



# 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.




# BTP Spacio Park Serene


Sector 37D, Gurgaon

Livability Score



 Project Size  
6 Towers

 Configurations  
2,3 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 Comparison With Other Projects Similar To BPTP Spacio Park Serene



BPTP Spacio Park Serene  
Sector 37D, Gurgaon



Pareena The Elite Residences  
Sector 99, Gurgaon



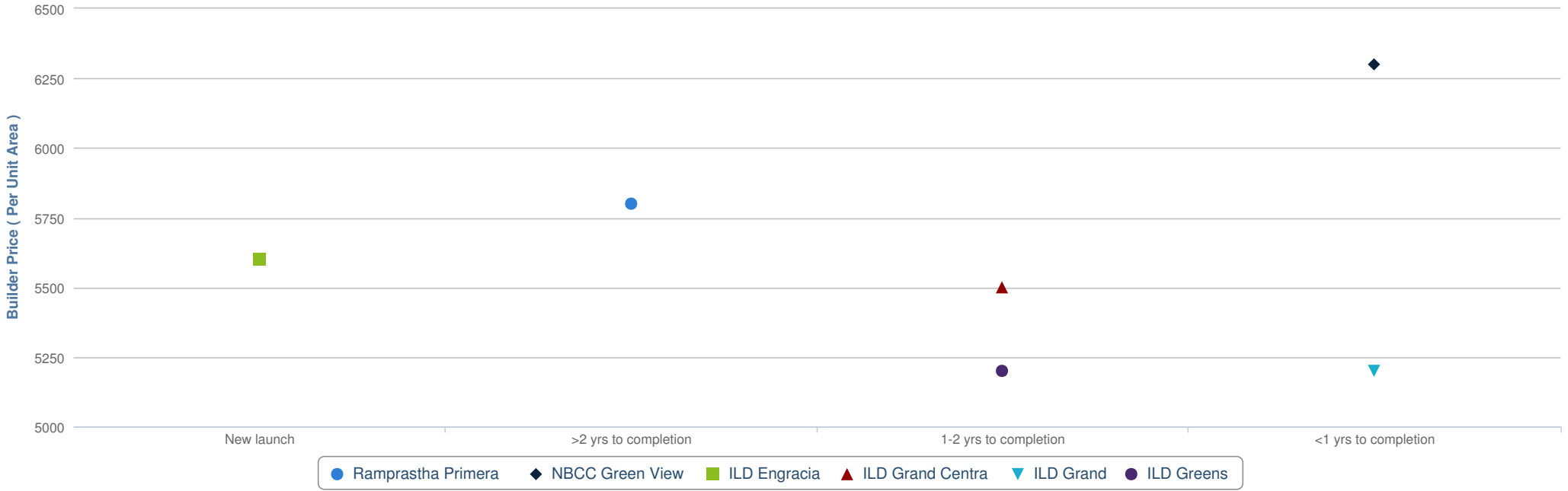
Vatika Sovereign Park  
Sector 99, Gurgaon

Primary Purchase Price	N.A.	6,250/sq.ft.	9,000/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	Rs. 1 (One time)
Car Parking Charges	N.A.	Covered : Rs. 2.5 Lacs (One time) Open : Rs. 1.5 Lacs (One time)	N.A.
Power Backup Charges	N.A.	Rs. 25,000 (One time)	N.A.
Club House Charges	N.A.	Rs. 1 Lacs (One time)	N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of BPTP Spacio Park Serene



Ramprastha Primera's current price is Rs. 5800/sq. ft. and it is in Under Construction stage.

In comparison to locality, Ramprastha Primera is underpriced by Rs. 143.02/sq. ft.

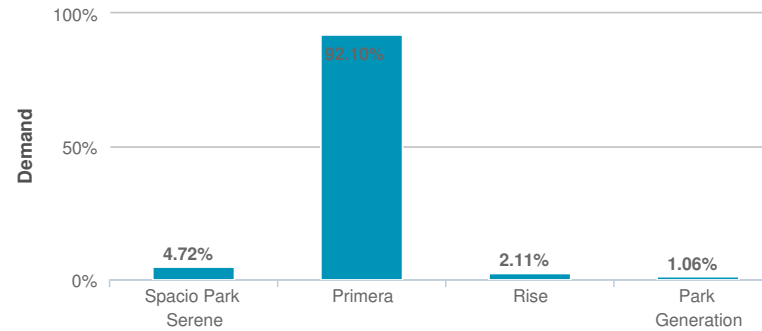
Highest price in the locality is for NBCC Green View at 6300/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at ILD Grand at 5200/sq. ft. and it is in Under Construction stage.

