




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

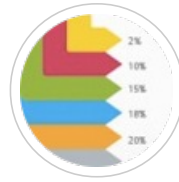
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

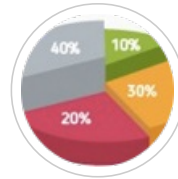


# What is *PROPINSIGHT?*



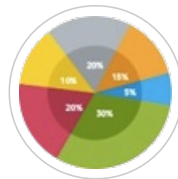
## Price Insight

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.



# Vipul Lavanya


Sector 81, Gurgaon


₹ 67.4 Lacs onwards

Livability Score



 Project Size  
11 Towers

 Configurations  
2,3,4 Bedroom Apartment

 Possession Starts  
Apr '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

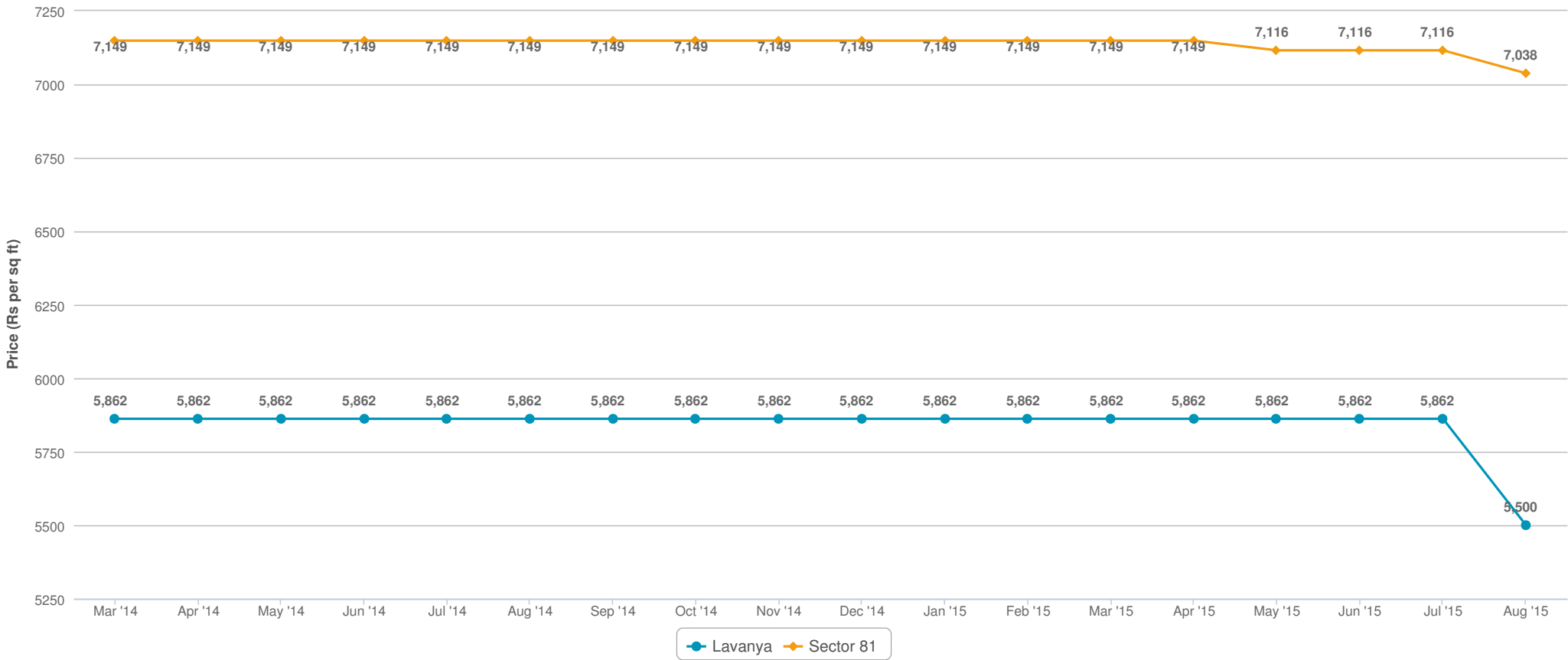


## Demand Comparison

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

# Price Trend Of Vipul Lavanya

## Vipul Lavanya VS Sector 81, Gurgaon



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1225, 1250	1530, 1560, 1780	2225



# Price Comparison With Other Projects Similar To Vipul Lavanya



Vipul Lavanya  
Sector 81, Gurgaon



Mapsko Paradise  
Sector 83, Gurgaon



Orris Blue Lagoon  
Sector 85, Gurgaon

Primary Purchase Price

5,500/sq.ft.

5,597/sq.ft.

5,500/sq.ft.

