



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

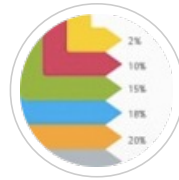
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 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.



Indiabulls Greens


Panvel, Mumbai


₹ 31.8 Lacs onwards

Livability Score



 Project Size
18 Towers

 Configurations
1,2,3,4 Bedroom Apartment

 Possession Starts
Mar '17



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

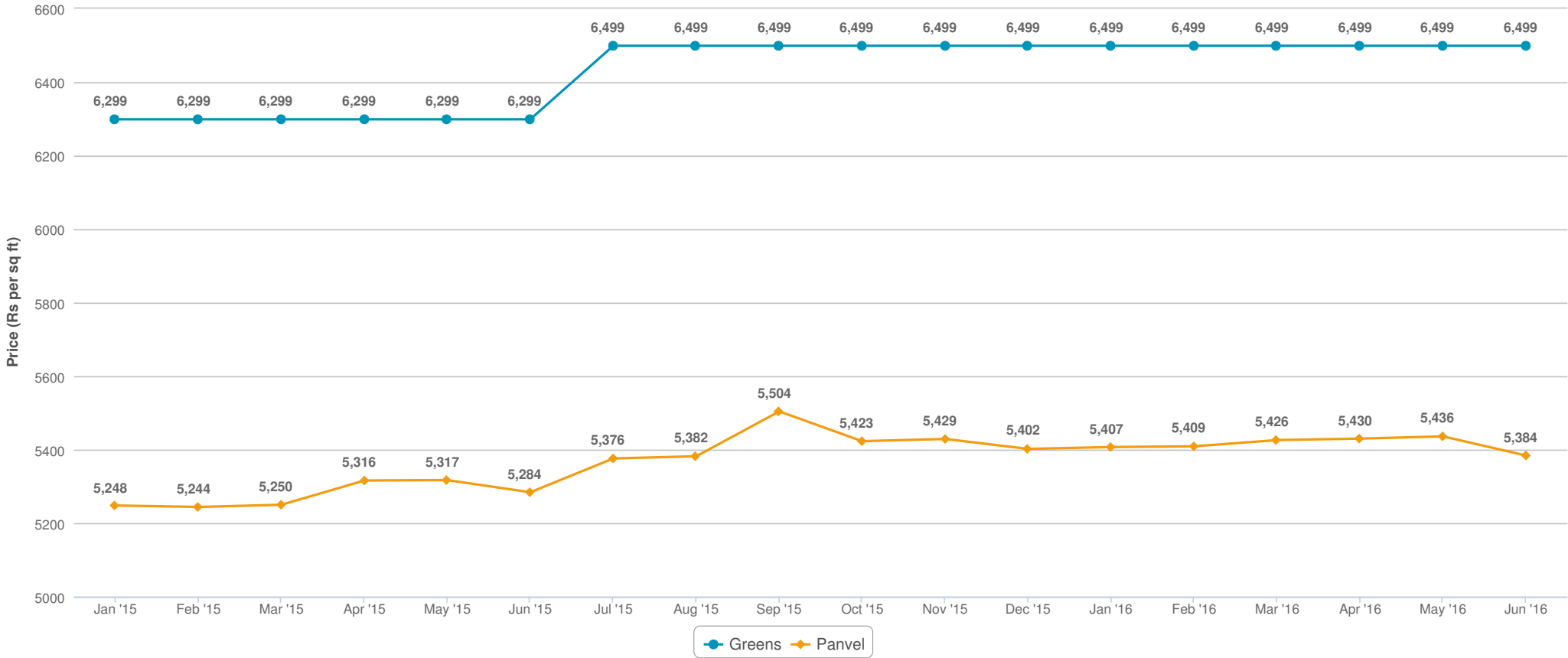


Demand Comparison

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

Price Trend Of Indiabulls Greens

Indiabulls Greens VS Panvel, Mumbai



Property Type	1BHK+1T	1BHK+2T	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	490, 530, 742, 755	993	1172, 1220, 1275, 1307	1726, 1750, 1771, 2010, 2351	2420, 2495, 2621

Price Comparison With Other Projects Similar To Indiabulls Greens



Indiabulls Greens
Panvel, Mumbai



Marathon Nexzone
Panvel, Mumbai



Arihant Akanksha
Panvel, Mumbai

Primary Purchase Price

6,499/sq.ft.

