



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.



Godrej Garden City


Gota, Ahmedabad


₹ 37.2 Lacs onwards

Livability Score



 Project Size
70 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Mar '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

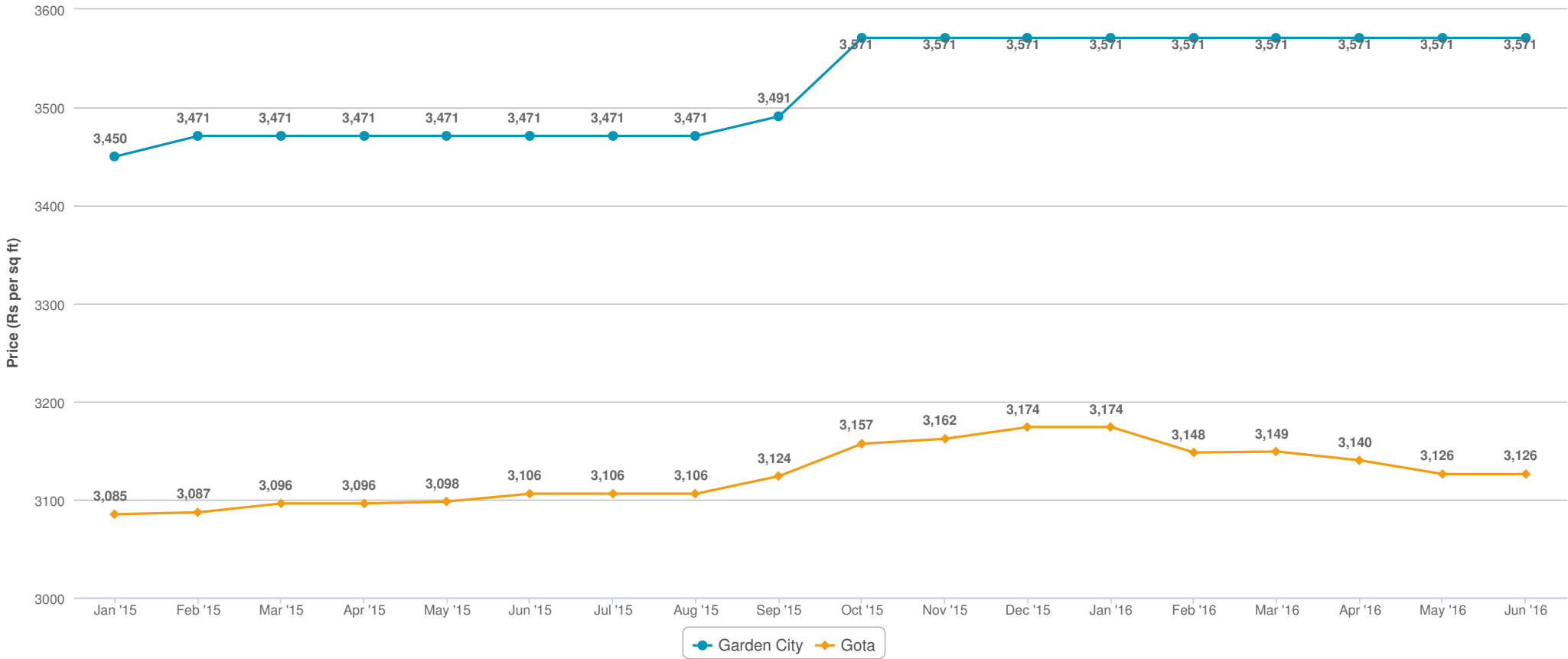


Demand Comparison

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

Price Trend Of Godrej Garden City

Godrej Garden City VS Gota, Ahmedabad



Property Type	2BHK+2T	3BHK+3T	3BHK+4T
Area (sq.ft.)	1064, 1100, 1150, 1262, 1270	1372, 1550, 2211	2253

