




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

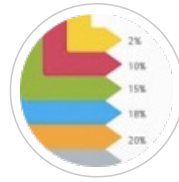
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

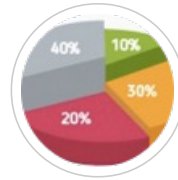


What is *PROPINSIGHT?*



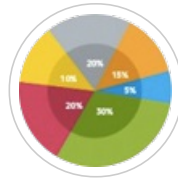
Price Insight

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.



Goyal and Co Hariyana Group Orchid Whitefield


Whitefield Hope Farm Junction, Bangalore


₹ 22.5 Lacs onwards

Livability Score



 Project Size
5 Towers

 Configurations
1,2,3 Bedroom Apartment

 Possession Starts
Jul '19



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

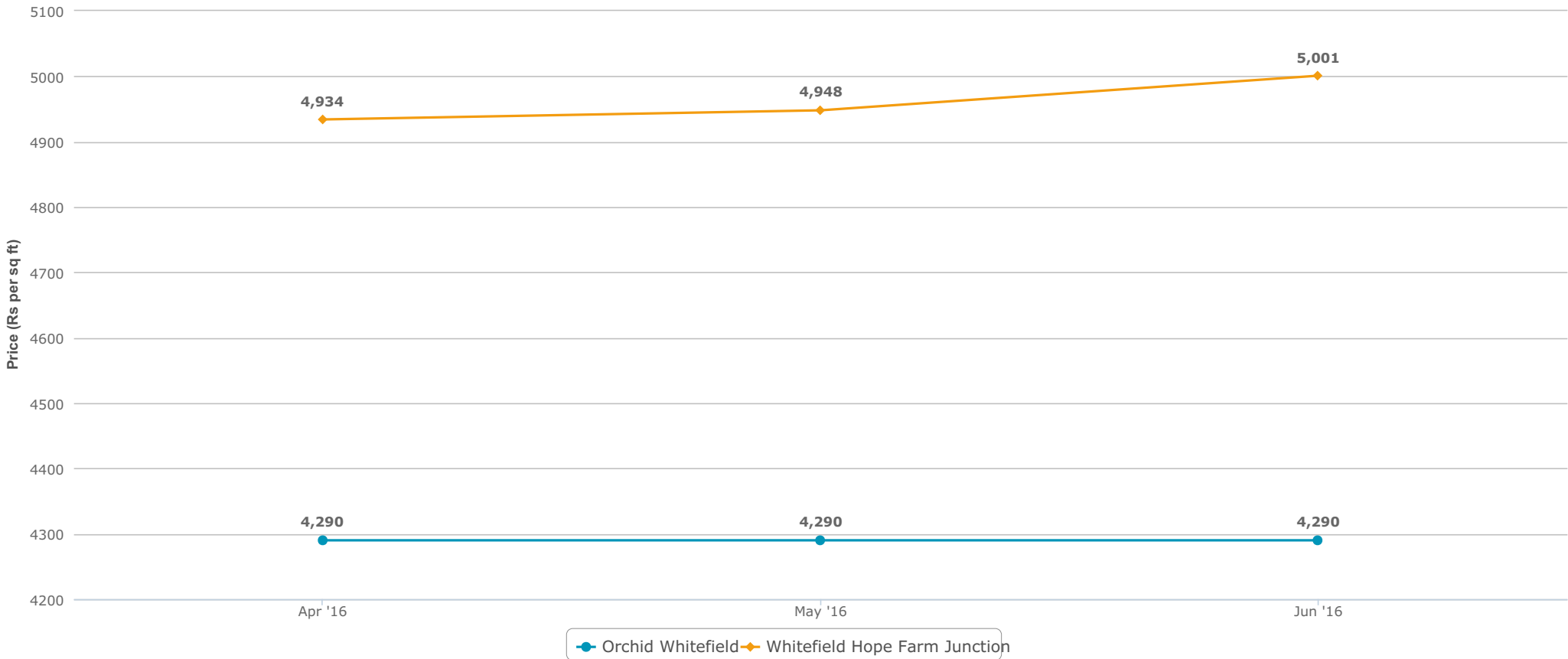


Demand Comparison

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

Price Trend Of Goyal And Co Hariyana Group Orchid Whitefield

Goyal and Co Hariyana Group Orchid Whitefield VS Whitefield Hope Farm Junction, Bangalore



Property Type	1BHK+1T	2BHK+2T	3BHK+3T
Area (sq.ft.)	524, 840, 877, 894	704, 750, 1123, 1163, 1173, 1180, 1350	1520, 1524, 1537, 1544, 1545, 1564, 1574, 1596, 1610, 1639

Price Comparison With Other Projects Similar To Goyal And Co Hariyana Group Orchid Whitefield



Goyal and Co Hariyana Group
Orchid Whitefield
Whitefield Hope Farm Junction,
Bangalore



