




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

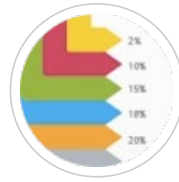
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 17 Aug, 2016

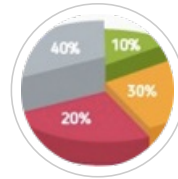


# What is *PROPINSIGHT?*



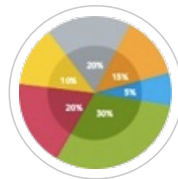
## Price Insight

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.



# Orris Aster Court


Sector 85, Gurgaon


₹ 59 Lacs onwards

Livability Score



 Project Size  
12 Towers

 Configurations  
2,3,4 Bedroom Apartment

 Possession Starts  
Oct '16



# 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

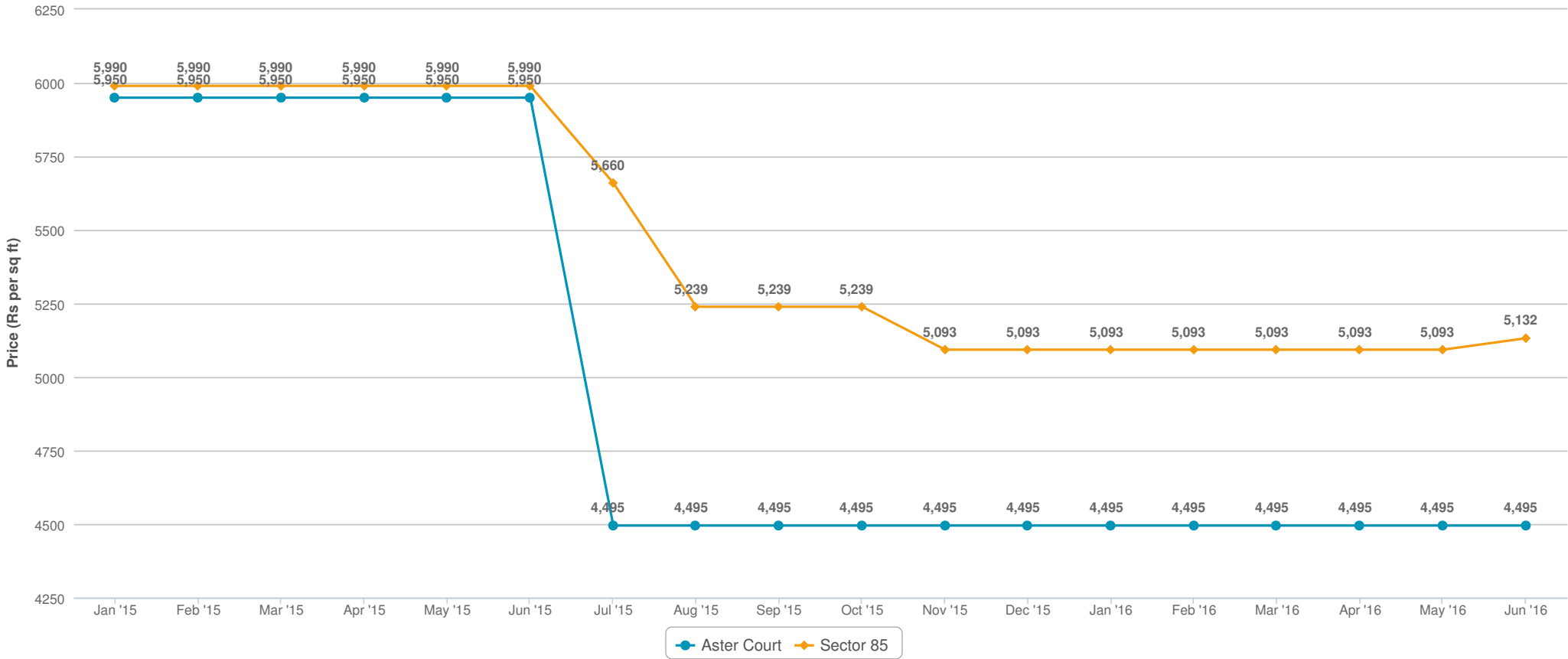


## Demand Comparison

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

# Price Trend Of Orris Aster Court

## Orris Aster Court VS Sector 85, Gurgaon



Property Type	2BHK+2T	3BHK+3T	3BHK+4T	4BHK+4T	4BHK+5T
Area (sq.ft.)	1250, 1312, 1375	1587	1675	1952	2150



# Price Comparison With Other Projects Similar To Orris Aster Court



Orris Aster Court  
Sector 85, Gurgaon



Spaze Privy AT4  
Sector 84, Gurgaon



Ansal Heights 86  
Sector 86, Gurgaon

Primary Purchase Price

4,495/sq.ft.

