



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

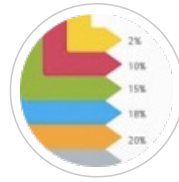
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 20 Jul, 2016

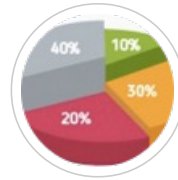


# What is *PROPINSIGHT?*



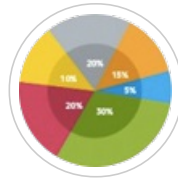
## Price Insight

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.



## Sweta Estate Lake Front Towers

Sector 33 Sohna, Gurgaon

₹ 72.2 Lacs onwards

Livability Score

8.3/10



Configurations  
3,4 Bedroom Apartment



Possession Starts  
Dec '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 Comparison With Other Projects Similar To Sweta Estate Lake Front Towers



Sweta Estate Lake Front Towers  
Sector 33 Sohna, Gurgaon



Ashiana Housing Anmol  
Sector 33 Sohna, Gurgaon



Eldeco Accolade  
Sector 2 Sohna, Gurgaon

Primary Purchase Price

4,585/sq.ft.

4,400/sq.ft.

4,500/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

Rs. 12 (One time)

Car Parking Charges

N.A.

Covered : Rs. 3 Lacs (One time)  
Open : Rs. 1.5 Lacs (One time)

Open : Rs. 2 Lacs (One time)

Power Backup Charges

Rs. 20,000 (One time)

N.A.

Rs. 20,000 (One time)

Club House Charges

Rs. 3.5 Lacs (One time)

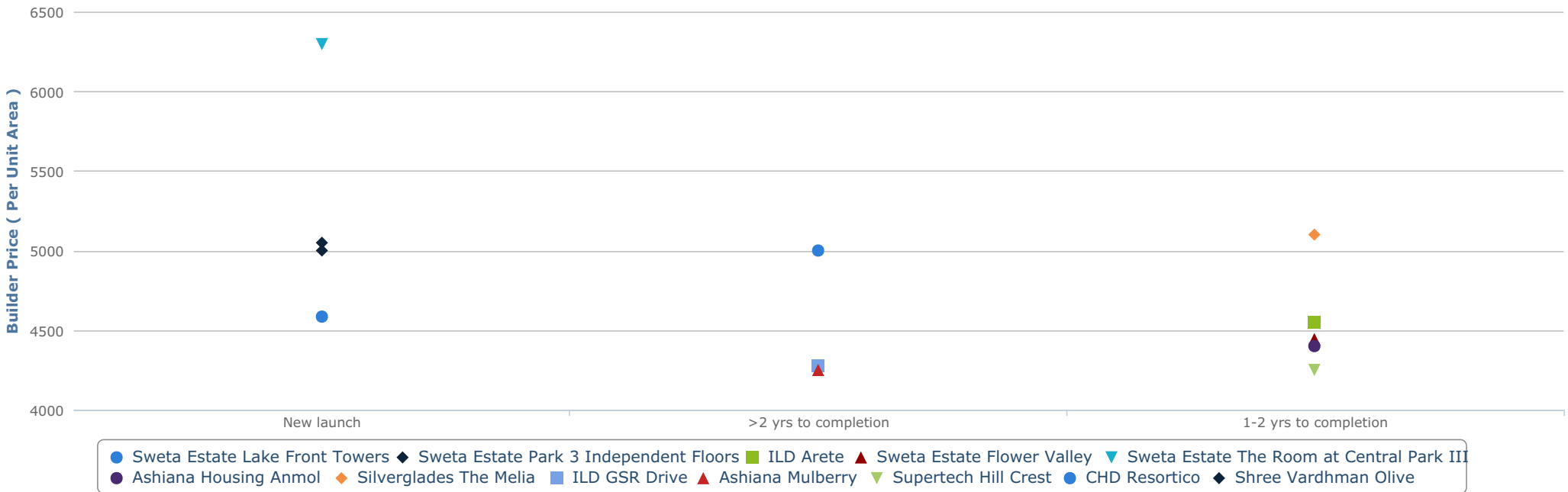
N.A.

Rs. 75,000 (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Sweta Estate Lake Front Towers



Sweta Estate Lake Front Towers's current price is Rs. 4585/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Sweta Estate Lake Front Towers is underpriced by Rs. 269.25/sq. ft.