5,851/sq.ft.

5,888/sq.ft.

Advance Maintenance Charges (Month)

Rs. 18 (One time)

N.A.

N.A.

Car Parking Charges

N.A.

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 3 Lacs (One time)

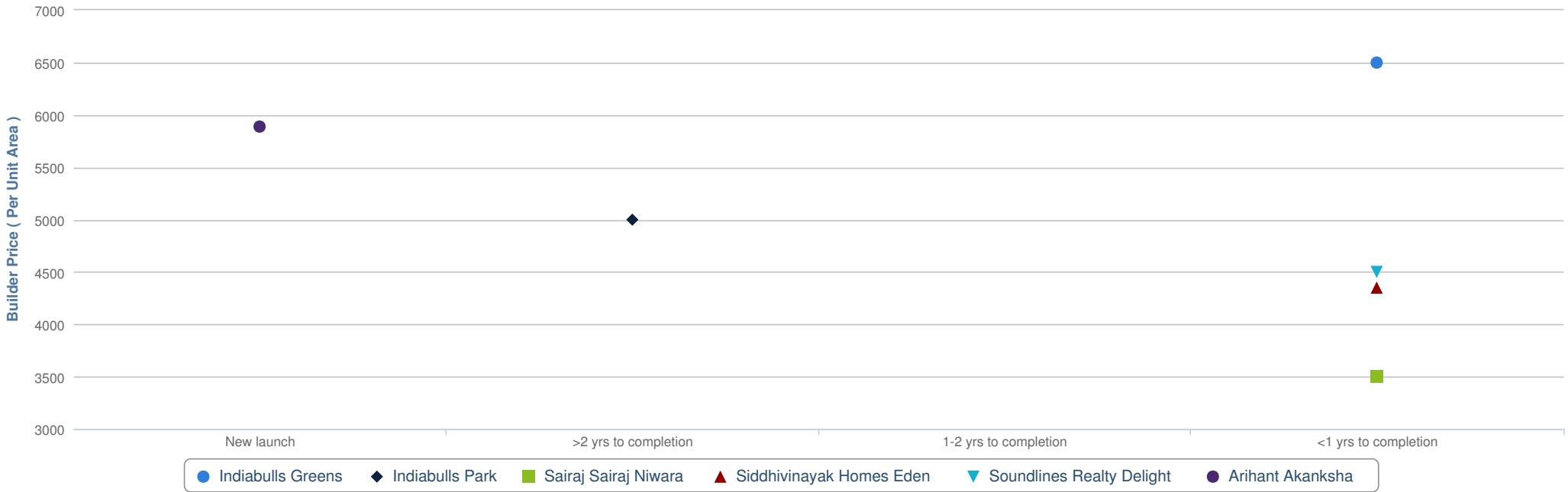
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Indiabulls Greens



Indiabulls Greens's current price is Rs. 6499/sq. ft. and it is in Under Construction stage.

In comparison to locality, Indiabulls Greens is overpriced by Rs. 1114.68/sq. ft.

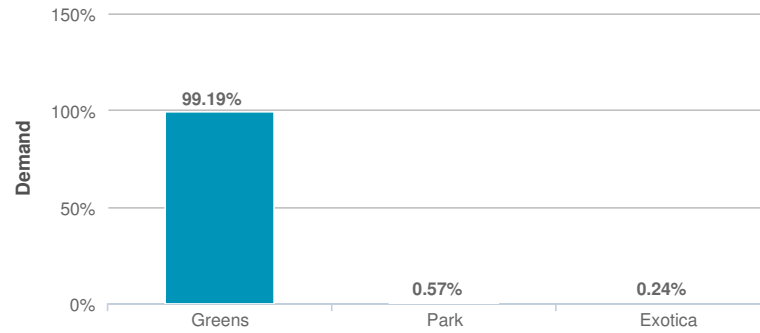
Highest price in the locality is for Indiabulls Greens at 6499/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Sairaj Sairaj Niwara at 3500/sq. ft. and it is in Under Construction stage.