4,350/sq.ft.

4,200/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

N.A.

Covered : Rs. 3 Lacs (One time)  
Open : Rs. 1.8 Lacs (One time)

Covered : Rs. 2 Lacs (One time)

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 1 Lacs (One time)

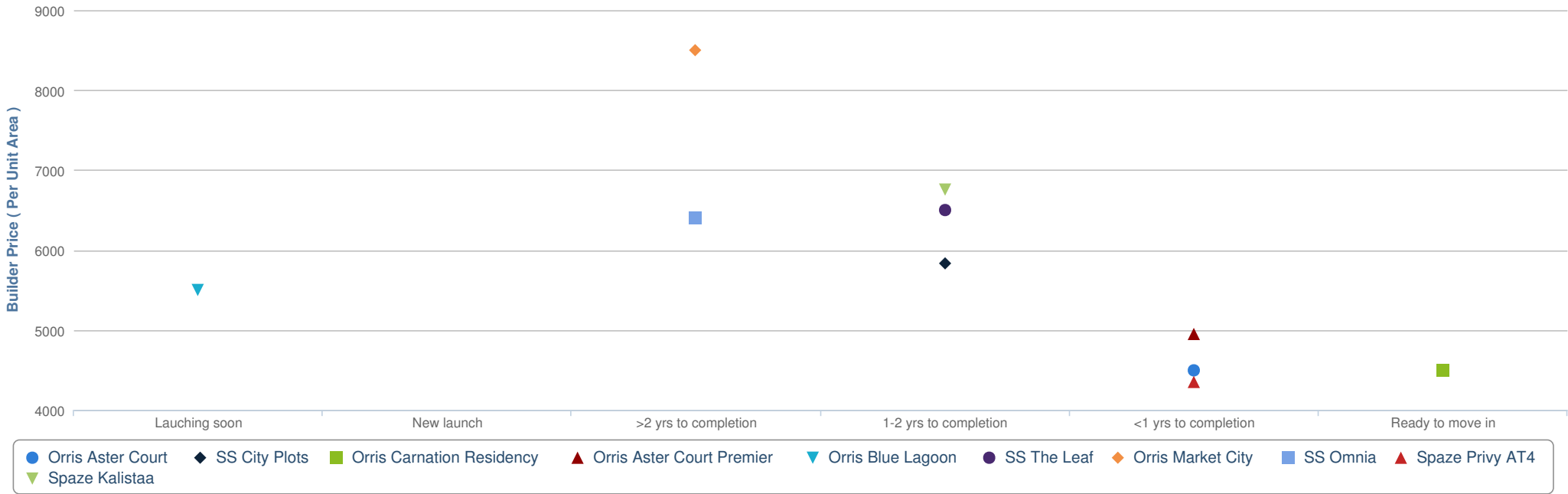
Rs. 50,000 (One time)

Rs. 75,000 (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Orris Aster Court



Orris Aster Court's current price is Rs. 4495/sq. ft. and it is in Under Construction stage.

In comparison to locality, Orris Aster Court is underpriced by Rs. 637.73/sq. ft.

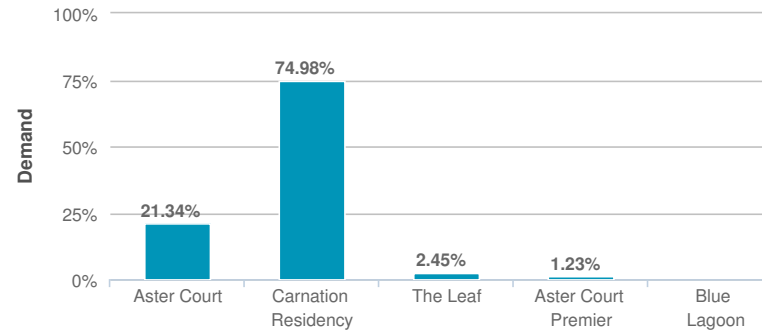
Highest price in the locality is for Orris Market City at 8500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Spaze Privy AT4 at 4350/sq. ft. and it is in Under Construction stage.