Desai Developers Radiant
Whitefield Hope Farm Junction,
Bangalore



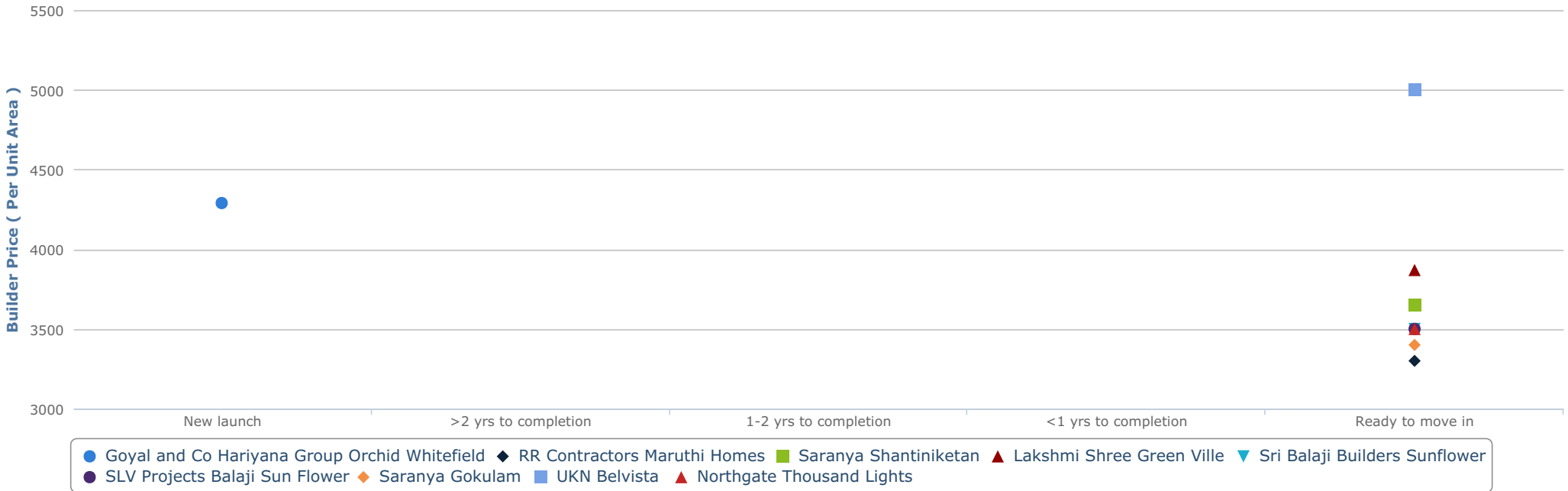
NVS Constructions Soma
Enclave
Whitefield Hope Farm Junction,
Bangalore

Primary Purchase Price	4,290/sq.ft.	4,200/sq.ft.	4,300/sq.ft.
Advance Maintenance Charges (Month)	Rs. 12 (One time)	N.A.	N.A.
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	Open : Rs. 2.5 Lacs (One time)	Covered : Rs. 2 Lacs (One time)
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	Rs. 3 Lacs (One time)	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Goyal and Co Hariyana Group Orchid Whitefield



Goyal and Co Hariyana Group Orchid Whitefield's current price is Rs. 4290/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Goyal and Co Hariyana Group Orchid Whitefield is underpriced by Rs. 710.62/sq. ft.

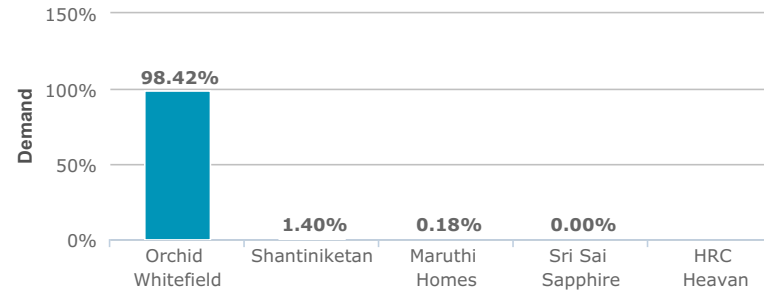
Highest price in the locality is for UKN Belvista at 5000/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at RR Contractors Maruthi Homes at 3300/sq. ft. and it is in Ready to Move In stage.

