




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

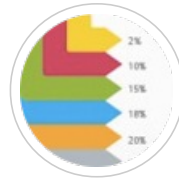
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

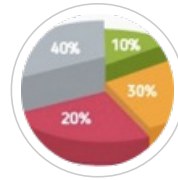


What is *PROPINSIGHT?*



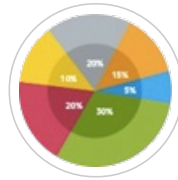
Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.




Vatika The Turning Point


Sector 88B, Gurgaon

₹ 59 Lacs onwards

Livability Score



 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Mar `20



What is *PRICE INSIGHT?*



Pricing Comparison

Comparison of detailed prices with various other similar projects



Pricing Trends

Price appreciation and trends for the project as well as the locality



Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

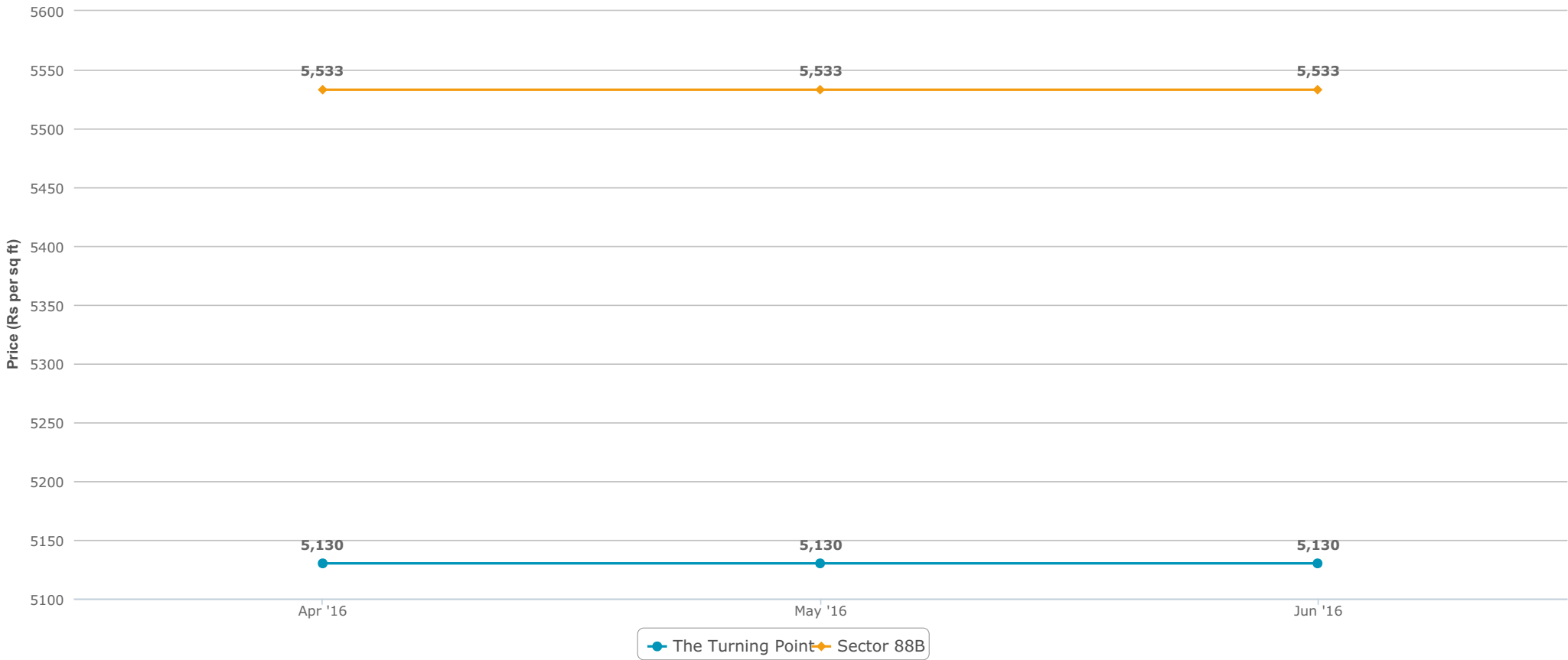


Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

Price Trend Of Vatika The Turning Point

Vatika The Turning Point VS Sector 88B, Gurgaon