Price Comparison With Other Projects Similar To Godrej Garden City



Godrej Garden City
Gota, Ahmedabad



Godrej Vrindavan
Near Nirma University On SG
Highway, Ahmedabad



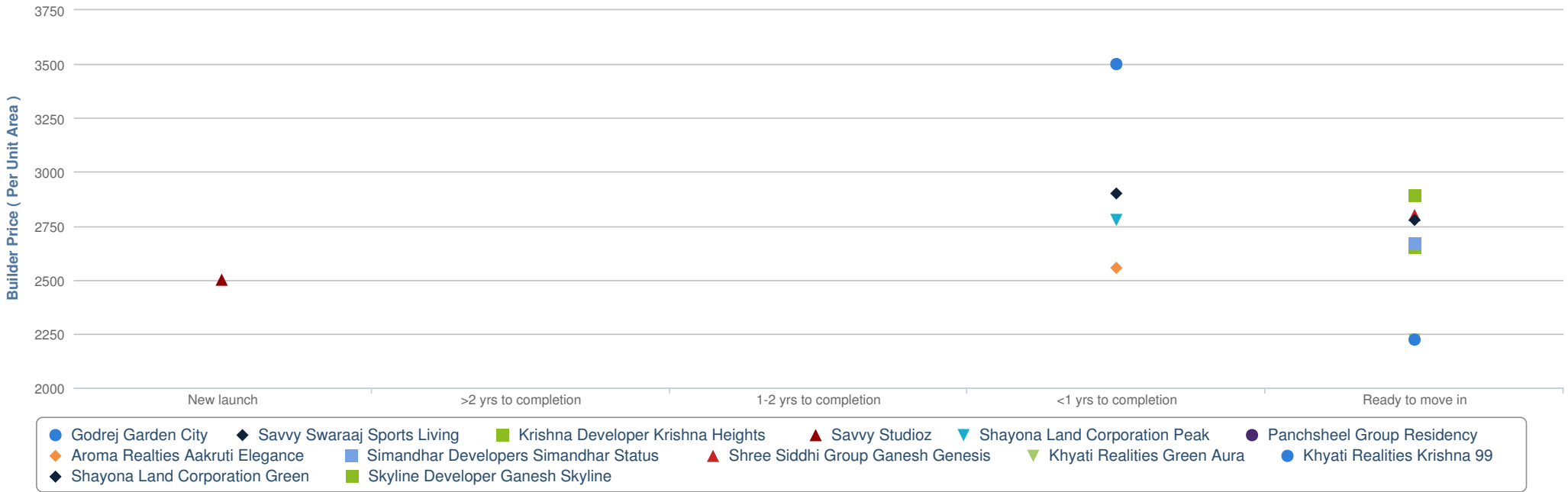
Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad

Primary Purchase Price	3,500/sq.ft.	3,500/sq.ft.	2,900/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	Rs. 24 (One time)
Car Parking Charges	Covered : Rs. 2.5 Lacs (One time) Open : Rs. 1 Lacs (One time)	Open : Rs. 1 Lacs (One time)	N.A.
Power Backup Charges	Rs. 20,000 (One time)	N.A.	N.A.
Club House Charges	Rs. 50,000 (One time)	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Godrej Garden City



Godrej Garden City's current price is Rs. 3500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Godrej Garden City is overpriced by Rs. 444.79/sq. ft.

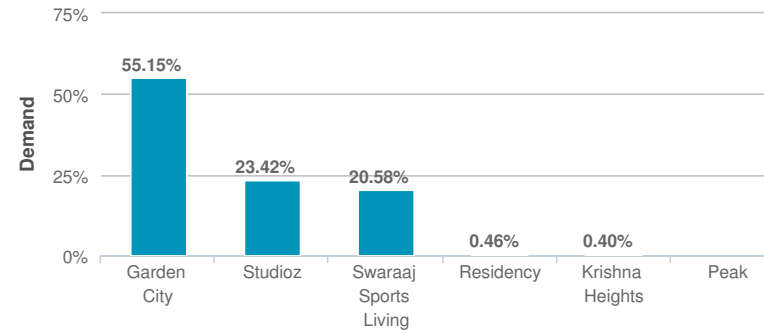
Highest price in the locality is for Godrej Garden City at 3500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Khyati Realities Green Aura at 2222/sq. ft. and it is in Ready to Move In stage.

