



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

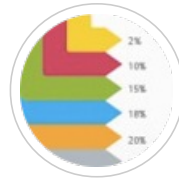
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

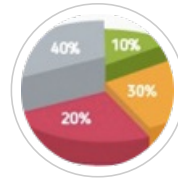


What is *PROPINSIGHT?*



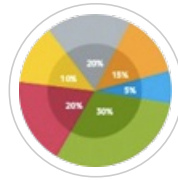
Price Insight

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.



Supertech CapeTown


Sector 74, Noida


₹ 54.4 Lacs onwards

Livability Score



 Project Size
43 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Dec '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

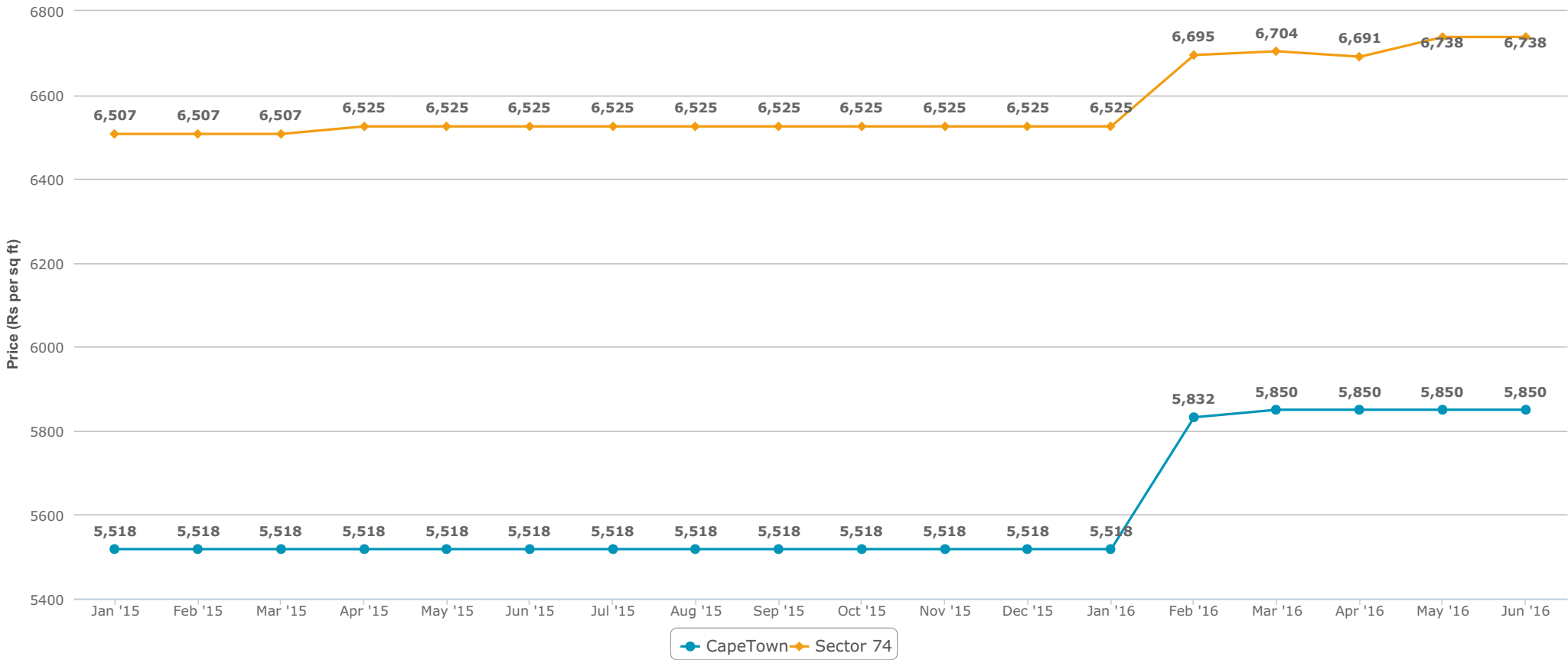


Demand Comparison

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

Price Trend Of Supertech CapeTown

Supertech CapeTown VS Sector 74, Noida



Property Type	2BHK+2T	3BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	930, 1082, 1150	1295	1505, 1625, 1945	2385



Price Comparison With Other Projects Similar To Supertech CapeTown



Supertech CapeTown
Sector 74, Noida



Dasnac The Jewel of Noida
Sector 75, Noida



Supertech ORB
Sector 74, Noida

Primary Purchase Price

5,850/sq.ft.

5,600/sq.ft.