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1150	1450, 1650	1850, 2150

Price Comparison With Other Projects Similar To Vatika The Turning Point



Vatika The Turning Point
Sector 88B, Gurgaon



Vatika Xpressions
Sector 88B, Gurgaon



Cosmos Infra Engineering
Express 99
Sector 99, Gurgaon

Primary Purchase Price

5,130/sq.ft.

5,365/sq.ft.

4,950/sq.ft.

Advance Maintenance
Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

N.A.

Covered : Rs. 3 Lacs (One time)

Covered : Rs. 2.5 Lacs (One time)
Open : Rs. 1.5 Lacs (One time)

Power Backup Charges

N.A.

N.A.

Rs. 75,000 (One time)

Club House Charges

Rs. 75,000 (One time)

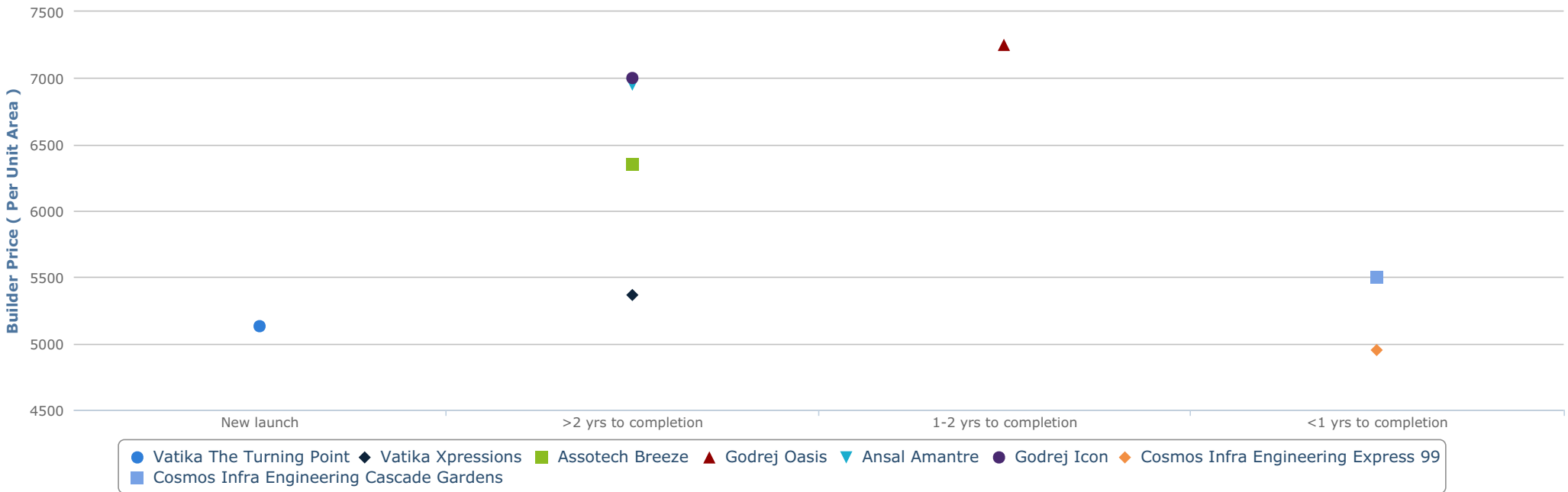
N.A.

Rs. 1 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Vatika The Turning Point



Vatika The Turning Point's current price is Rs. 5130/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Vatika The Turning Point is underpriced by Rs. 403.35/sq. ft.