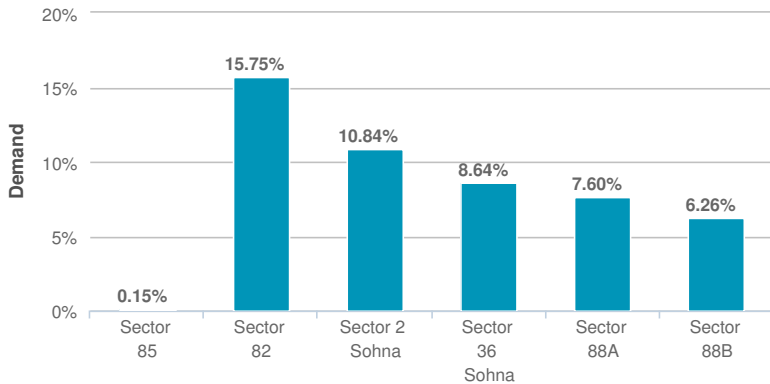
## Analysis

- Aster Court has 21.34 % demand amongst all projects in Gurgaon.
- The highest demand 74.98% in Gurgaon is for Carnation Residency.
- The lowest demand 0.00% in Gurgaon is for Blue Lagoon

### Demand of projects in 5 km vicinity of Orris Aster Court



### Demand in popular localities of Gurgaon



## Analysis

- Sector 85 has 0.15 % demand amongst all projects in Gurgaon.
- The highest demand 15.75% in Gurgaon is for Sector 82.
- The lowest demand 0.15% in Gurgaon is for Sector 85





## ***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

# Orris Aster Court Comparison With Other Similar Projects



Orris Aster Court  
Sector 85, Gurgaon



Spaze Privy AT4  
Sector 84, Gurgaon



Ansal Heights 86  
Sector 86, Gurgaon

Livability Rating*	8.1/10	8.2/10	8.5/10
Safety Rating*	3.8/10	3.6/10	6.0/10
Builder	Orris	Spaze	Ansal
Locality	Sector 85, Gurgaon	Sector 84, Gurgaon	Sector 86, Gurgaon
Number of Towers	12	10	11
Project Land Area	29 Acres	20 Acres	17.96 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

# Orris Aster Court Comparison With Other Similar Projects (Continued ...)



Orris Aster Court  
Sector 85, Gurgaon



Spaze Privy AT4  
Sector 84, Gurgaon



Ansal Heights 86  
Sector 86, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	4	3.85	4.96
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jul `10	Aug `12	Oct `12
Possession Date	Oct `16	Dec `16	Dec `16
Delay	23 month(s)	On time	On time

# Amenities Comparison Of Orris Aster Court With Other Similar Projects



Orris Aster Court  
Sector 85, Gurgaon



Spaze Privy AT4  
Sector 84, Gurgaon



Ansal Heights 86  
Sector 86, Gurgaon

Ample Car Parking



Multipurpose Room



Sports Facility



Indoor Games



Gymnasium Swimming Pool Children's play area Club House Intercom 24 X 7 Security Jogging Track

Power Backup

Cafeteria Golf Course Maintenance Staff

Amenities not available in any project



### 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



Orris is a leading real estate developer primarily operational in Gurgaon and Noida . The construction portfolio of the company includes of residential, commercial, retail and SEZ. Apart from real estate the Orris group is engaged in the fields of energy, hospitality, golf and education.

### Project under construction

Residential projects by Orris Group currently under construction are:

- Spring Homes in Sector 85 , Gurgaon which comprises of 480 units of 2, 3, 4 and 5 BHK apartments with sizes ranging from 1,385 sq.ft to 3,815 sq.ft.
- Greenbay Golf Homes set in Sector 22D Yamuna Expressway , Noida comprises of 574 units of 1, 2 and 3 BHK apartments with sizes ranging from 569 sq.ft. to 1,664 sq.ft.
- Aster Court Premier is located in Sector 85 , Gurgaon comprising of 288 units of 3 and 4 BHK apartments with sizes ranging from 1,450 sq.ft. to 2,150 sq.ft.
- Carnation Residency is in Sector 85 , Gurgaon comprising of 500 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,050 sq.ft. to 1,800 sq.ft.
- Aster Court in Sector 85 , Gurgaon comprises of 1,588 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,250 sq.ft. to 2,150 sq.ft.
- [Greenbay Golf Village](#) is located in Sector 22D Yamuna Expressway , Noida comprises of 713 units of plots with sizes ranging from 1,350 sq.ft. to 6,750 sq.ft.

