



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.



PROPTIGER.COM


Ireo Victory Valley


Sector 67, Gurgaon


₹ 1.69 Cr onwards

Livability Score



 Project Size
30 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Dec '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

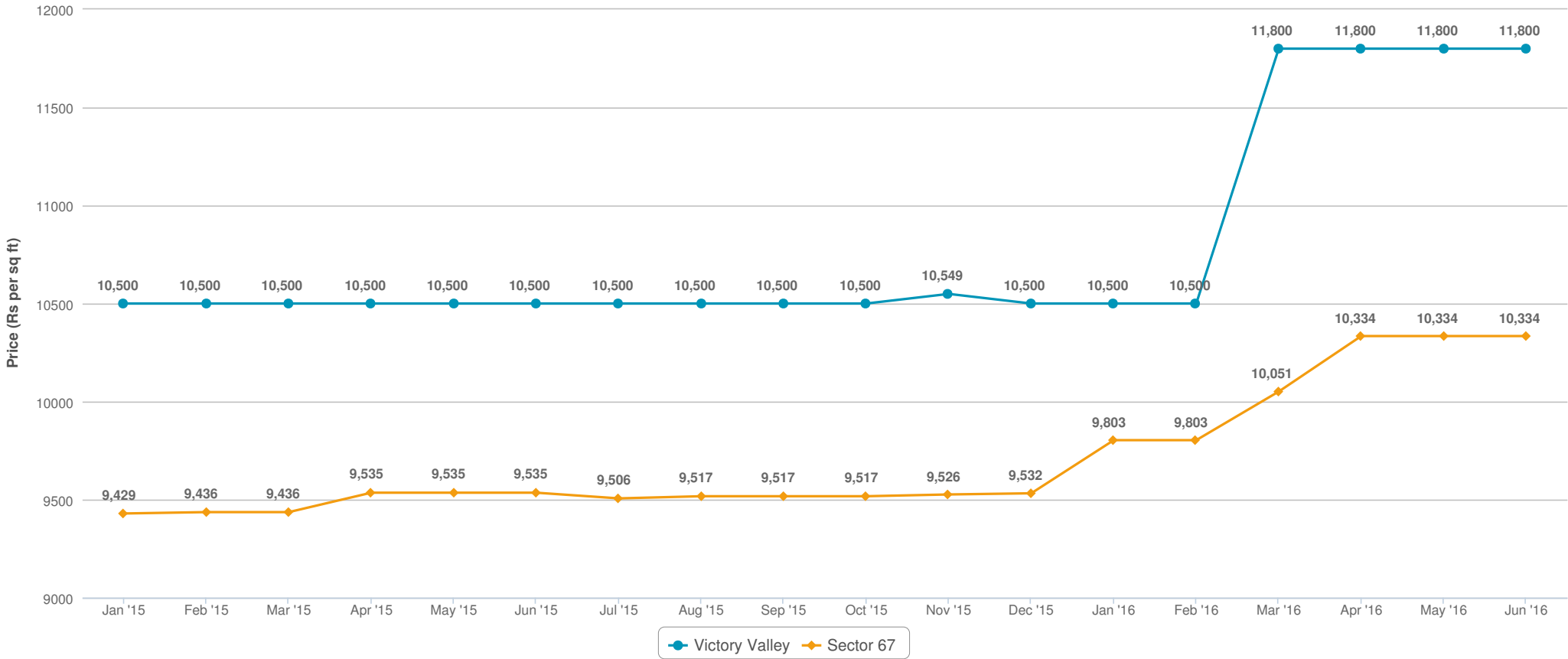


Demand Comparison

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

Price Trend Of Ireo Victory Valley

Ireo Victory Valley VS Sector 67, Gurgaon



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1435	2398, 2411, 2440, 2452, 2698	2527, 2847, 3130, 3192, 4243, 5970, 6051, 6900