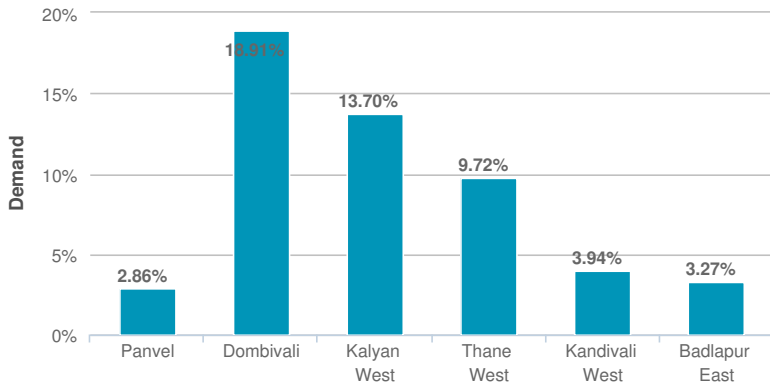
Analysis

- Greens has 99.19 % demand amongst all projects in Mumbai.
- The highest demand 99.19% in Mumbai is for Greens.
- The lowest demand 0.24% in Mumbai is for Exotica

Demand of projects in 5 km vicinity of Indiabulls Greens



Demand in popular localities of Mumbai



Analysis

- Panvel has 2.86 % demand amongst all projects in Mumbai.
- The highest demand 18.91% in Mumbai is for Dombivali.
- The lowest demand 2.86% in Mumbai is for Panvel



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

Indiabulls Greens Comparison With Other Similar Projects



Indiabulls Greens
Panvel, Mumbai



Marathon Nexzone
Panvel, Mumbai



Arihant Akanksha
Panvel, Mumbai

Livability Rating*	8.6/10	8.5/10	8.1/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Indiabulls	Marathon	Arihant
Locality	Panvel, Mumbai	Panvel, Mumbai	Panvel, Mumbai
Number of Towers	18	12	8
Project Land Area	30 Acres	25 Acres	21 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

Indiabulls Greens Comparison With Other Similar Projects (Continued ...)



Indiabulls Greens
Panvel, Mumbai



Marathon Nexzone
Panvel, Mumbai



Arihant Akanksha
Panvel, Mumbai

Part of Township	No	Yes	No
Average Flats Per Floor	5.15	8	N.A.
Loading Percentage	N.A.	51.46%	N.A.
Launch Date	Mar `10	Sep `11	N.A.
Possession Date	Mar `17	Dec `20	Jun `20
Delay	3 month(s)	37 month(s)	9 month(s)

Amenities Comparison Of Indiabulls Greens With Other Similar Projects



Indiabulls Greens
Panvel, Mumbai



Marathon Nexzone
Panvel, Mumbai



Arihant Akanksha
Panvel, Mumbai

Intercom			
Landscaped Gardens			
Indoor Games			
Power Backup			
Car Parking			

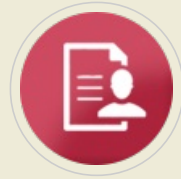
Common Amenities Gymnasium Swimming Pool Club House Children's play area Jogging Track Rain Water Harvesting

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



Indiabulls is a reputed real estate development company headed by Mr. Sameer Gehlaut, Chairman of the company. The company has its presence across Delhi (NCR), Mumbai and Chennai . Mr. Narendra Gehlaut is the Managing Director of Indiabulls.

The construction portfolio of Indiabulls includes residential developments, mega townships, retail spaces, hotel and resorts and commercial complexes. Apart from real estate, Indiabulls has its presence in other verticals of Infrastructure, Power and Financial Services.

