




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

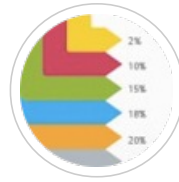
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

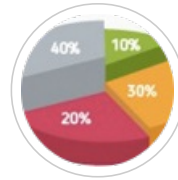


What is *PROPINSIGHT?*



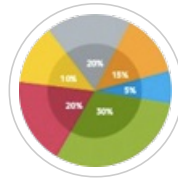
Price Insight

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.



TATA Housing La Vida


Sector 113, Gurgaon


₹ 1.08 Cr onwards

Livability Score



 Project Size
14 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Apr `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

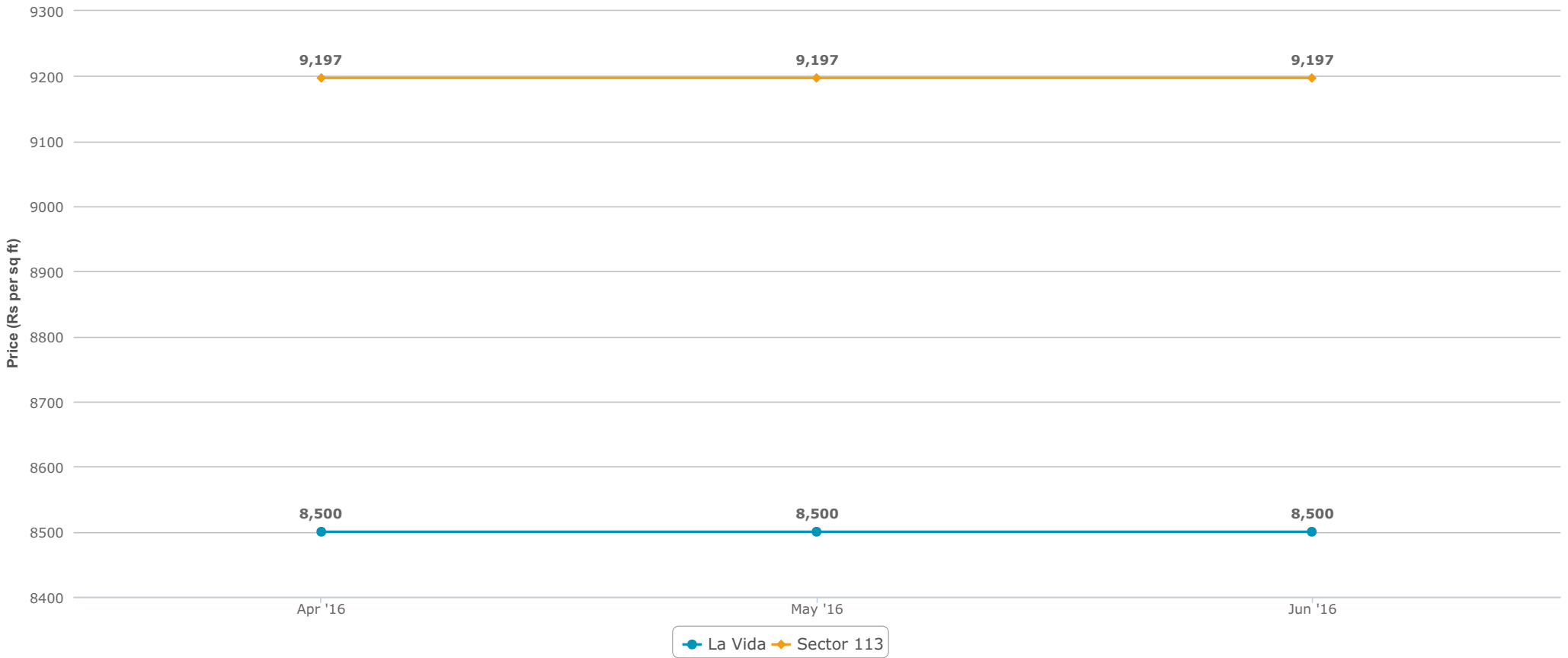


Demand Comparison

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

Price Trend Of TATA Housing La Vida

TATA Housing La Vida VS Sector 113, Gurgaon



Property Type	2BHK+2T	3BHK+2T
Area (sq.ft.)	1276, 1330, 1573	1579

Price Comparison With Other Projects Similar To TATA Housing La Vida



TATA Housing La Vida
Sector 113, Gurgaon



Kashish Manor One
Sector 111, Gurgaon



Nimai Place
Sector 114, Gurgaon

Primary Purchase Price

8,500/sq.ft.

8,500/sq.ft.

