

PROPINSIGHT

A Detailed Property Analysis Report



40,000+
Projects



10,000+
Builders

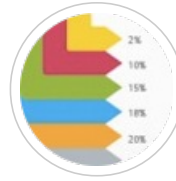


1,200+
Localities

Report Created On - 7 Oct, 2015

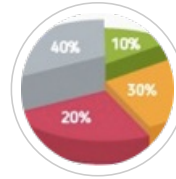


What is *PROPINSIGHT?*



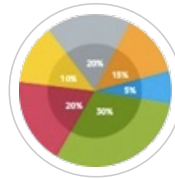
Price Insight

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.

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Vatika Sovereign Next

Sector 82A, Gurgaon

₹ 2.66 Cr onwards

Livability Score

7.6/ 10



Project Size
10 Towers



Configurations
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

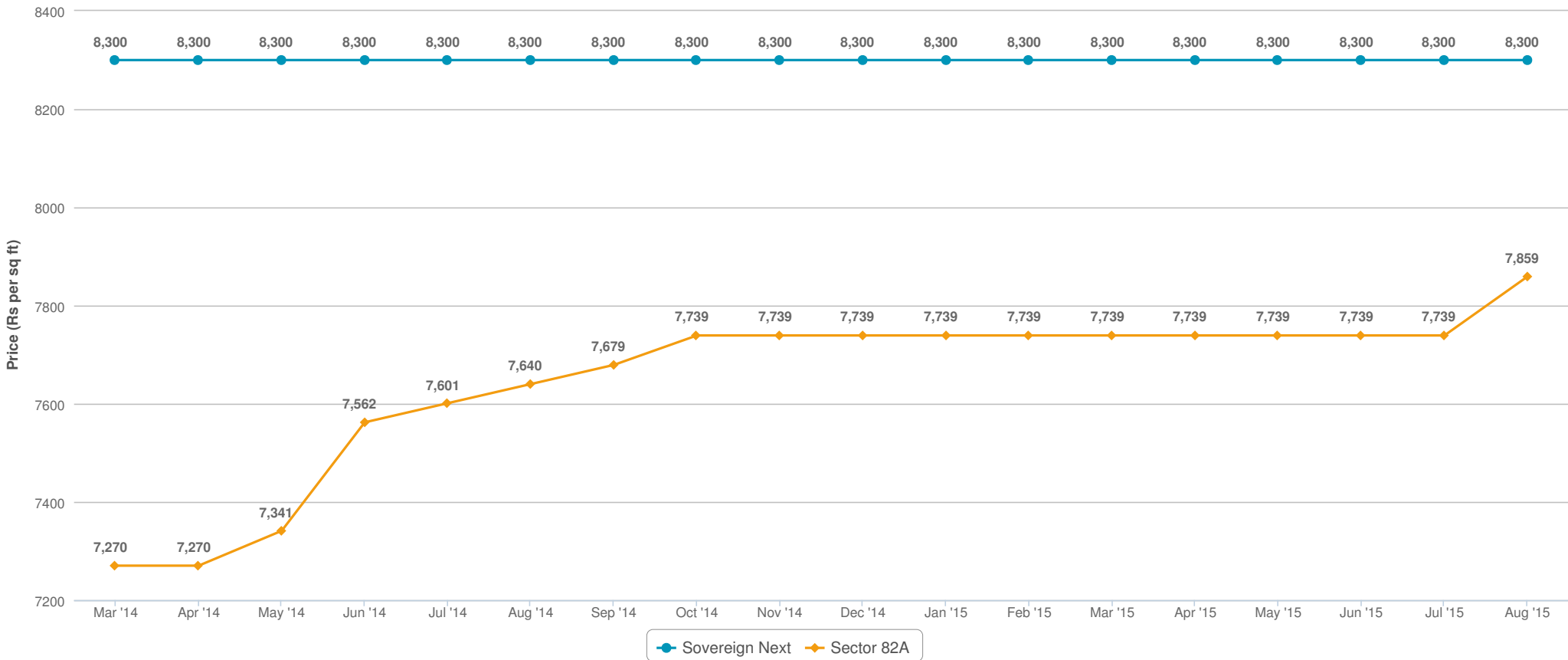


Demand Comparison

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

Price Trend Of Vatika Sovereign Next

Vatika Sovereign Next VS Sector 82A, Gurgaon



Property Type	3BHK+3T	4BHK+4T	4BHK+5T
Area (sq.ft.)	2600, 2650, 2825, 3325	3200, 3270	5195

Price Comparison With Other Projects Similar To Vatika Sovereign Next



Vatika Sovereign Next
Sector 82A, Gurgaon



Vatika Premium Floors
Sector 82, Gurgaon



DLF The Primus
Sector 82A, Gurgaon

Primary Purchase Price

8,300/sq.ft.