6,250/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

Covered : Rs. 4 Lacs (One time)

Covered : Rs. 4 Lacs (One time)

Covered : Rs. 5 Lacs (One time)

Power Backup Charges

Rs. 20,000 (One time)

Rs. 20,000 (One time)

Rs. 20,000 (One time)

Club House Charges

Rs. 1 Lacs (One time)

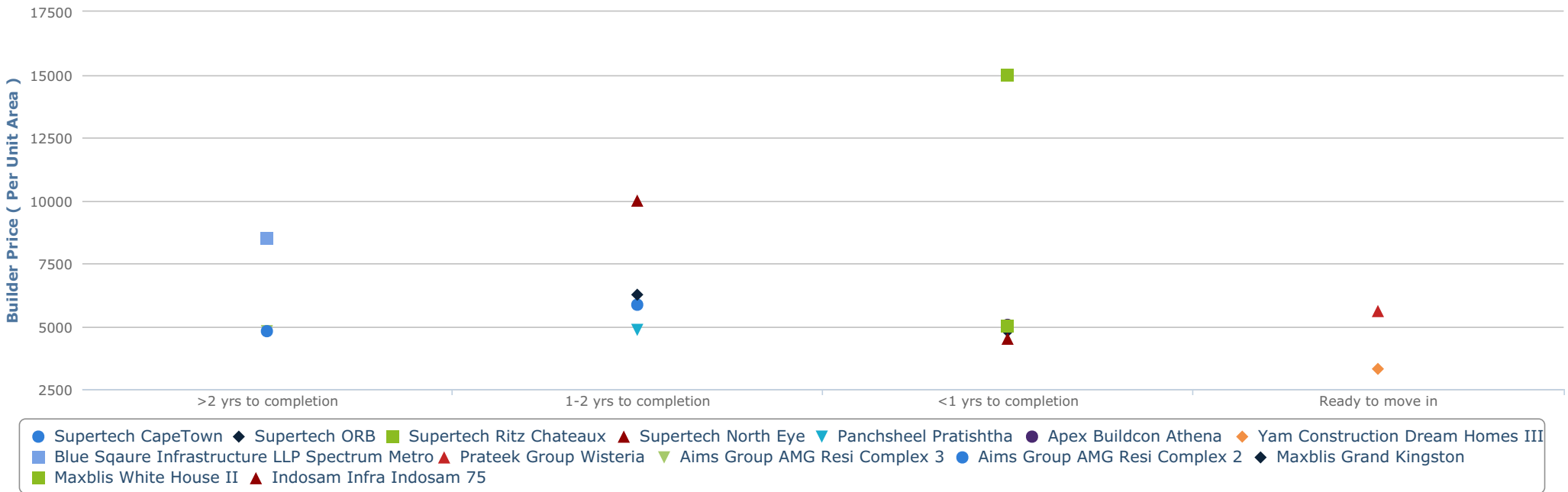
Rs. 1 Lacs (One time)

Rs. 2 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Supertech CapeTown



Supertech CapeTown's current price is Rs. 5850/sq. ft. and it is in Under Construction stage.

In comparison to locality, Supertech CapeTown is underpriced by Rs. 888.35/sq. ft.

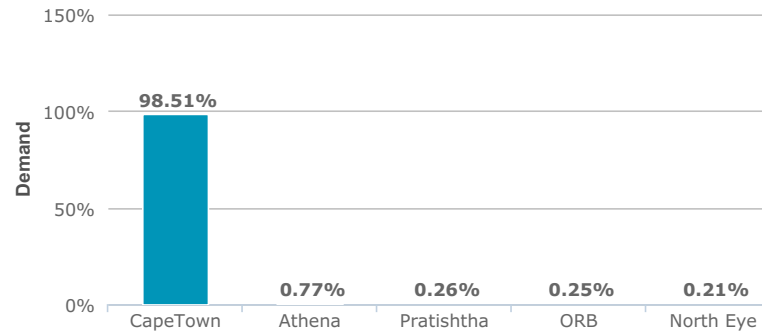
Highest price in the locality is for Supertech Ritz Chateaux at 14990/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Yam Construction Dream Homes III at 3300/sq. ft. and it is in Ready to Move In stage.

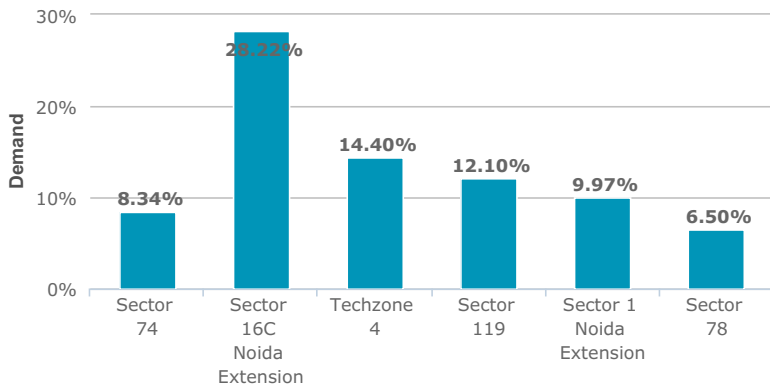
Analysis

- CapeTown has 98.51 % demand amongst all projects in Noida.
- The highest demand 98.51% in Noida is for CapeTown.
- The lowest demand 0.21% in Noida is for North Eye