Price Comparison With Other Projects Similar To Ireo Victory Valley



Ireo Victory Valley
Sector 67, Gurgaon



Pioneer Urban Park Presidia
Sector 62, Gurgaon



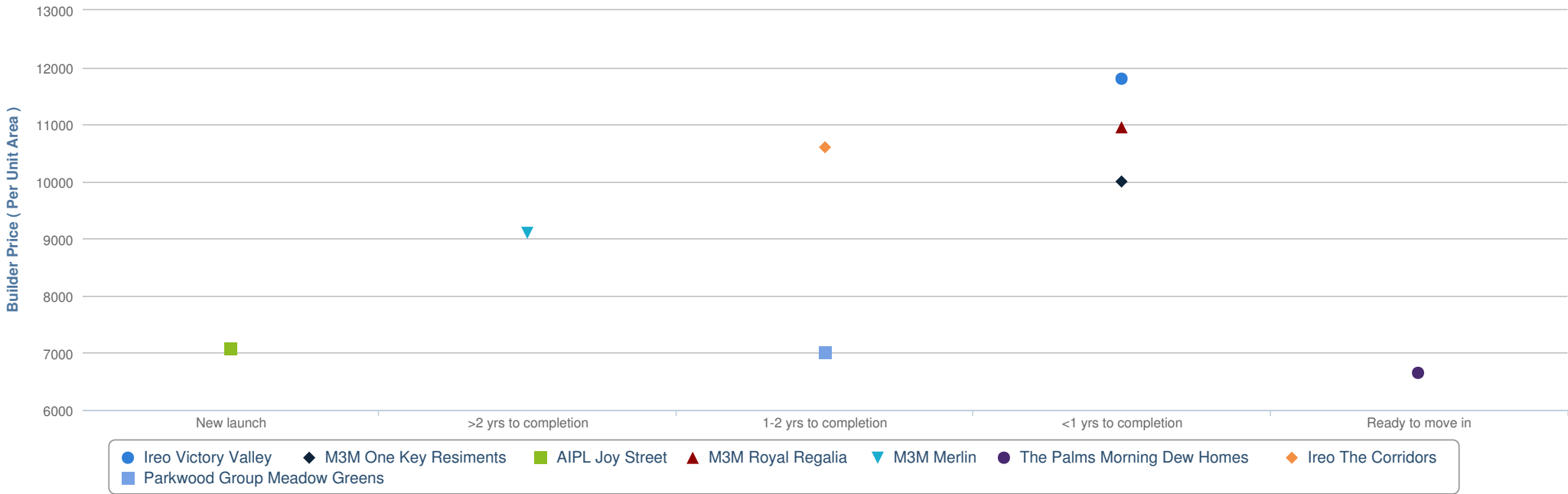
M3M St Andrews Golf
Residences
Sector 65, Gurgaon

Primary Purchase Price	11.8K/sq.ft.	11.5K/sq.ft.	12.6K/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	Covered : Rs. 4 Lacs (One time)	Covered : Rs. 2.5 Lacs (One time)	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	N.A.	Rs. 75,000 (One time)	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Ireo Victory Valley



Ireo Victory Valley's current price is Rs. 11800/sq. ft. and it is in Under Construction stage.

In comparison to locality, Ireo Victory Valley is overpriced by Rs. 1465.69/sq. ft.

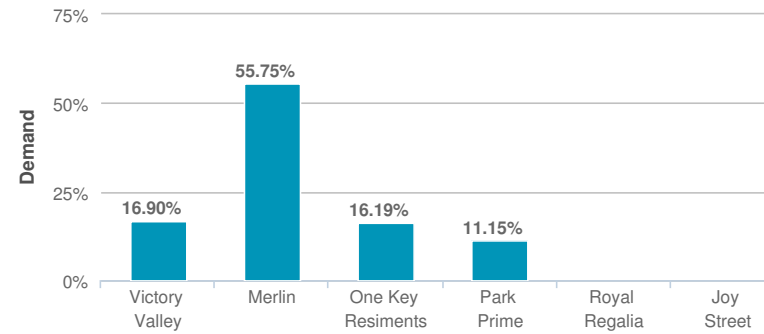
Highest price in the locality is for Ireo Victory Valley at 11800/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at The Palms Morning Dew Homes at 6649/sq. ft. and it is in Ready to Move In stage.

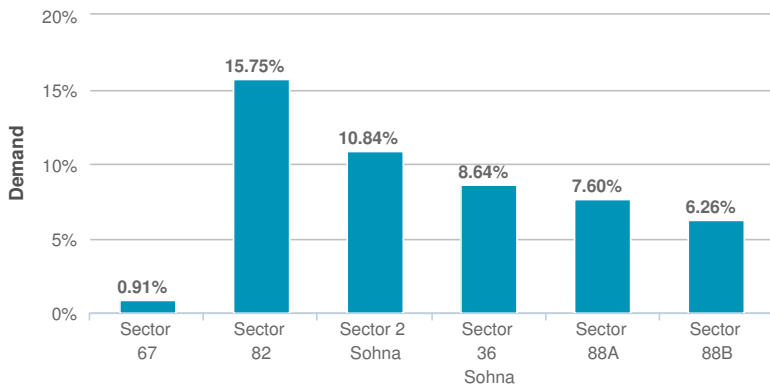
Analysis

- Victory Valley has 16.90 % demand amongst all projects in Gurgaon.
- The highest demand 55.75% in Gurgaon is for Merlin.
- The lowest demand 0.00% in Gurgaon is for Royal Regalia