Advance Maintenance  
Charges (Month)

Rs. 1 (One time)

Rs. 1 (One time)

N.A.

Car Parking Charges

Covered : Rs. 3.5 Lacs (One time)

Covered : Rs. 4 Lacs (One time)

N.A.

Power Backup Charges

N.A.

Rs. 20,000 (One time)

N.A.

Club House Charges

Rs. 40,000 (One time)

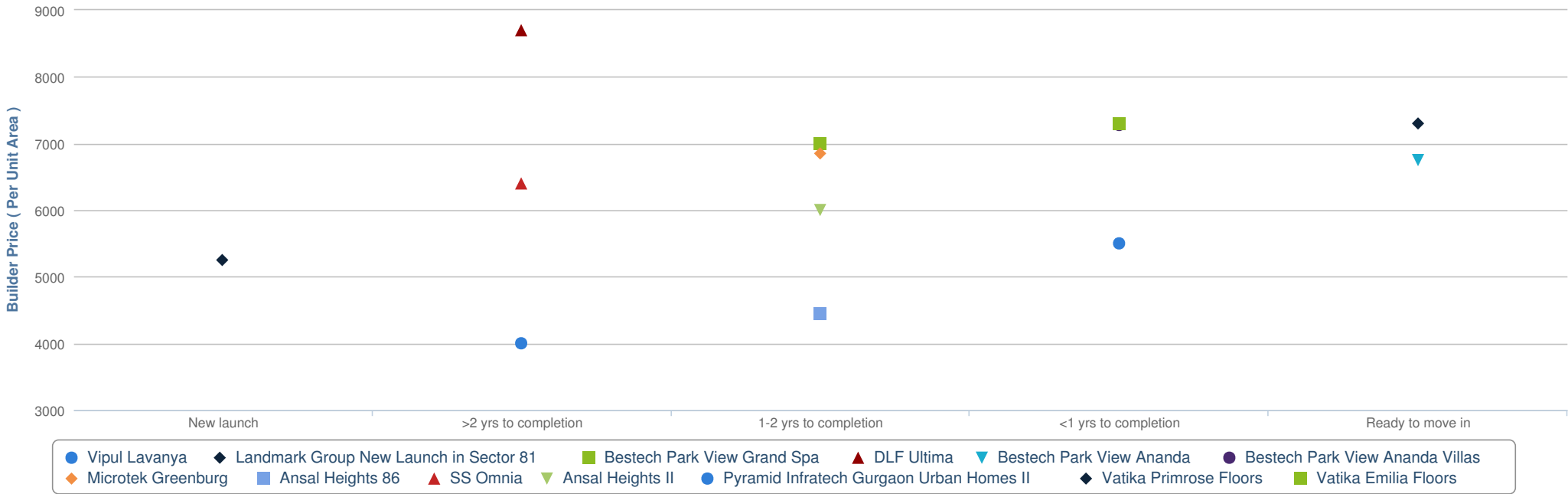
N.A.

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Vipul Lavanya



Vipul Lavanya's current price is Rs. 5500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Vipul Lavanya is underpriced by Rs. 1538.63/sq. ft.

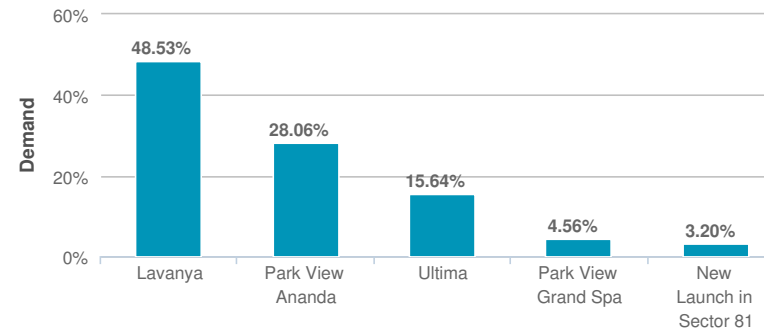
Highest price in the locality is for DLF Ultima at 8700/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Pyramid Infratech Gurgaon Urban Homes II at 4000/sq. ft. and it is in Under Construction stage.