Demand of projects in 5 km vicinity of Supertech CapeTown



Demand in popular localities of Noida



Analysis

- Sector 74 has 8.34 % demand amongst all projects in Noida.
- The highest demand 28.22% in Noida is for Sector 16C Noida Extension.
- The lowest demand 6.50% in Noida is for Sector 78



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

Supertech CapeTown Comparison With Other Similar Projects



Supertech CapeTown
Sector 74, Noida



Dasnac The Jewel of Noida
Sector 75, Noida



Supertech ORB
Sector 74, Noida

Livability Rating*

8.5/10

8.3/10

8.4/10

Safety Rating*

5.2/10

6.0/10

5.4/10

Builder

Supertech

Dasnac

Supertech

Locality

Sector 74, Noida

Sector 75, Noida

Sector 74, Noida

Number of Towers

43

7

3

Project Land Area

34 Acres

5 Acres

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



Supertech CapeTown
Sector 74, Noida



Dasnac The Jewel of Noida
Sector 75, Noida



Supertech ORB
Sector 74, Noida

Part of Township	Yes	Yes	Yes
Average Flats Per Floor	5.96	N.A.	5.29
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jan `10	Aug `13	May `12
Possession Date	Dec `17	Mar `17	Jun `18
Delay	36 month(s)	On time	27 month(s)

Amenities Comparison Of Supertech CapeTown With Other Similar Projects



Supertech CapeTown
Sector 74, Noida



Dasnac The Jewel of Noida
Sector 75, Noida



Supertech ORB
Sector 74, Noida

Rain Water Harvesting



Jogging Track



Lift Available



Staff Quarter



Multipurpose Room



Common Amenities

Gymnasium Swimming Pool Children's play area Club House Sports Facility Intercom 24 X 7 Security
Power Backup Landscaped Gardens Indoor Games Car Parking

Amenities not available in any project

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 (Supertech)



Founded in 1988, Supertech Group is India's leading real estate developer company in National Capital Region. R K Arora is the chairman and Managing Director of company.

The company possesses over 2 decades of experience across the real estate, hospitality and construction sector. It develops properties in diversified verticals of real estate like townships, hospitality, residential, office spaces, commercial and retail.

Supertech has developed both residential and commercial complexes in National Capital Region (NCR), Meerut, Rudrapur and Moradabad. The company also has its presence in Haryana, Uttarakhand, Uttar Pradesh and Bengaluru in South.

It has pioneered in introducing the concept of mixed-use development in India and present high rise constructions in North India. More than 33 million sq. ft. of space has been developed by Supertech for residential and commercial sector. Presently, 40 projects are ongoing worth Rs. 14,000 Crores and 75 million sq. ft. is under construction.

Top Projects till Date:

- Developed more than 500 operational hotel rooms in different cities across India.
- [Emerald Court](#) in Sector 93A, Noida comprising of 660 units of 3, 4 and 5 BHK apartments with sizes ranging from 1,750 sq. ft. to 5,431 sq. ft.
- Romano in Sector 118, Noida comprising of 2,544 units of 2 and 3 BHK apartments with sizes ranging from 1,020 sq. ft. to 2,170 sq. ft.

Few of its key under construction residential projects are:

- Pavilion in Sector 34, Noida comprising of 362 units of 2 and 3 BHK apartments of 1,075 sq. ft. to 3,776 sq. ft.
- Ecociti in Sector 137, Noida comprising of 1732 units of 2, 3 and 4 BHK apartments with sizes ranging from 890 sq. ft. to 2,275 sq. ft.
- Micasa in Thanisandra, Bangalore comprising of 224 units of 2 and 3 BHK apartments with sizes ranging from 1,100 sq. ft. to 1,735 sq. ft.

Supertech Group has been honoured with Udyog Ratan Award for its quality standard. Not only this, the company ISO 9001:2001 certified.

Experience	28 Years
Project Delivered	55
Ongoing Projects	33

Top Projects Delivered By Supertech



Livability Score **8.7**

Supertech Estate
Sector 9 Vaishali, Ghaziabad

Project was delivered on May, 2008



Livability Score **8.4**

Supertech Residency
Sector 5 Vaishali, Ghaziabad

Project was delivered on Sep, 2008



Livability Score **8.4**

Supertech 34 Pavilion
Sector 34, Noida

Project was delivered on Mar, 2014



Livability Score **8.2**

Supertech Up Country Plots
Sector 17A Yamuna Expressway, Noida

Project was delivered on Nov, 2013 after a delay of 13 month(s).