Demand of projects in 5 km vicinity of Ireo Victory Valley



Demand in popular localities of Gurgaon



Analysis

- Sector 67 has 0.91 % demand amongst all projects in Gurgaon.
- The highest demand 15.75% in Gurgaon is for Sector 82.
- The lowest demand 0.91% in Gurgaon is for Sector 67



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

Ireo Victory Valley Comparison With Other Similar Projects



Ireo Victory Valley
Sector 67, Gurgaon



Pioneer Urban Park Presidia
Sector 62, Gurgaon



M3M St Andrews Golf
Residences
Sector 65, Gurgaon

Livability Rating*	8.7/10	8.6/10	8.9/10
Safety Rating*	6.0/10	6.4/10	N.A.
Builder	Ireo	Pioneer Urban	M3M
Locality	Sector 67, Gurgaon	Sector 62, Gurgaon	Sector 65, Gurgaon
Number of Towers	30	5	N.A.
Project Land Area	25 Acres	11 Acres	75 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



Ireo Victory Valley
Sector 67, Gurgaon



Pioneer Urban Park Presidia
Sector 62, Gurgaon



M3M St Andrews Golf
Residences
Sector 65, Gurgaon

Part of Township	Yes	No	No
Average Flats Per Floor	2.79	2	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	May `10	Jan `10	Mar `15
Possession Date	Dec `16	Dec `16	Mar `18
Delay	24 month(s)	23 month(s)	11 month(s)

Amenities Comparison Of Ireo Victory Valley With Other Similar Projects


















Ireo Victory Valley
Sector 67, Gurgaon



Pioneer Urban Park Presidia
Sector 62, Gurgaon



M3M St Andrews Golf Residences
Sector 65, Gurgaon

Multipurpose Room			
Indoor Games			
Gymnasium			
Jogging Track			
Power Backup			

Common Amenities Swimming Pool Children's play area Club House

Amenities not available in any project Intercom



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 (Ireo)



Incepted in 2004, Ireo is a well-known real estate development company with a pan-India presence. Anurag Bhargava is the Chairman of the company and Lalit Goyal is the Vice Chairman and Managing Director.

Key residential projects by Ireo currently under construction are:

- The Corridors in Sector 67 , Gurgaon comprising 1,780 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,296 sq. ft. to 2,857 sq. ft.
- Uptown in Sector 66 , Gurgaon comprising 550 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,132 sq. ft. to 3,428 sq. ft.
- Skyon in Sector 60 , Gurgaon comprising 750 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,365 sq. ft. to 2,791 sq. ft.
- Victory Valley in Sector 67 , Gurgaon comprising 1,210 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,435 sq. ft. to 5,970 sq. ft.
- Waterfront in Gurdev Nagar , Ludhiana offering 1 BHK apartments with sizes ranging from 475 sq. ft. to 713 sq. ft.
- Rise in Sector 99 Mohali, Chandigarh comprising 476 units of 2 and 3 BHK apartments with sizes ranging from 1,233 sq. ft. to 2,427 sq. ft.
- Fiveriver in Chandi Mandir, Chandigarh comprising 200 units of 3, 4 and 6 BHK villas with sizes ranging from 3,395 sq. ft. to 7,375 sq. ft.