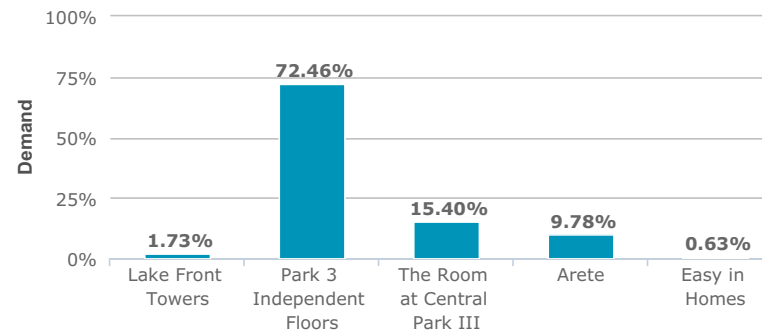
Highest price in the locality is for Sweta Estate The Room at Central Park III at 6296/sq. ft. and it is in Launching Soon stage.

Lowest price in the locality at Ashiana Mulberry at 4250/sq. ft. and it is in Under Construction stage.

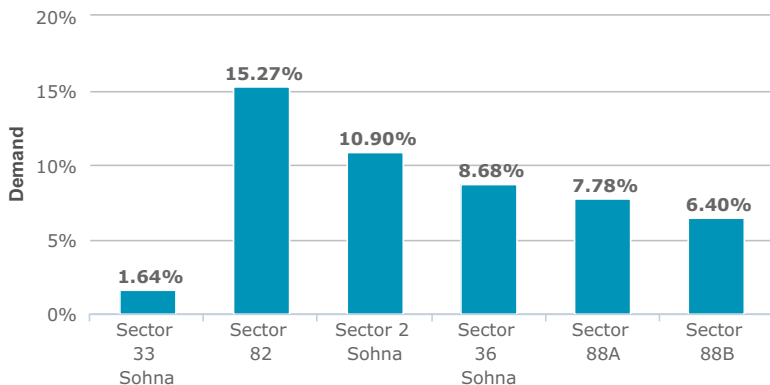
## Analysis

- Lake Front Towers has 1.73 % demand amongst all projects in Gurgaon.
- The highest demand 72.46% in Gurgaon is for Park 3 Independent Floors.
- The lowest demand 0.63% in Gurgaon is for Easy in Homes

Demand of projects in 5 km vicinity of Sweta Estate Lake Front Towers



Demand in popular localities of Gurgaon



## Analysis

- Sector 33 Sohna has 1.64 % demand amongst all projects in Gurgaon.
- The highest demand 15.27% in Gurgaon is for Sector 82.
- The lowest demand 1.64% in Gurgaon is for Sector 33 Sohna



## ***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



# Sweta Estate Lake Front Towers Comparison With Other Similar Projects



Sweta Estate Lake Front Towers  
Sector 33 Sohna, Gurgaon



Ashiana Housing Anmol  
Sector 33 Sohna, Gurgaon



Eldeco Accolade  
Sector 2 Sohna, Gurgaon

Livability Rating\*

8.3/10

8.4/10

8.5/10

Safety Rating\*

N.A.

6.0/10

6.0/10

Builder

Sweta Estate

Ashiana Housing

Eldeco

Locality

Sector 33 Sohna, Gurgaon

Sector 33 Sohna, Gurgaon

Sector 2 Sohna, Gurgaon

Number of Towers

N.A.

5

8

Project Land Area

N.A.

13.33 Acres

13 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

# Sweta Estate Lake Front Towers Comparison With Other Similar Projects (Continued ...)



Sweta Estate Lake Front Towers  
Sector 33 Sohna, Gurgaon



Ashiana Housing Anmol  
Sector 33 Sohna, Gurgaon



Eldeco Accolade  
Sector 2 Sohna, Gurgaon

Part of Township	Yes	No	No
Average Flats Per Floor	N.A.	4	6
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	N.A.	Mar `15	Oct `14
Possession Date	Dec `19	Jul `18	Dec `18
Delay	On time	On time	12 month(s)