So far the Indiabulls has constructed land spaces of over 3.3 million sq. ft. and 31 projects of 72.68 million sq. ft. is under construction.

Top Indiabulls Projects:

- Vatika in Shahibagh , Ahemdabad comprising 214 units of 1 and 2 BHK apartments with sizes ranging from 645 sq. ft. to 900 sq. ft.

Key residential projects of Indiabulls real estate currently under construction are:

- Sky in Lower Parel, Mumbai comprising 110 units of 3, 5 and 6 BHK apartments with sizes ranging from 2,900 sq. ft. to 6,500 sq. ft.
- Greens in Panvel, Mumbai comprising 5,880 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 490 sq. ft. to 3,186 sq. ft.
- Greens in Medavakkam, Chennai comprising 1,429 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 634 sq. ft. to 2,575 sq. ft.
- Golf City in Khopoli, Mumbai comprising 1,400 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 785 sq. ft. to 2,674 sq. ft.
- Blu in Worli, Mumbai comprising 380 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,252 sq. ft. to 3,278 sq. ft.
- IB city in Sector 27 , Sonapat comprising 680 units of plots with sizes ranging from 3,150 sq. ft. to 4,716 sq. ft.
- Enigma in Sector 110, Gurgaon comprising 432 units of 4 and 5 BHK apartments with sizes ranging from 3,450 sq. ft. to 6,980 sq. ft.
- One of the Indiabulls new projects is Centrum Park in Sector 103, Gurgaon comprising 984 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,250 sq. ft. to 4,900 sq. ft.
- Centrum in Kavadiguda , Hyderabad comprising 156 units 2, 3 and 4 BHK apartments with sizes ranging from 1,379 sq. ft. to 3,270 sq. ft.
- Centrum 1 in Kavadiguda , Hyderabad comprising 156 units of 2, 3 and 4 BHK apartments with

Experience	17 Years
Project Delivered	20
Ongoing Projects	11

sizes ranging from 1,370 sq. ft. to 3,270 sq. ft.

- [Sky Suites](#) in Lower Parel, Mumbai comprising 200 units of 3 and 4 BHK apartments with sizes ranging from 3,900 sq. ft. to 4,000 sq. ft.

Top Projects Delivered By Indiabulls



Livability Score

9.8

Indiabulls Centrum

Chinna Chokkikulam, Madurai

Project was delivered on Nov, 2013



Livability Score

9.2

Indiabulls Sky

Lower Parel, Mumbai

Project was delivered on Jun, 2015



Livability Score

9.0

Indiabulls Centrum

Saraspur, Ahmedabad

Project was delivered on Aug, 2014



Livability Score

8.8

Indiabulls Centrum

Kavadiguda, Hyderabad

Project was delivered on Mar, 2015



Livability Score

8.8

Indiabulls Centrum Park

Sector 103, Gurgaon

Project is expected to be delivered on Dec, 2016
after a delay of 23 month(s).