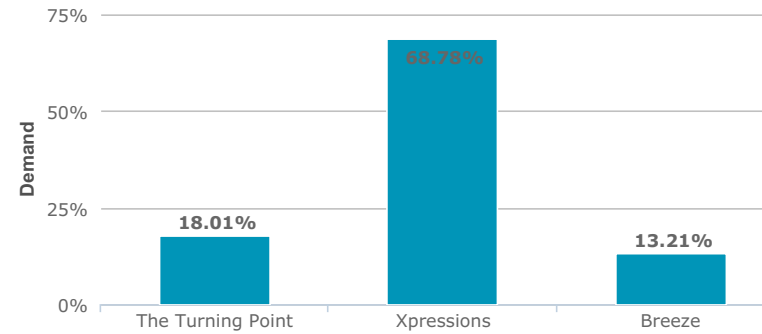
Highest price in the locality is for Godrej Oasis at 7250/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Cosmos Infra Engineering Express 99 at 4950/sq. ft. and it is in Under Construction stage.

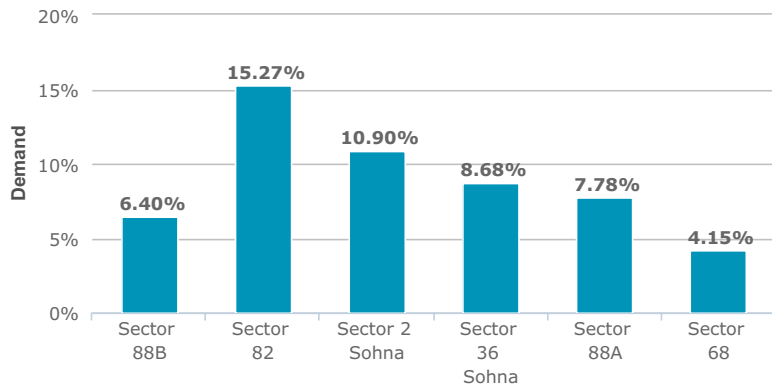
Analysis

- The Turning Point has 18.01 % demand amongst all projects in Gurgaon.
- The highest demand 68.78% in Gurgaon is for Xpressions.
- The lowest demand 13.21% in Gurgaon is for Breeze

Demand of projects in 5 km vicinity of Vatika The Turning Point



Demand in popular localities of Gurgaon



Analysis

- Sector 88B has 6.40 % demand amongst all projects in Gurgaon.
- The highest demand 15.27% in Gurgaon is for Sector 82.
- The lowest demand 4.15% in Gurgaon is for Sector 68



PROJECT INSIGHT

Favorite project vis-a-vis similar others



Basic Details Comparison

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



Amenities Comparison

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

Vatika The Turning Point Comparison With Other Similar Projects



Vatika The Turning Point
Sector 88B, Gurgaon



Vatika Xpressions
Sector 88B, Gurgaon



Cosmos Infra Engineering
Express 99
Sector 99, Gurgaon

Livability Rating*	8.9/10	8.9/10	8.2/10
Safety Rating*	N.A.	N.A.	3.4/10
Builder	Vatika	Vatika	Cosmos Infra Engineering
Locality	Sector 88B, Gurgaon	Sector 88B, Gurgaon	Sector 99, Gurgaon
Number of Towers	N.A.	N.A.	10
Project Land Area	N.A.	N.A.	12 Acres

*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

*Safety rating is provided on the basis of safety pin data

Vatika The Turning Point Comparison With Other Similar Projects (Continued ...)



Vatika The Turning Point
Sector 88B, Gurgaon



Vatika Xpressions
Sector 88B, Gurgaon



Cosmos Infra Engineering
Express 99
Sector 99, Gurgaon

Part of Township	Yes	Yes	No
Average Flats Per Floor	N.A.	N.A.	4.57
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	N.A.	Sep `15	Sep `10
Possession Date	Mar `20	Mar `20	Dec `16
Delay	On time	15 month(s)	6 month(s)