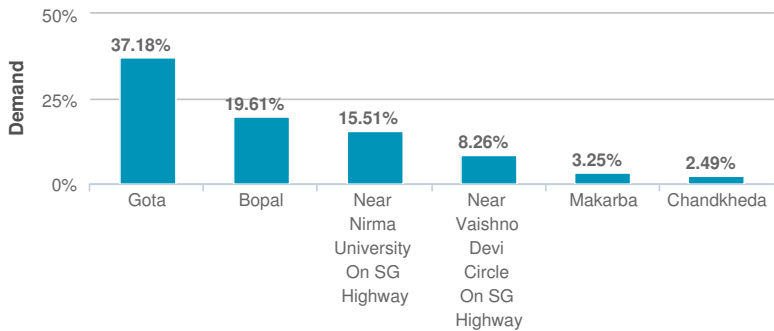
Analysis

- Garden City has 55.15 % demand amongst all projects in Ahmedabad.
- The highest demand 55.15% in Ahmedabad is for Garden City.
- The lowest demand 0.00% in Ahmedabad is for Peak

Demand of projects in 5 km vicinity of Godrej Garden City



Demand in popular localities of Ahmedabad



Analysis

- Gota has 37.18 % demand amongst all projects in Ahmedabad.
- The highest demand 37.18% in Ahmedabad is for Gota.
- The lowest demand 2.49% in Ahmedabad is for Chandkheda



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

Godrej Garden City Comparison With Other Similar Projects



Godrej Garden City
Gota, Ahmedabad



Godrej Vrindavan
Near Nirma University On SG
Highway, Ahmedabad



Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad

Livability Rating*	9.5/10	9.2/10	9.0/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Godrej	Godrej	Adani
Locality	Gota, Ahmedabad	Near Nirma University On SG Highway, Ahmedabad	Near Nirma University On SG Highway, Ahmedabad
Number of Towers	70	10	35
Project Land Area	N.A.	N.A.	6 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

Godrej Garden City Comparison With Other Similar Projects (Continued ...)



Godrej Garden City
Gota, Ahmedabad



Godrej Vrindavan
Near Nirma University On SG
Highway, Ahmedabad



Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad

Part of Township	Yes	Yes	No
Average Flats Per Floor	4.84	7.49	4.57
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Dec `11	Jan `12	Jan `13
Possession Date	Mar `17	Apr `17	Dec `16
Delay	On time	12 month(s)	2 month(s)

Amenities Comparison Of Godrej Garden City With Other Similar Projects



Godrej Garden City
Gota, Ahmedabad



Godrej Vrindavan
Near Nirma University On SG
Highway, Ahmedabad



Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad

Lift Available



Staff Quarter



Rain Water Harvesting



Jogging Track



Car Parking

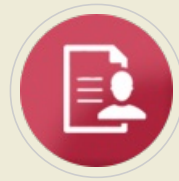


Common Amenities

Gymnasium Swimming Pool Children's play area Club House Intercom 24 X 7 Security Landscaped Gardens
Power Backup

Amenities not available in any project

Sports Facility Cafeteria Multipurpose Room 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 (Godrej)



Established in the year 1990, Godrej Properties Limited is a leading real estate developer and part of the distinguished Godrej Group. Mr. Adi Godrej, Chairman of the Godrej Group is also the Director of Godrej Properties. Godrej Properties have expertise in developing residential and commercial infrastructure and is also the first real estate company to have ISO certification.

The group is currently developing landmark projects in 12 cities across India, spanning over 74 million sq. ft. of space.