9,450/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

Covered : Rs. 4 Lacs (One time)

Covered : Rs. 3 Lacs (One time)

Covered : Rs. 4 Lacs (One time)

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 5 Lacs (One time)

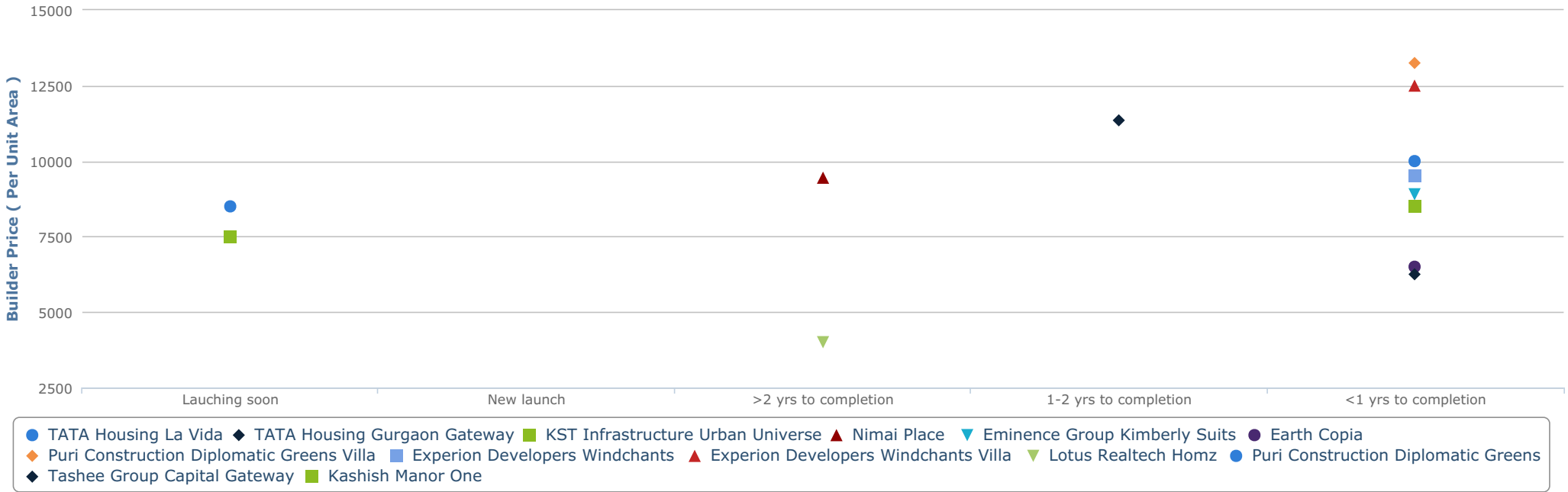
Rs. 1.5 Lacs (One time)

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of TATA Housing La Vida



TATA Housing La Vida's current price is Rs. 8500/sq. ft. and it is in New Launch stage.

In comparison to locality, TATA Housing La Vida is underpriced by Rs. 697.8/sq. ft.

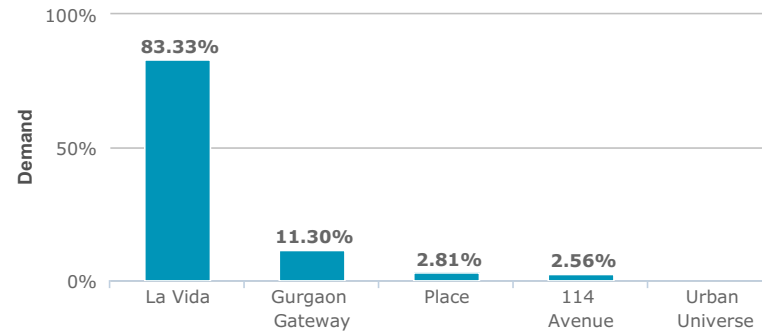
Highest price in the locality is for Puri Construction Diplomatic Greens Villa at 13250/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Lotus Realtech Homz at 4000/sq. ft. and it is in Under Construction stage.

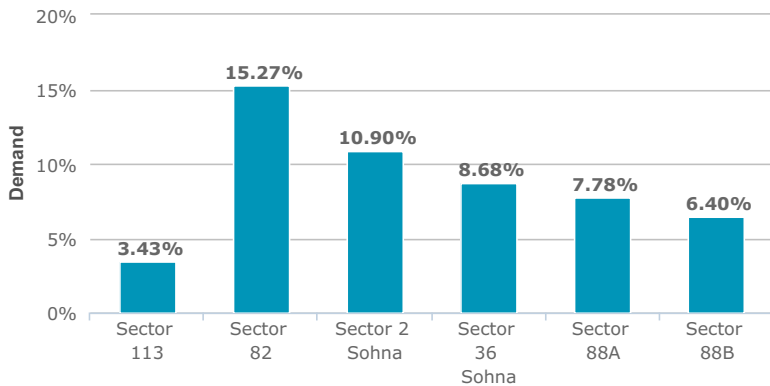
Analysis

- La Vida has 83.33 % demand amongst all projects in Gurgaon.
- The highest demand 83.33% in Gurgaon is for La Vida.
- The lowest demand 0.00% in Gurgaon is for Urban Universe

Demand of projects in 5 km vicinity of TATA Housing La Vida



Demand in popular localities of Gurgaon



Analysis

- Sector 113 has 3.43 % demand amongst all projects in Gurgaon.
- The highest demand 15.27% in Gurgaon is for Sector 82.
- The lowest demand 3.43% in Gurgaon is for Sector 113



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

TATA Housing La Vida Comparison With Other Similar Projects



TATA Housing La Vida
Sector 113, Gurgaon



Kashish Manor One
Sector 111, Gurgaon



Nimai Place
Sector 114, Gurgaon

Livability Rating*	8.9/10	8.6/10	8.5/10
Safety Rating*	N.A.	6.0/10	N.A.
Builder	TATA Housing	Kashish	Nimai
Locality	Sector 113, Gurgaon	Sector 111, Gurgaon	Sector 114, Gurgaon
Number of Towers	14	12	1
Project Land Area	12 Acres	14.84 Acres	3.5 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

TATA Housing La Vida Comparison With Other Similar Projects (Continued ...)