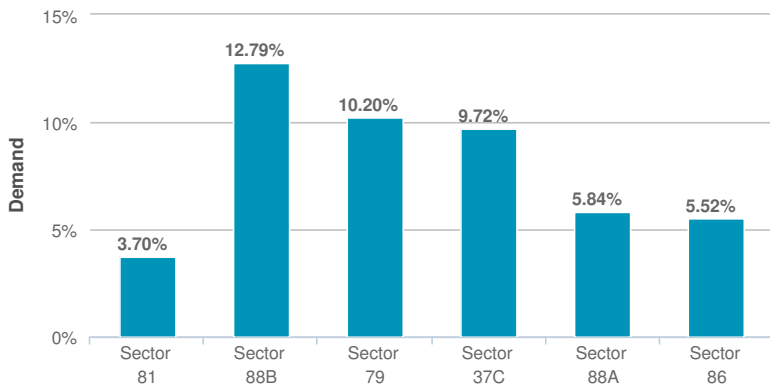
## Analysis

- Lavanya has 48.53 % demand amongst all projects in Gurgaon.
- The highest demand 48.53% in Gurgaon is for Lavanya.
- The lowest demand 3.20% in Gurgaon is for New Launch in Sector 81

### Demand of projects in 5 km vicinity of Vipul Lavanya



### Demand in popular localities of Gurgaon



## Analysis

- Sector 81 has 3.70 % demand amongst all projects in Gurgaon.
- The highest demand 12.79% in Gurgaon is for Sector 88B.
- The lowest demand 3.70% in Gurgaon is for Sector 81



## ***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

# Vipul Lavanya Comparison With Other Similar Projects



Vipul Lavanya  
Sector 81, Gurgaon



Mapsko Paradise  
Sector 83, Gurgaon



Orris Blue Lagoon  
Sector 85, Gurgaon

Livability Rating\*

6.8/10

6.9/10

7.0/10

Safety Rating\*

3.6/10

5.6/10

6.0/10

Builder

Vipul

Mapsko

Orris

Locality

Sector 81, Gurgaon

Sector 83, Gurgaon

Sector 85, Gurgaon

Number of Towers

11

7

9

Project Land Area

10 Acres

N.A.

N.A.

\*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

# Vipul Lavanya Comparison With Other Similar Projects (Continued ...)



Vipul Lavanya  
Sector 81, Gurgaon



Mapsko Paradise  
Sector 83, Gurgaon



Orris Blue Lagoon  
Sector 85, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	3.79	4	3.19
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Oct `10	Dec `11	Jun `15
Possession Date	Apr `16	Apr `16	Dec `19
Delay	On time	16 month(s)	On time

# Amenities Comparison Of Vipul Lavanya With Other Similar Projects



Vipul Lavanya  
Sector 81, Gurgaon



Mapsko Paradise  
Sector 83, Gurgaon



Orris Blue Lagoon  
Sector 85, Gurgaon

Rain Water Harvesting			
Jogging Track			
Multipurpose Room			
Intercom			
Sports Facility			

Common Amenities	Gymnasium	Swimming Pool	Children's play area	Club House	24 X 7 Security	Power Backup
	Landscaped Gardens	Car Parking				
Amenities not available in any project	Indoor Games	Cafeteria	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 (Vipul)



Vipul Developer is a leading player in India's realty market and is focused on offering greater value to all its employees, associates and clients. The Vipul Group primarily focuses on realty and facility management. The Group aims at providing end to end solutions for clients, thereby leading to better returns and positive growth figures. Innovation is highly prioritized and encouraged at the Group and it believes in the key attributes of integrity, excellence, commitment and competence as stepping stones to its success in recent times. The company is focused on the future and there are several Vipul completed projects that are regarded as landmarks in their respective localities.

There are several Vipul under construction projects that span integrated townships, independent floors, commercial areas and premium luxury apartments that cover a whopping 10 million sq ft in all. The company has successfully developed approximately 6 million sq ft already across several areas. The Vipul Group is keeping an eye out for the future and aims at nurturing happy lifestyles towards generating greater customer fulfillment and satisfaction. Some of its popular projects include Vipul Square, Vipul Agora, Vipul Belmonte, Vipul Greens, Vipul Plaza, Vipul Gardens, Vipul World, Lavanya and Tatvam Villas among others. Building Happiness is a primary motto at the Group when it comes to all its stakeholders, customers, employees and suppliers alike.

The company is spearheaded by Managing Director Punit Beriwalla who holds an enviable 18 years of experience in mainstream realty in addition to Rakesh Sharma, Senior Vice President and Business Development Coordinator. Guninder Singh, a certified and recognized planner and architect serves as the Chief Executive Officer at the company. The company is always focused on being transparent and honest in all customer dealings in addition to upgrading its systems and processes in accordance with the latest technological developments. The Vipul Group is also focused on finding newer ways and means towards bettering its services and products. The company also believes in timely delivery of projects as a means towards customer satisfaction and loyalty. With several exciting new projects in its kitty, the Vipul Group is looking at aggressively expanding its blueprint across the country.

