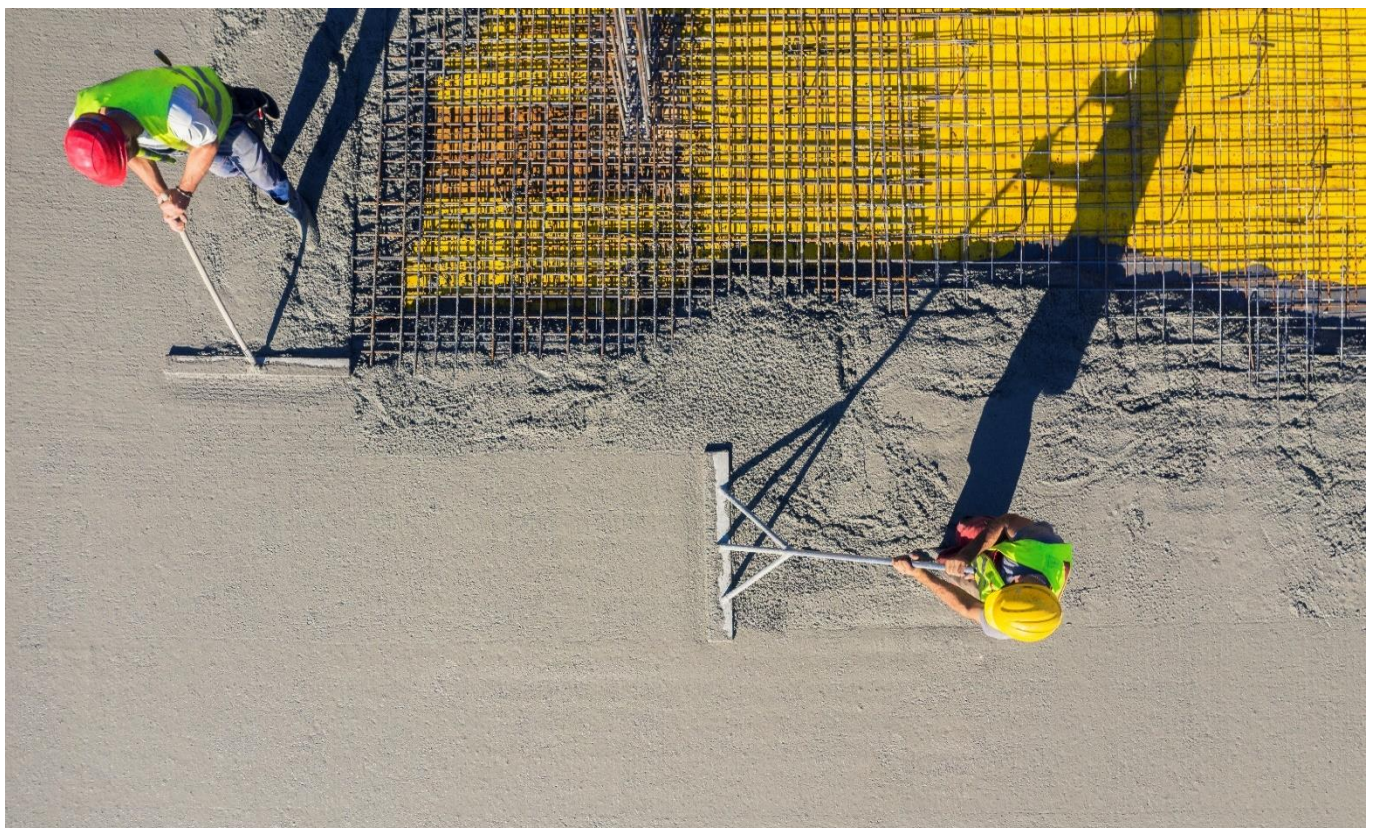
The legal quality of the project is backed by a clear and marketable land title as per legal consultants Acharya Law Firm, along with receipt of required approvals.

- The project is registered with RERA; its RERA registration number is P02400005724 with end date of 28 December 2028.

### Checklist of clauses included in the sales agreement

|  |             |
|--|-------------|
| Possession date                        | ✓           |
| Grace period                           | ✓           |
| Saleable area mentioned                | Carpet area |
| Default implication                    | ✓           |
| Delay compensation                     | ✗           |
| Defect liability period (no. of years) | 5           |
| Payment schedule                       | ✓           |
| Maintenance clause                     | ✓           |
| Cancellation clause                    | ✓           |
| Amenities                              | ✓           |
| Plan layout                            | ✗           |
| Floor plan                             | ✓           |
| Title search certificate annexed       | ✓           |