Amenities Comparison Of Vatika The Turning Point With Other Similar Projects



Vatika The Turning Point
Sector 88B, Gurgaon



Vatika Xpressions
Sector 88B, Gurgaon



Cosmos Infra Engineering
Express 99
Sector 99, Gurgaon

Cafeteria			
Rain Water Harvesting			
Intercom			
Jogging Track			
Indoor Games			

Common Amenities	Gymnasium Swimming Pool Children's play area Club House Multipurpose Room Sports Facility 24 X 7 Security Power Backup Landscaped Gardens Lift Available		
Amenities not available in any project	Golf Course Maintenance Staff		





BUILDER INSIGHT

Credentials of the builder



Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends

Overview Of Developer (Vatika)



A well established name in the real estate sector, Vatika Group delivers value to stakeholders and property buyers. It develops infrastructure in various segments of real estate which includes commercial, residential, business centers, schools, retail spaces, hotels and restaurants. Infrastructures constructed by company uphold highest standards of quality and also reflect timelessness. Under the able guidance of Mr. Gautam Bhalla, Managing Director of Vatika Limited and Mr. Gaurav Bhalla, Managing Director of Vatika Hotels Private Limited, Vatika Group has ensured customers get best lifestyle and business spaces. Group's real estate portfolio spans across Delhi NCR including towns located within approximately 250 Kms from Delhi . Vision of Vatika Group is to be known as the most respected real estate company. Entire construction of Vatika is facilitated by Enviro, ISO 9001:2008 certified integrated facility maintenance company by TUVSUD South Asia.

The Group has been building residential spaces in various forms of townships, apartments, plots, independent floors and villas. One of their key projects Vatika Infotech City is ready to move in residential township comprising of 2,200 units of plots with 2,700 sq. ft. sizes and is located on Jaipur -Ajmer Expressway. Vatika India Next (INXT) is an upcoming township located on NH 8 Gurgaon comprising of two key apartment projects, [The Seven Lamps](#) and Sovereign Next in sector 82, Gurgaon . Another upcoming township of Vatika is Vatika Express City (XPC) located in sector 88A, 88B and 89A, Gurgaon and will house two under construction apartment projects, Seven Elements in Sector 89A and Urban Expressions in Sector 88B , Gurgaon . Vatika Group is currently developing few commercial projects in Gurgaonas well. First India Place, INXT City Centre, One on One, Urban Centre, Vatika Atrium to name a few. Whether it's building a residential space, corporate office or space to connect with friends, Vatika holds expertise in catering huge demand of industry within a stipulated time frame.

Experience	N.A
Project Delivered	31
Ongoing Projects	13

Top Projects Delivered By Vatika



Livability Score

9.1

Vatika Infotech City Plots

Thikariya, Jaipur

Project was delivered on Dec, 2012



Livability Score

8.9

Vatika City

Sector 49, Gurgaon

Project was delivered on Jun, 2012



Livability Score

8.9

Vatika The Sovereign Apartment

Sector 49, Gurgaon

Project was delivered on Jun, 2012



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.8

Vatika City Central Plots

Sector 23, Ambala

Project was delivered on Jan, 2014



Livability Score

8.9

Vatika Plots Vatika India Next

Sector 82, Gurgaon

Project is expected to be delivered on Mar, 2016
after a delay of 37 month(s).