Experience	12 Years
Project Delivered	21
Ongoing Projects	17

Top Projects Delivered By Ireo



Livability Score

8.6

Ireo Uptown
Sector 66, Gurgaon

Project was delivered on Nov, 2015



Livability Score

8.4

Ireo The Grand Arch
Sector 58, Gurgaon

Project was delivered on Mar, 2016



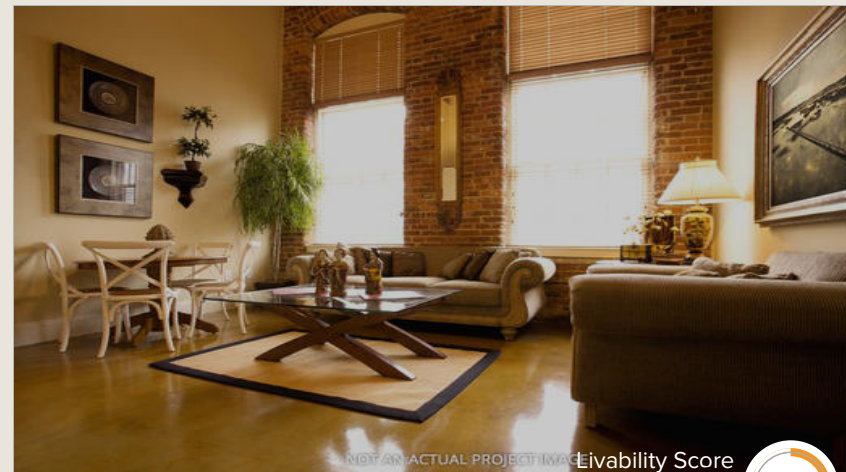
NOT AN ACTUAL PROJECT IMAGE

Livability Score

8.6

Ireo Oyster Plots
Gurdev Nagar, Ludhiana

Project was delivered on Feb, 2014 after a delay of 1 month(s).