7,703/sq.ft.

7,750/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 1 (One time)

Rs. 1 (One time)

Rs. 1 (One time)

Car Parking Charges

N.A.

N.A.

Covered : Rs. 5 Lacs (One time)
Open : Rs. 4 Lacs (One time)

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 75,000 (One time)

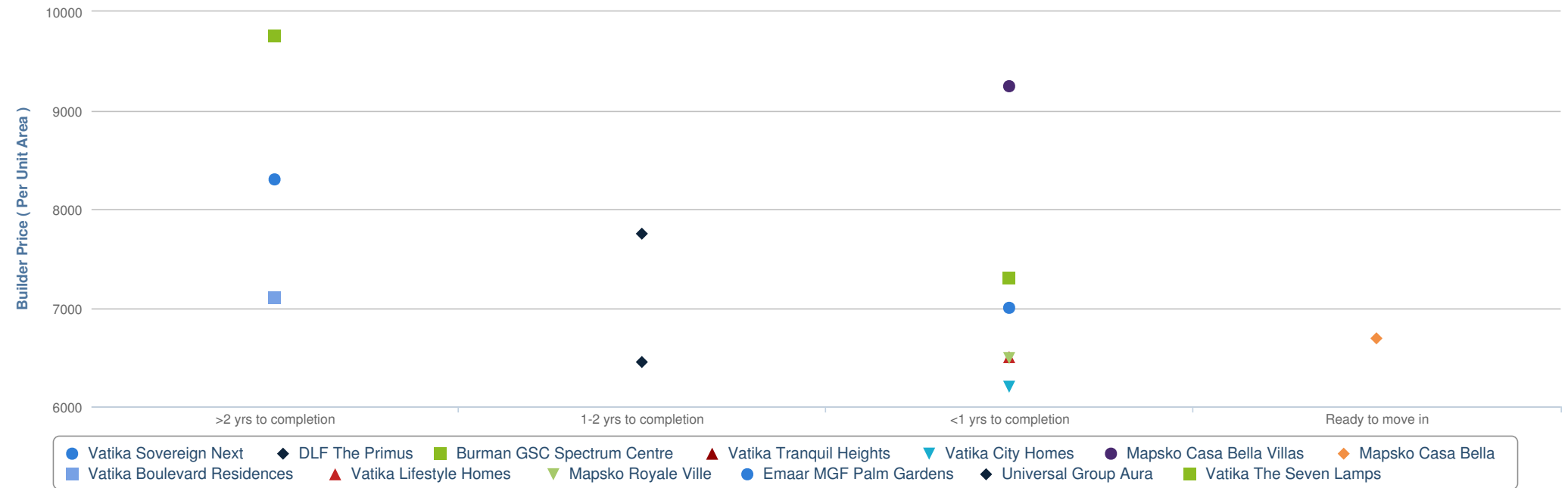
Rs. 1.5 Lacs (One time)

Rs. 3 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Vatika Sovereign Next



Vatika Sovereign Next's current price is Rs. 8300/sq. ft. and it is in Under Construction stage.

In comparison to locality, Vatika Sovereign Next is overpriced by Rs. 401.04/sq. ft.

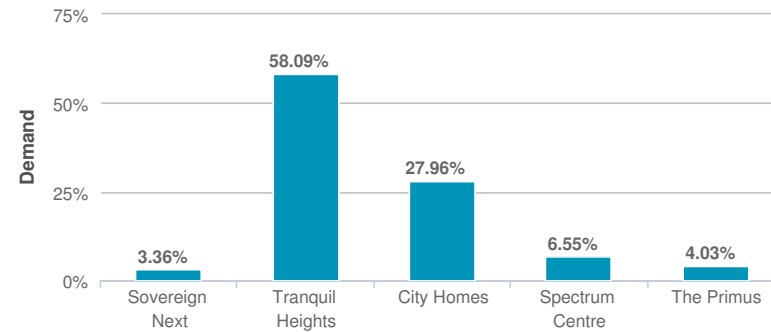
Highest price in the locality is for Burman GSC Spectrum Centre at 9750/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Vatika City Homes at 6200/sq. ft. and it is in Under Construction stage.