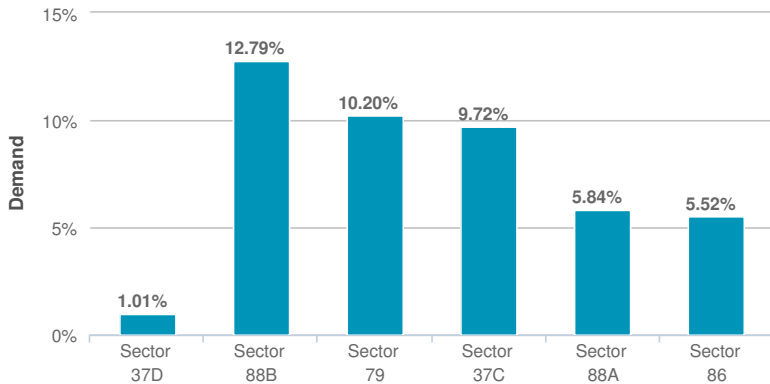
## Analysis

- Spacio Park Serene has 4.72 % demand amongst all projects in Gurgaon.
- The highest demand 92.10% in Gurgaon is for Primera.
- The lowest demand 1.06% in Gurgaon is for Park Generation

### Demand of projects in 5 km vicinity of BTP Spacio Park Serene



### Demand in popular localities of Gurgaon



## Analysis

- Sector 37D has 1.01 % demand amongst all projects in Gurgaon.
- The highest demand 12.79% in Gurgaon is for Sector 88B.
- The lowest demand 1.01% in Gurgaon is for Sector 37D



## ***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

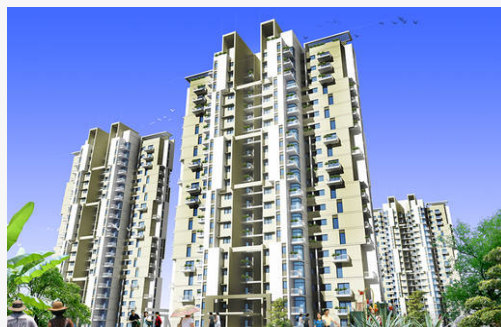


### **Amenities Comparison**

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects



# BTP Spacio Park Serene Comparison With Other Similar Projects



BTP Spacio Park Serene  
Sector 37D, Gurgaon



Pareena The Elite Residences  
Sector 99, Gurgaon



Vatika Sovereign Park  
Sector 99, Gurgaon

Livability Rating*	5.6/10	5.5/10	5.5/10
Safety Rating*	2.0/10	3.6/10	2.6/10
Builder	BTP	Pareena	Vatika
Locality	Sector 37D, Gurgaon	Sector 99, Gurgaon	Sector 99, Gurgaon
Number of Towers	6	1	12
Project Land Area	N.A.	13 Acres	10.5 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



BPTP Spacio Park Serene  
Sector 37D, Gurgaon



Pareena The Elite Residences  
Sector 99, Gurgaon



Vatika Sovereign Park  
Sector 99, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	6	8	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jun `10	Jan `13	May `13
Possession Date	Dec `16	Mar `17	Jun `18
Delay	21 month(s)	4 month(s)	12 month(s)

# Amenities Comparison Of BPTP Spacio Park Serene With Other Similar Projects


















BPTP Spacio Park Serene  
Sector 37D, Gurgaon



Pareena The Elite Residences  
Sector 99, Gurgaon



Vatika Sovereign Park  
Sector 99, Gurgaon

Club House			
Gymnasium			
Swimming Pool			
Party hall			
Landscape Garden			

## Common Amenities

## Children's play area

Amenities not available in any project

24 X 7 Security Power Backup Sports Facility Landscaped Gardens Indoor Games Cafeteria  
Multipurpose Room Rain Water Harvesting Golf Course Intercom Maintenance Staff



## ***BUILDER INSIGHT***

*Credentials of the builder*



### **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



Established in 2003, BPTP is one of the most reputed developers with eight years of experience in real estate development. The company has its presence in NCR including Gurgaon , Faridabad and Greater Noida and also Mohali.

Founded by Mr. Kabul Chawla, the Managing Director, BPTP has developed integrated townships and group housing projects. The company is committed towards creating and developing exceptional commercial, residential and retail properties and IT parks.

BPTP has developed 27.47 million sq. ft. of area till date.

### Top Projects:

- BPTP Princess Park in Sector 86 , Faridabad comprising 820 units of 2 and 3 BHK apartments with sizes ranging from 1,305 sq. ft. to 2,023 sq. ft.
- BPTP Freedom Park Life in Sector 57 , Gurgaon comprising 584 units of 2, 3, 4 and 5 BHK apartments with sizes ranging from 1,446 sq. ft. to 5,513 sq. ft.
- BPTP Park Grandeura in Sector 82 , Faridabad comprising 650 units of 2, 3, 4 and 5 BHK apartments with sizes ranging from 1,325 sq. ft. to 5,110 sq. ft.
- BPTP Park 81 in Sector 81 , Faridabad comprising 3 and 4 BHK apartments with sizes ranging from 1,402 sq. ft. to 2,067 sq. ft.