<b>Experience</b>	14 Years
<b>Project Delivered</b>	14
<b>Ongoing Projects</b>	7

# Top Projects Delivered By Vipul



Livability Score **7.6**

**Vipul Belmonte**  
Sector 53, Gurgaon

Project was delivered on May, 2010



Livability Score **7.4**

**Vipul Gardens**  
Sector 54, Gurgaon

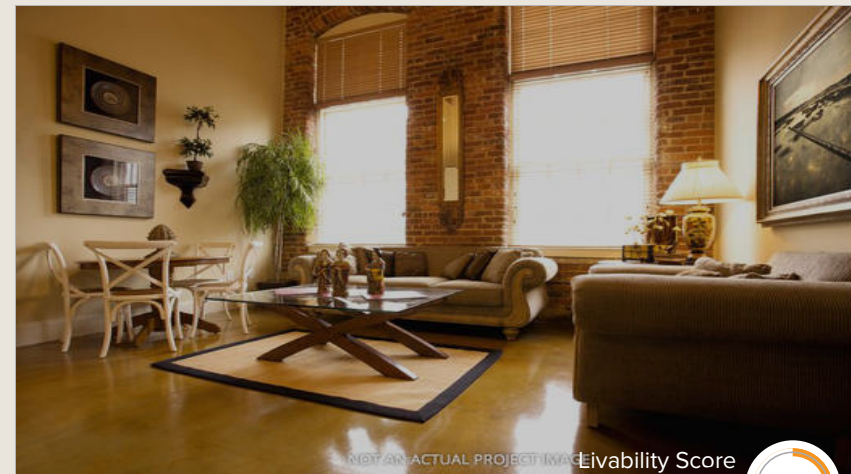
Project was delivered on Jun, 2007



Livability Score **7.1**

**Vipul Greens**  
Sector 48, Gurgaon

Project was delivered on Jan, 2013



NOT AN ACTUAL PROJECT Livability Score **7.1**

**Vipul Floors**  
Sector 48, Gurgaon

Project was delivered on Oct, 2012



Livability Score

9.4

## Vipul Greens

Patrapada, Bhubaneswar

Project is expected to be delivered on Dec, 2015  
after a delay of 10 month(s).

Has seen a price appreciation of 19.3 % over last 29  
month(s)