Livability Score

7.7

Supertech Romano

Sector 118, Noida

Project is expected to be delivered on Jul, 2017
Has seen a price appreciation of **-7.7 %** over last **38**
month(s)



Livability Score

8.6

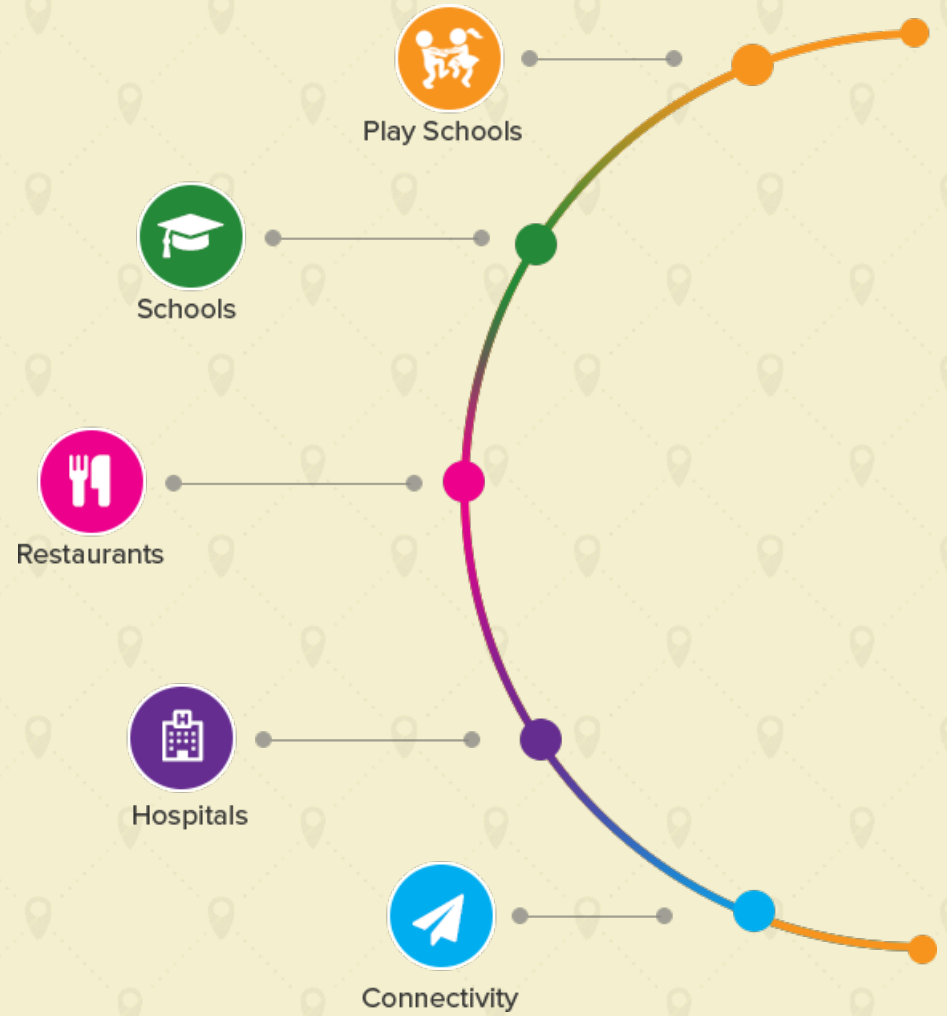
Supertech Eco Village 2

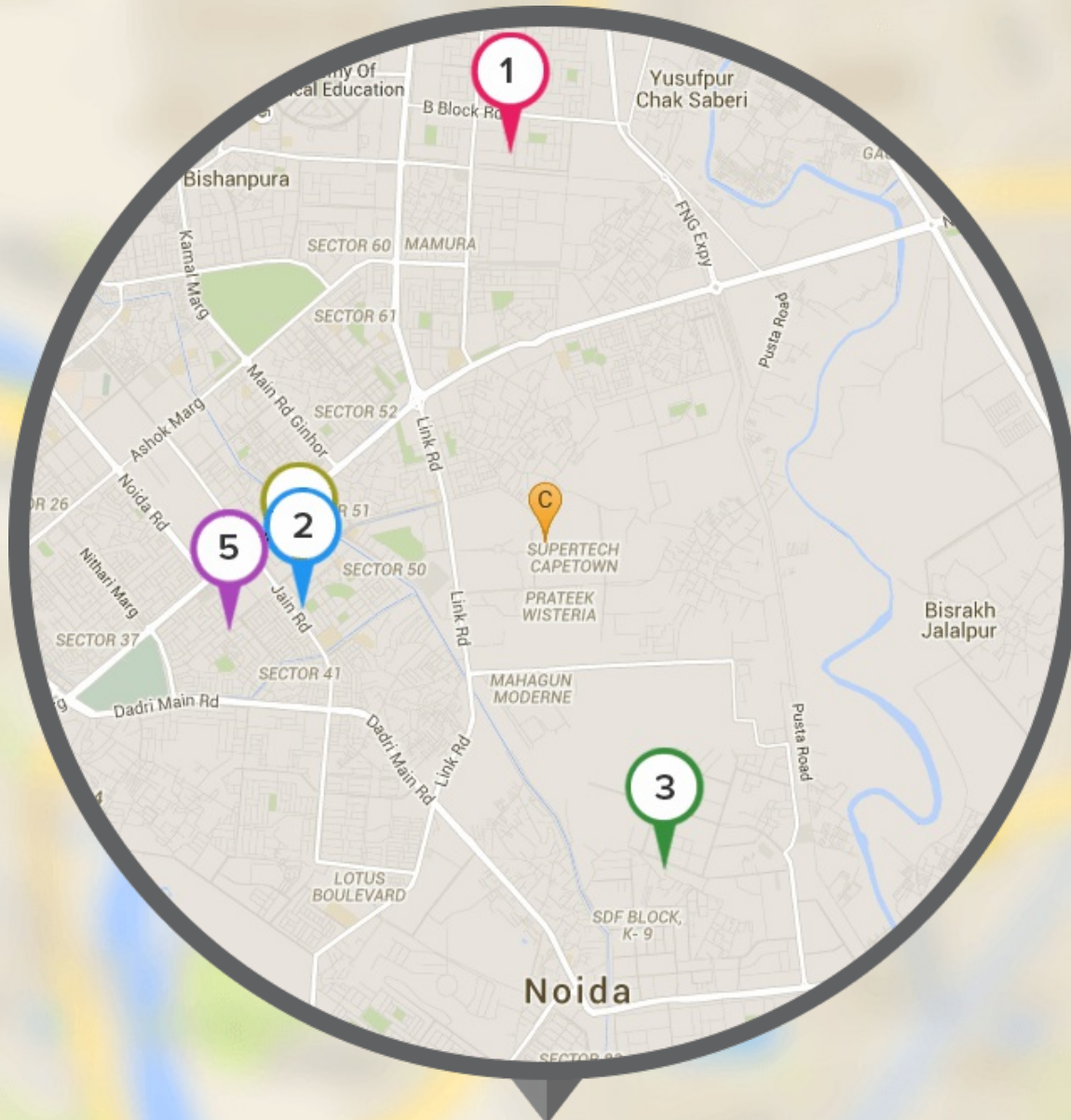
Sector 16B Noida Extension, Noida

Project is expected to be delivered on Dec, 2016
after a delay of 3 month(s).
Has seen a price appreciation of **6.1 %** over last **38** month(s)