Experience	10 Years
Project Delivered	9
Ongoing Projects	6

# Top Projects Delivered By Orris



Livability Score

8.2

**Orris Carnation Residency**  
Sector 85, Gurgaon

Project was delivered on May, 2014



NOT AN ACTUAL PROJECT IMAGE

Livability Score

7.4

**Orris Greenbay Golf Village**  
Sector 22D Yamuna Expressway, Noida

Project was delivered on Oct, 2014 after a delay of 9 month(s).



Livability Score

8.1

## Orris Aster Court

Sector 85, Gurgaon

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

Has seen a price appreciation of -10.1 % over last 38  
month(s)



Livability Score

7.6

## Orris Curio City Plots

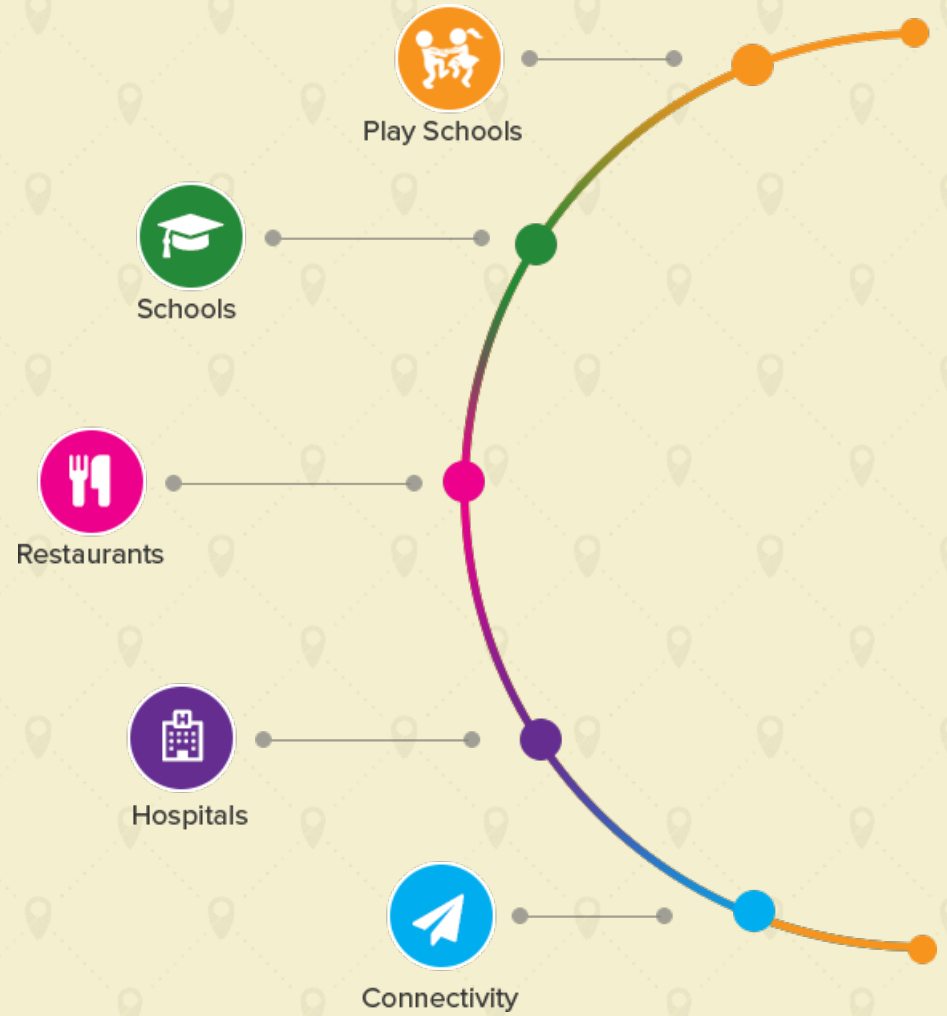