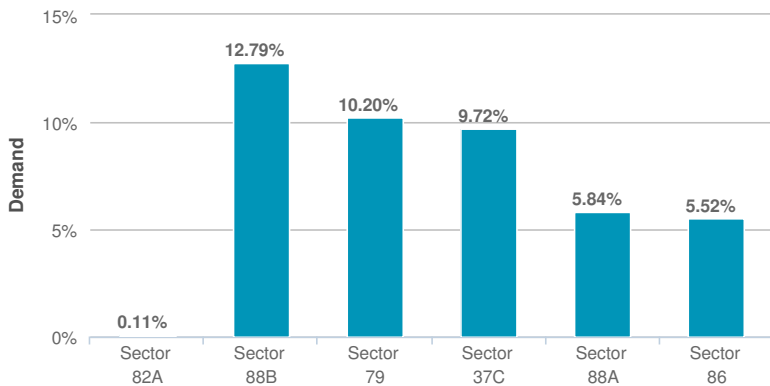
Analysis

- Sovereign Next has 3.36 % demand amongst all projects in Gurgaon.
- The highest demand 58.09% in Gurgaon is for Tranquil Heights.
- The lowest demand 3.36% in Gurgaon is for Sovereign Next

Demand of projects in 5 km vicinity of Vatika Sovereign Next



Demand in popular localities of Gurgaon



Analysis

- Sector 82A has 0.11 % demand amongst all projects in Gurgaon.
- The highest demand 12.79% in Gurgaon is for Sector 88B.
- The lowest demand 0.11% in Gurgaon is for Sector 82A



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

Vatika Sovereign Next Comparison With Other Similar Projects



Vatika Sovereign Next
Sector 82A, Gurgaon



Vatika Premium Floors
Sector 82, Gurgaon



DLF The Primus
Sector 82A, Gurgaon

Livability Rating*

7.6/10

7.5/10

7.0/10

Safety Rating*

6.2/10

6.4/10

4.8/10

Builder

Vatika

Vatika

DLF

Locality

Sector 82A, Gurgaon

Sector 82, Gurgaon

Sector 82A, Gurgaon

Number of Towers

10

54

9

Project Land Area

7.5 Acres

N.A.

12.53 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



Vatika Sovereign Next
Sector 82A, Gurgaon



Vatika Premium Floors
Sector 82, Gurgaon



DLF The Primus
Sector 82A, Gurgaon

Part of Township

Yes

Yes

No

Average Flats Per Floor

2

1

3.28

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Jun '13

Oct '12

Feb '12

Possession Date

Dec '17

Dec '15

Jan '17

Delay

5 month(s)

4 month(s)

3 month(s)

Amenities Comparison Of Vatika Sovereign Next With Other Similar Projects



Vatika Sovereign Next
Sector 82A, Gurgaon



Vatika Premium Floors
Sector 82, Gurgaon



DLF The Primus
Sector 82A, Gurgaon

Jogging Track			
Gymnasium			
Swimming Pool			
Children's play area			
Club House			

Common Amenities

24 X 7 Security

Amenities not available in any project

Sports Facility Cafeteria Rain Water Harvesting Golf Course Intercom 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



A well established name in the real estate sector, Vatika Group delivers value to stakeholders and property buyers. It develops infrastructure in various segments of real estate which includes commercial, residential, business centers, schools, retail spaces, hotels and restaurants. Infrastructures constructed by company uphold highest standards of quality and also reflect timelessness. Under the able guidance of Mr. Gautam Bhalla, Managing Director of Vatika Limited and Mr. Gaurav Bhalla, Managing Director of Vatika Hotels Private Limited, Vatika Group has ensured customers get best lifestyle and business spaces. Group's real estate portfolio spans across Delhi NCR including towns located within approximately 250 Kms from Delhi . Vision of Vatika Group is to be known as the most respected real estate company. Entire construction of Vatika is facilitated by Enviro, ISO 9001:2008 certified integrated facility maintenance company by TUVSUD South Asia.

The Group has been building residential spaces in various forms of townships, apartments, plots, independent floors and villas. One of their key projects Vatika Infotech City is ready to move in residential township comprising of 2,200 units of plots with 2,700 sq. ft. sizes and is located on Jaipur -Ajmer Expressway. Vatika India Next (INXT) is an upcoming township located on NH 8 Gurgaon comprising of two key apartment projects, The Seven Lamps and Sovereign Next in sector 82, Gurgaon . Another upcoming township of Vatika is Vatika Express City (XPC) located in sector 88A, 88B and 89A, Gurgaon and will house two under construction apartment projects, Seven Elements in Sector 89A and Urban Expressions in Sector 88B , Gurgaon . Vatika Group is currently developing few commercial projects in Gurgaon as well. First India Place, INXT City Centre, One on One, Urban Centre, Vatika Atrium to name a few. Whether it's building a residential space, corporate office or space to connect with friends, Vatika holds expertise in catering huge demand of industry within a stipulated time frame.