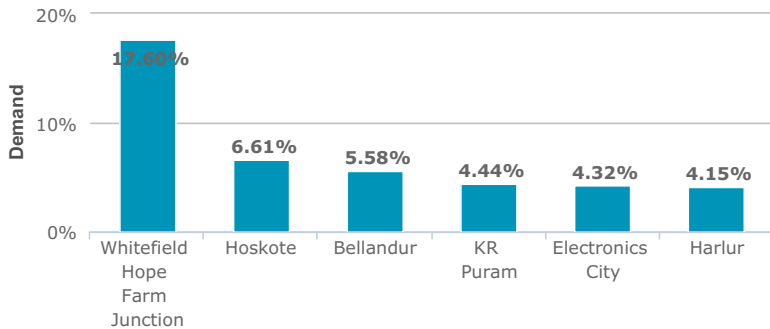
Analysis

- Orchid Whitefield has 98.42 % demand amongst all projects in Bangalore.
- The highest demand 98.42% in Bangalore is for Orchid Whitefield.
- The lowest demand 0.00% in Bangalore is for HRC Heavan

Demand of projects in 5 km vicinity of Goyal and Co Hariyana Group Orchid Whitefield



Demand in popular localities of Bangalore



Analysis

- Whitefield Hope Farm Junction has 17.60 % demand amongst all projects in Bangalore.
- The highest demand 17.60% in Bangalore is for Whitefield Hope Farm Junction.
- The lowest demand 4.15% in Bangalore is for Harlur



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

Goyal And Co Hariyana Group Orchid Whitefield Comparison With Other Similar Projects



Goyal and Co Hariyana Group
Orchid Whitefield
Whitefield Hope Farm Junction,
Bangalore



Desai Developers Radiant
Whitefield Hope Farm Junction,
Bangalore



NVS Constructions Soma
Enclave
Whitefield Hope Farm Junction,
Bangalore

Livability Rating*	8.4/10	8.3/10	8.1/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Goyal and Co Hariyana Group	Desai Developers	NVS Constructions
Locality	Whitefield Hope Farm Junction, Bangalore	Whitefield Hope Farm Junction, Bangalore	Whitefield Hope Farm Junction, Bangalore
Number of Towers	5	4	1
Project Land Area	7 Acres	1.4 Acres	1.26 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



Goyal and Co Hariyana Group
Orchid Whitefield
Whitefield Hope Farm Junction,
Bangalore



Desai Developers Radiant
Whitefield Hope Farm Junction,
Bangalore



NVS Constructions Soma
Enclave
Whitefield Hope Farm Junction,
Bangalore

Part of Township	No	No	No
Average Flats Per Floor	5.79	2.5	16
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	N.A.	Dec `15	May `14
Possession Date	Jul `19	Dec `17	Jul `16
Delay	3 month(s)	On time	6 month(s)

Amenities Comparison Of Goyal And Co Hariyana Group Orchid Whitefield With Other Similar Projects


















Goyal and Co Hariyana Group
Orchid Whitefield
Whitefield Hope Farm Junction,
Bangalore



Desai Developers Radiant
Whitefield Hope Farm Junction,
Bangalore

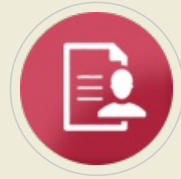


NVS Constructions Soma Enclave
Whitefield Hope Farm Junction,
Bangalore

Sports Facility			
Club House			
Multipurpose Room			
Landscaped Gardens			
Gymnasium			

Common Amenities Swimming Pool Children's play area Rain Water Harvesting Power Backup

Amenities not available in any project Cafeteria Golf Course Maintenance Staff



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 (Goyal And Co Hariyana Group)



Goyal and Co is a leading real estate company that was founded in the year 1970 in Ahmedabad. The company was founded by Mr. Rampurshottam Goyal and has a significant presence in both Bangalore and Mumbai. The portfolio of property by Goyal and Co spans both commercial and residential segments including villas, corporate offices, apartments, townships and plotted developments among others. Goyal and Co has successfully completed a whopping 165 projects over a period of 45 years. The company is associated with the Hariyana Group which is listed on the Bombay Stock Exchange and was founded in the year 1981. Hariyana Group is one of the country's leading ship breaking players and is also involved in real estate, sponge iron manufacturing, power generation plants and mercantile activities.

The company has tied up with the Hariyana Group to develop projects in Mumbai and Bangalore. The company believes in creating quality spaces for people through logical designs, innovation, desire for improvement and quality decision making. The founder earned a bachelor's in civil engineering from Jodhpur University and started the company with limited means. Today, the company is a multifaceted and well known realty conglomerate in both commercial and residential segments in Western India.

The company possesses a significant corporate leasing portfolio that covers in excess of 70 properties in Ahmedabad that have been let out to clients like Reliance ADAG, Vodafone, Tata VSNL, Tata Motors, ICICI, Godrej, Kirloskar and Accor Hotels among many others. The company is ramping up its market presence in Mumbai and Bangalore with a view towards achieving similar market sentiments as it has back home. The company has completed a total of six projects covering these two cities.

Unique Selling Point:

The company is known for having transformed Ahmedabad's skyline with quality offerings and brings huge experience and innate understanding of the market to the table. The company offers strategic locations, top class execution and detailed planning. The company believes in offering greater value for to customers and timely project delivery. Building goodwill and customer relationships are patent philosophies at the company in addition to transparency, functionality, pragmatic decision-making, logical and innovative designs and unparalleled quality.