Livability Score

8.8

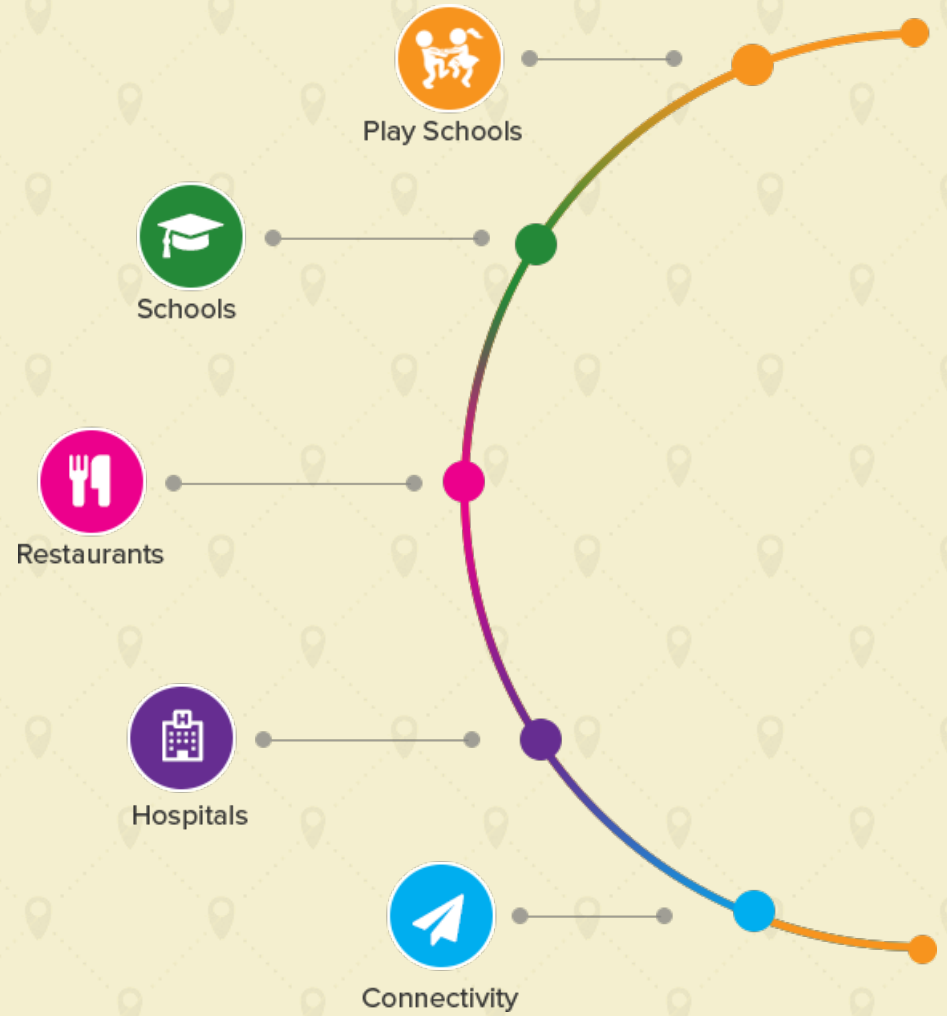
Vatika The Seven Lamps

Sector 82, Gurgaon

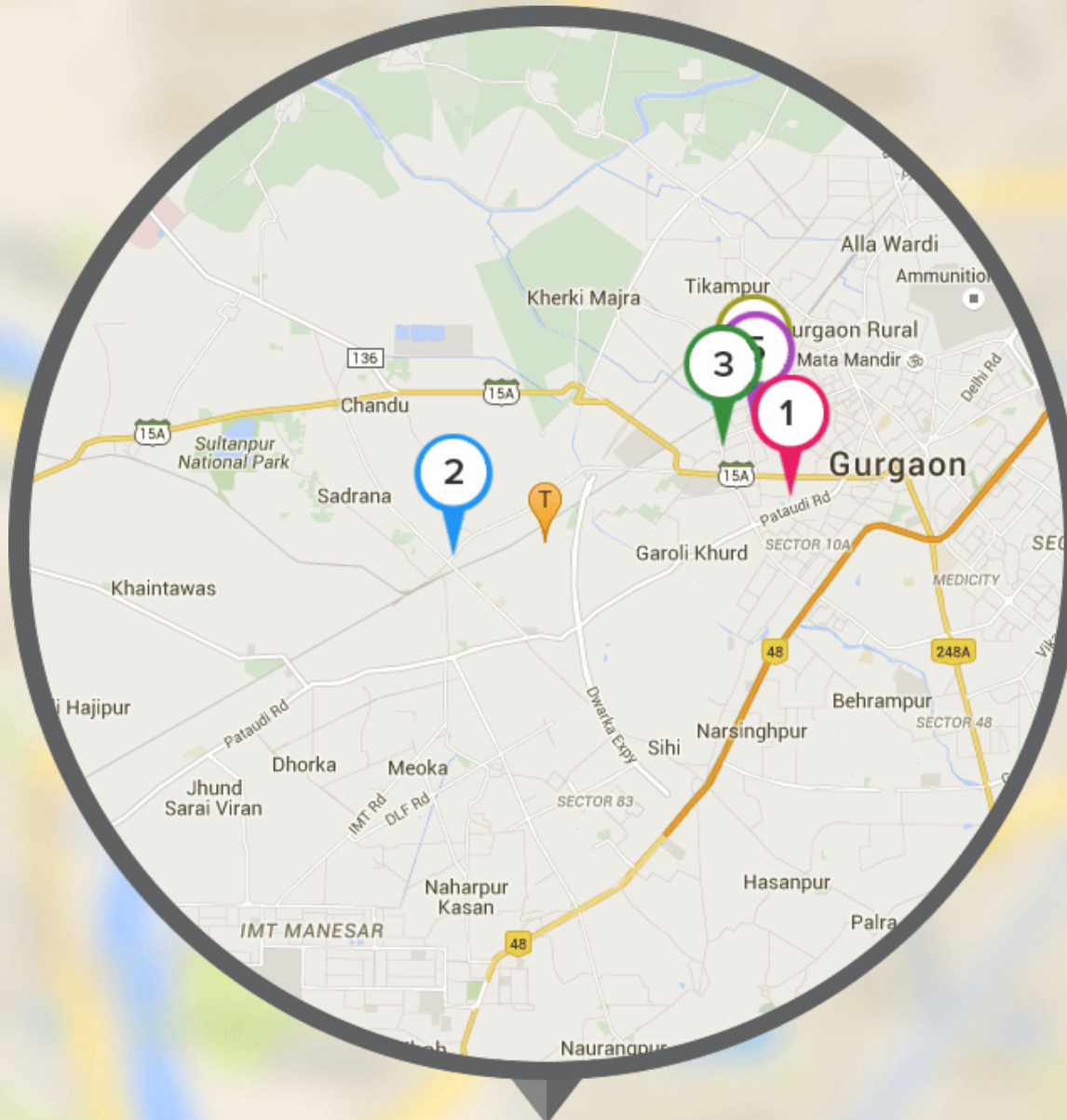
Project is expected to be delivered on Aug, 2016
after a delay of 10 month(s).
Has seen a price appreciation of -4.4 % over last 38
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Schools Near Vatika The Turning Point, Gurgaon



