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.
Salarpuria Magnus
Toli Chowki, Hyderabad

₹ 61.7 Lacs onwards

Project Size
4 Towers

Configurations
2, 3, 4 Bedroom Apartment

Possession Starts
Nov '20

Livability Score
8.6/10
What is \textit{PRICE INSIGHT}? \\

\textbf{Pricing Comparison} \\
Comparison of detailed prices with various other similar projects

\textbf{Pricing Trends} \\
Price appreciation and trends for the project as well as the locality

\textbf{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

\textbf{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 Salarpuria Magnus

Salarpuria Magnus VS Toli Chowki, Hyderabad

<table>
<thead>
<tr>
<th>Property Type</th>
<th>2BHK+2T</th>
<th>3BHK+2T</th>
<th>3BHK+3T</th>
<th>4BHK+4T</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sq.ft.)</td>
<td>1200, 1220, 1280, 1300</td>
<td>1495, 1520</td>
<td>1865, 2065, 2205, 2245, 2260, 2265, 2285, 2300</td>
<td>2625, 2835, 2965</td>
</tr>
</tbody>
</table>

For more information, visit [here](#)
### Price Comparison With Other Projects Similar To Salarpuria Magnus

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Primary Purchase Price</th>
<th>Advance Maintenance Charges (Month)</th>
<th>Car Parking Charges</th>
<th>Power Backup Charges</th>
<th>Club House Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salarpuria Magnus</td>
<td>Toli Chowki, Hyderabad</td>
<td>5,140/sq.ft.</td>
<td>Rs. 12 (One time)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>Rs. 1.6 Lacs (One time)</td>
</tr>
<tr>
<td>Lanco Infrastructure Domina</td>
<td>Manikonda, Hyderabad</td>
<td>5,299/sq.ft.</td>
<td>Rs. 12 (One time)</td>
<td>N.A.</td>
<td>Rs. 50 (psf*)</td>
<td>Rs. 2 Lacs (One time)</td>
</tr>
<tr>
<td>Aditya Construction Fairmont</td>
<td>Toli Chowki, Hyderabad</td>
<td>5,750/sq.ft.</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td>Rs. 8 Lacs (psf)</td>
</tr>
</tbody>
</table>

*For price mentioned in psf, the total price is calculated as price multiplied by area of property

For more information, visit [here](#).
Salarpuria Magnus's current price is Rs. 5140/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Salarpuria Magnus is underpriced by Rs. 390.23/sq. ft.

Highest price in the locality is for Aparna Aura at 6749/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Salarpuria Magnus at 5140/sq. ft. and it is in Launching Soon stage.
Demand Comparison With Other Projects Similar To Salarpuria Magnus

Analysis

- Magnus has 89.10% demand amongst all projects in Hyderabad.
- The highest demand 89.10% in Hyderabad is for Magnus.
- The lowest demand 0.00% in Hyderabad is for Empress Towers.

Demand of projects in 5 km vicinity of Salarpuria Magnus

- Magnus: 89.10%
- Empress Heights: 10.90%
- Empress Towers: 0%
- Tancica: 50%
- Fairmont: 100%

Demand in popular localities of Hyderabad

- Toli Chowki: 0.56%
- Kukatpally: 15.5%
- Sanath Nagar: 12.62%
- Narsingi: 11.26%
- Manikonda: 7.17%
- Gopanpally: 5.89%

Analysis

- Toli Chowki has 0.56% demand amongst all projects in Hyderabad.
- The highest demand 18.24% in Hyderabad is for Kukatpally.
- The lowest demand 0.56% in Hyderabad is for Toli Chowki.

For more information, visit [here](#).
**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
### Salarpuria Magnus Comparison With Other Similar Projects

<table>
<thead>
<tr>
<th></th>
<th>Salarpuria Magnus</th>
<th>Lanco Infrastructure Domina Condominiums</th>
<th>Aditya Construction Fairmont</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Locality</strong></td>
<td>Toli Chowki, Hyderabad</td>
<td>Manikonda, Hyderabad</td>
<td>Toli Chowki, Hyderabad</td>
</tr>
<tr>
<td><strong>Livability Rating</strong>*</td>
<td>8.6/10</td>
<td>8.4/10</td>
<td>8.5/10</td>
</tr>
<tr>
<td>*<em>Safety Rating</em></td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
</tr>
<tr>
<td><strong>Builder</strong></td>
<td>Salarpuria</td>
<td>Lanco Infrastructure</td>
<td>Aditya Construction</td>
</tr>
<tr>
<td><strong>Number of Towers</strong></td>
<td>4</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td><strong>Project Land Area</strong></td>
<td>5.4 Acres</td>
<td>N.A.</td>
<td>1.3 Acres</td>
</tr>
</tbody>
</table>