Top Projects till Date:

- [Sky Garden](#) in Panvel, Mumbai offering 160 units of 1 and 2 BHK apartments.
- Woodsman Estate Hebbal, Bangalore comprising 924 units of 2 and 3 BHK apartments with sizes ranging from 1,470 sq. ft. to 1,790 sq. ft.
- Riverside in Kalyan West, Mumbai comprising 188 units of 2 and 4 BHK apartments with sizes ranging from 1,106 sq. ft. to 2,200 sq. ft.

Few of its key under construction residential projects are:

- Frontier in Sector 80, Gurgaon comprising 483 units of 3, 4 and 5 BHK apartments with sizes ranging from 1,812 sq. ft. to 4,611 sq. ft.
- Serenity in Chembur, Mumbai comprising 68 units of 3 and 4 BHK apartments with sizes ranging from 1,422 sq. ft. to 2,006 sq. ft.
- Palm Grove in Mevalurkuppam , Chennai comprising 500 units of 3 and 4 BHK apartments with sizes ranging from 1,194 sq. ft. to 1,489 sq. ft.
- Anandam in Ganeshpeth, Nagpur comprising 684 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,321 sq. ft. to 5,953 sq. ft.
- Platinum in Vikhroli, Mumbai comprising 412 units of 2, 3 and 4 BHK apartments with sizes ranging from 843 sq. ft. to 1,762 sq. ft.

Godrej Properties has received numerous awards and recognitions over the years. Godrej Frontier developed by Godrej Properties won the Best 50% Complete Residential Project award under Luxury Segment in NCR Region at the CNBC AWAAZ Real Estate Awards (2013). The company also won the Real Estate Developer of The Year (Maharashtra) award at the Brands Academy Real Estate Awards.

Experience	26 Years
Project Delivered	48
Ongoing Projects	29

Top Projects Delivered By Godrej



Livability Score

9.3

Godrej Planet
Mahalaxmi, Mumbai

Project was delivered on Aug, 2010



Livability Score

9.2

Godrej Garden Enclave
Vikhroli, Mumbai

Project was delivered on Sep, 2007



Livability Score

9.1

Godrej Bayview
Worli, Mumbai

Project was delivered on Jun, 2010



Livability Score

9.1

Godrej Woodsman Estate
Hebbal, Bangalore

Project was delivered on Dec, 2010



Livability Score

8.9

Godrej Azure

Padur, Chennai

Project is expected to be delivered on Aug, 2018
after a delay of 6 month(s).

Has seen a price appreciation of 6.6 % over last 14 month(s)