LOCALITY INSIGHT


Everything you want to know about the locality



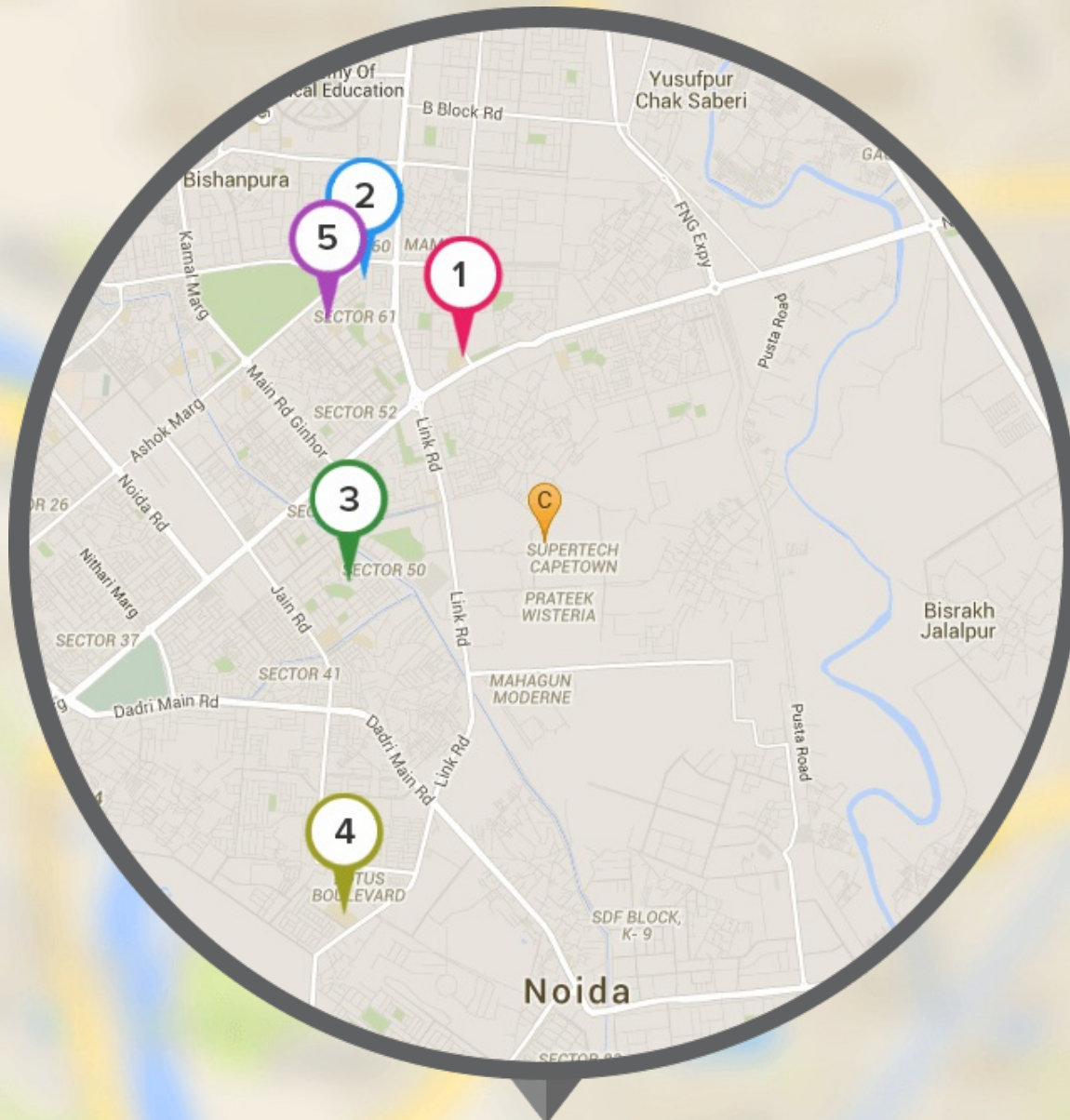


Top 5 Play Schools (within 5 kms)

- | | | | |
|---|--|------|--------|
| 1 | Shemrock Galaxy | ★★★★ | 3.88Km |
| 2 | Little Munchkins Daycare | ★★★★ | 2.52Km |