Sector 22D Yamuna Expressway, Noida

Project is expected to be delivered on Dec, 2016

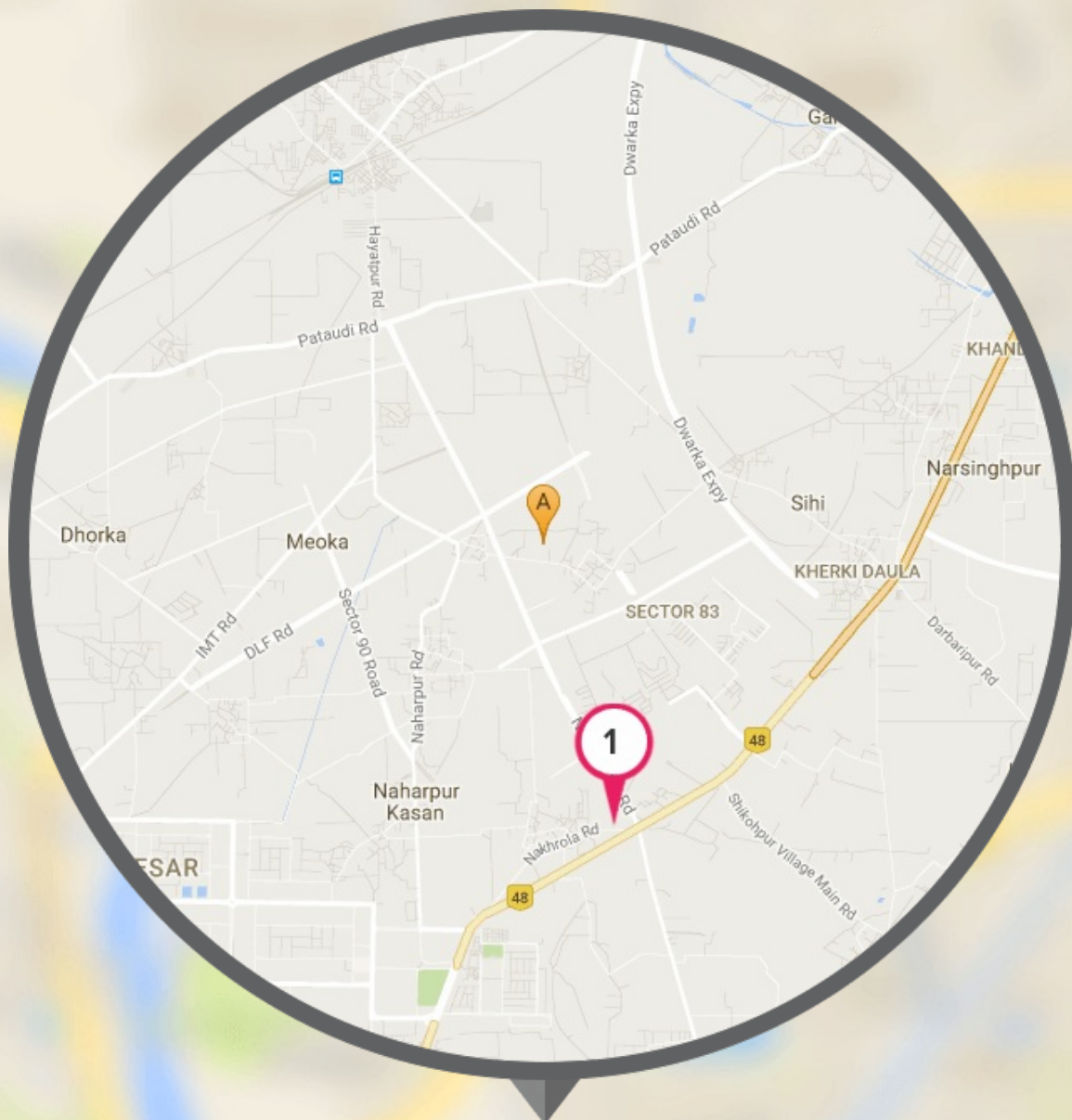


# LOCALITY INSIGHT

Everything you want to know about the locality



# Play Schools Near Orris Aster Court, Gurgaon



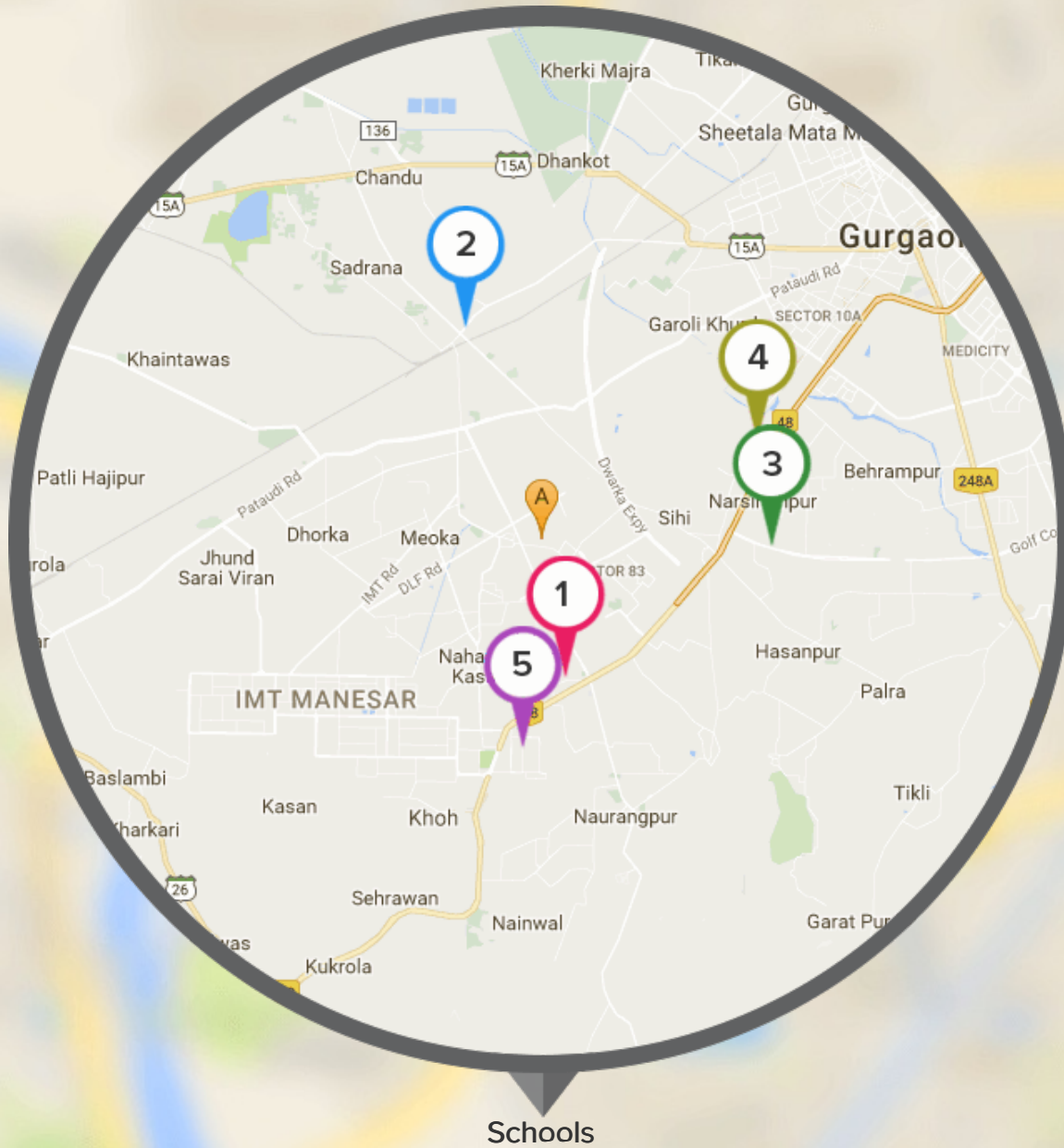
## Top 1 Play Schools (within 5 kms)