Experience	N.A
Project Delivered	31
Ongoing Projects	20

Top Projects Delivered By Vatika



NOT AN ACTUAL PROJECT IMAGE

Livability Score

8.0

Vatika City Central Plots

Sector 23, Ambala

Project was delivered on Jan, 2014



Livability Score

7.4

Vatika Gurgaon 21

Sector 83, Gurgaon

Project was delivered on Dec, 2014



Livability Score

7.3

Vatika Infotech City Plots

Ajmer Road, Jaipur

Project was delivered on Dec, 2010



Livability Score

7.3

Vatika Aster Acacia Laurus Floors

Sector 82, Gurgaon

Project was delivered on Jan, 2012



Livability Score

7.6

Vatika Sovereign Next

Sector 82A, Gurgaon

Project is expected to be delivered on Dec, 2017
after a delay of 5 month(s).

Has seen a price appreciation of 3.8 % over last 27
month(s)



Livability Score

7.5

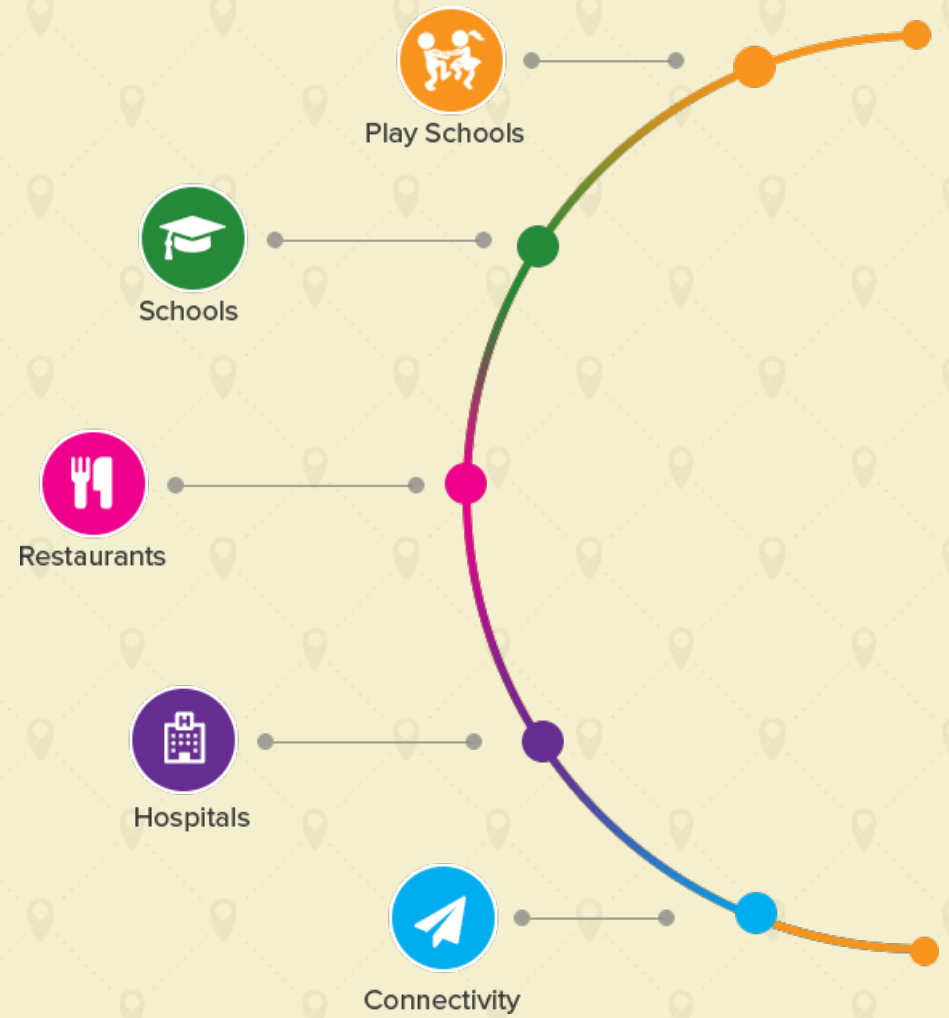
Vatika Lifestyle Homes

Sector 83, Gurgaon

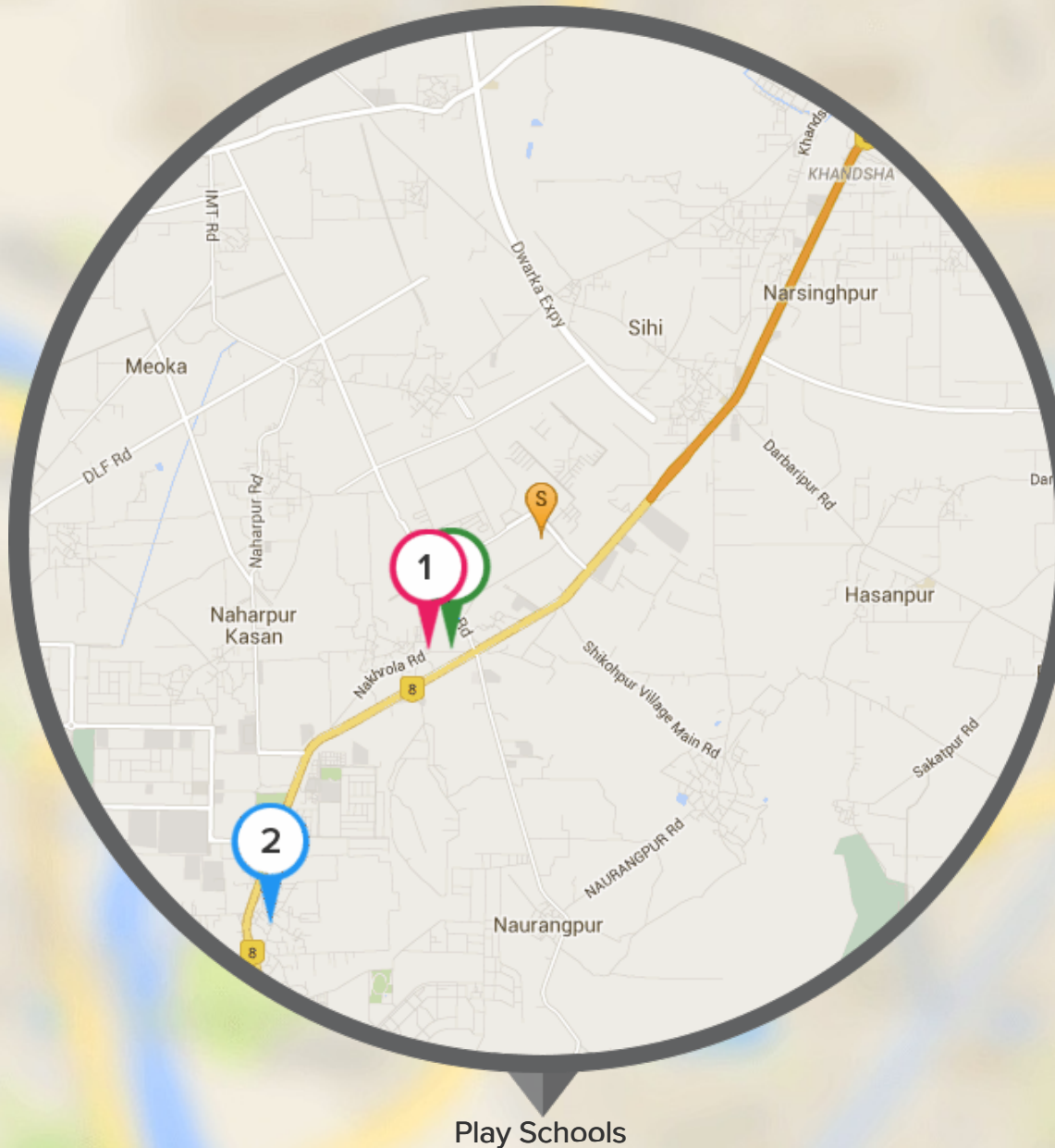
Project is expected to be delivered on Dec, 2015
after a delay of 12 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Vatika Sovereign Next, Gurgaon