| 3 | Little Star School | ★★★ | 3.50Km |
| 4 | Noddys International | ★★ | 2.50Km |
| 5 | BlueBeans School of Creative Education | ★ | 3.28Km |


 Represents the location of Supertech CapeTown

Schools Near Supertech CapeTown, Noida

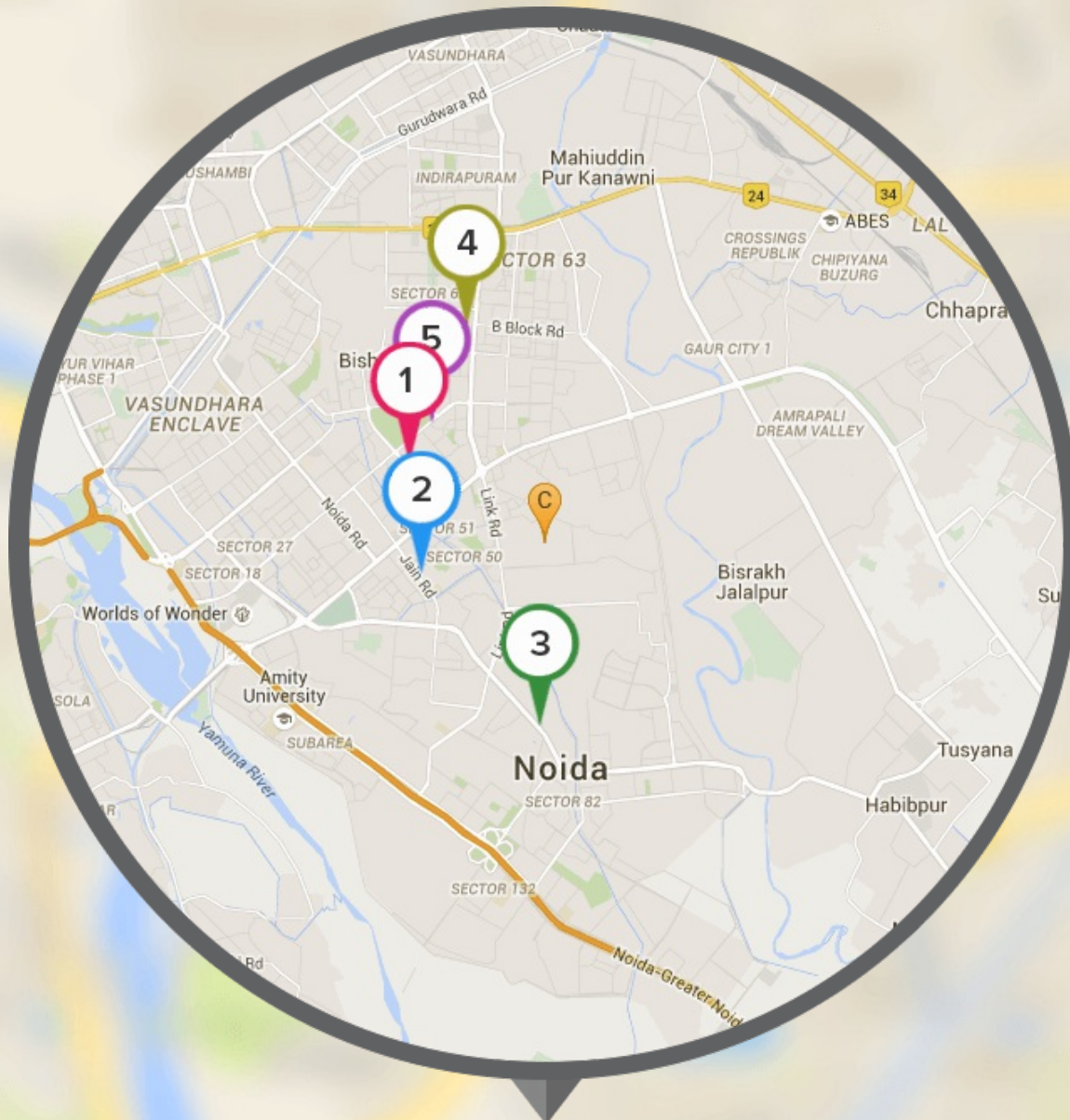


Top 5 Schools (within 5 kms)