Livability Score

9.5

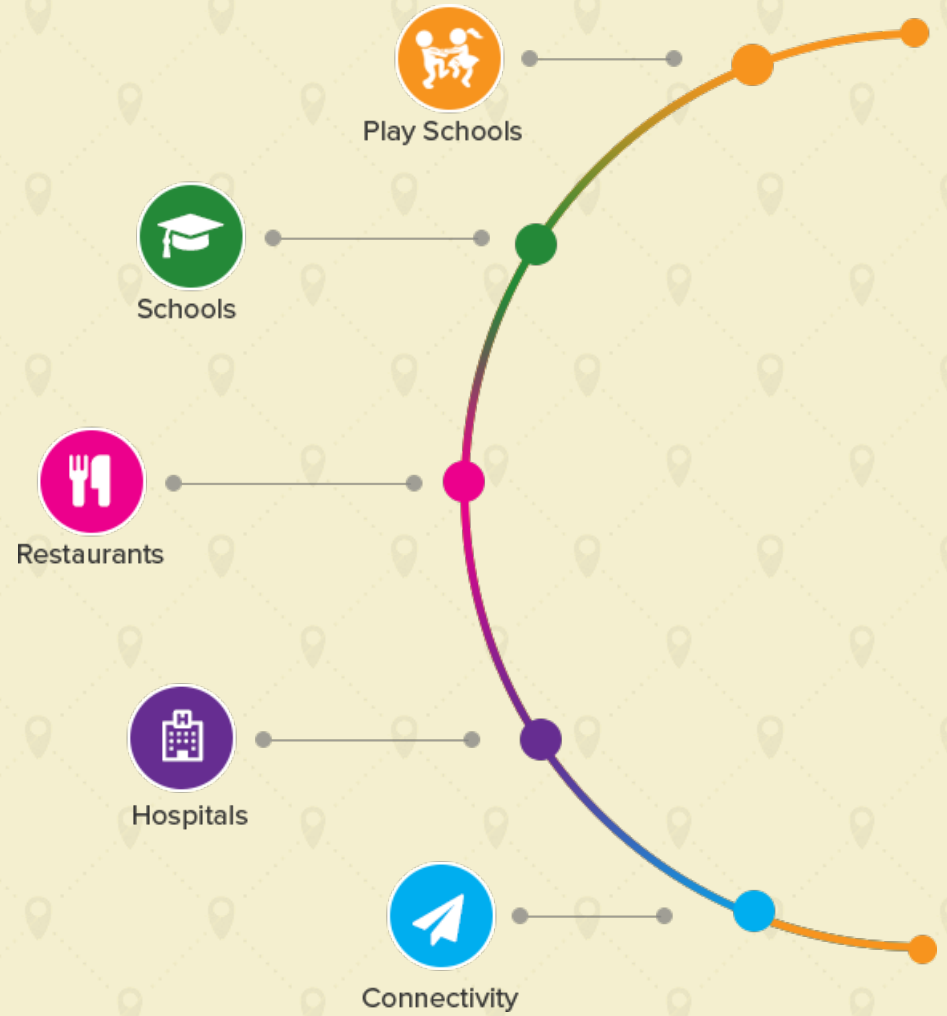
Godrej Garden City

Gota, Ahmedabad

Project is expected to be delivered on Mar, 2017
Has seen a price appreciation of 12.8 % over last 38
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Godrej Garden City, Ahmedabad