TATA Housing La Vida
Sector 113, Gurgaon



Kashish Manor One
Sector 111, Gurgaon



Nimai Place
Sector 114, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	5.06	3.28	7.6
Loading Percentage	45%	N.A.	N.A.
Launch Date	Jun `16	Sep `12	Aug `13
Possession Date	Apr `20	Apr `17	Dec `18
Delay	On time	9 month(s)	26 month(s)

Amenities Comparison Of TATA Housing La Vida With Other Similar Projects



TATA Housing La Vida
Sector 113, Gurgaon



Kashish Manor One
Sector 111, Gurgaon



Nimai Place
Sector 114, Gurgaon

Cafeteria			
Golf Course			
Multipurpose Room			
Vaastu Compliant			
Gymnasium			

Common Amenities	Children's play area Jogging Track Club House 24 X 7 Security
Amenities not available in any project	Sports Facility



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 (TATA Housing)



Established in 1984, Tata Housing is a closely held public limited real estate company. Mr. Santhanan Krishnan is the Founder and Managing Partner and Mr. Brotin Banerjee is the Managing Director and Chief Executive of the company.

Primary business of Tata Housing involves development of properties for commercial, residential and retail sector. Its operations span across other aspects of real estate development like land Identification and acquisition, project execution, project planning, marketing & sales, designing, property services and estate.

The company has its presence in different parts of nation such as Pune , Mumbai , Goa , Lonavala, Gurgaon , Vadgaon (near Talegaon), Chennai , Kolkata and Bengaluru. It has also ventured with its construction activities into foreign locations such as Maldives and is considering Sri Lanka, and other South Asian countries for future property development projects.

Top Projects till Date:

- Developed Xylem– Bangalore ’s first LEED gold rated green building.
- New Haven in Boisar, Mumbai comprising 2200 units of 2 and 3 BHK apartments with sizes ranging from 695 sq. ft. to 1,380 sq. ft.
- Symphony in Powai, Mumbai comprising 200 units of 1 and 2 BHK apartments with sizes ranging from 700 sq. ft. to 1,000 sq. ft.
- Emerald Court in Mahim, Mumbai comprising 18 units of 2 and 3 BHK apartments with sizes ranging from 1,275 sq. ft. to 1,633 sq. ft.
- Aquila Heights in Jalahalli , Bangalore comprising 352 units of 2 and 3 BHK apartments with sizes ranging from 1,418 sq. ft. to 2,384 sq. ft.

Few of its key under construction residential projects are:

- Santorini in Poonamallee , Chennai comprising 544 units of 1, 2 and 3 BHK apartments with sizes ranging from 576 sq. ft. to 1,539 sq. ft.
- Primanti in Sector 72, Gurgaon comprising 1101 units of 3 and 4 BHK apartments with sizes ranging from 2,185 sq. ft. to 4,500 sq. ft.
- Inora Park in Undri, Pune comprising 245 units of 2 and 3 BHK apartments with sizes ranging from 1,010 sq. ft. to 1,409 sq. ft.
- [Primanti Villa](#) in Sector 72, Gurgaon comprising 59 units of 4 BHK villas with sizes ranging from

Experience	32 Years
Project Delivered	34
Ongoing Projects	19

7,000 sq. ft. to 8,500 sq. ft.

- Riva in Hesaraghatta , Bangalore comprising 192 units of 1 and 2 BHK apartments with sizes ranging from 796 sq. ft. to 1,187 sq. ft.

Tata Housing has received the National Quality Award - Tata Housing Golden Peacock Awards, 2013. It is also honoured for its 'Best Promising Upcoming Project' - Primanti, at Gurgaon Estate Avenue Realty Awards, 2013.

Top Projects Delivered By TATA Housing



Livability Score

8.8

TATA Housing Falcons Crest

Parel, Mumbai

Project was delivered on Dec, 2008



8.8

TATA Housing Peregrine

Prabhadevi, Mumbai

Project was delivered on Apr, 2003



Livability Score

8.8

TATA Housing Symphony

Powai, Mumbai

Project was delivered on Jul, 2009



8.7

TATA Housing Aquila Heights

Jalahalli, Bangalore

Project was delivered on Feb, 2013



Livability Score

8.8

TATA Housing Primanti

Sector 72, Gurgaon

Project is expected to be delivered on Aug, 2016
after a delay of 8 month(s).