Livability Score

7.4

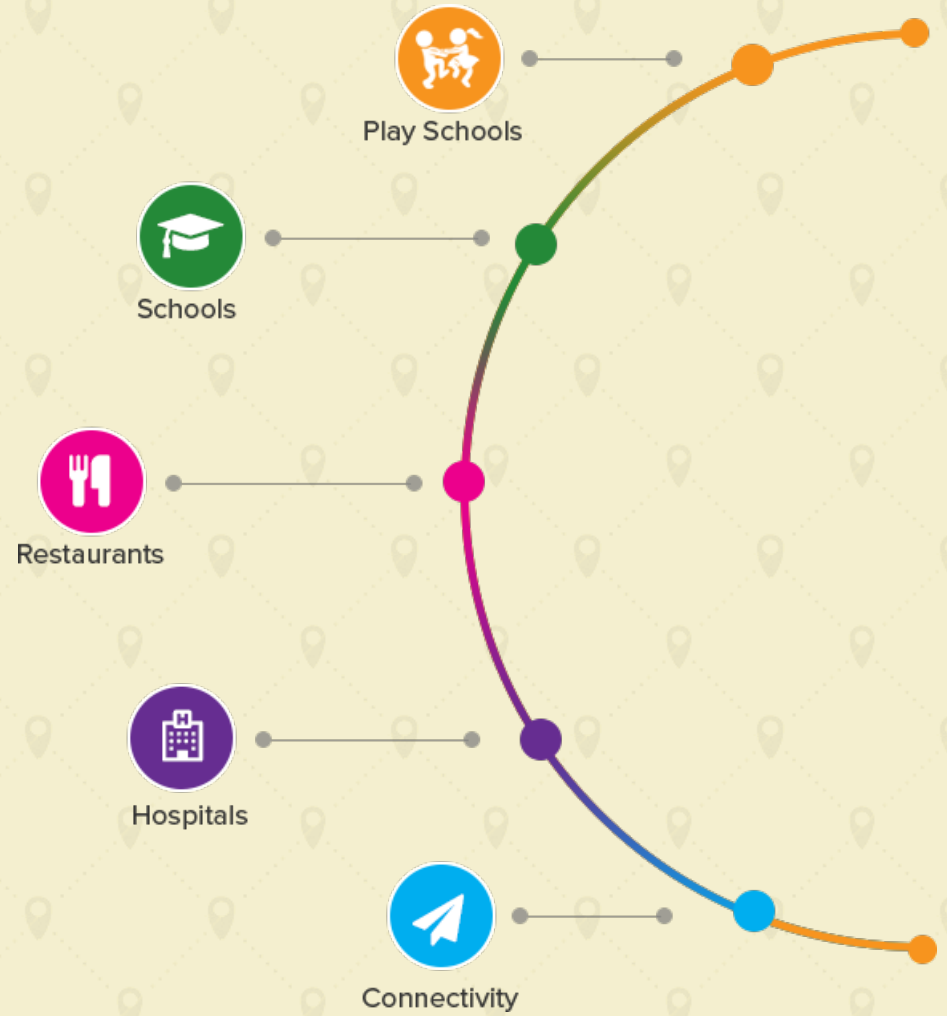
## Vipul World

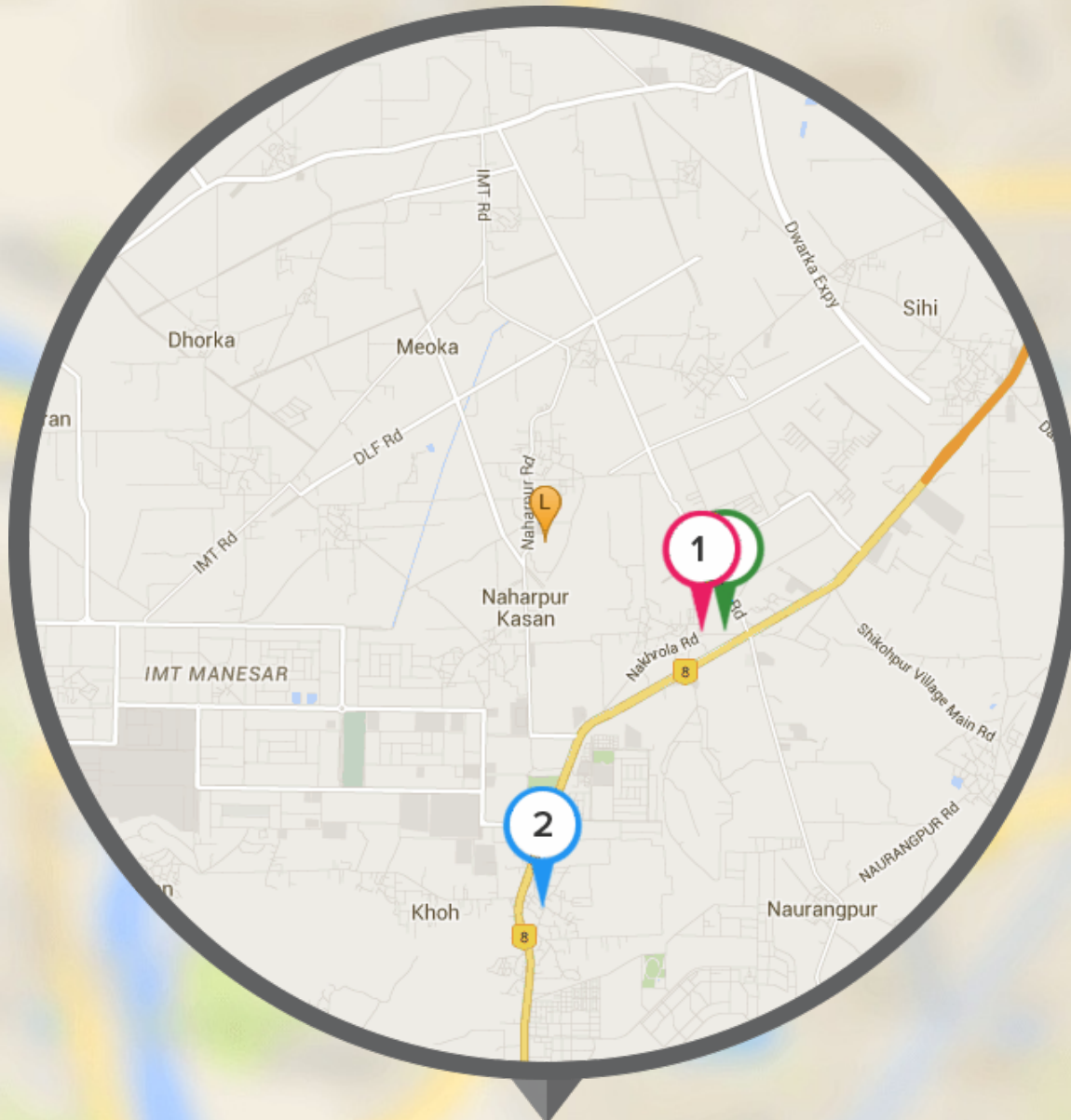
Bhanohad, Ludhiana

Project is expected to be delivered on Jul, 2015

# LOCALITY INSIGHT

Everything you want to know about the locality





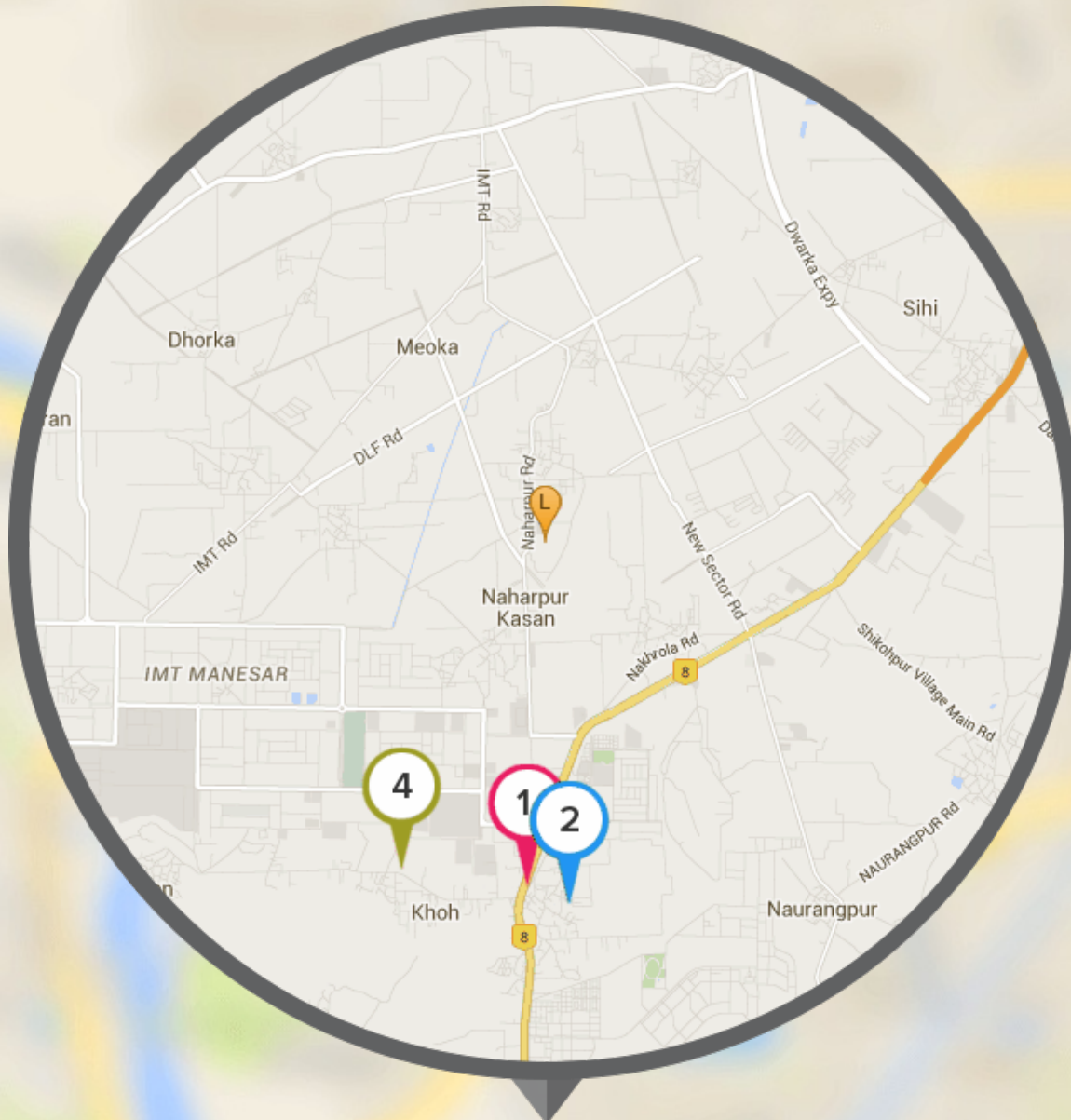
## Top 3 Play Schools (within 5 kms)

- |   |                                  |        |
|---|----------------------------------|--------|
| 1 | Ritis A Pre School<br>★★★★★      | 1.82Km |
| 2 | Bachpan...a play school<br>★★★★★ | 3.67Km |
| 3 | Riti Pre School<br>★★★★★         | 2.01Km |