*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

For more information, visit [here](#)
<table>
<thead>
<tr>
<th>Project</th>
<th>Part of Township</th>
<th>Average Flats Per Floor</th>
<th>Loading Percentage</th>
<th>Launch Date</th>
<th>Possession Date</th>
<th>Delay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salarpuria Magnus Toli Chowki, Hyderabad</td>
<td>No</td>
<td>6.27</td>
<td>N.A.</td>
<td>N.A.</td>
<td>Nov `20</td>
<td>On time</td>
</tr>
<tr>
<td>Lanco Infrastructure Domina Condominiums Manikonda, Hyderabad</td>
<td>Yes</td>
<td>11.5</td>
<td>N.A.</td>
<td>Mar `12</td>
<td>Oct `16</td>
<td>14 month(s)</td>
</tr>
<tr>
<td>Aditya Construction Fairmont Toli Chowki, Hyderabad</td>
<td>No</td>
<td>5</td>
<td>N.A.</td>
<td>Nov `15</td>
<td>Jun `18</td>
<td>On time</td>
</tr>
</tbody>
</table>
## Amenities Comparison of Salarpuria Magnus with Other Similar Projects

<table>
<thead>
<tr>
<th>Amenities</th>
<th>Salarpuria Magnus</th>
<th>Lanco Infrastructure Domina Condominiums</th>
<th>Aditya Construction Fairmont</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Toli Chowki, Hyderabad</td>
<td>Manikonda, Hyderabad</td>
<td>Toli Chowki, Hyderabad</td>
</tr>
<tr>
<td>Indoor Games</td>
<td>![Icon]</td>
<td>![Icon]</td>
<td>![Icon]</td>
</tr>
<tr>
<td>Cafeteria</td>
<td>![Icon]</td>
<td>![Icon]</td>
<td>![Icon]</td>
</tr>
<tr>
<td>Children's play area</td>
<td>![Icon]</td>
<td>![Icon]</td>
<td>![Icon]</td>
</tr>
<tr>
<td>Intercom</td>
<td>![Icon]</td>
<td>![Icon]</td>
<td>![Icon]</td>
</tr>
<tr>
<td>24 X 7 Security</td>
<td>![Icon]</td>
<td>![Icon]</td>
<td>![Icon]</td>
</tr>
</tbody>
</table>

### Common Amenities
- Gymnasium
- Swimming Pool
- Club House
- Multipurpose Room

### Amenities not available in any project
- Golf Course
- Maintenance Staff

For more information, visit [here](#).
**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
Established in 1986, Salarpuria Sattva Group is a real estate development firm based in Bangalore. Mr. Bijay Agarwal is the Managing Director of the company. The portfolio of the company includes construction of residential, retail, IT Parks, hospitality and commercial properties. Currently, 15 million sq. ft. of space is under construction and 30 million sq. ft. of space is in the planning stage.

**Top Projects:**
- Salarpuria Symphony in Begur, Bangalore comprising 230 units of 2 and 3 BHK apartments with sizes ranging from 1,282 sq. ft. to 1,782 sq. ft.
- Greenage in Bommanahalli, Bangalore comprising 880 units of 2 and 3 BHK apartments with sizes ranging from 1,345 sq. ft. to 1,890 sq. ft.
- Salarpuria Serenity in HSR Layout, Bangalore offering 2 and 3 BHK apartments with sizes ranging from 1,342 sq. ft. to 1,760 sq. ft.
- Kings Domain in CV Raman Nagar, Bangalore comprising 8 units of 4 BHK villas with sizes ranging from 3,400 sq. ft. to 4,500 sq. ft.
- Sanctity in Sarjapur Road Till Wipro, Bangalore comprising 220 units of 2 and 3 BHK apartments with sizes ranging from 1,304 sq. ft. to 1,798 sq. ft.

**Key residential projects by Salarpuria Sattva Group currently under construction are:**
- Celesta in Ramamurthy Nagar, Bangalore comprising 272 units of 2 and 3 BHK apartments with sizes ranging from 1,299 sq. ft. to 1,872 sq. ft.
- Melody in Vijay Nagar, Bangalore comprising 308 units of 2 and 3 BHK apartments with sizes ranging from 1,237 sq. ft. to 1,811 sq. ft.
- **Necklace Pride** in Boiguda, Hyderabad comprising 432 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,280 sq. ft. to 3,600 sq. ft.
- H and M Royal in Kondhwa, Pune comprising 504 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 655 sq. ft. to 3,500 sq. ft.
- Clarinet in Hulimavu, Bangalore comprising 204 units of 3 BHK apartments with sizes ranging from 1,897 sq. ft. to 2,139 sq. ft.