Has seen a price appreciation of **9.7 %** over last **38 month(s)**



Livability Score

8.7

TATA Housing The Promont

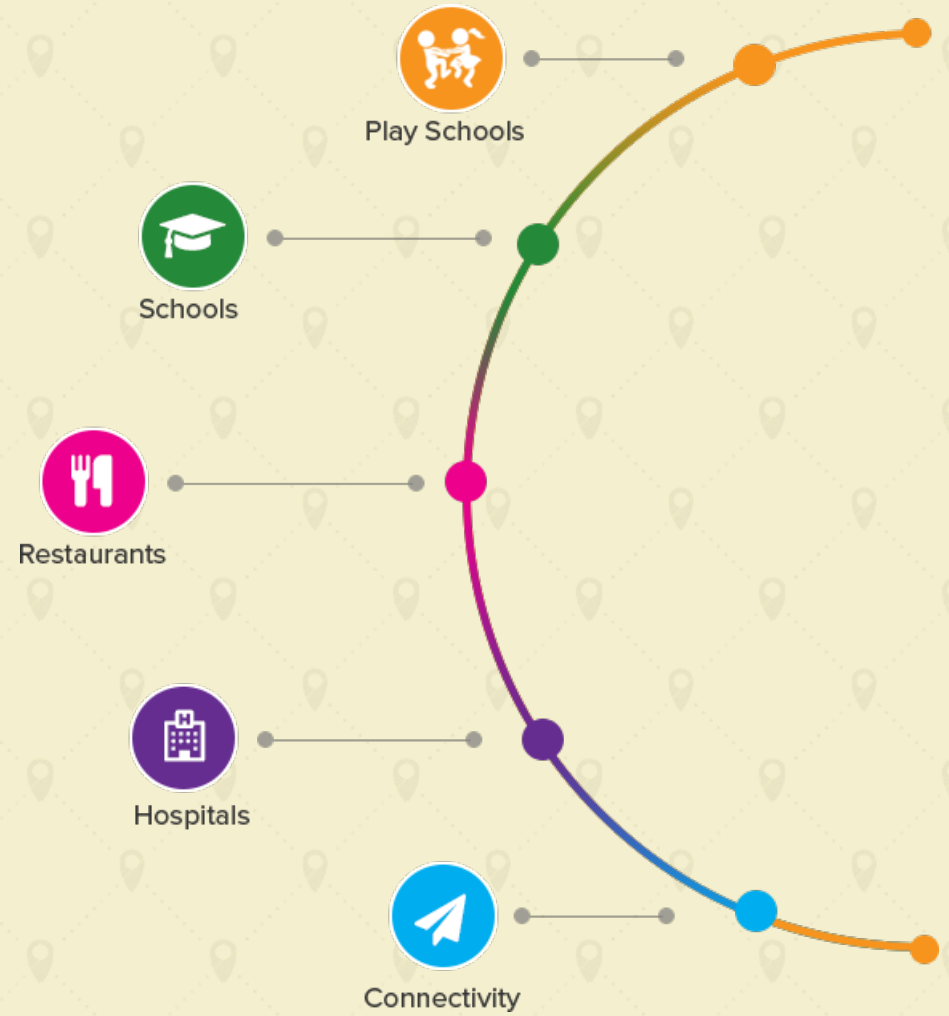
Banashankari, Bangalore

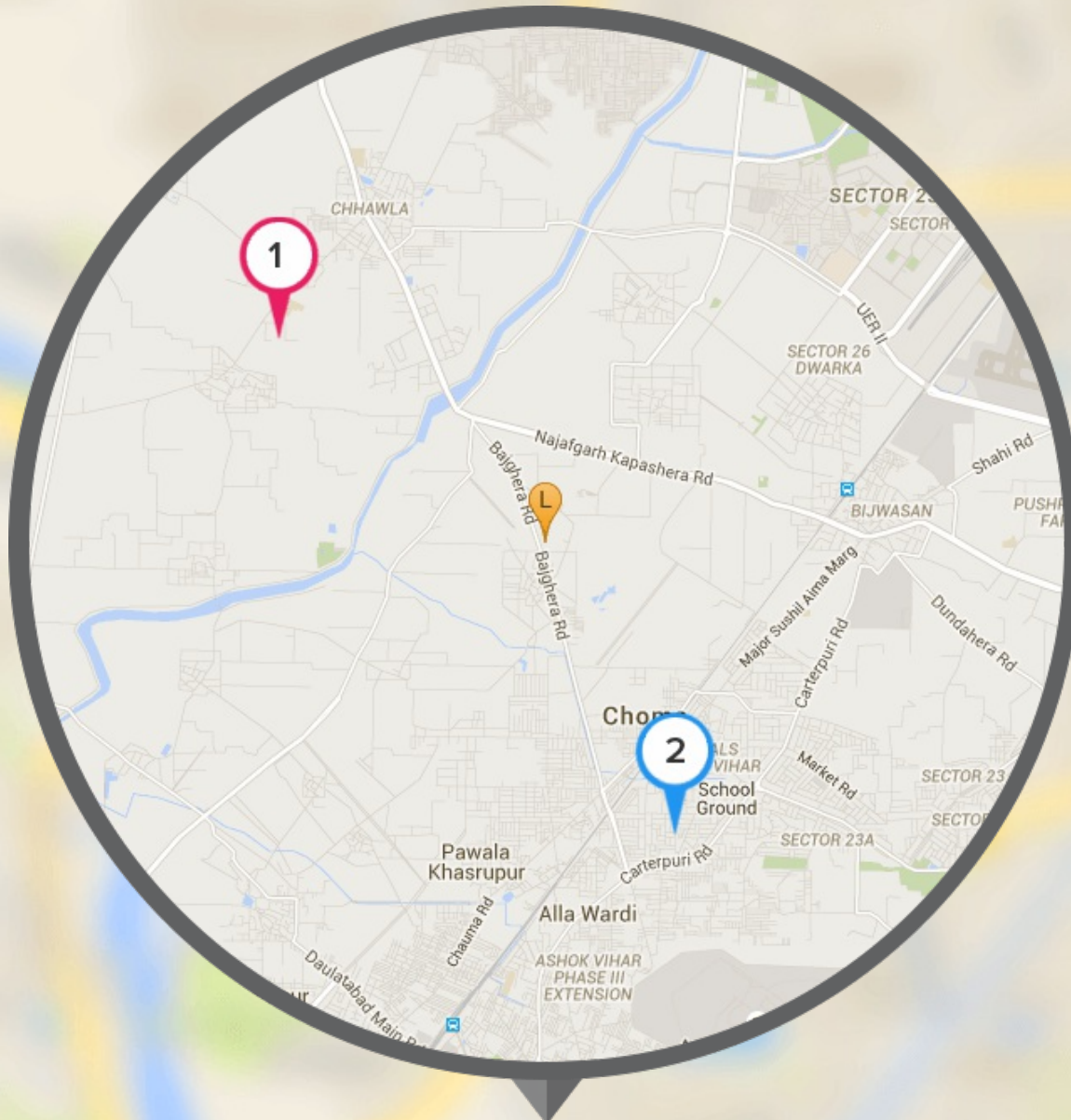