# Amenities Comparison Of Sweta Estate Lake Front Towers With Other Similar Projects



Sweta Estate Lake Front Towers  
Sector 33 Sohna, Gurgaon



Ashiana Housing Anmol  
Sector 33 Sohna, Gurgaon



Eldeco Accolade  
Sector 2 Sohna, Gurgaon

Multipurpose Room			
School			
Landscaped Gardens			
Indoor Games			
Sports Facility			

Common Amenities Club House Power Backup Car Parking Children's play area Gymnasium Swimming Pool

Amenities not available in any project Cafeteria Rain Water Harvesting 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

Sweta Estates Private Limited

<b>Experience</b>	<b>25 Years</b>
<b>Project Delivered</b>	<b>12</b>
<b>Ongoing Projects</b>	<b>6</b>

It is a leading name in the country when it comes to the real estate industry in the National Capital Region. Property by Central Park is highly coveted by aspiring buyers in this area on account of the company's commitment to quality and its core competencies that cover every aspect of the project cycle -- from land acquisition to design, planning, architecture, marketing and construction. The company specializes in building aesthetically appealing structures that adhere to the strictest quality and construction standards. Global quality standards and principles are given high importance at the company. The company has successfully developed in excess of 10.9 million sq.ft. and has embarked on projects that cover an additional 65 million sq.ft. spanning across sectors like hospitality, residential, commercial, leisure and recreation. One of the UK's biggest investment firms, Ashmore Associates LLC, is a stakeholder in the company as well.

The company is owned by Sweta Estates Private Limited which is the brainchild of Mr. Kanwaljit Singh Bakshi and Amarjit Singh Bakshi. The company has its own corporate office in Gurgaon and aims at covering several Indian states in the near future with its pioneering offerings.

#### **Unique Selling Point:**

The company prides itself on its customer-centric outlook, and this makes it to focus on developing immaculately planned residential complexes which come with every conceivable amenity possible, including parking facilities, swimming pools, clubhouses, lobbies, balconies and much more. Legal compliance and transparency are other key attributes at the company, along with adherence to business ethics. The company also believes in serving all welfare associations of residents long after projects are completed. Innovation, refinement, customer satisfaction and professionalism are given importance at the brand.

Another USP of the company lies in its collaboration with global consultants, including HOK International Architects, Singapore, Thailand's Green Architect and interior design firms like Hirsch Berdner and Associates in Singapore and PIA in Thailand.

#### **Landmark Projects:**

Central Park I is a landmark project developed by the company and consists of premium condominiums in Gurgaon. This project came with several top amenities and facilities. Central Park Resorts II is another project launched by the company that offers luxury condominiums and is spread over 4.75 acres, with ample open space and many facilities and amenities. The project consists of 1,706 apartments spread across 28 residential towers. When it comes to commercial projects, the company has several landmark projects to its credit, including the Pullman Gurgaon Central Park

hotel which represents its first foray into the hospitality market. This five star hotel is situated on the MG Road and offers Wi-Fi connected rooms along with several amenities and facilities for business and leisure travellers.

# Top Projects Delivered By Sweta Estate



Livability Score

8.7

**Sweta Estate The Room**  
Sector 48, Gurgaon

Project was delivered on Nov, 2014



Livability Score

8.5

**Sweta Estate Bellevue**  
Sector 48, Gurgaon

Project was delivered on Dec, 2010



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.5

**Sweta Estate Central Park Belgravia Resort Residences 2**  
Sector 48, Gurgaon

Project was delivered on Mar, 2015



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.4

**Sweta Estate Central Park 1**  
Sector 42, Gurgaon

Project was delivered on Sep, 2008



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.8

### Sweta Estate Town Houses

Sector 48, Gurgaon

Project is expected to be delivered on Jul, 2016  
after a delay of 4 month(s).