L Represents the location of Vipul Lavanya

Play Schools


# Schools Near Vipul Lavanya, Gurgaon



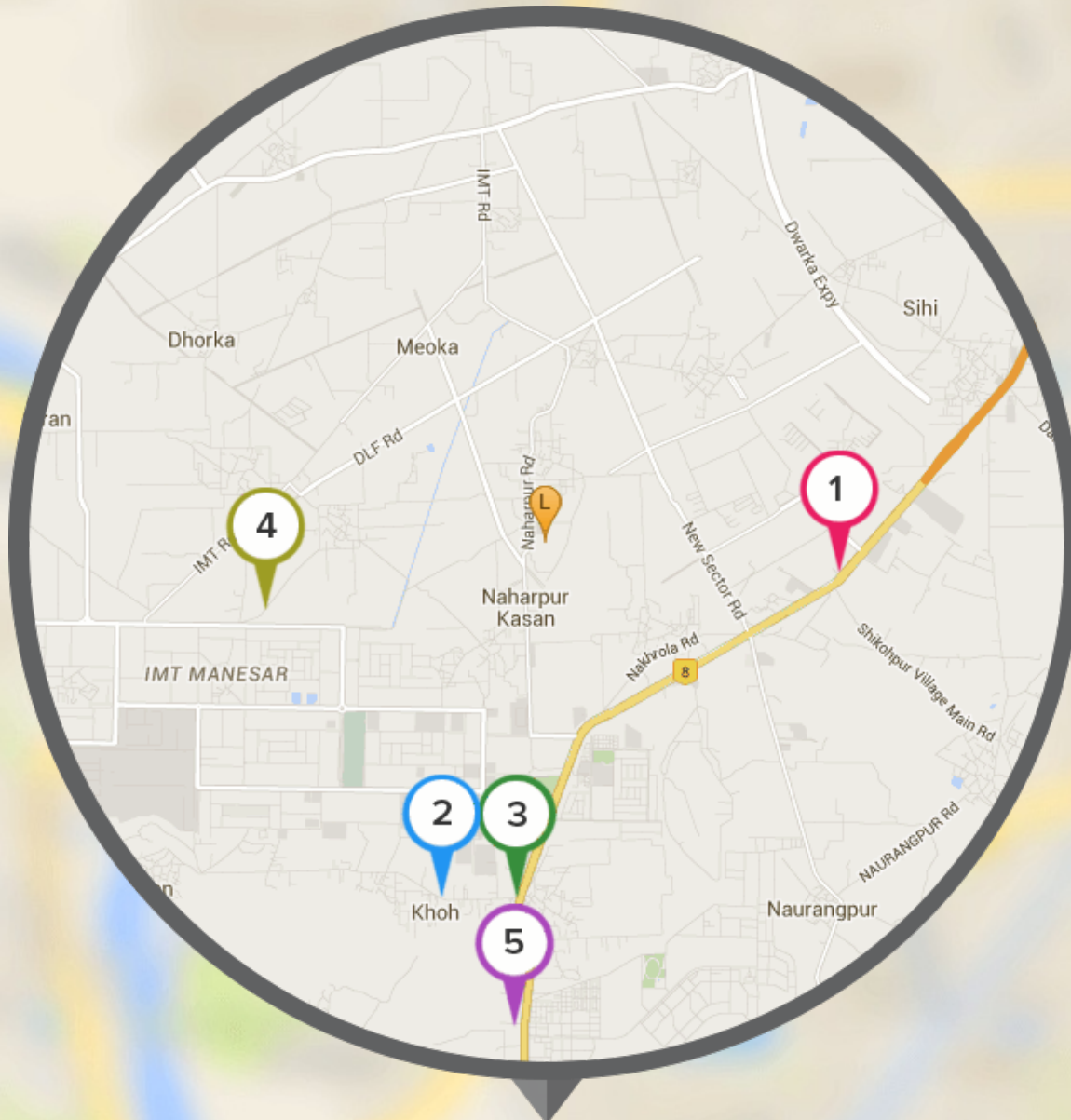
Schools

## Top 4 Schools (within 5 kms)

- |   |                                   |        |
|---|-----------------------------------|--------|
| 1 | DPS Manesar<br>★★★★★              | 3.46Km |
| 2 | Amity Business School<br>★★★★★    | 3.63Km |
| 3 | Laxmi International School<br>★★★ | 3.63Km |
| 4 | Laxmi International School<br>★★★ | 3.60Km |