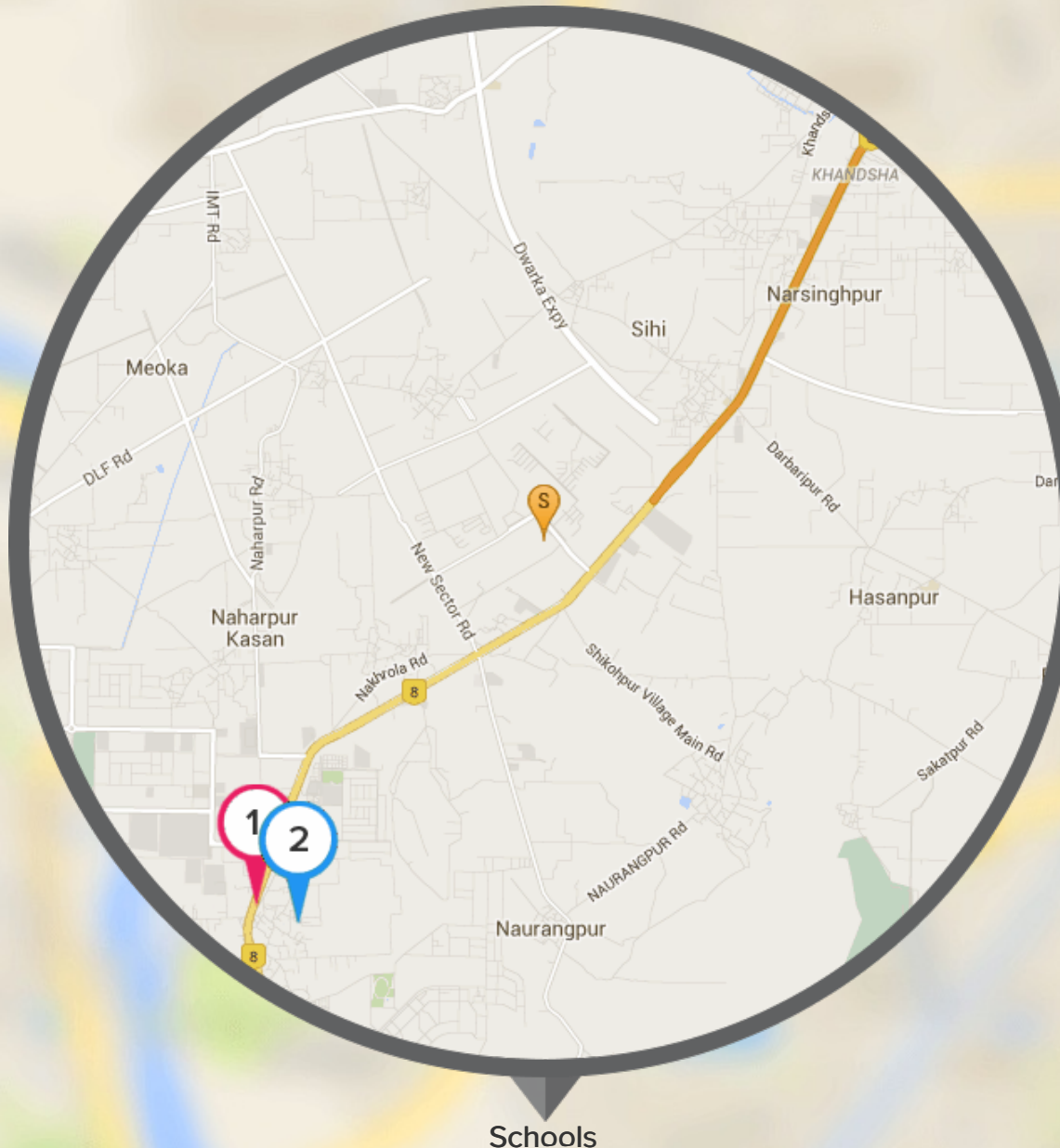
Top 3 Play Schools (within 5 kms)

- | | | |
|---|----------------------------------|--------|
| 1 | Ritis A Pre School
★★★★★ | 1.60Km |
| 2 | Bachpan...a play school
★★★★★ | 4.75Km |
| 3 | Riti Pre School
★★★★★ | 1.44Km |