Landmark Projects:

Some of the landmark projects developed by the company include Orchid Whitefield at Makarba Ahmedabad and Orchid Enclave at Whitefield in Bangalore. Other pioneering projects include Green

Experience	46 Years
Project Delivered	32
Ongoing Projects	13

Woods and Green Park at Sanathal in Ahmedabad and Riveria Greens at Naranpura in Ahmedabad. Most of these projects offer 2 and 3 BHK apartments while some offer 4 and 5 BHK villas along with residential plots.

Other pioneering projects initiated by the company include Orchid Lake View at Bellandur in Bangalore, [Riviera Exotica](#) at Satellite in Ahmedabad and Orchid Paradise, Orchid Greenfield and Orchid Harmony at Bopal in Ahmedabad.

Number of Projects in a Year:

On an average, the company develops approximately 3-4 projects in a year.

Top Projects Delivered By Goyal And Co Hariyana Group



Livability Score **9.0**

Goyal and Co Hariyana Group Riviera Elegance
Prahlad Nagar, Ahmedabad

Project was delivered on Mar, 2008



Livability Score **8.7**

Goyal and Co Hariyana Group Orchid Harmony
Bopal, Ahmedabad

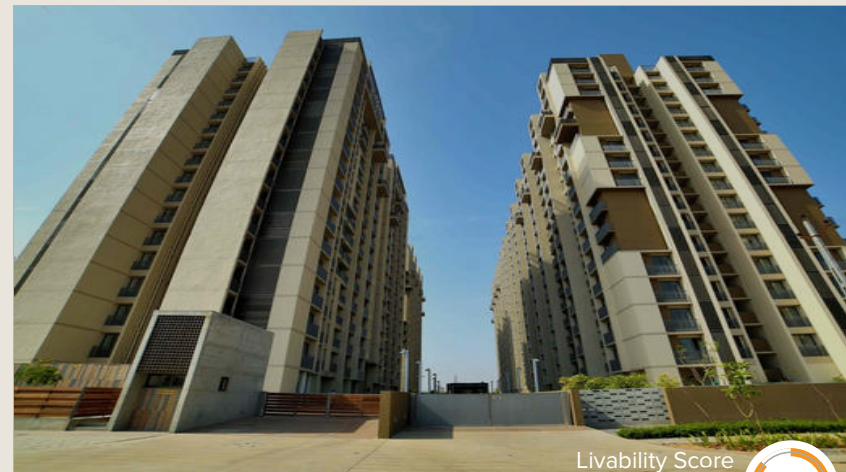
Project was delivered on Apr, 2014



Livability Score **8.7**

Goyal and Co Hariyana Group Orchid Whitefield
Makarba, Ahmedabad

Project was delivered on Oct, 2013



Livability Score **8.6**

Goyal and Co Hariyana Group Orchid Greenfield
Bopal, Ahmedabad

Project was delivered on Mar, 2014



Livability Score

8.6

Goyal and Co Hariyana Group Orchid Lakeview

Bellandur, Bangalore

Project is expected to be delivered on Jul, 2016
after a delay of 7 month(s).
Has seen a price appreciation of 13.1 % over last 34
month(s)