 Represents the location of Vipul Lavanya

# Restaurants Near Vipul Lavanya, Gurgaon



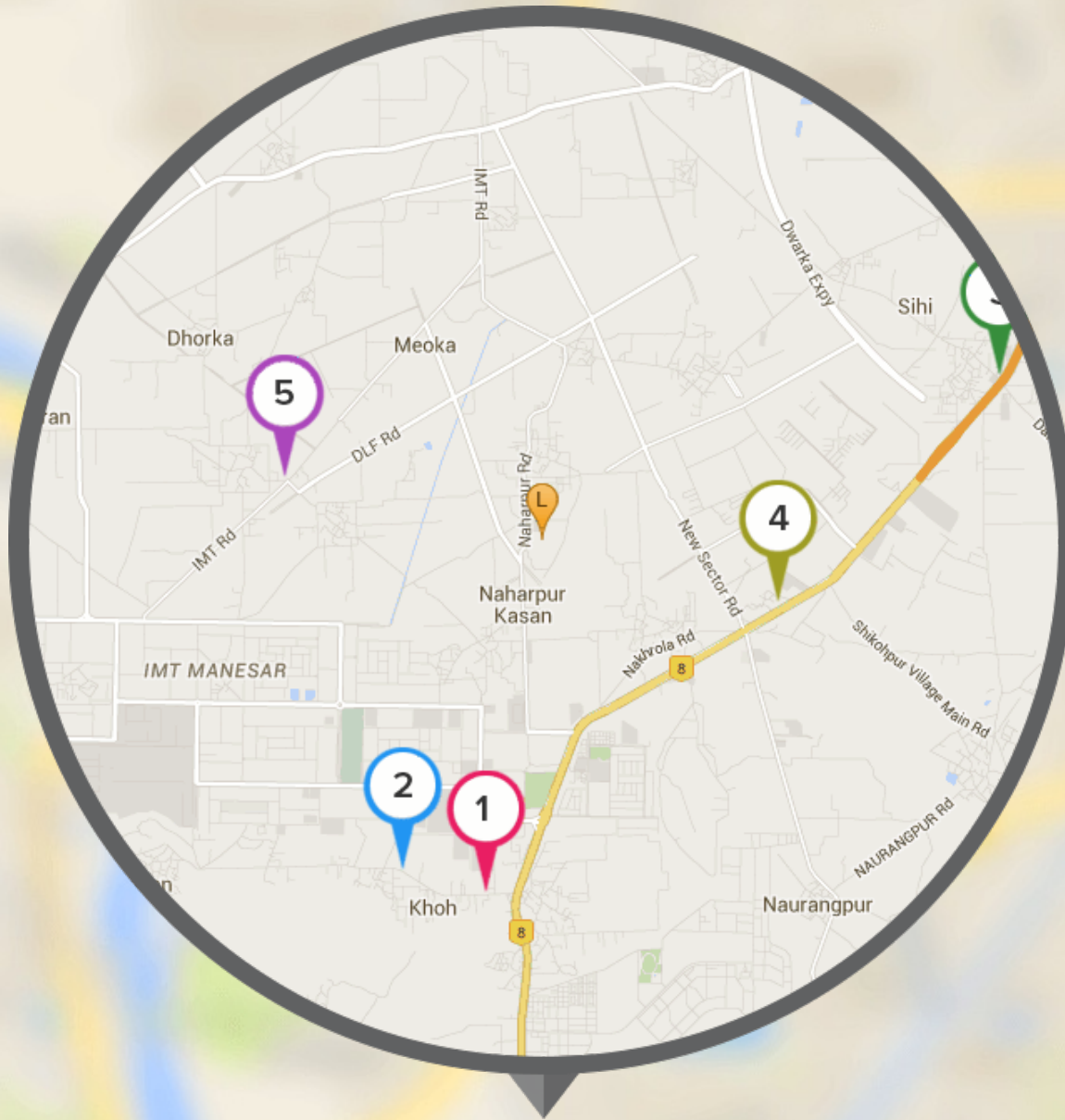
Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                     |   |        |
|---|---------------------|---|--------|
| 1 | PAPPU VAISHNO DHABA | ★ | 2.97Km |
| 2 | Saini Resturant     | ★ | 3.71Km |
| 3 | Tau Da Dhaba        | ★ | 3.56Km |
| 4 | Kyoto               | ★ | 2.88Km |
| 5 | Gobind Da Dhaba     | ★ | 4.87Km |

L Represents the location of Vipul Lavanya


# Hospitals Near Vipul Lavanya, Gurgaon



Hospitals

## Top 5 Hospitals (within 5 kms)

1	Paras Medical Centre	★★★★★	3.61Km
2	Paras Medical Hospital	★★★★	3.61Km
3	Krishna Hospital	★★★	4.89Km
4	Shri Balaji Hospital	★★★	2.46Km
5	Sanjeevani Hospital	★★★	2.65Km

 Represents the location of Vipul Lavanya



PROPTIGER



End to End Services



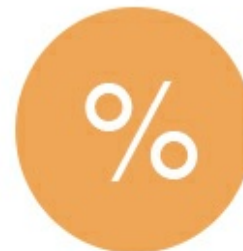
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