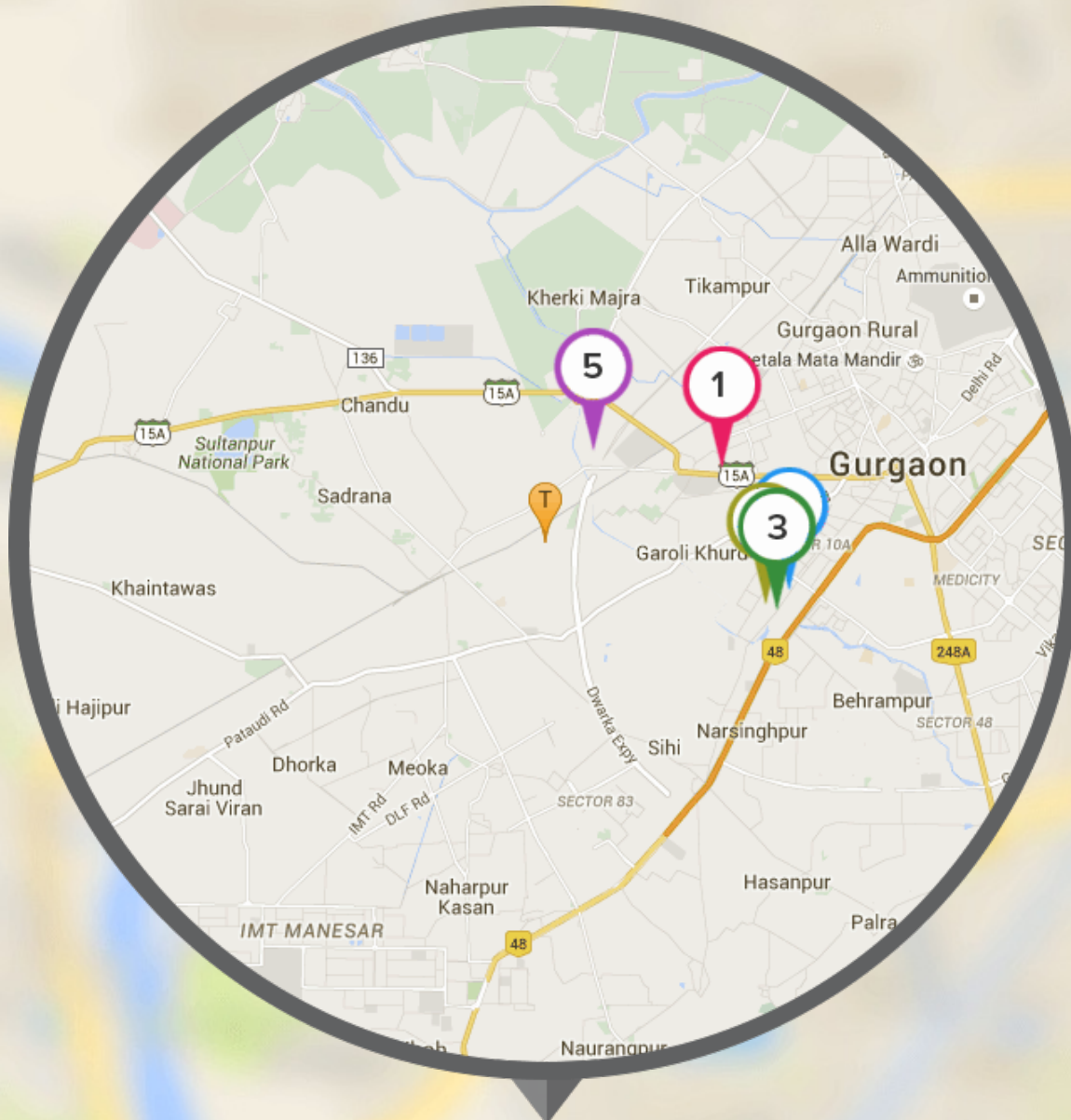
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|------------------------------------|------|--------|
| 1 | Euro International School | ★★★★ | 4.99Km |
| 2 | Basant Valley Public School | ★★★★ | 1.87Km |
| 3 | Greenwood Public School | ★★★★ | 4.02Km |
| 4 | Sidheshwer Senior Secondary School | ★★★ | 4.83Km |
| 5 | Gyan Devi Montessori School | ★★★ | 4.74Km |