Project is expected to be delivered on Dec, 2016
after a delay of 5 month(s).

Has seen a price appreciation of **6.9 %** over last **38 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality





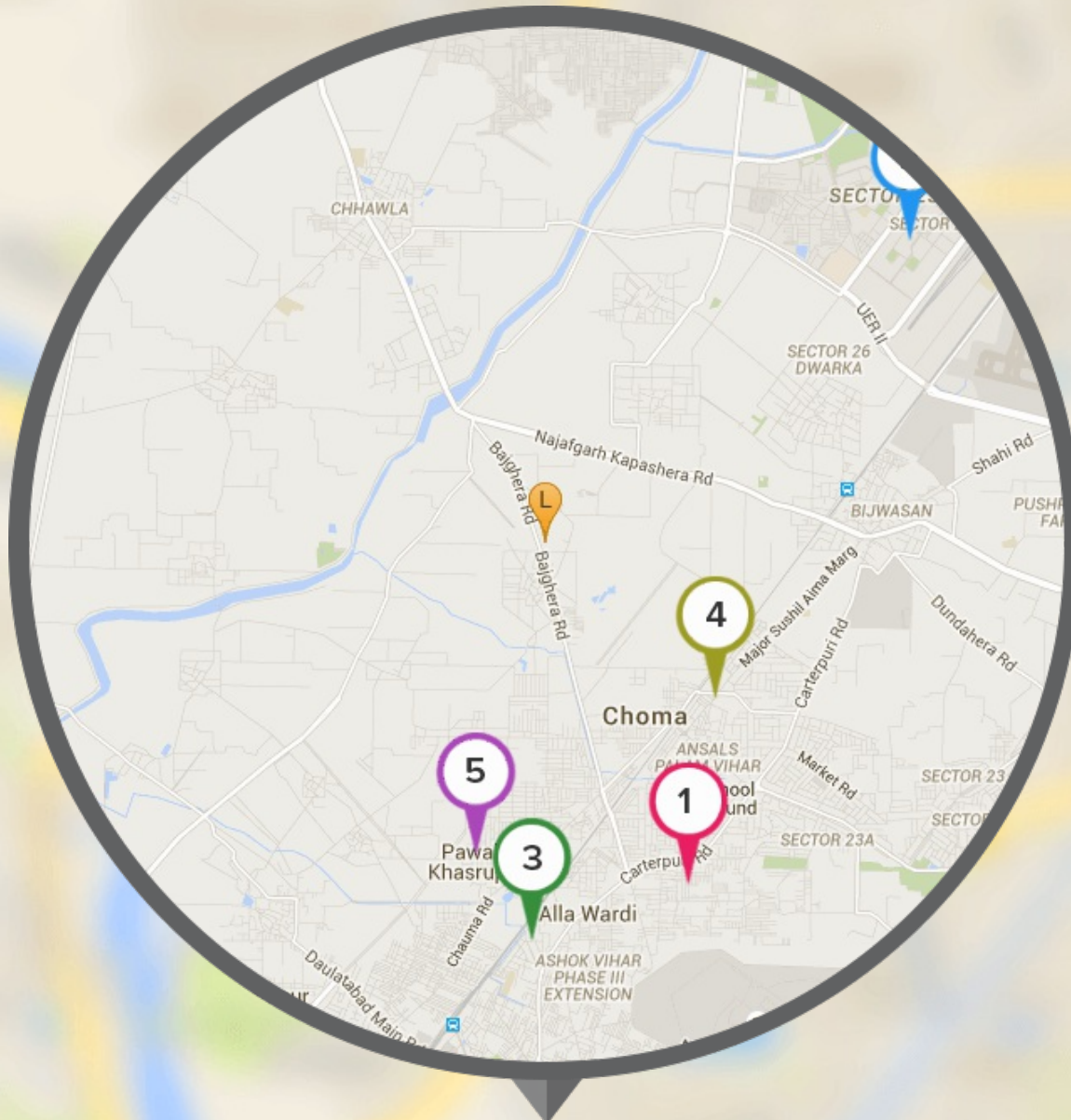
Top 2 Play Schools (within 5 kms)