NOT AN ACTUAL PROJECT IMAGE

Livability Score

7.3

Ireo Hamlet Plots
Sector 98 Mohali, Chandigarh

Project was delivered on Feb, 2015



Livability Score

8.6

Ireo Coral Floors

Gurdev Nagar, Ludhiana

Project is expected to be delivered on Oct, 2015



Livability Score

8.7

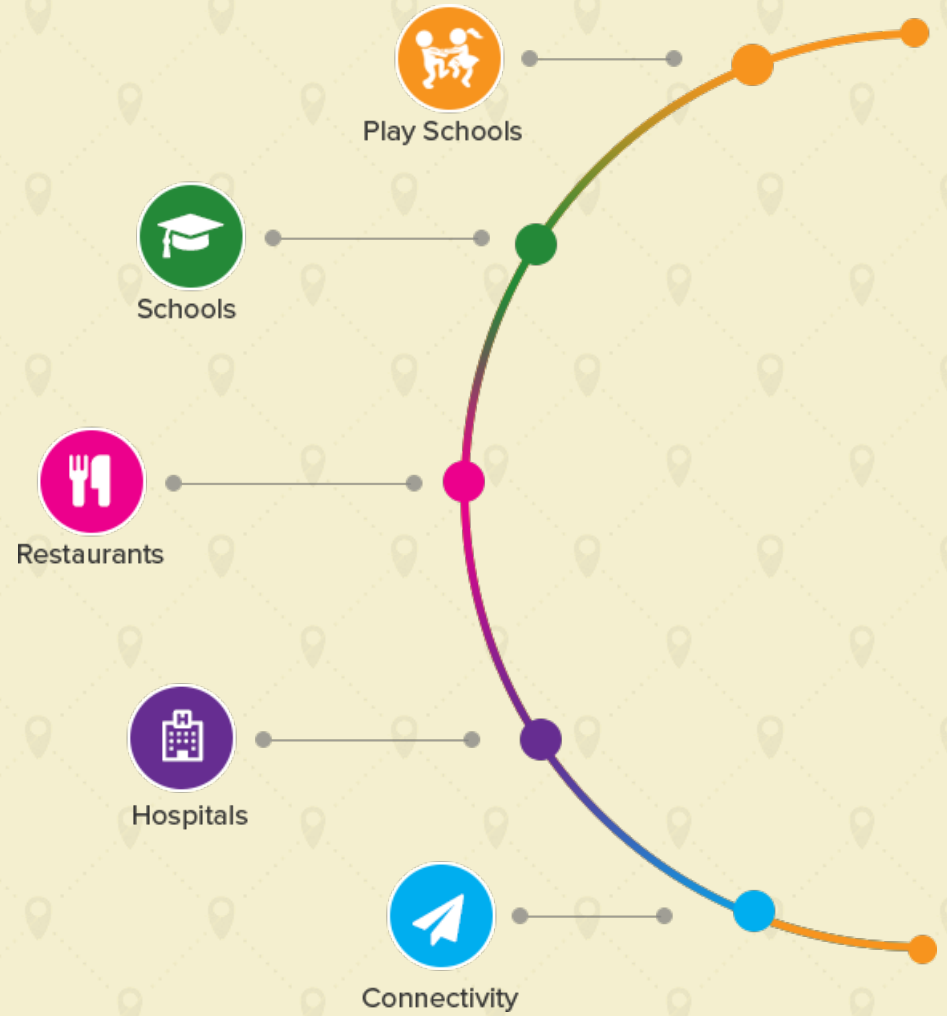
Ireo Rise

Sector 99 Mohali, Chandigarh

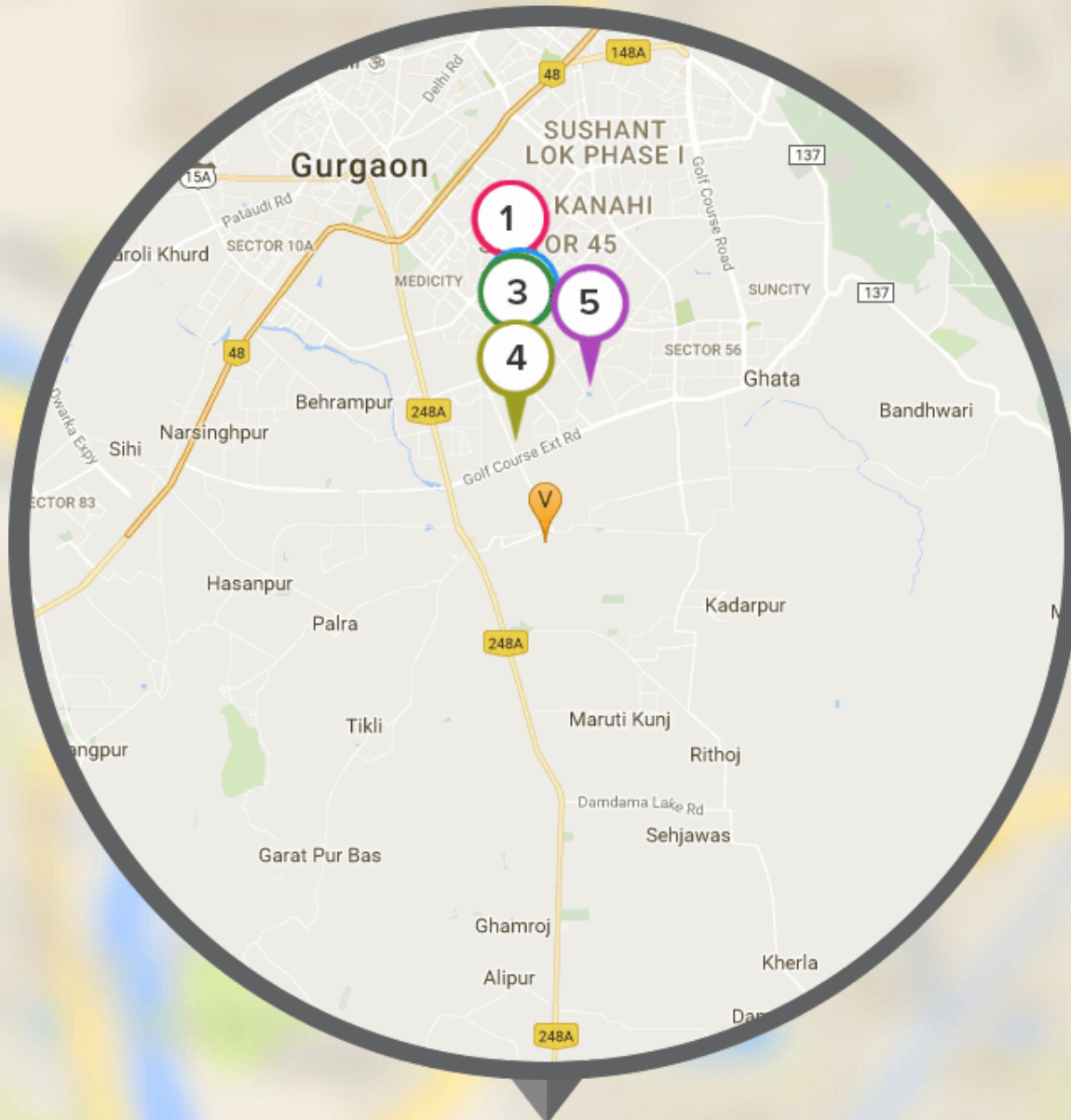
Project is expected to be delivered on Dec, 2016
after a delay of 12 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Ireo Victory Valley, Gurgaon