### Key residential projects by BPTP currently under construction are:

- BPTP Pedestal in Sector 70A , Gurgaon comprising 250 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,080 sq. ft. to 1,857 sq. ft.
- BPTP Amstoria Country Floor in Sector 102 , Gurgaon comprising 300 units of 3 and 4 BHK apartments with sizes ranging from 2,384 sq. ft. to 5,374 sq. ft.
- BPTP Terra in Sector 37D , Gurgaon comprising 552 units of 3 and 4 BHK apartments with sizes ranging from 1,691 sq. ft. to 1,998 sq. ft.
- BPTP Park Sentosa in Sector 77 , Faridabad comprising 460 units of 2 and 3 BHK apartments with sizes ranging from 1,400 sq. ft. to 1,646 sq. ft.
- BPTP The Resort in Sector 75 , Faridabad comprising 480 units of 2 and 3 BHK apartments with sizes ranging from 1,420 sq. ft. to 2,050 sq. ft.

Experience	12 Years
Project Delivered	34
Ongoing Projects	19

# Top Projects Delivered By BPTP



Livability Score

7.8

**BPTP Park Floors II**  
Sector 76, Faridabad

Project was delivered on Mar, 2014



Livability Score

7.8

**BPTP Park Floors I**  
Sector 77, Faridabad

Project was delivered on Mar, 2014



Livability Score

7.5

**BPTP Parkland Villas**  
Sector 88, Faridabad

Project was delivered on Jan, 2010



Livability Score

7.4

**BPTP Princess Park**  
Sector 86, Faridabad

Project was delivered on Jun, 2013 after a delay of 1 month(s).



Livability Score

8.4

### BPTP Park Arena

Sector 80, Faridabad

Project is expected to be delivered on Dec, 2015



Livability Score

7.5

### BPTP Monet Avant Floors

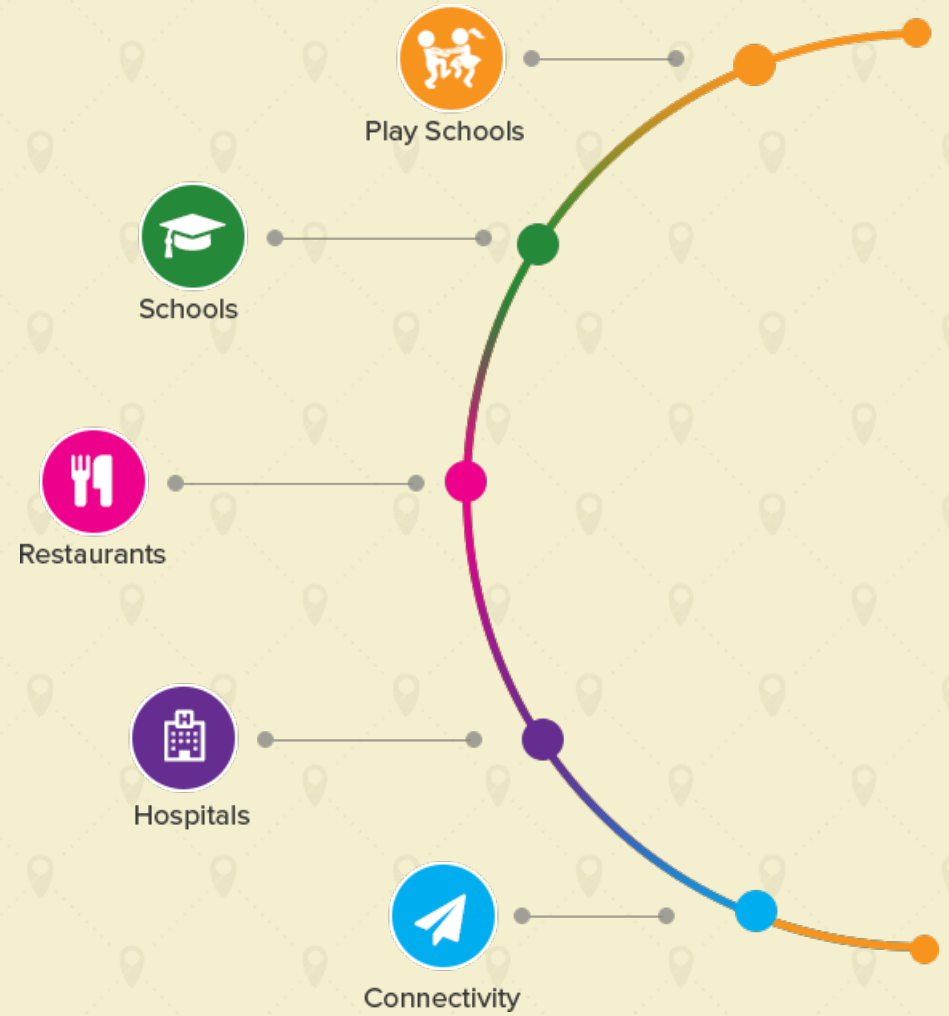
Sector 70A, Gurgaon

Project is expected to be delivered on Aug, 2017  
after a delay of 16 month(s).