- 1** EuroKids Goela Vihar, Delhi
★★★★★ 3.33Km
- 2** EuroKids Palam Vihar, Gurgaon
★★★★★ 3.22Km

Represents the location of TATA Housing La Vida

Play Schools


Schools Near TATA Housing La Vida, Gurgaon

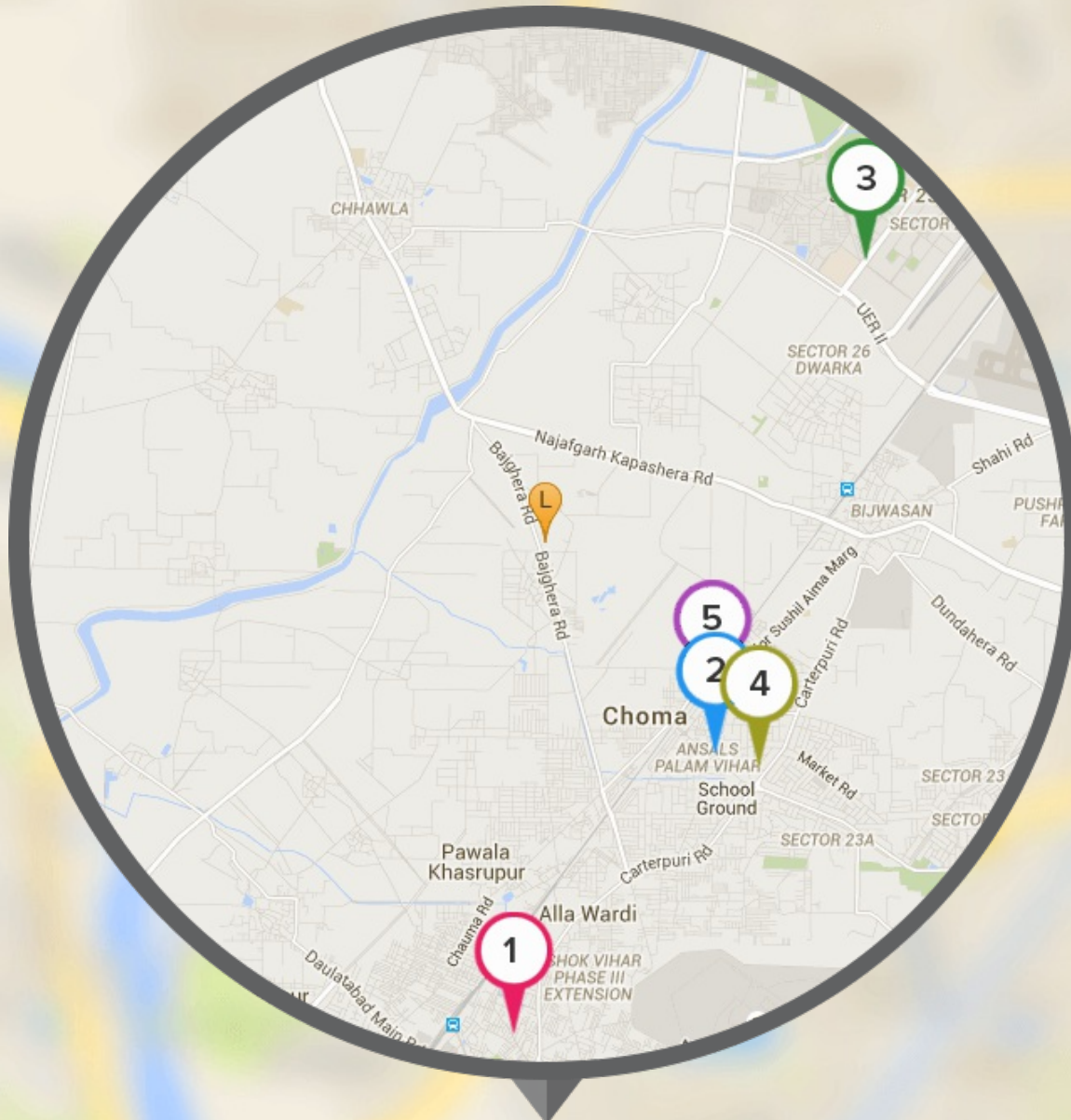


Schools

Top 5 Schools (within 5 kms)