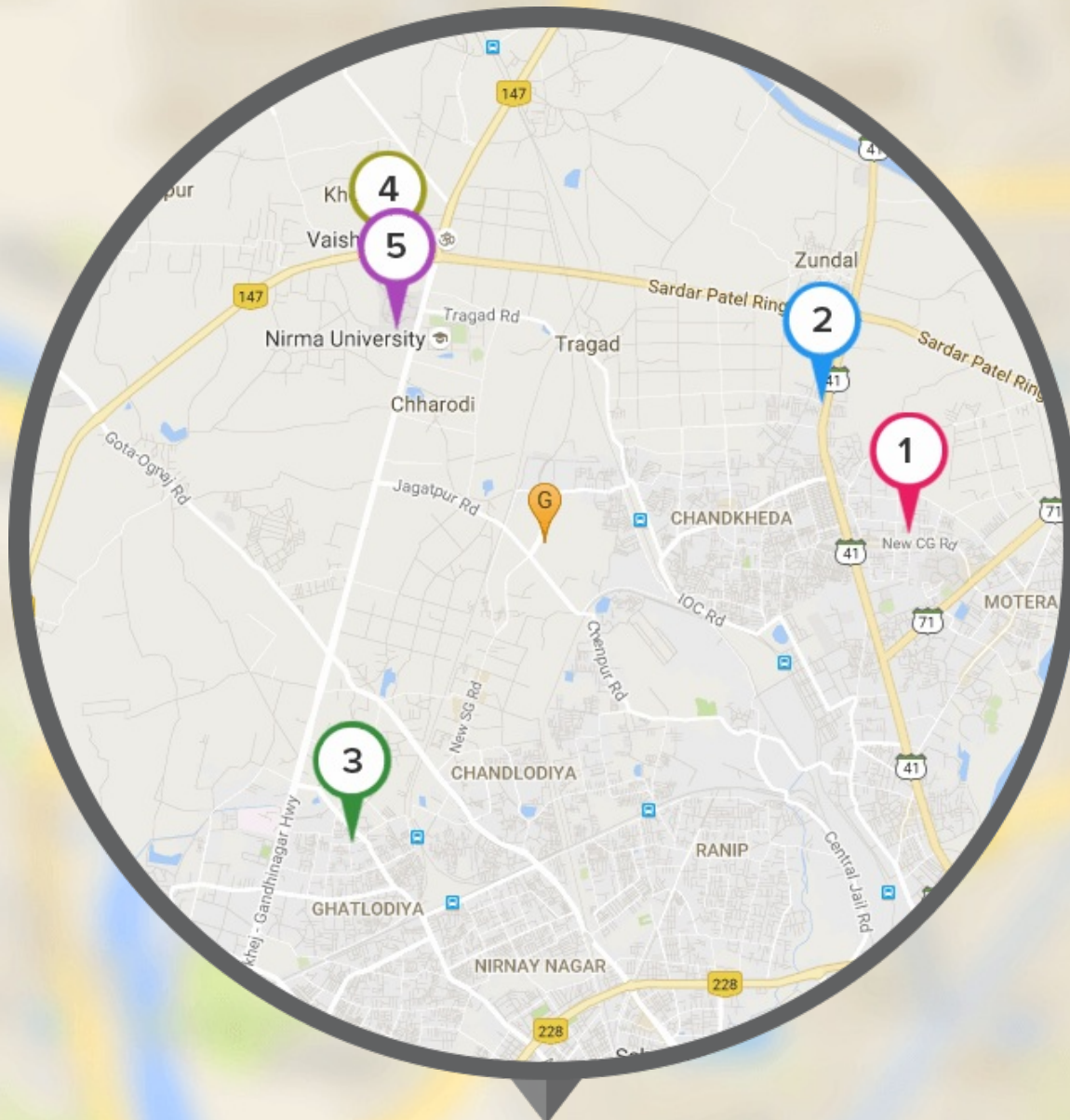
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|-----------------------|-------|--------|
| 1 | Tree House | ★★★★★ | 3.69Km |
| 2 | D P Patel Play School | ★★★★ | 3.05Km |
| 3 | Kidzee Fairy Land | ★★★★ | 3.61Km |
| 4 | Shanti Juniors | ★★★★ | 1.15Km |
| 5 | Rainbow Playhome | ★★★★ | 3.32Km |


 Represents the location of Godrej Garden City

Schools Near Godrej Garden City, Ahmedabad



Top 5 Schools (within 5 kms)

- | | | | |
|---|----------------------------------|-------|--------|
| 1 | Podar International School | ★★★★★ | 3.81Km |
| 2 | Bachpan A Play School | ★★★★★ | 3.23Km |
| 3 | I D Patel School | ★★★★ | 3.76Km |
| 4 | Darshanam Sanskrit MahaVidyalaya | ★★★★ | 3.25Km |
| 5 | Hiramani School | ★★★★ | 2.69Km |