*\*Referred latest executed agreement*

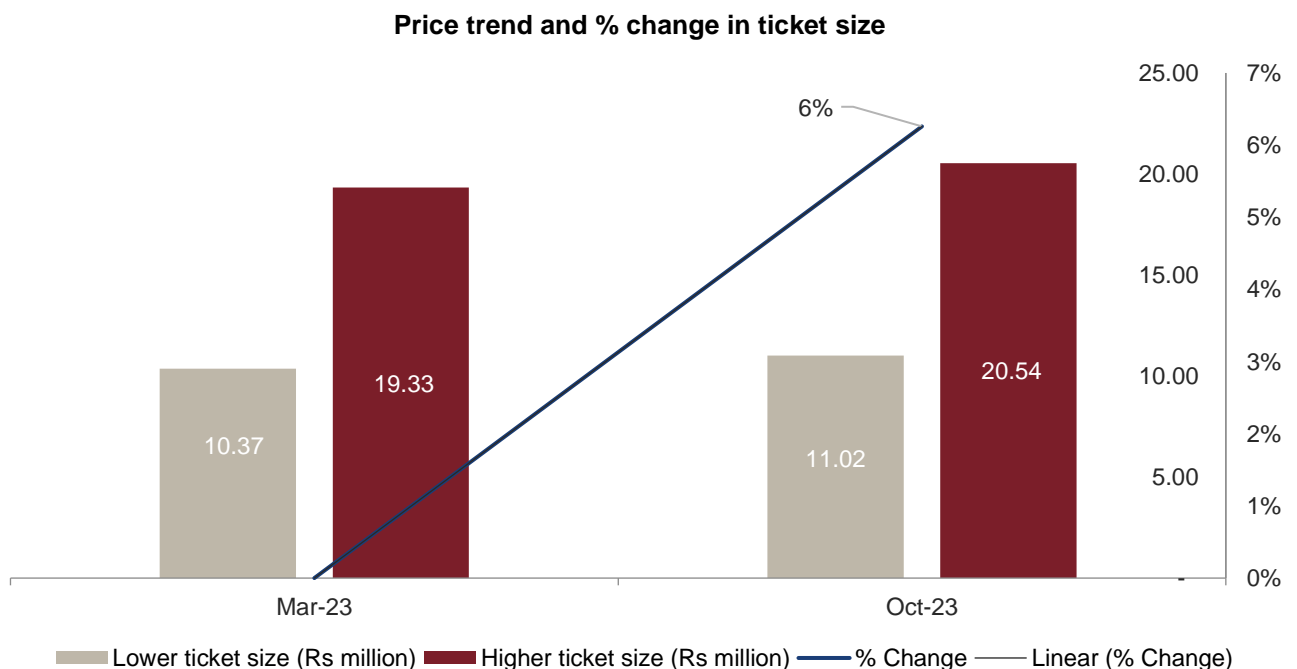




## Project financial quality

**The project's financial quality is backed by promoter's contribution, tied up sales and receipt of customer advances.**

- Total project construction cost (Phase 1: Tower A, B and C) is Rs 804.50 crore, out of which Rs 103.63 crore has been incurred till date.
- The construction cost is funded by promoter's contribution, customer advances and planned bank lines.
- The developer has achieved ~18% saleability for the project and done sales of Rs 210.54 crore and received customer advances of Rs 33.62 crore to date.
- Current sales value covers ~33% of the total project construction cost, and customer advances cover ~5% of the incurred project construction cost.
- The developer has applied to avail term loan of Rs. 200.00 Cr from LICHFL.
- The project has adopted standard accounting policies and follows the project completion method for revenue recognition.





## Project sponsor quality

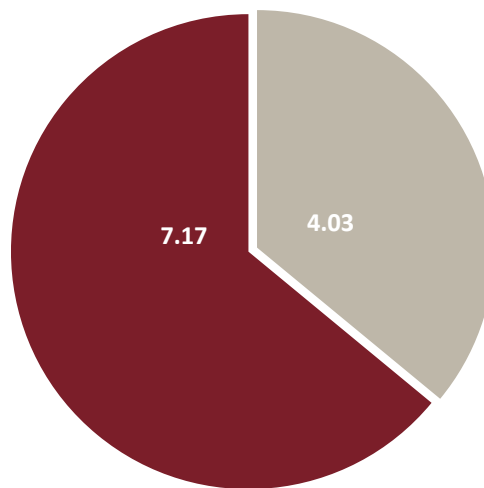
**The project sponsor's quality is supported by the developer's adequate track record in the Nellore, Bengaluru and Hyderabad real estate market.**

The project is being developed by Candeur group under Candeur Constructions Private Limited. Candeur group is one of the reputed developers in Bengaluru, Nellore and Hyderabad. They are in real estate business for past 16 years. The Group has experience of more than a decade in real estate development and has vast experience in construction of Residential projects, Commercial projects, Malls spaces across Andhra Pradesh, Telangana and Karnataka etc. The Group is one of the reputed groups among the Real Estate Developers in Bengaluru, Nellore and Hyderabad.

The group intends to use Candeur Brand for all its projects as an umbrella brand.

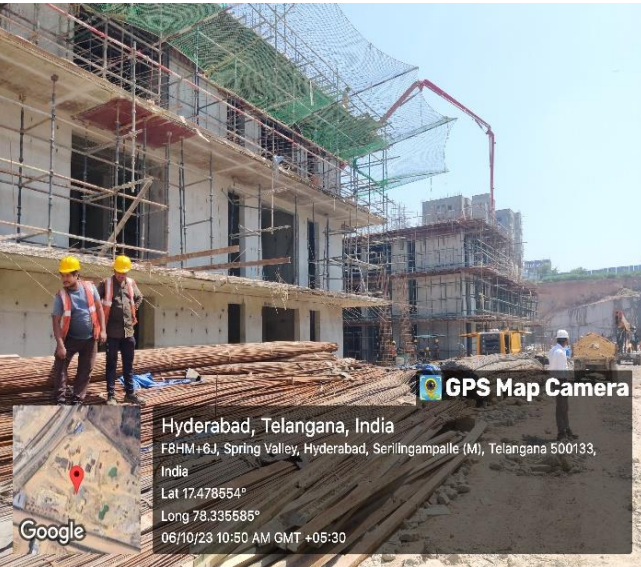
The two Directors of the company are Mr. Katam Reddy Srikar Reddy and Mr. Katamreddy Srikanth Reddy has experience of more than 15 years in real estate sector.

**Construction track record**



- Completed projects in mn sq ft (completed sixteen projects)
- Ongoing project in mn sq ft (five project including evaluated project)

## Project photographs (October 2023)





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