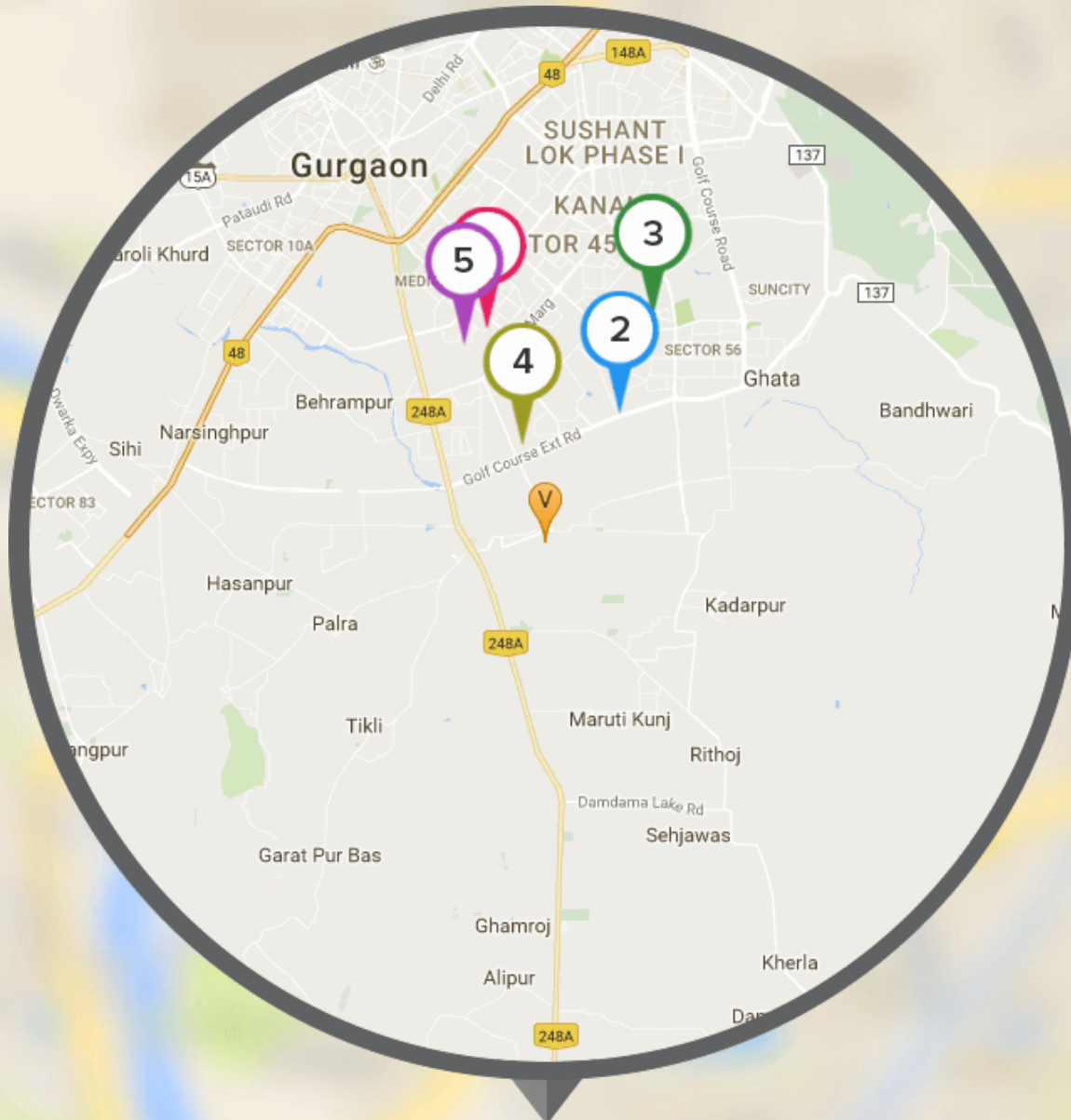
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Basant Valley Play School, Sector 46, Gurgaon
★★★★★ 4.84Km
- 2** Bachpan...a play school
★★★★★ 3.45Km
- 3** Childrens Hut
★★★★★ 3.36Km
- 4** WunderKinder Pre-school
★★★★★ 2.07Km
- 5** Toddlers Junction
★★★★★ 3.23Km