Represents the location of Vatika Sovereign Next

Play Schools

Schools Near Vatika Sovereign Next, Gurgaon



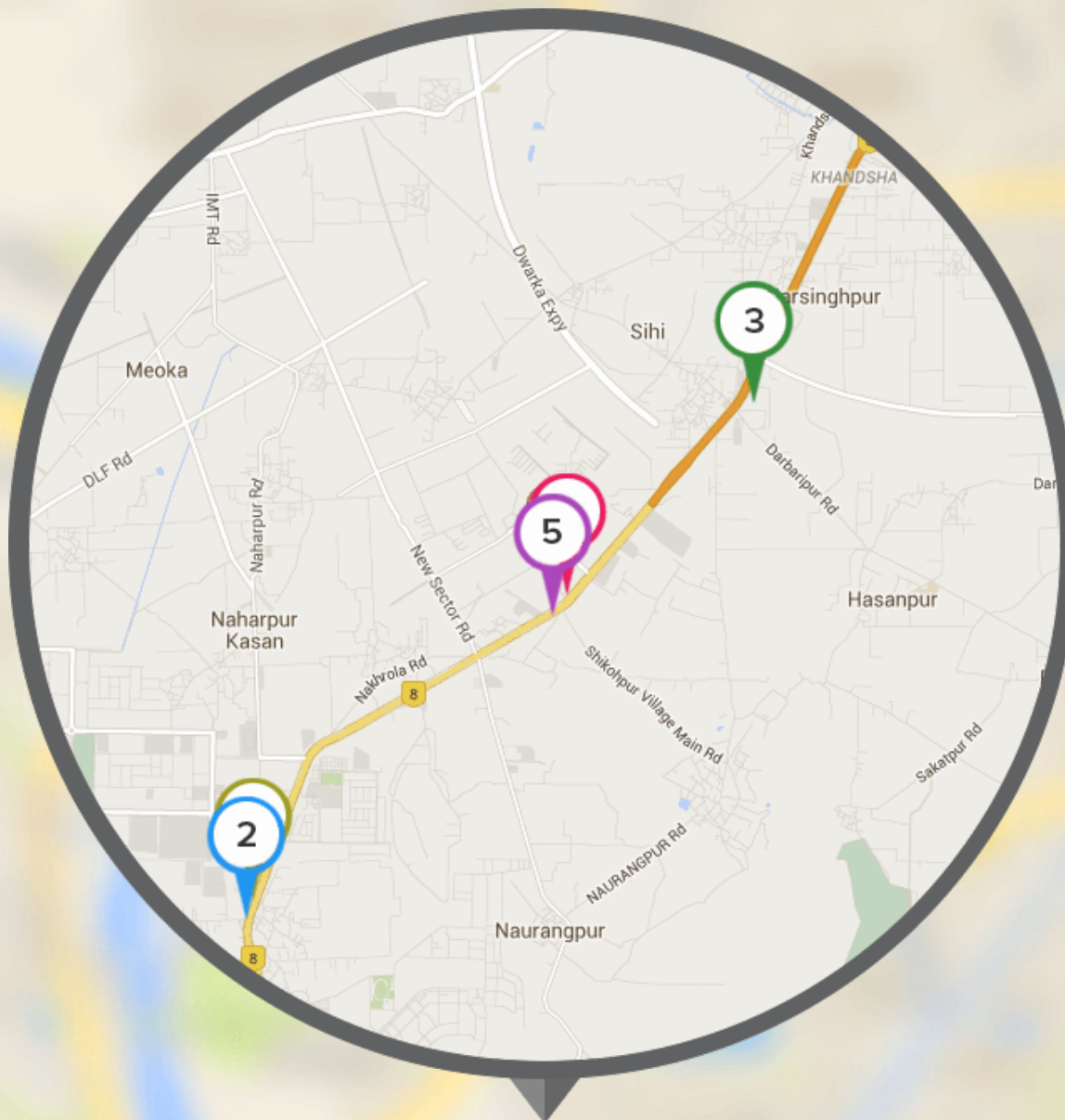
Top 3 Schools (within 5 kms)

- | | | |
|---|-----------------------------------|--------|
| 1 | DPS Manesar
★★★★★ | 4.67Km |
| 2 | Amity Business School
★★★★★ | 4.57Km |
| 3 | Laxmi International School
★★★ | 4.57Km |