Livability Score

9.1

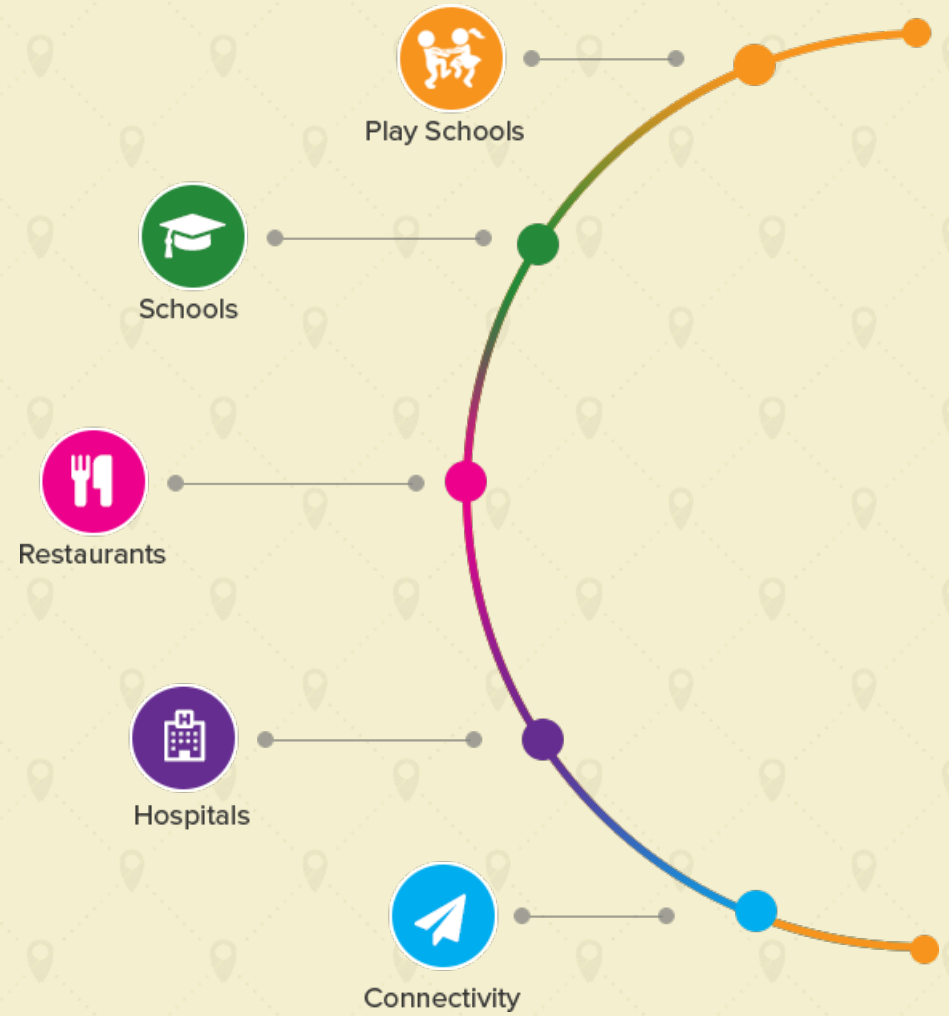
Indiabulls Greens

Medavakkam, Chennai

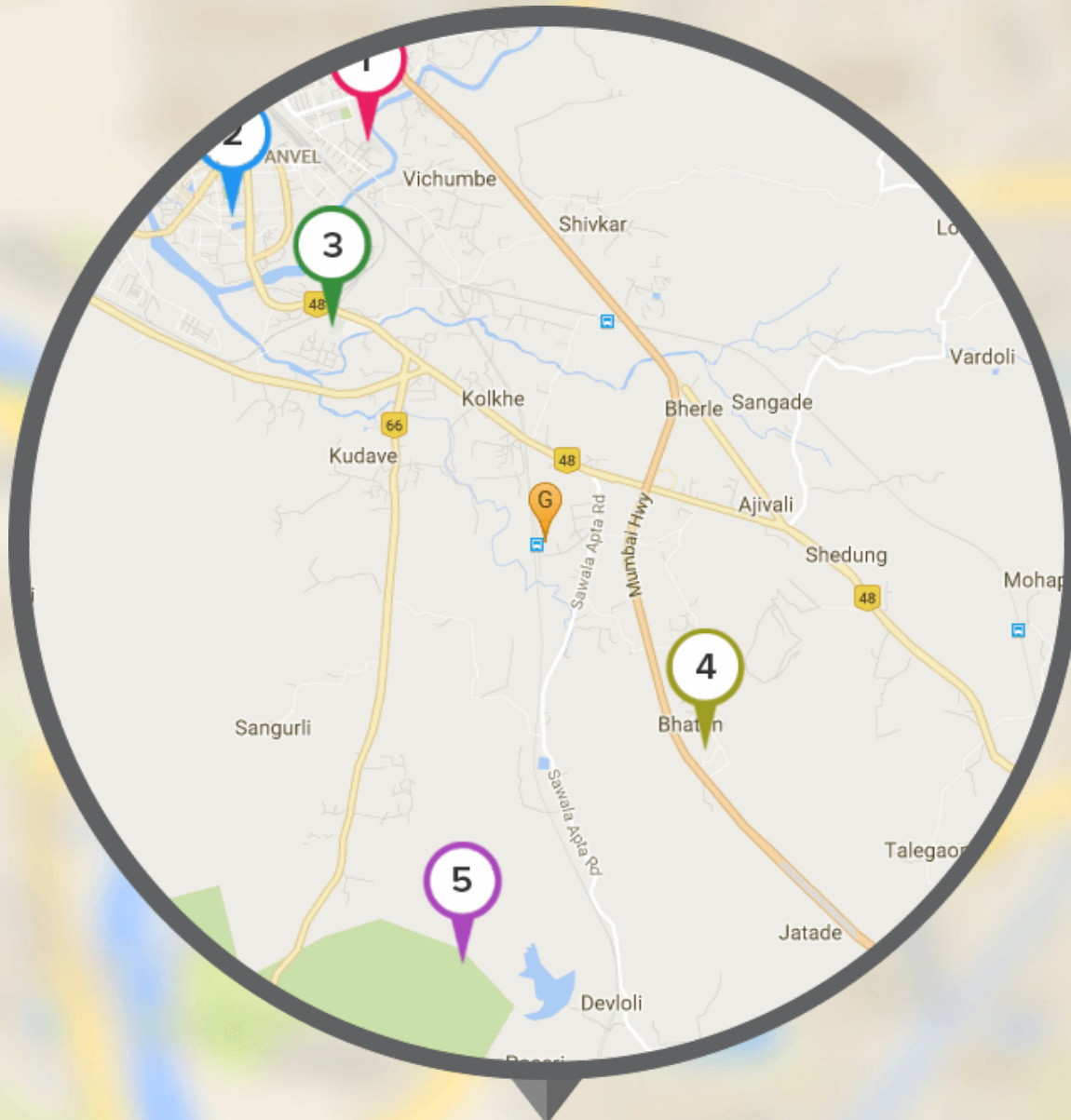
Project is expected to be delivered on Mar, 2017
after a delay of 22 month(s).
Has seen a price appreciation of 6 % over last 38 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