- | | | | |
|---|--|-------|--------|
| 1 | Global Indian International School (GIIS), Noida | ★★★★★ | 2.00Km |
| 2 | Mother's Pride | ★★★★★ | 3.18Km |
| 3 | Windows Play School | ★★★★★ | 2.00Km |
| 4 | Pathways School | ★★★★★ | 4.24Km |
| 5 | JSS Public School | ★★★★★ | 3.08Km |

 Represents the location of Supertech CapeTown


Restaurants Near Supertech CapeTown, Noida

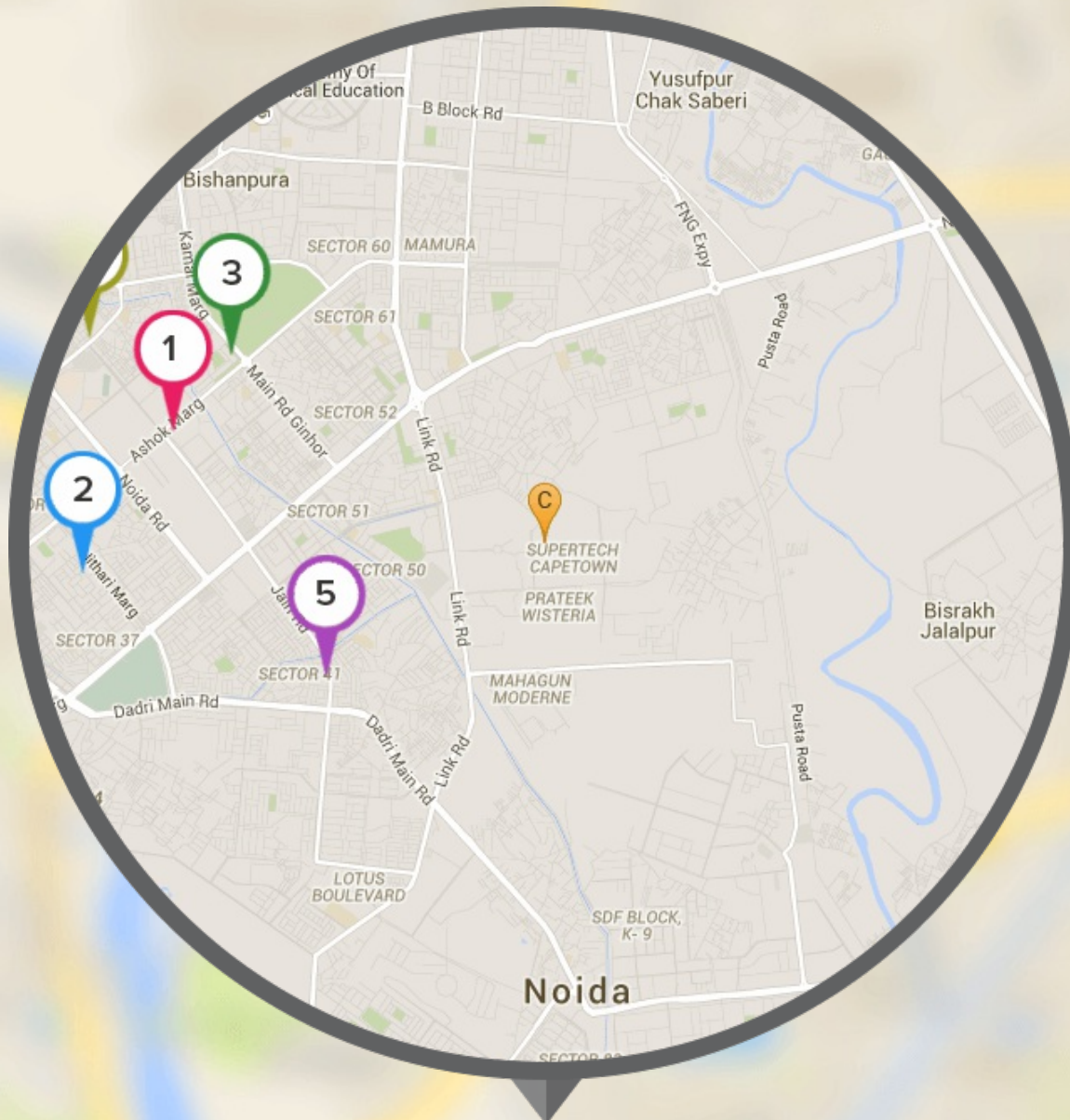


Restaurants

Top 5 Restaurants (within 5 kms)