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.2

### Sweta Estate Flower Valley

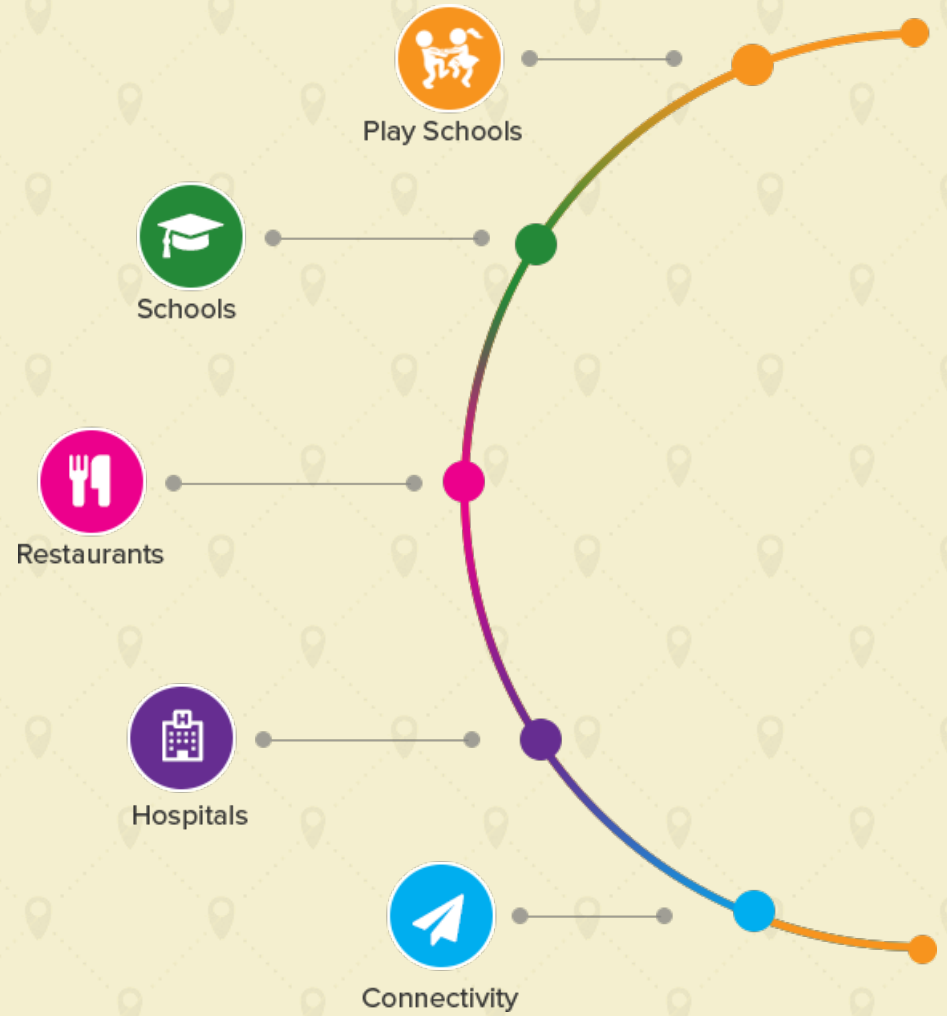
Sector 33 Sohna, Gurgaon

Project is expected to be delivered on Apr, 2018



# LOCALITY INSIGHT

Everything you want to know about the locality



# Schools Near Sweta Estate Lake Front Towers, Gurgaon



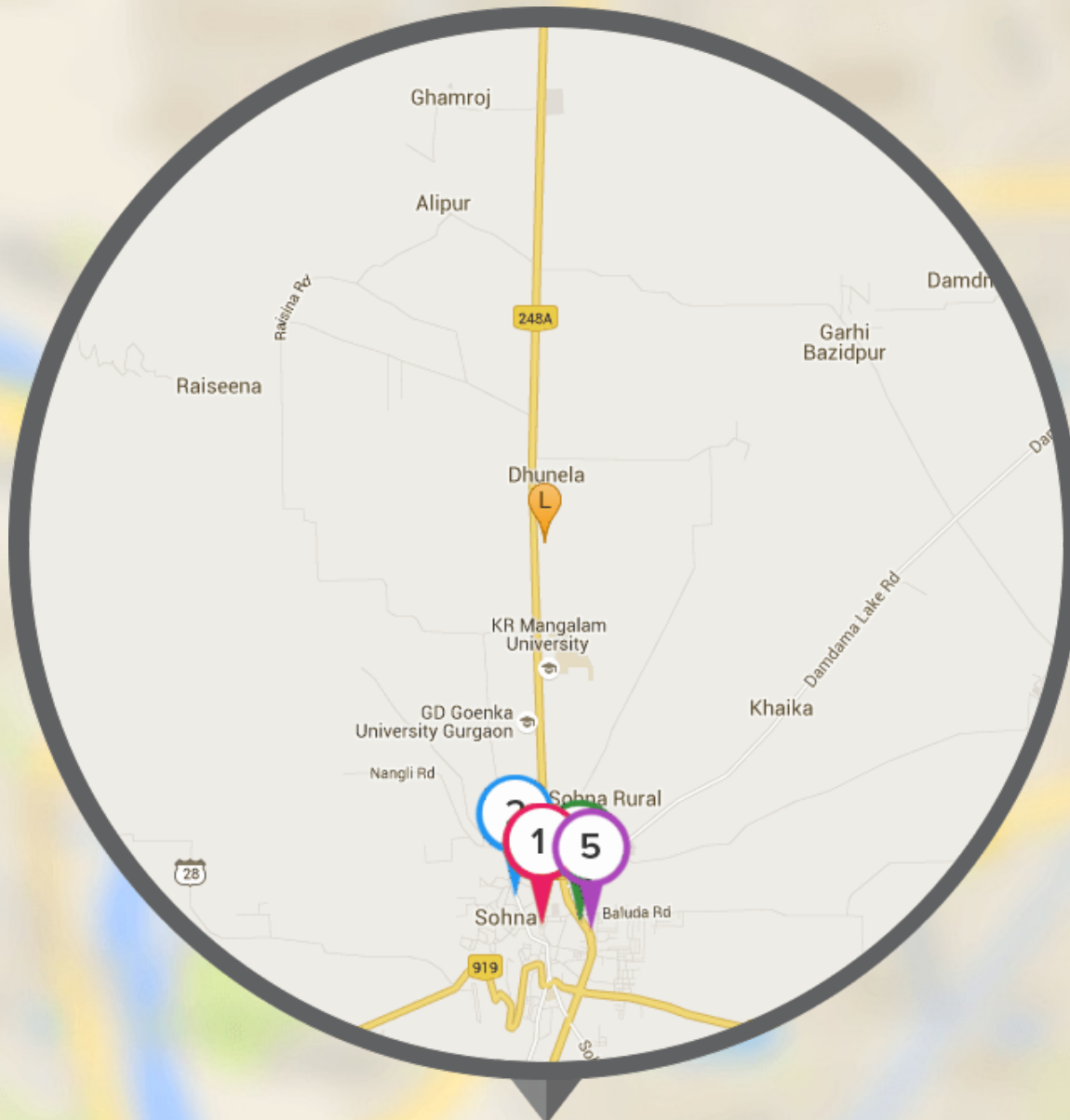
## Top 5 Schools (within 5 kms)

- 1** Bachpan...a play school  
★★★★★ 3.77Km
- 2** GD Goenka World School  
★★★★★ 1.76Km
- 3** G D Goenka School of Management  
★★★★★ 1.78Km
- 4** Eurokids Sohna Road, Gurgaon  
★★★★★ 3.77Km
- 5** Coloon Play School Day Care  
★★★★ 3.85Km

 Represents the location of Sweta Estate Lake Front Towers

Schools

# Restaurants Near Sweta Estate Lake Front Towers, Gurgaon



Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                     |   |        |
|---|---------------------|---|--------|
| 1 | Shivam Restaurants  | ★ | 3.85Km |
| 2 | Prem Hotel          | ★ | 3.57Km |
| 3 | Super Burger Xpress | ★ | 3.82Km |
| 4 | Rao Food Hut        | ★ | 3.85Km |
| 5 | City Hot Oven       | ★ | 3.92Km |


L Represents the location of Sweta Estate Lake Front Towers

# Hospitals Near Sweta Estate Lake Front Towers, Gurgaon



## Top 5 Hospitals (within 5 kms)

1	Ashirwad Hospital	★★	3.85Km
2	Jain Hospital	★★	3.85Km
3	Badlumal Memorial Amar Hospital	★★	3.85Km
4	Srishti Arogyadham	★	3.20Km
5	God Grace Hospital	★	3.46Km

 Represents the location of Sweta Estate Lake Front Towers



PROPTIGER



End to End Services



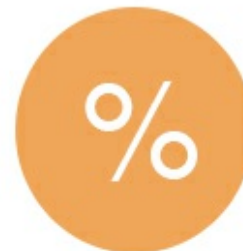
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