Livability Score

8.5

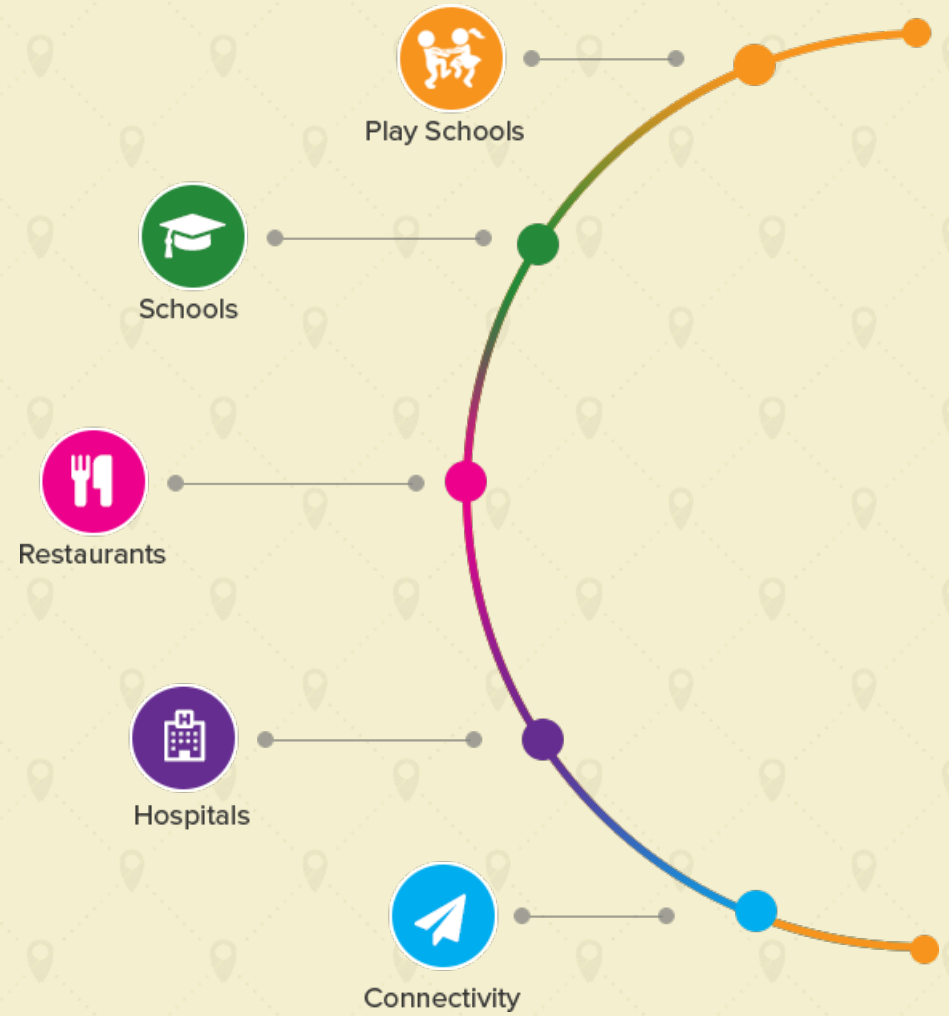
Goyal and Co Hariyana Group Footprints

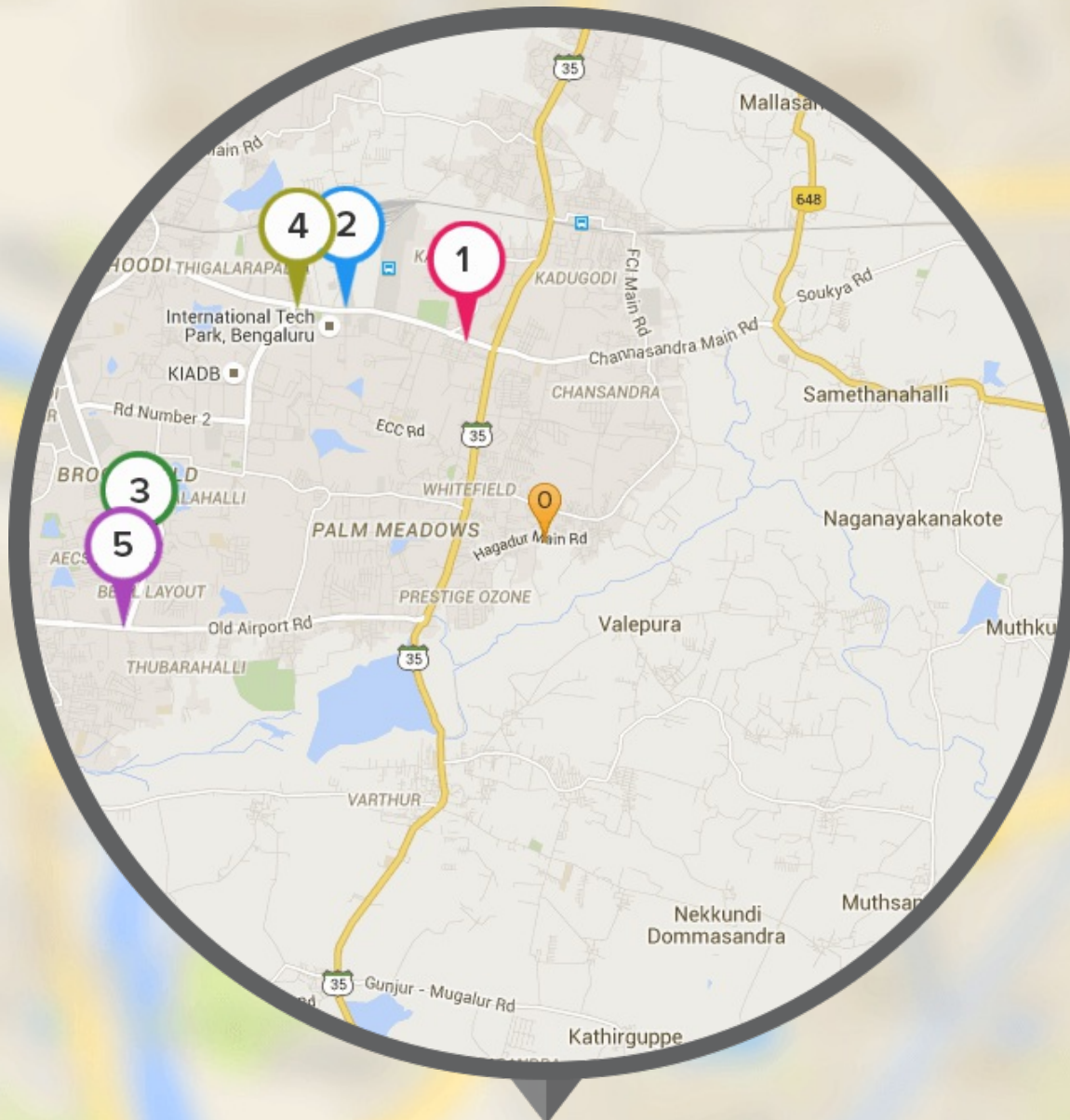
Jakkur, Bangalore

Project is expected to be delivered on Aug, 2016
after a delay of 5 month(s).
Has seen a price appreciation of 23.3 % over last 31
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