Salarpuria Sattva Group has been honored with the ‘Best Residential Property’ award by ET NOW, 2013 and the CNBC - CRISIL - CREDAI, Real Estate Award in 2010.
Top Projects Delivered By Salarpuria

- **Salarpuria Splendor**
  Jeevan Bima Nagar, Bangalore
  Livability Score: 8.7
  Project was delivered on Mar, 2010

- **Salarpuria Luxuria**
  Malleswaram, Bangalore
  Livability Score: 8.9
  Project was delivered on Aug, 2015 after a delay of 13 month(s).

- **Salarpuria Gold Summit**
  Kuvempu Layout on Hennur Main Road, Bangalore
  Livability Score: 8.8
  Project was delivered on Aug, 2014 after a delay of 8 month(s).

- **Salarpuria Greenage**
  Bommanahalli, Bangalore
  Livability Score: 8.7
  Project was delivered on Feb, 2013

For more information, visit [here](http://www.salarpuria.com)
Salarpuria Senorita
Sarjapur Road Till Wipro, Bangalore

Project is expected to be delivered on Dec, 2016 after a delay of 20 month(s).

Salarpuria H And M Royal
Kondhwa, Pune

Project is expected to be delivered on Dec, 2016 after a delay of 18 month(s).
Has seen a price appreciation of 7.1% over last 38 month(s).
LOCALITY INSIGHT
Everything you want to know about the locality
Top 5 Play Schools (within 5 kms)

1. KIDSZONE - Preschool, Kindergarten, Babycare
   - Rating: ★★★★★
   - Distance: 3.22Km

2. Blooming Buds
   - Rating: ★★★★★
   - Distance: 3.55Km

3. Kidzee Pre School
   - Rating: ★★★★★
   - Distance: 0.95Km

4. Smartkidz Play School
   - Rating: ★★★★★
   - Distance: 1.84Km

5. Blooming Buds Montessori House of Children
   - Rating: ★★★★★
   - Distance: 1.18Km

For more information, visit here
Schools Near Salarpuria Magnus, Hyderabad

Top 5 Schools (within 5 kms)

1. Little Millennium Day Care
   - Distance: 2.76Km
   - Rating: 5 stars

2. Little Daffodils School
   - Distance: 1.84Km
   - Rating: 5 stars

3. Delhi School Of Excellence, Manikonda
   - Distance: 2.91Km
   - Rating: 5 stars

4. Foundation International School
   - Distance: 3.16Km
   - Rating: 5 stars

5. Kendriya Vidyalaya Golconda No 2
   - Distance: 2.59Km
   - Rating: 5 stars

Represents the location of Salarpuria Magnus

For more information, visit [here](#)
Restaurants Near Salarpuria Magnus, Hyderabad

Top 5 Restaurants (within 5 kms)

1. Shah Ghouse Hotel
   - 2.50Km
2. Babai Hotel
   - 3.91Km
3. Sahara Hotel
   - 4.10Km
4. Food On Fire Restaurant And Caters
   - 3.22Km
5. Just Biryani
   - 0.98Km

Represents the location of Salarpuria Magnus

For more information, visit here
Hospitals Near Salarpuria Magnus, Hyderabad

<table>
<thead>
<tr>
<th>Rank</th>
<th>Hospital Name</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mythri Multi-Speciality Hospital</td>
<td>3.68Km</td>
</tr>
<tr>
<td>2</td>
<td>Apollo Hospital</td>
<td>1.30Km</td>
</tr>
<tr>
<td>3</td>
<td>Apollo Hospital International Block</td>
<td>1.28Km</td>
</tr>
<tr>
<td>4</td>
<td>Deccan Hospital Corporation LTD</td>
<td>1.35Km</td>
</tr>
<tr>
<td>5</td>
<td>Apollo Hospitals</td>
<td>1.31Km</td>
</tr>
</tbody>
</table>

Top 5 Hospitals (within 5 kms)

Map represents the location of Salarpuria Magnus.
Top 5 Connectivity (within 5 kms)

1. Madhura Nagar - 4.69Km
2. Jubilee Hills Road - 3.70Km
3. Jubilee Hills Checkpost - 2.54Km
4. Peddamma Temple - 2.79Km
5. Madhapur PS - 3.69Km

Represents the location of Salarpuria Magnus
For any assistance on this property
Call us at +91 92788 92788
or email us info@proptiger.com

End to End Services

Free Site Visit

Most Accurate Prices

10,000+ Satisfied Customers

Best Deals and Discounts

FOLLOW US ON

To enjoy our end-to-end home buying experience,
DOWNLOAD OUR APP