Represents the location of Vatika Sovereign Next

Schools

Restaurants Near Vatika Sovereign Next, Gurgaon



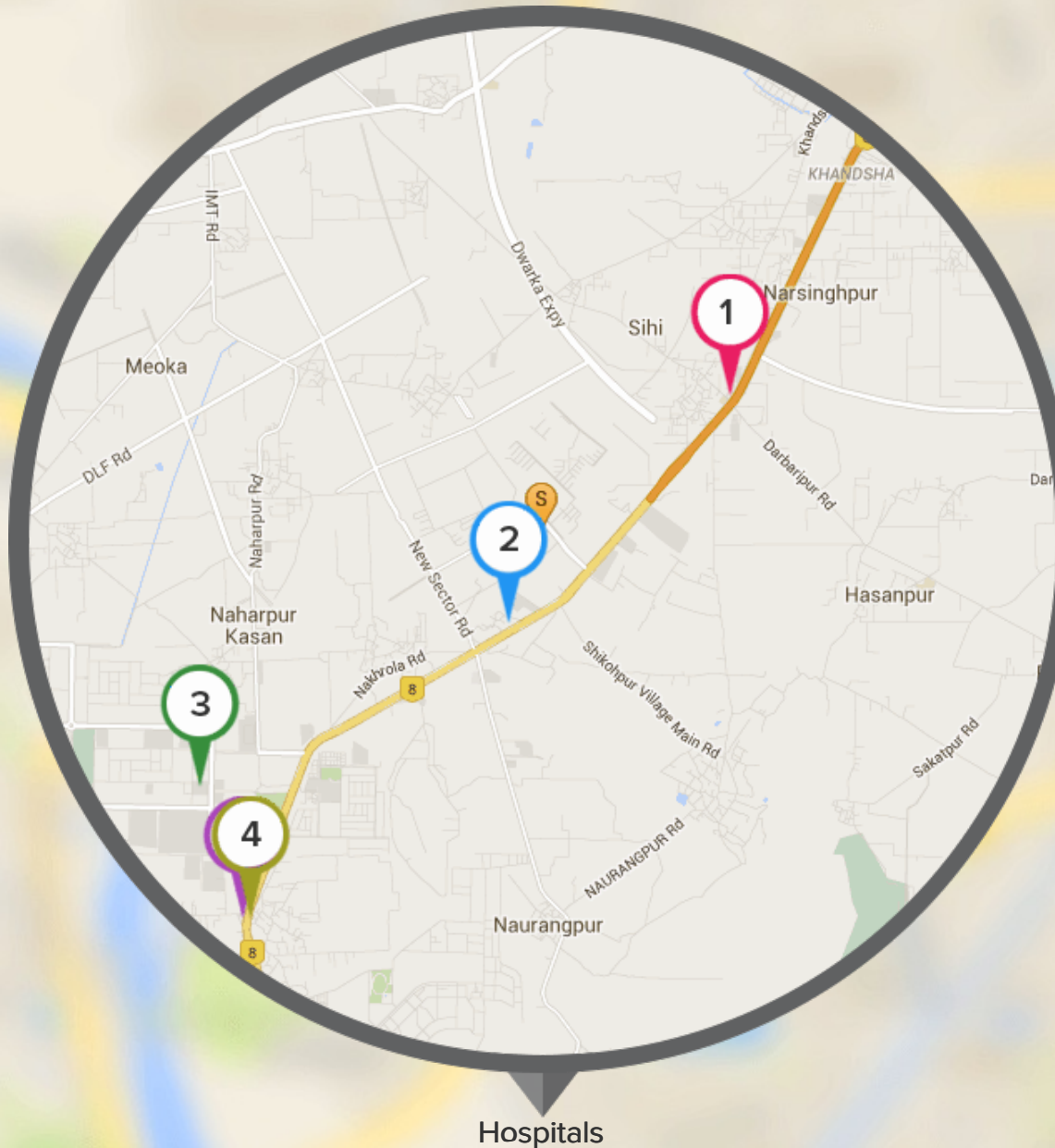
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---------------------|---|--------|
| 1 | PAPPU VAISHNO DHABA | ★ | 0.58Km |
| 2 | Tau Da Dhaba | ★ | 4.81Km |
| 3 | Haldiram | ★ | 2.54Km |
| 4 | Uttarakhand Dhaba | ★ | 4.63Km |
| 5 | Kailash Hotel | ★ | 0.75Km |

 Represents the location of Vatika Sovereign Next

Hospitals Near Vatika Sovereign Next, Gurgaon



Top 5 Hospitals (within 5 kms)

- | | | | |
|---|----------------------------------|------|--------|
| 1 | Krishna Hospital | ★★★★ | 2.38Km |
| 2 | Shri Balaji Hospital | ★★★★ | 0.91Km |
| 3 | Rockland Hospital | ★★★ | 4.25Km |
| 4 | Upkar Hospital and Trauma Center | ★★ | 4.81Km |
| 5 | S.S. Hospital & Trauma Centre | ★★ | 4.86Km |

S Represents the location of Vatika Sovereign Next



PROPTIGER



End to End Services



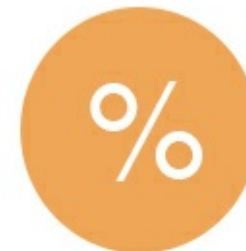
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