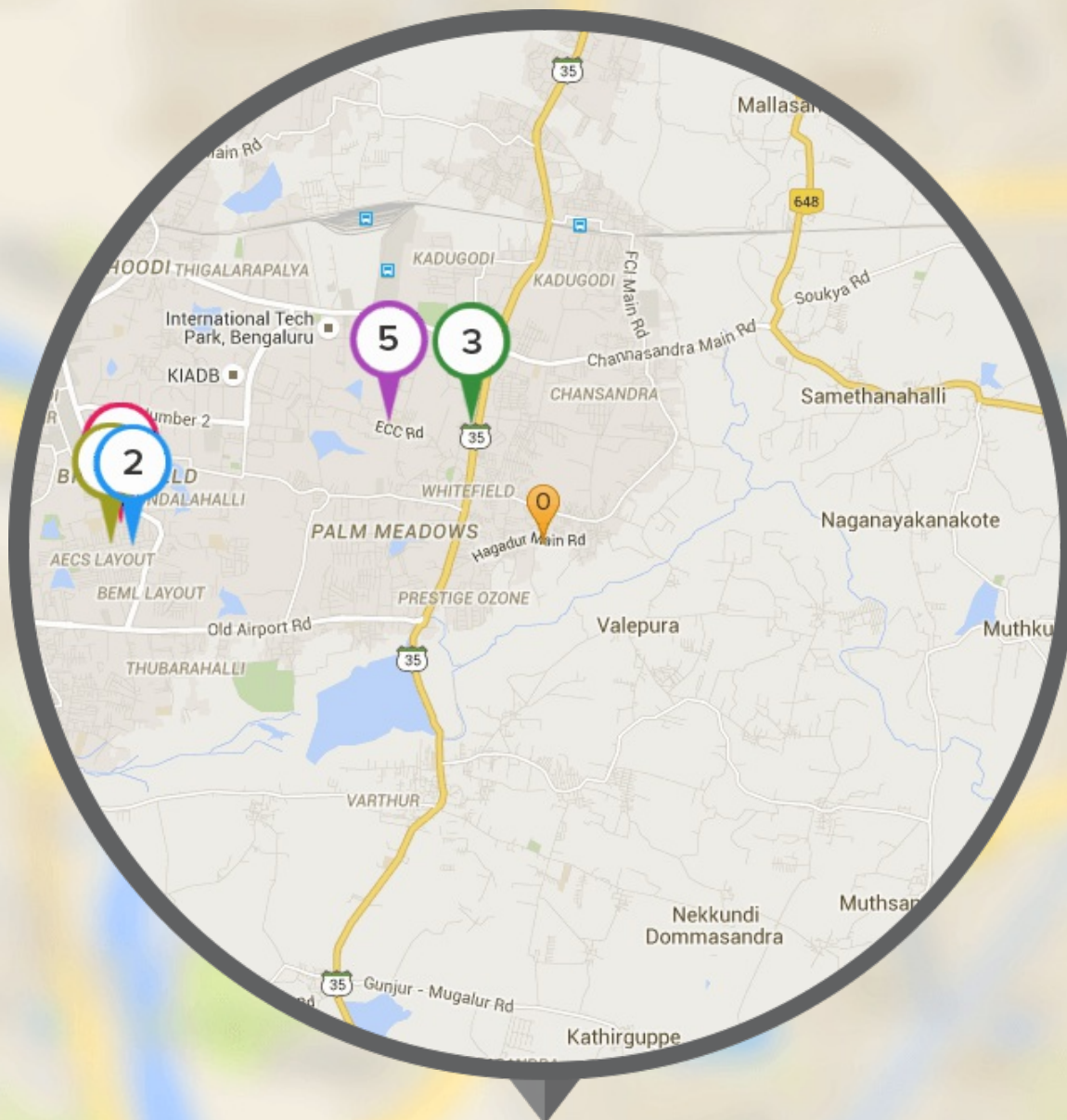


Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Samskrithi Montessori School
★★★★★ 2.35Km
- 2** ISME(International School Of Management Excellence)
★★★★★ 3.40Km
- 3** Kidzee
★★★★★ 4.52Km
- 4** International School Of Management Excellence
★★★★★ 3.76Km
- 5** Confident - GEAR Creative Leadership School
★★★★★ 4.76Km