- 1** Rainbow Kidz Pre-School
★★★★★ 3.72Km
- 2** Presidium School
★★★★★ 4.72Km
- 3** DPSG STARZ Preschool
★★★★★ 4.00Km
- 4** The Santa Kidz
★★★★★ 2.32Km
- 5** Royal Oak International School
★★★★★ 3.22Km


 Represents the location of TATA Housing La Vida

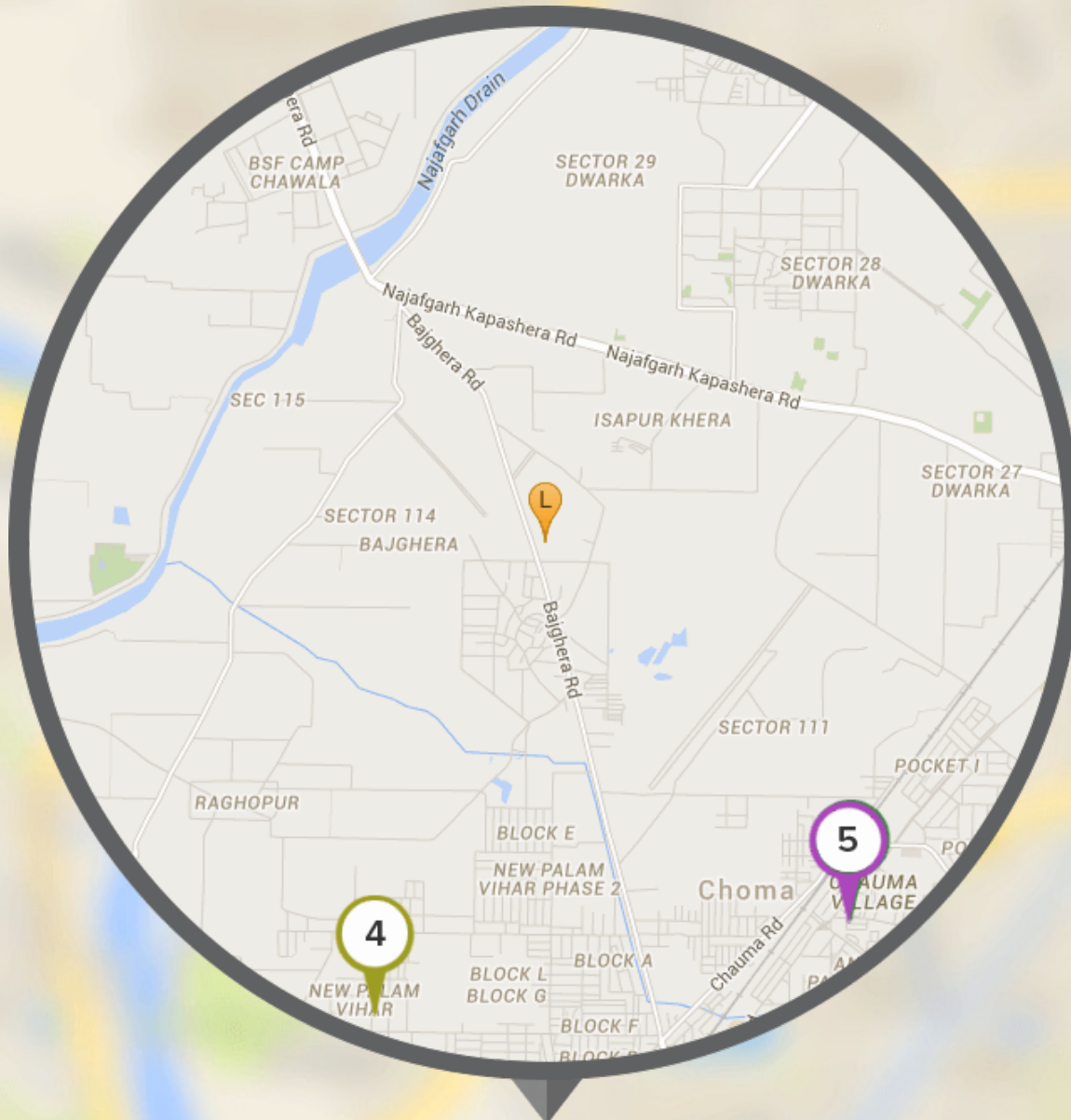


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---|---|--------|
| 1 | Panjabi Dhaba | ★ | 4.95Km |
| 2 | Lumbini Restaurant & Catters
Veg & Non Veg | ★ | 2.73Km |
| 3 | Choti Wala | ★ | 4.25Km |
| 4 | Domino's | ★ | 3.12Km |
| 5 | Sangam Sweets | ★ | 2.33Km |