 Represents the location of Godrej Garden City

Schools


Restaurants Near Godrej Garden City, Ahmedabad

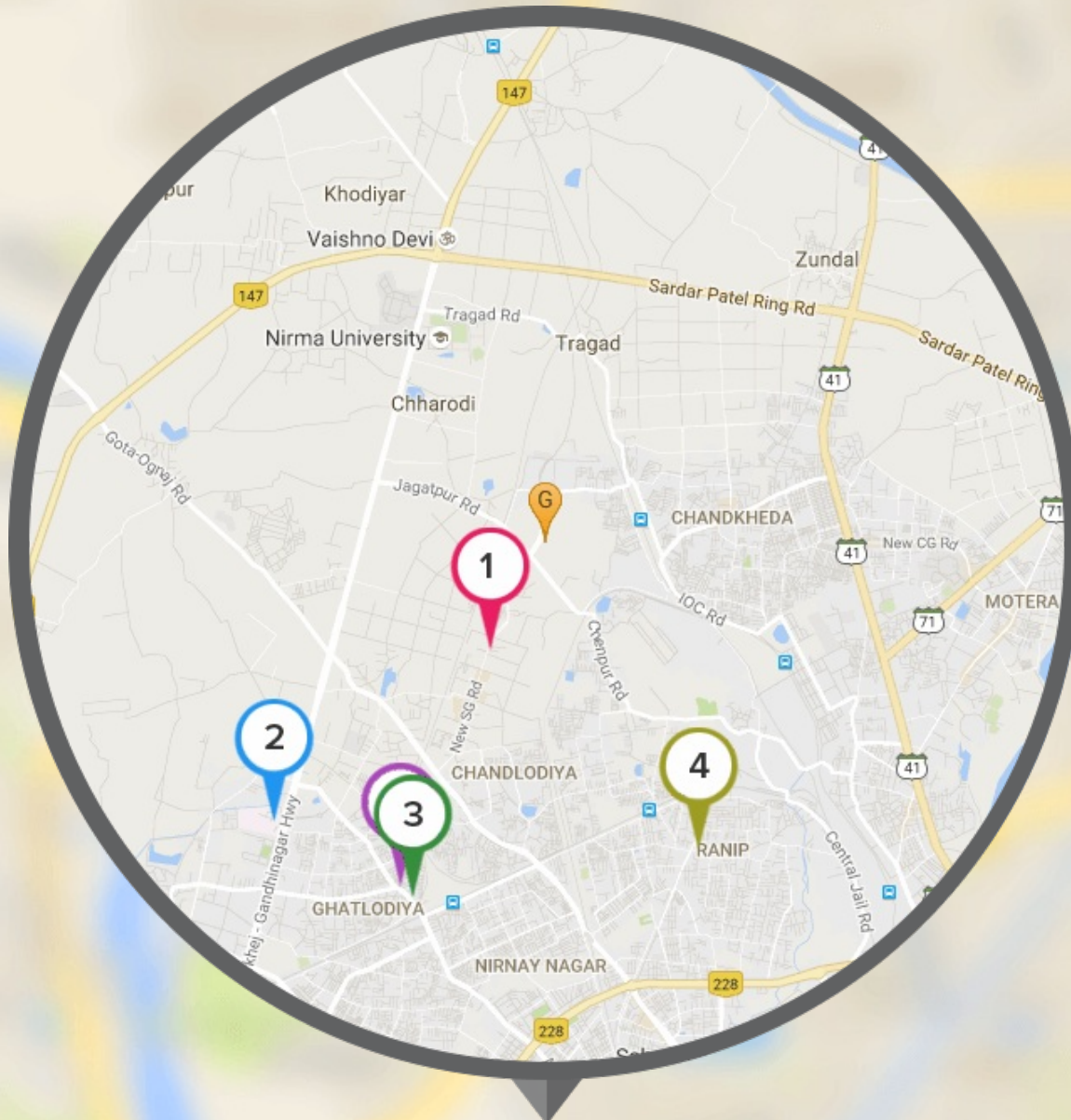


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------------------------|---|--------|
| 1 | Sanjha Chula | ★ | 3.56Km |
| 2 | Magson Fresh and Frozen | ★ | 4.13Km |
| 3 | Firangi Zyaka | ★ | 3.76Km |
| 4 | Shiv Shakti Kathiyawadi and Dalbati | ★ | 2.12Km |
| 5 | Hot Plate Restaurant | ★ | 1.84Km |