 Represents the location of Goyal and Co Hariyana Group Orchid Whitefield

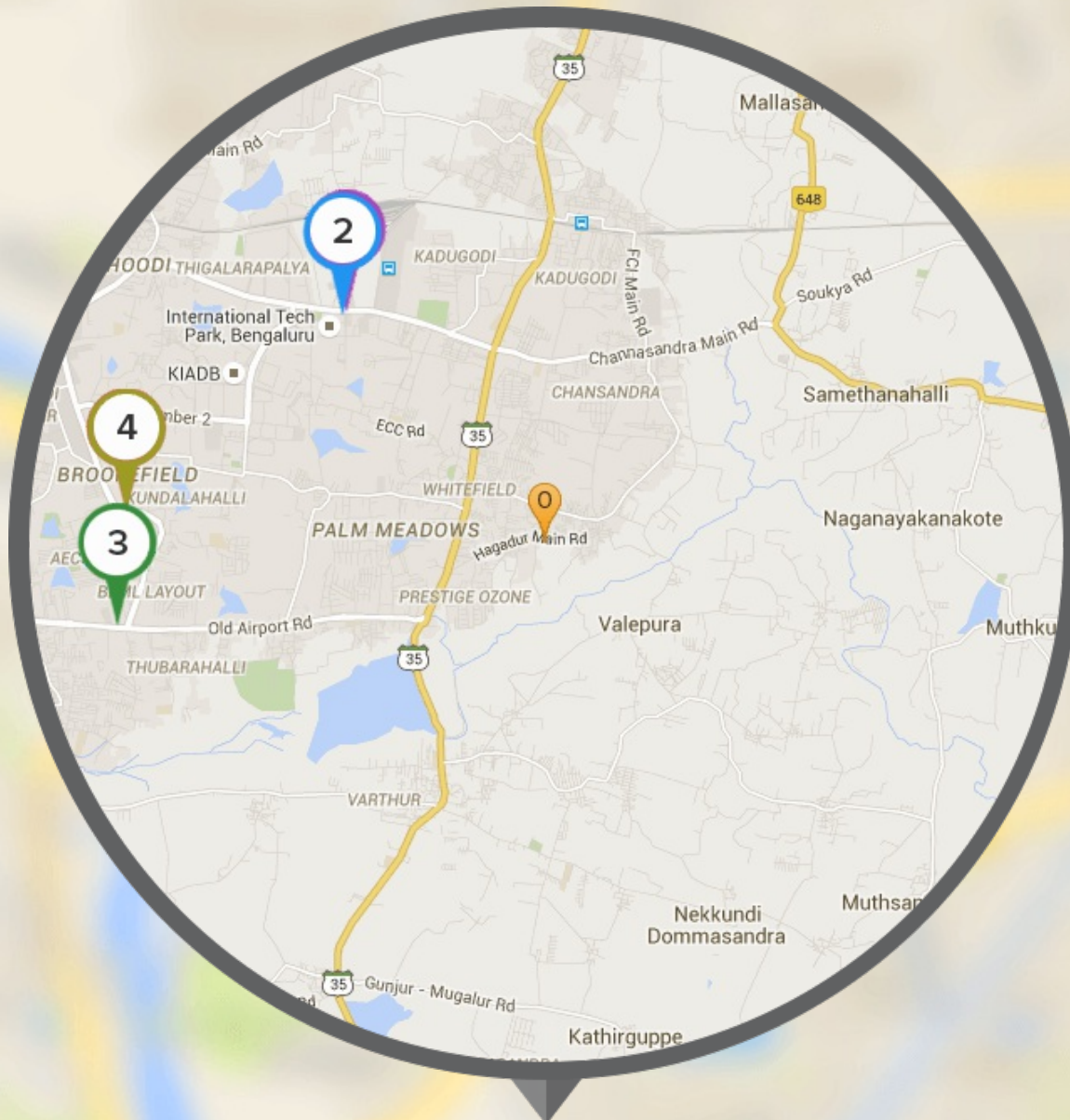


Schools

Top 5 Schools (within 5 kms)

- 1** Little Elly Preschool ★★★★★ 4.70Km
- 2** Bodhi Kidds ★★★★★ 4.58Km
- 3** St Josephs Convent School ★★★★★ 1.54Km
- 4** Oi Play School and Day Care, AECS Layout, A Block. ★★★★★ 4.80Km
- 5** The Deens Academy ★★★★★ 2.17Km

 Represents the location of Goyal and Co Hariyana Group Orchid Whitefield



Restaurants

Top 5 Restaurants (within 5 kms)