Schools Near Indiabulls Greens, Mumbai



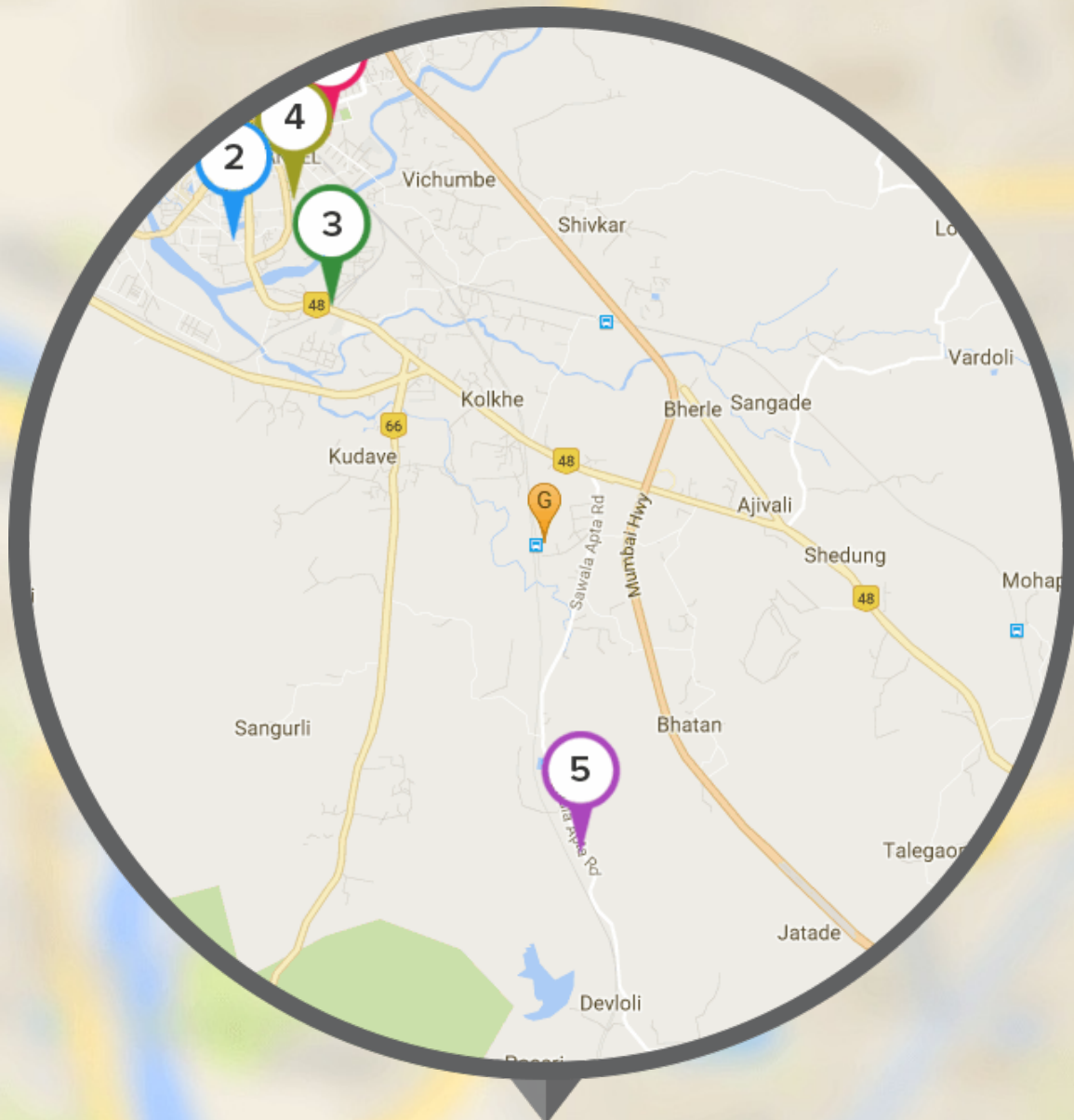
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|-------------------------------|------|--------|
| 1 | Pillai Polytechnic | ★★★★ | 4.70Km |
| 2 | Little Angels Eco School | ★★★★ | 4.85Km |
| 3 | Kendriya Vidyalaya ONGC | ★★★★ | 3.25Km |
| 4 | Amity University, Mumbai | ★ | 2.84Km |
| 5 | Zilla Parishad School Devloli | ★ | 4.63Km |