- | | | | |
|---|----------------------------------|---|--------|
| 1 | Ashok Chicken Cornner | ★ | 3.11Km |
| 2 | Domino's Pizza | ★ | 2.57Km |
| 3 | New Delhi Darbar Chicken Point | ★ | 3.67Km |
| 4 | Shakuntalam Restaurant & Dev Bar | ★ | 4.56Km |
| 5 | Utsav - Paratha Junction | ★ | 3.26Km |

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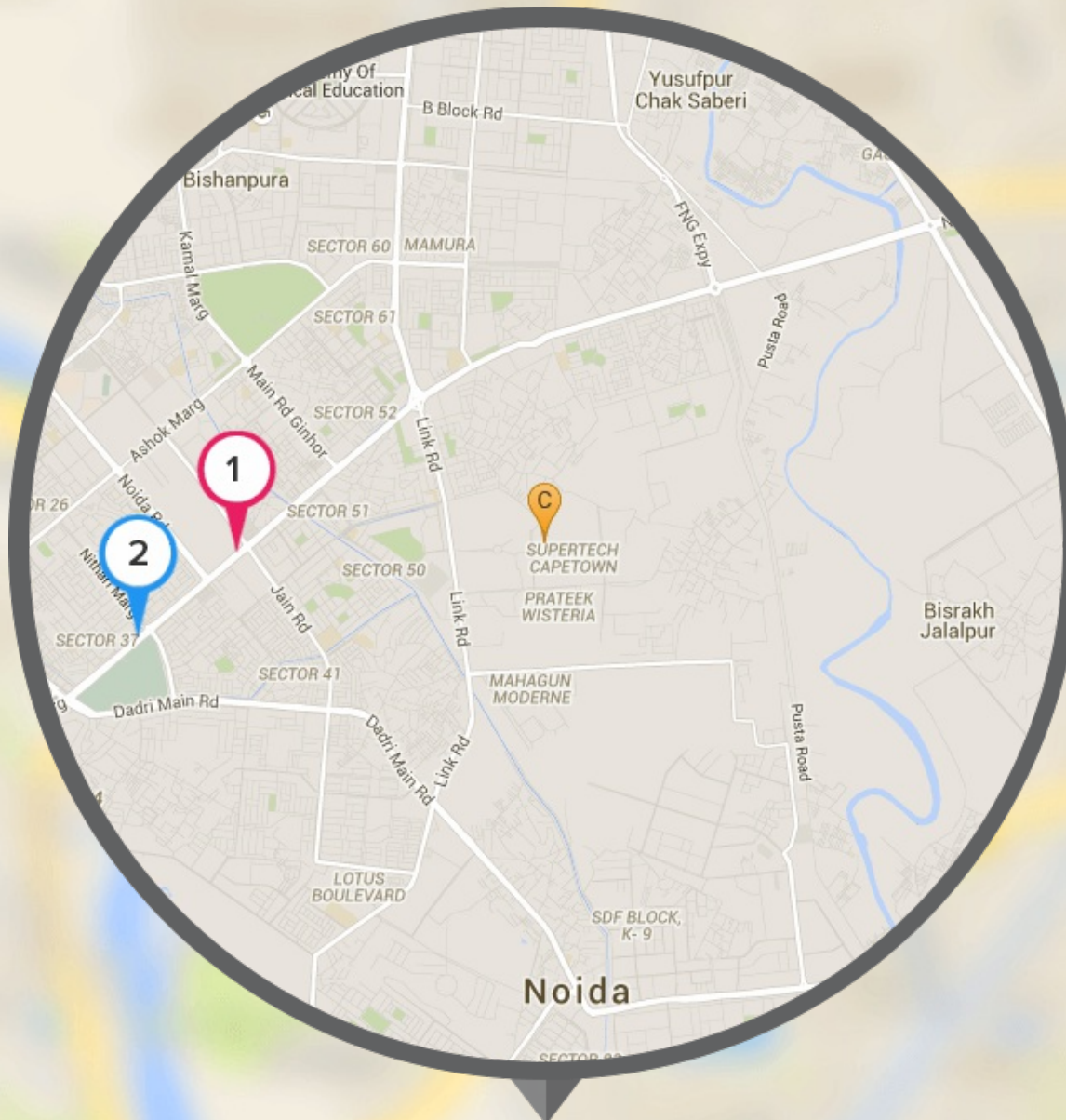


Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---------------------------------------|-------|--------|
| 1 | Prakash Hospital Private Limited | ★★★★★ | 3.88Km |
| 2 | Chikitsa NMC Superspeciality Hospital | ★★★★ | 4.63Km |
| 3 | Prakash Hospital | ★★★ | 3.65Km |
| 4 | Sumitra Hospital | ★★★ | 4.99Km |
| 5 | Prayag Hospital And Research Centre | ★★★ | 2.55Km |

 Represents the location of Supertech CapeTown

Connectivity Near Supertech CapeTown, Noida



Top 2 Connectivity (within 5 kms)

- 1 Wave City Center 3.09Km ★★★★★
- 2 Golf Course 4.18Km ★★★★★

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