**1** Riti Pre School  
★★★★ 2.92Km

**A** Represents the location of Orris Aster Court

Play Schools

# Schools Near Orris Aster Court, Gurgaon

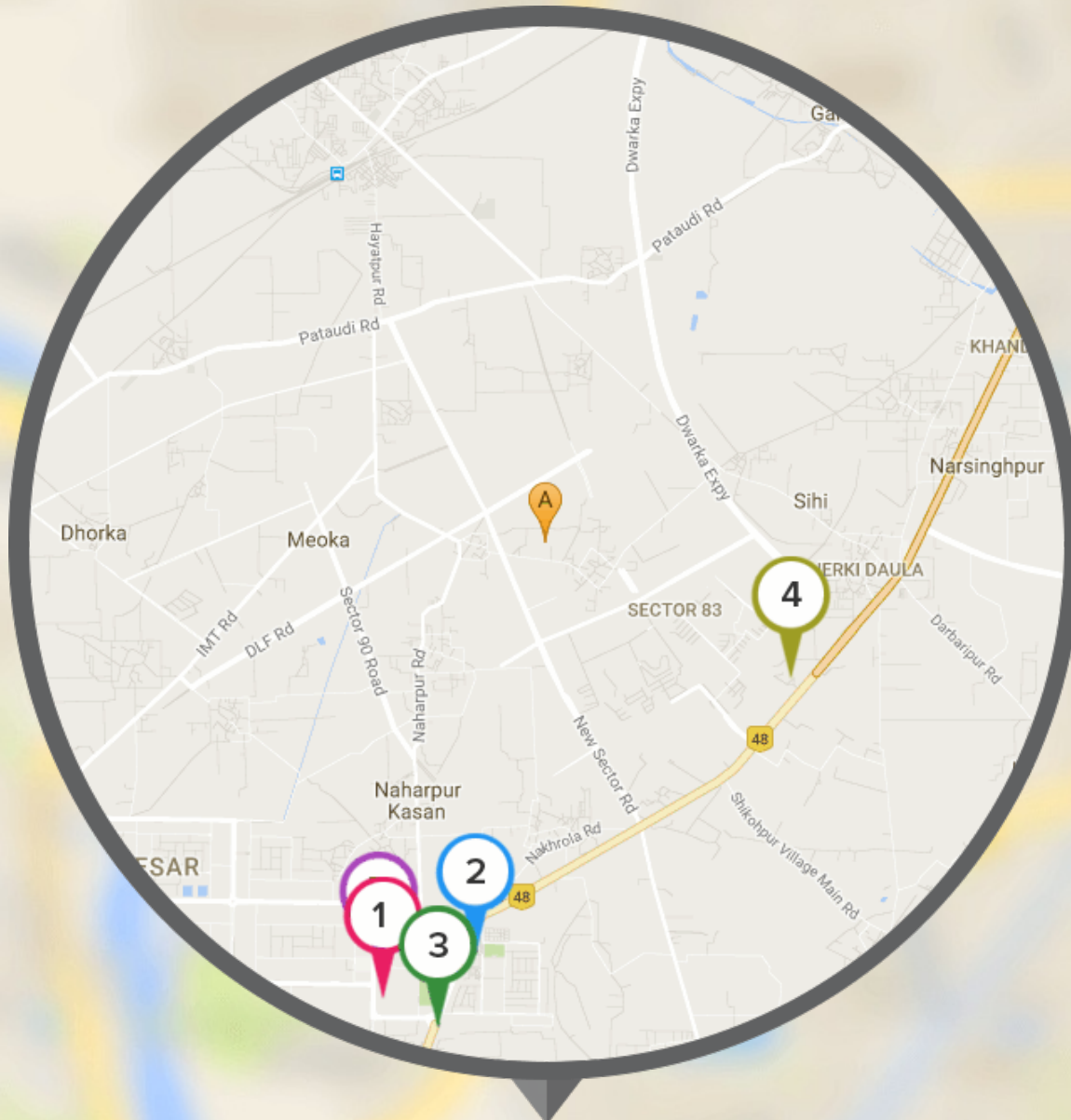


## Top 5 Schools (within 5 kms)

- |   |                                 |       |        |
|---|---------------------------------|-------|--------|
| 1 | Ritis A Pre School              | ★★★★★ | 2.88Km |
| 2 | Basant Valley Public School     | ★★★★  | 4.50Km |
| 3 | The Play House Gurgaon          | ★     | 4.63Km |
| 4 | GOVT. BOYS SR. SECONDARY SCHOOL | ★     | 4.74Km |
| 5 | Ompee World School              | ★     | 4.26Km |