 Represents the location of Ireo Victory Valley

Schools Near Ireo Victory Valley, Gurgaon



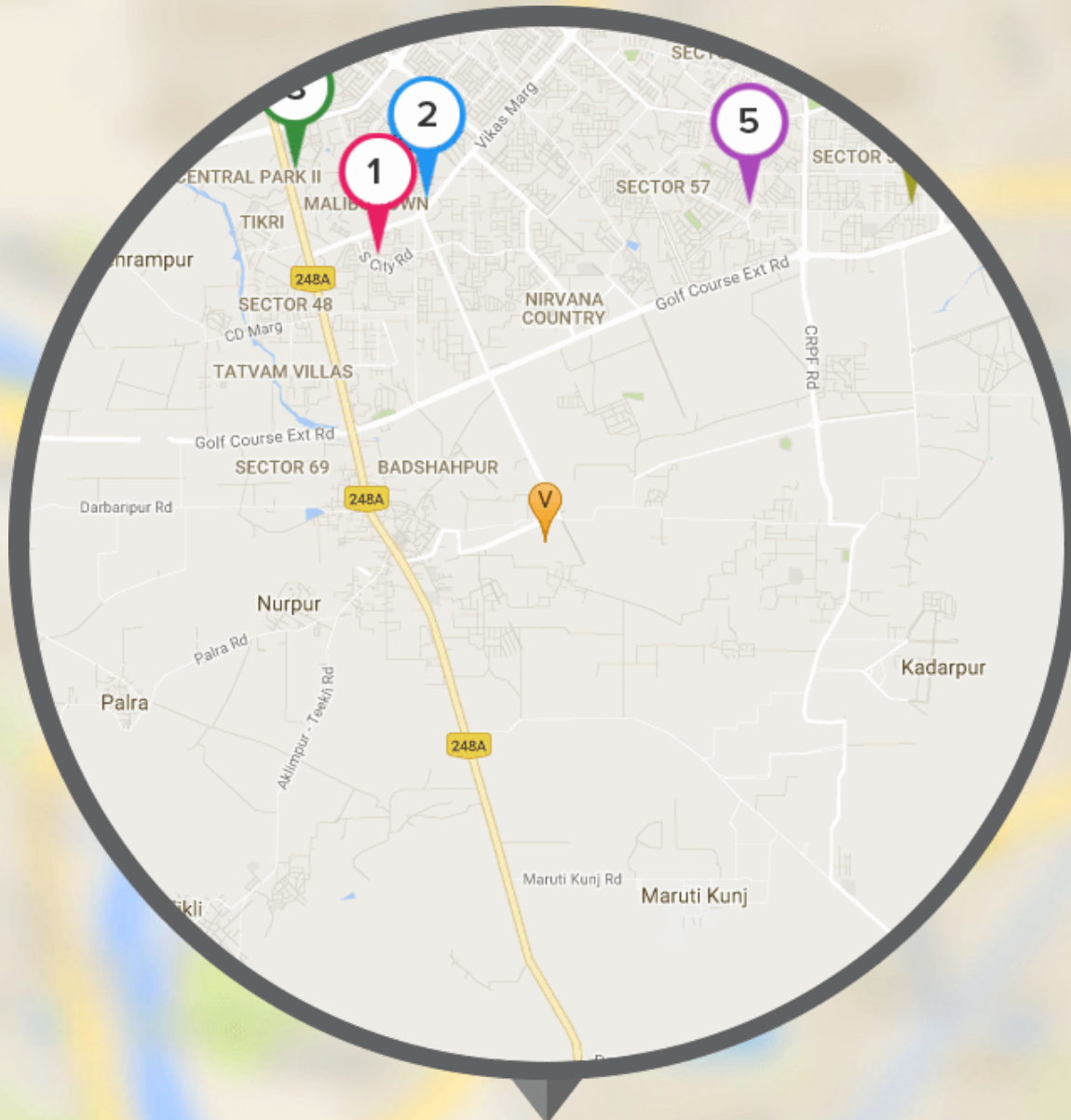
Schools

Top 5 Schools (within 5 kms)

- 1** Delhi Public School
★★★★★ 4.39Km
- 2** Bitsy Boots play school & Day Care
★★★★★ 2.95Km
- 3** Rainbow Pre School
★★★★★ 5.00Km
- 4** FASTRACKIDS Playschool, Sohna Road Gurgaon
★★★★★ 1.97Km
- 5** Little Millennium
★★★★★ 4.23Km