 Represents the location of TATA Housing La Vida

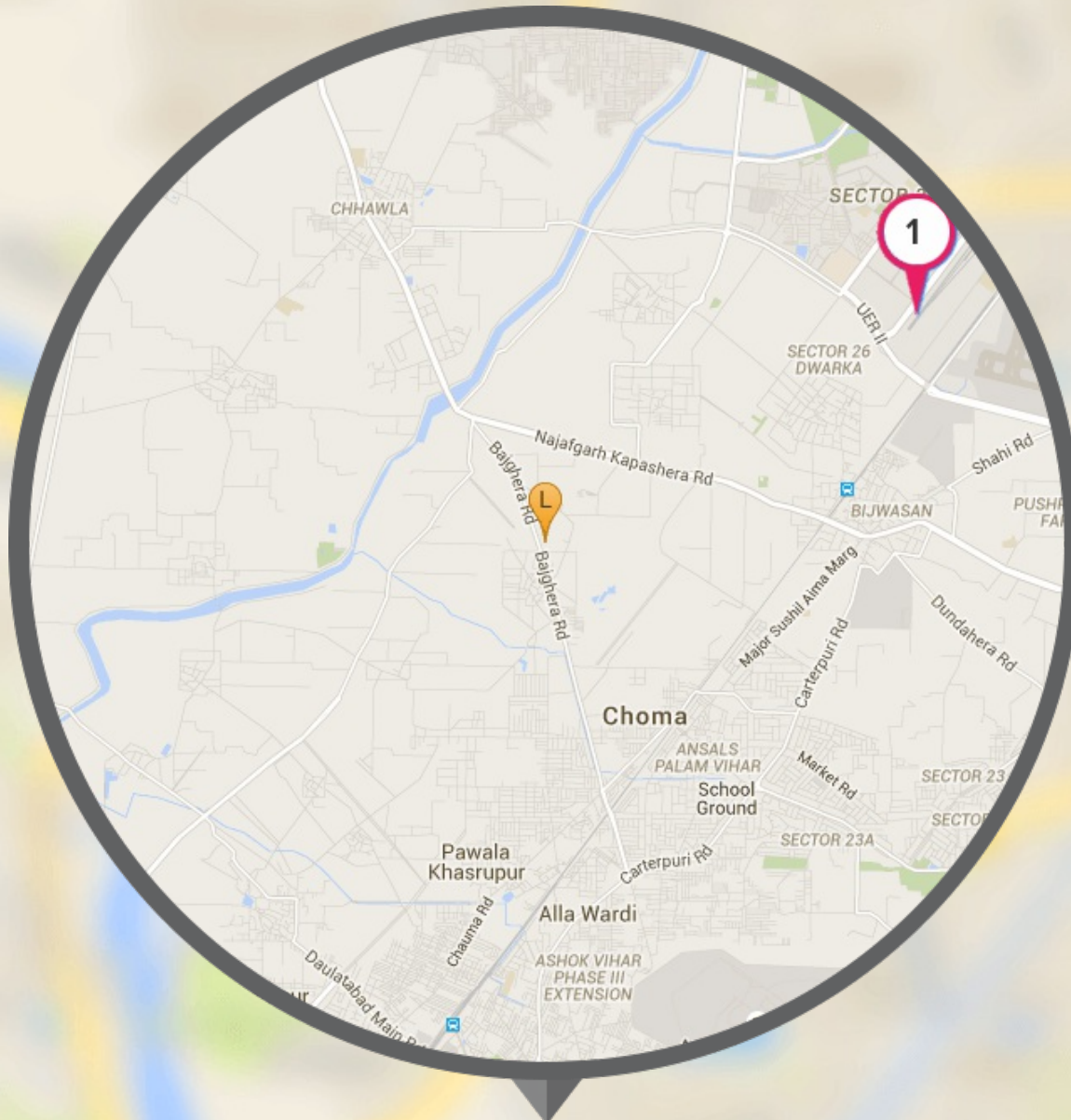


Hospitals

Top 5 Hospitals (within 5 kms)


- | | | |
|---|--|--------|
| 1 | Colobmia Asia
★★★★★ | 3.29Km |
| 2 | Columbia Asia Hospital
★★★★★ | 3.29Km |
| 3 | Metro Hospitals & Heart Institute
★★★★★ | 2.44Km |
| 4 | Metro Life Line Hospital
★★★★ | 2.53Km |
| 5 | Metro Hospital
★★★★ | 2.44Km |

 Represents the location of TATA Housing La Vida



Top 2 Connectivity (within 5 kms)

- | | | |
|---|---------------------------|--------|
| 1 | Dwarka Sector 21
★★★★★ | 4.35Km |
| 2 | Dwarka Sector 21
★ | 4.35Km |

 Represents the location of TATA Housing La Vida

Connectivity



PROPTIGER



End to End Services



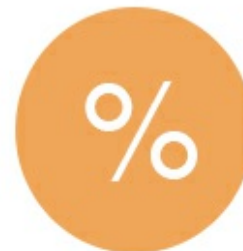
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