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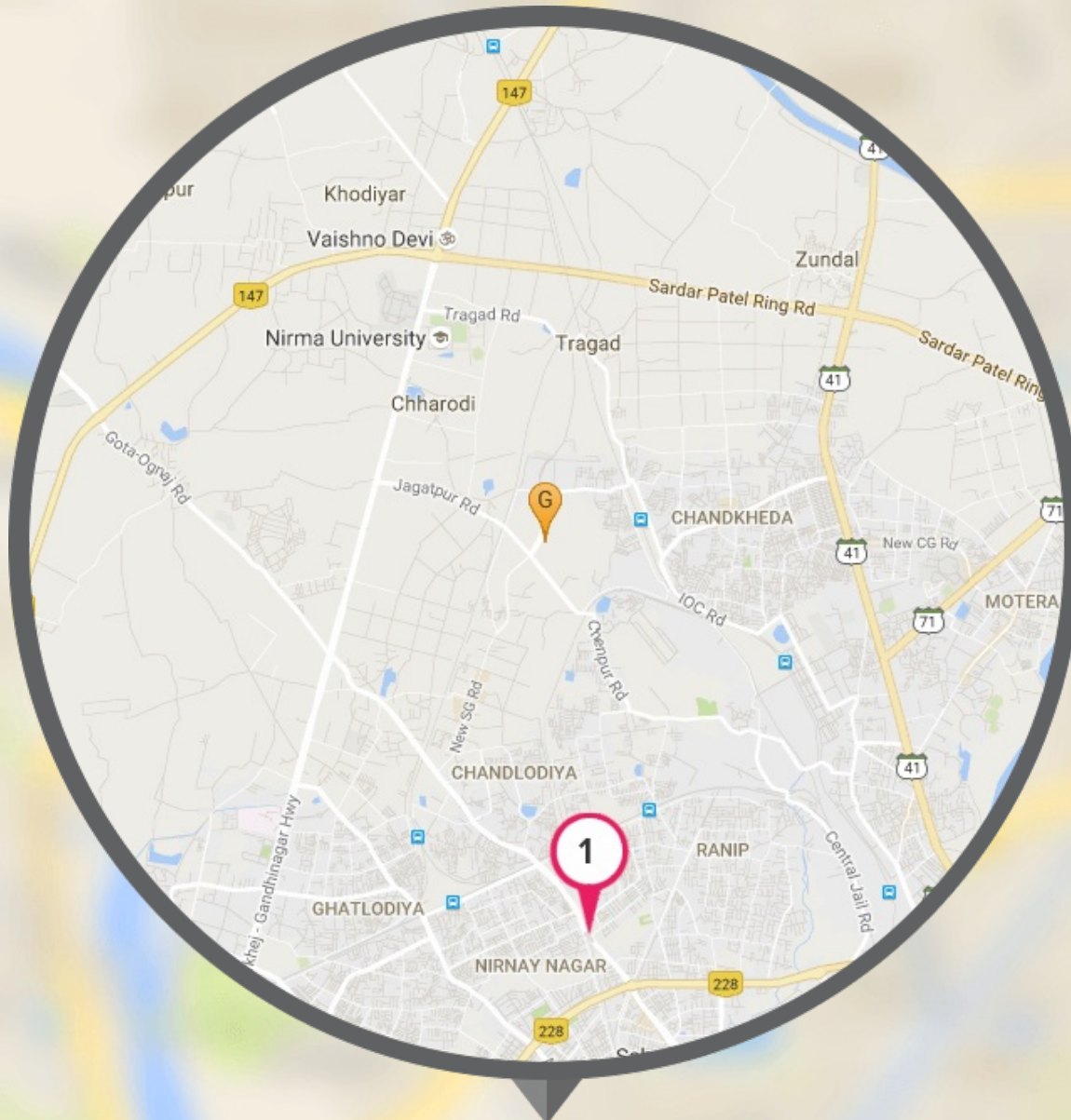


Top 5 Hospitals (within 5 kms)

- 1** Lifeline Multispeciality Hospital
★★★★ 1.29Km
- 2** Civil Hospital
★★★ 4.10Km
- 3** Mamata Children Hospital
★★ 3.98Km
- 4** Siddhi Vinayak Medical & Eye Hospital
★★ 3.61Km
- 5** Shri Rang Hospital
★★ 3.92Km

G Represents the location of Godrej Garden City

Hospitals



Top 1 Connectivity (within 5 kms)

1 Nirnay nagar underpass 4.15Km

G Represents the location of Godrej Garden City

Connectivity



PROPTIGER



End to End Services



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