 Represents the location of Indiabulls Greens


Restaurants Near Indiabulls Greens, Mumbai



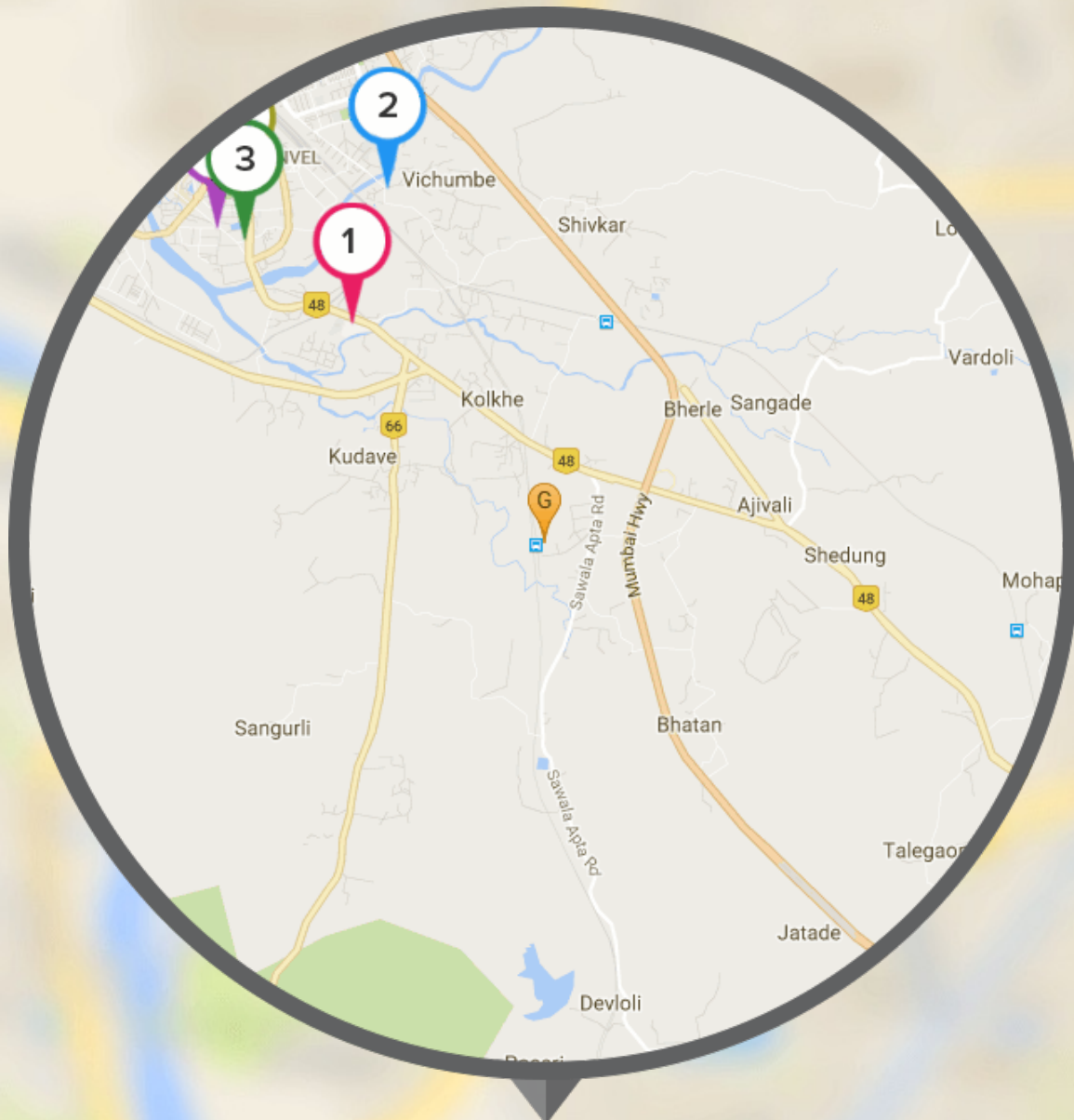
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------|---|--------|
| 1 | Binger Big Bites | ★ | 4.93Km |
| 2 | Prashant | ★ | 4.67Km |
| 3 | Hotel Shraddha | ★ | 3.41Km |
| 4 | Raksha Lunch Home | ★ | 4.56Km |
| 5 | Bhushan Dhabha | ★ | 3.37Km |


 Represents the location of Indiabulls Greens

Hospitals Near Indiabulls Greens, Mumbai



Top 5 Hospitals (within 5 kms)

- | | | |
|---|---|--------|
| 1 | ONGC Hospital
★★★★ | 3.13Km |
| 2 | Life Care Multi Speciality Hospital
★★★★ | 4.16Km |
| 3 | Dr A.Tungekar's Surgical Centre
★★★★ | 4.57Km |
| 4 | Purohit Hospital
★★★ | 4.94Km |
| 5 | Nikam Parmar Hospital
★★ | 4.86Km |

 Represents the location of Indiabulls Greens

Hospitals



PROPTIGER



End to End Services



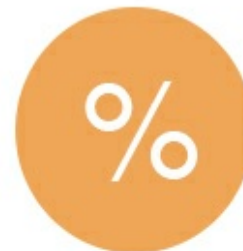
Free Site Visit



Most Accurate Prices



10,000+ Satisfied Customers



Best Deals and Discounts

For any assistance on this property
Call us at +91 92788 92788
or email us info@proptiger.com



FOLLOW US ON



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