Represents the location of Ireo Victory Valley


Restaurants Near Ireo Victory Valley, Gurgaon



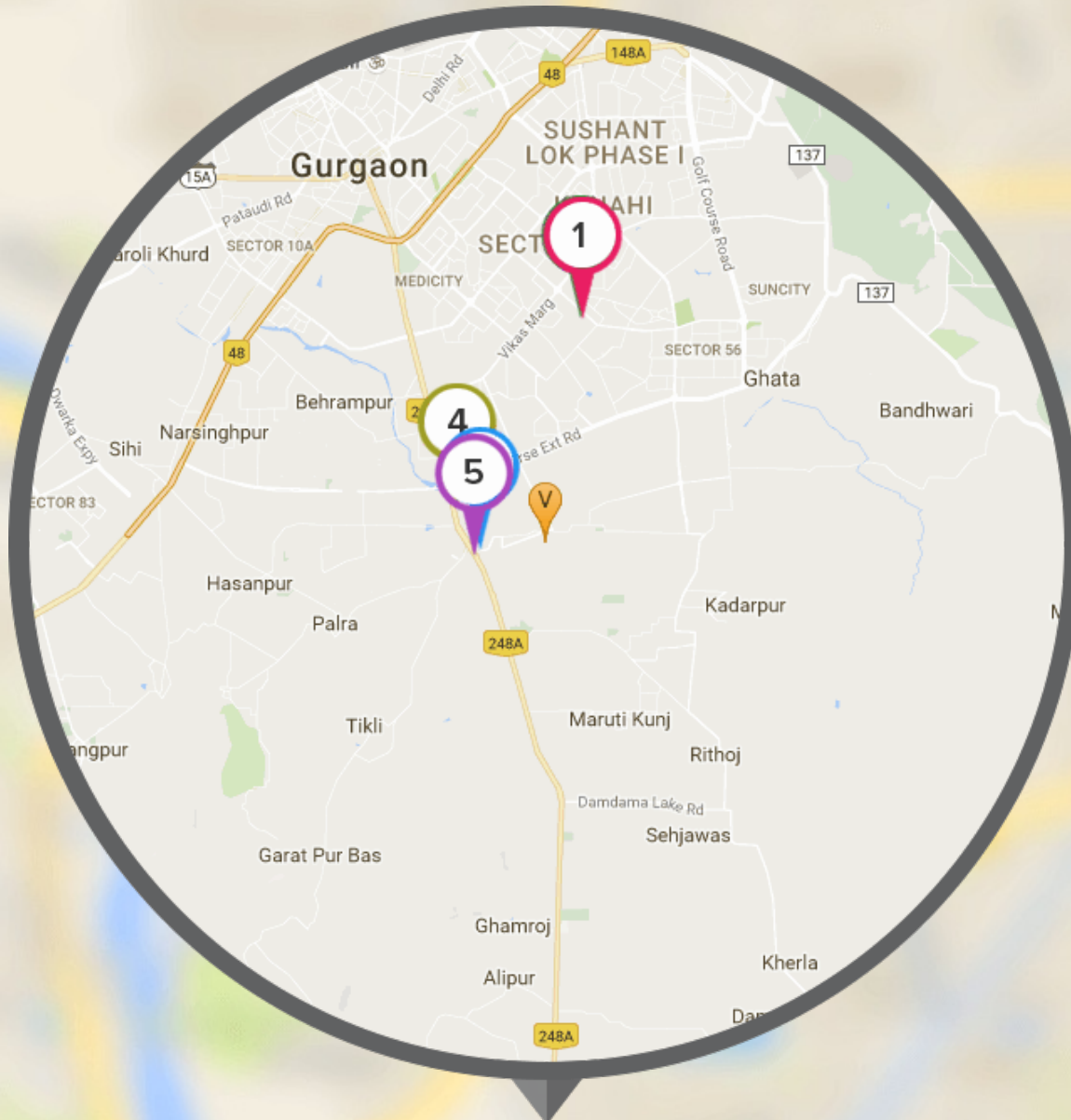
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | |
|---|----------------------|--------|
| 1 | Sagar Ratna
★★★★★ | 3.30Km |
| 2 | Capitol Kitchen
★ | 3.64Km |
| 3 | Grill and Chill
★ | 4.47Km |
| 4 | Coriander
★ | 4.97Km |
| 5 | Ashok Dhaba
★ | 3.94Km |

 Represents the location of Ireo Victory Valley

Hospitals Near Ireo Victory Valley, Gurgaon



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Artemis Health Institute
★★★★★ 4.50Km
- 2** Alchemist Hospital
★★★★★ 1.33Km
- 3** Artemis Health Institute
★★★★★ 4.53Km
- 4** Sanjeevani Hospital
★★★ 1.91Km
- 5** Kamal Hospital
★★ 1.45Km

Represents the location of Ireo Victory Valley



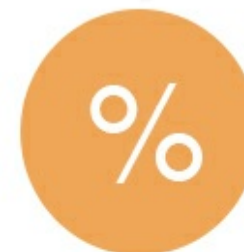
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