- 1 **Zaica Resturant**
★ 4.65Km

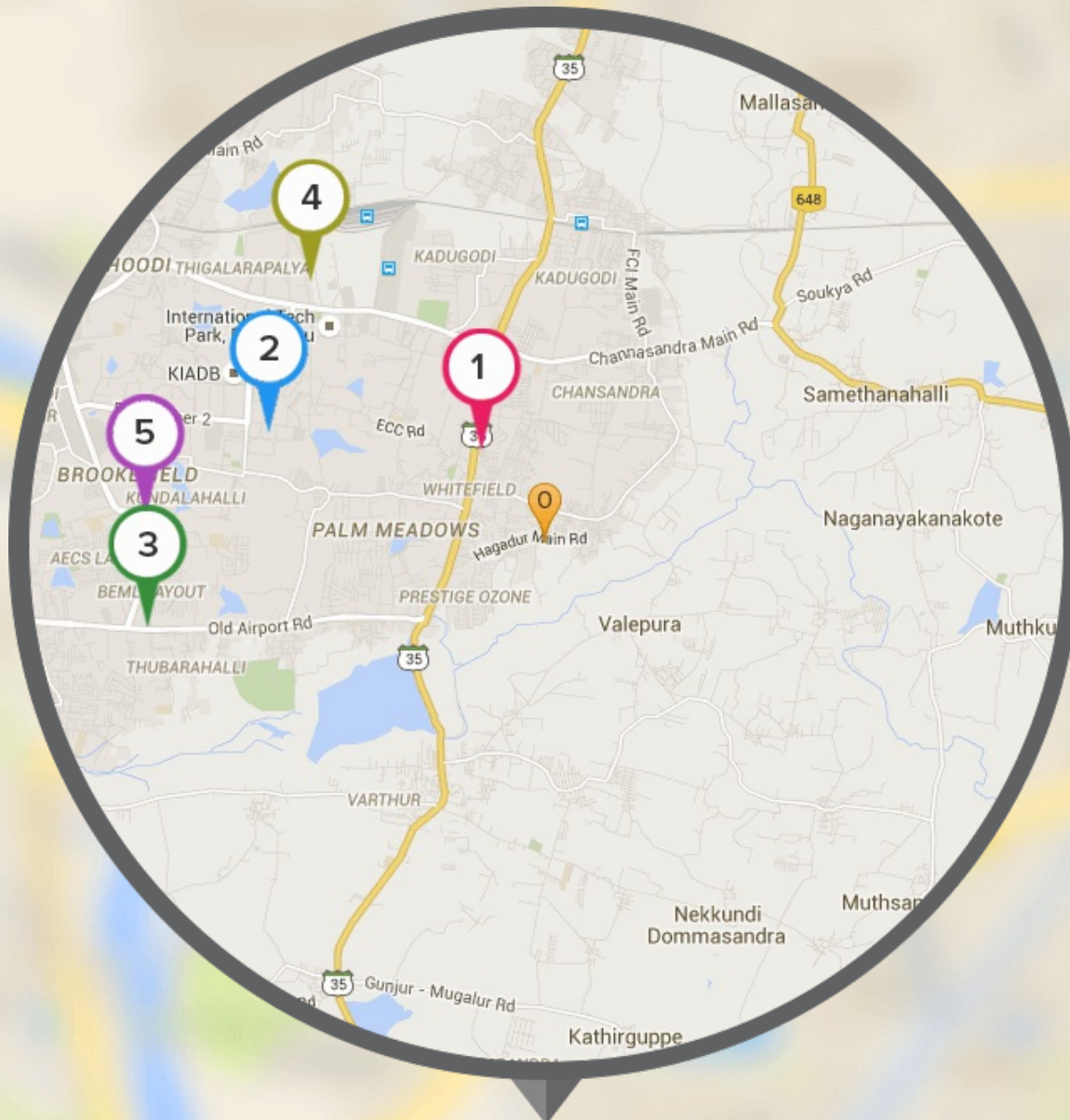
- 2 **Cafe Oz Bangalore**
★ 3.37Km

- 3 **Maharaja Sweet & Chats**
★ 4.82Km

- 4 **Urban Edge Resto Bar**
★ 4.65Km

- 5 **Grande Banquets - Party Halls, Wedding Halls in Bangalore**
★ 3.35Km

 Represents the location of Goyal and Co Hariyana Group Orchid Whitefield



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|-----------------------------------|-------|--------|
| 1 | Sri Sathya Sai General Hospital | ★★★★★ | 1.22Km |
| 2 | Vydehi Hospital | ★★★★★ | 3.29Km |
| 3 | Apollo Clinic | ★★★★★ | 4.49Km |
| 4 | Narayana Multispeciality Hospital | ★★★★★ | 3.87Km |
| 5 | Brookefield Hospital | ★★★★ | 4.42Km |

0 Represents the location of Goyal and Co Hariyana Group Orchid Whitefield



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