T Represents the location of Vatika The Turning Point

Restaurants Near Vatika The Turning Point, Gurgaon



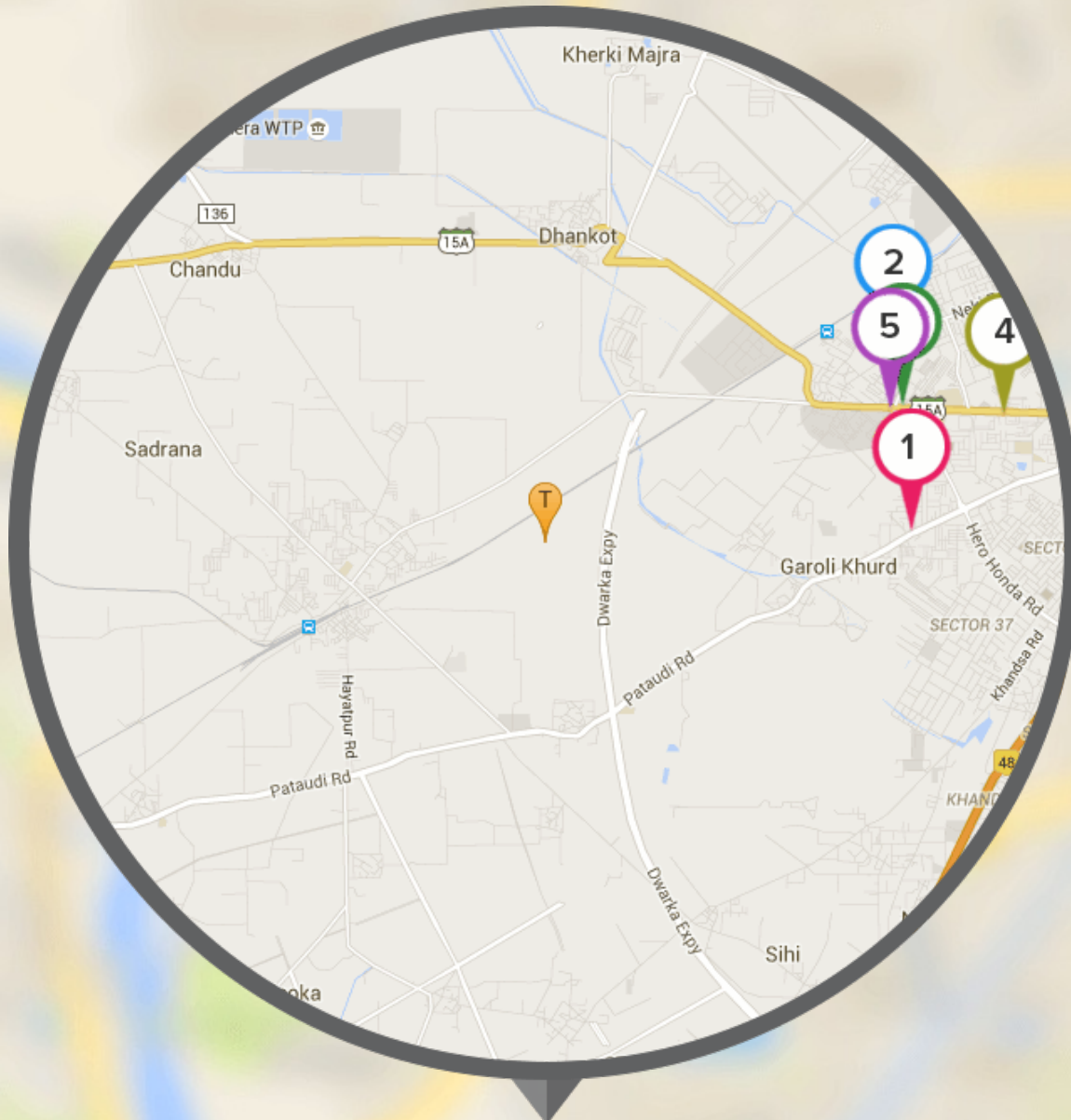
Top 5 Restaurants (within 5 kms)

- 1** Ghar Jaisa Lunch & Dinner ★ 3.81Km
- 2** Radha Swami Restaurant ★ 4.97Km
- 3** Shahi Restaurant ★ 4.83Km
- 4** Mukesh Dhaba ★ 4.58Km
- 5** Azzuro ★ 2.03Km

 Represents the location of Vatika The Turning Point

Restaurants

Hospitals Near Vatika The Turning Point, Gurgaon



Hospitals

Top 5 Hospitals (within 5 kms)

1	Kamla hospital ★★	3.66Km
2	Vidya Medical Centre ★★	3.99Km
3	Shri Balaji Hospital ★★	3.83Km
4	Chirag ★★	4.75Km
5	Sagar Hospital ★★	3.70Km

T Represents the location of Vatika The Turning Point



PROPTIGER



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