A Represents the location of Orris Aster Court

# Restaurants Near Orris Aster Court, Gurgaon



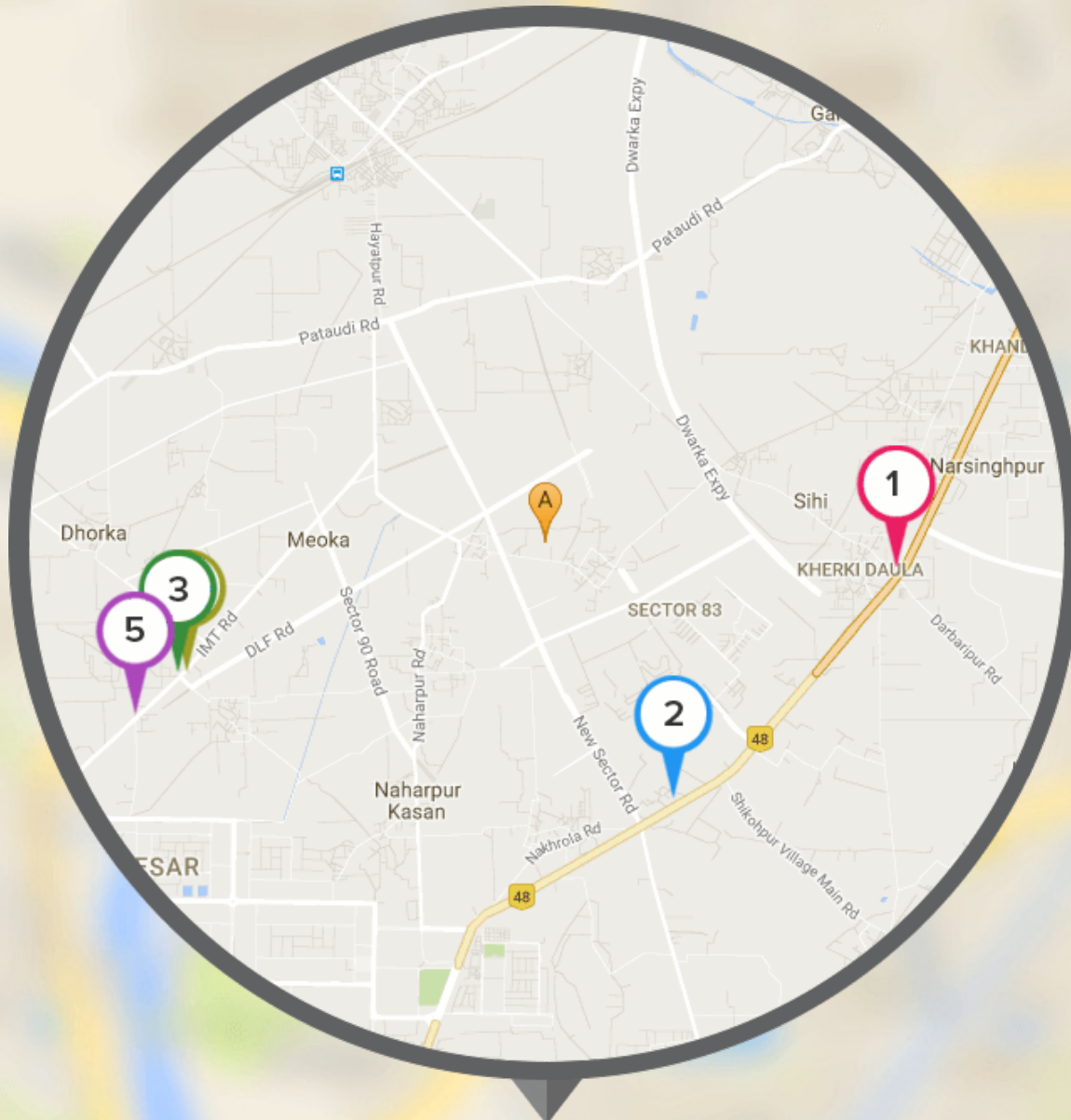
Restaurants

## Top 5 Restaurants (within 5 kms)

1	Peprika Restaurant	★	4.87Km
2	McDonald's	★	4.21Km
3	Balaji Store	★	5.00Km
4	Lavana	★	2.81Km
5	Bento	★	4.64Km

A Represents the location of Orris Aster Court

# Hospitals Near Orris Aster Court, Gurgaon



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                                      |      |        |
|---|--------------------------------------|------|--------|
| 1 | Shrew Shyam Hospital                 | ★★★★ | 3.52Km |
| 2 | Shri Balaji Hospital                 | ★★★★ | 2.87Km |
| 3 | Sanjeevani Hospital                  | ★★★★ | 3.90Km |
| 4 | Jyoti Nursing Home                   | ★★   | 3.83Km |
| 5 | Jyoti Nursing Home and Trauma Center | ★★   | 4.44Km |

A Represents the location of Orris Aster Court



PROPTIGER



End to End Services



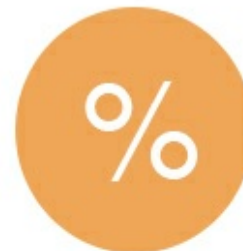
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