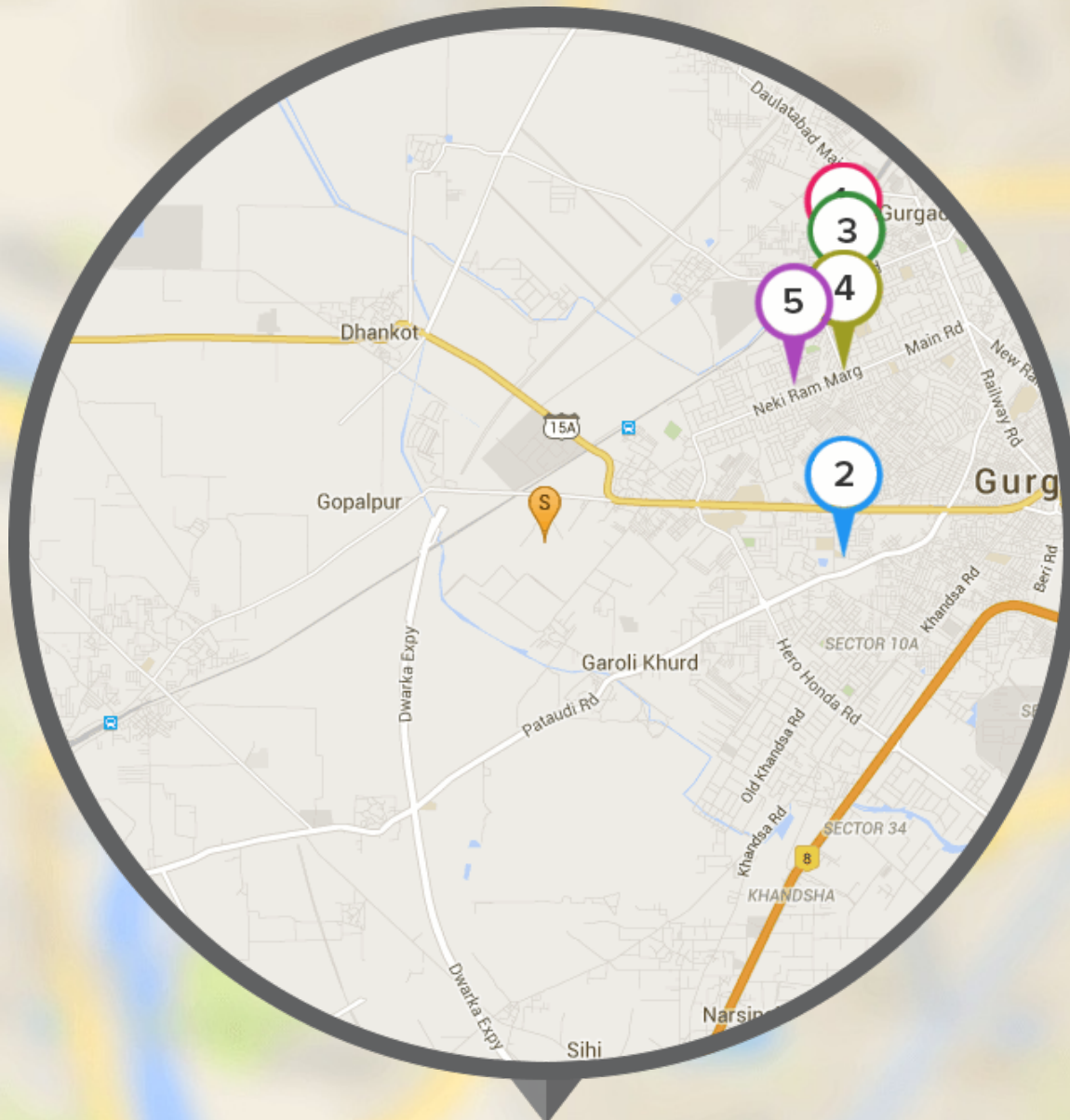
Has seen a price appreciation of 4.1 % over last 12 month(s)

# LOCALITY INSIGHT

Everything you want to know about the locality








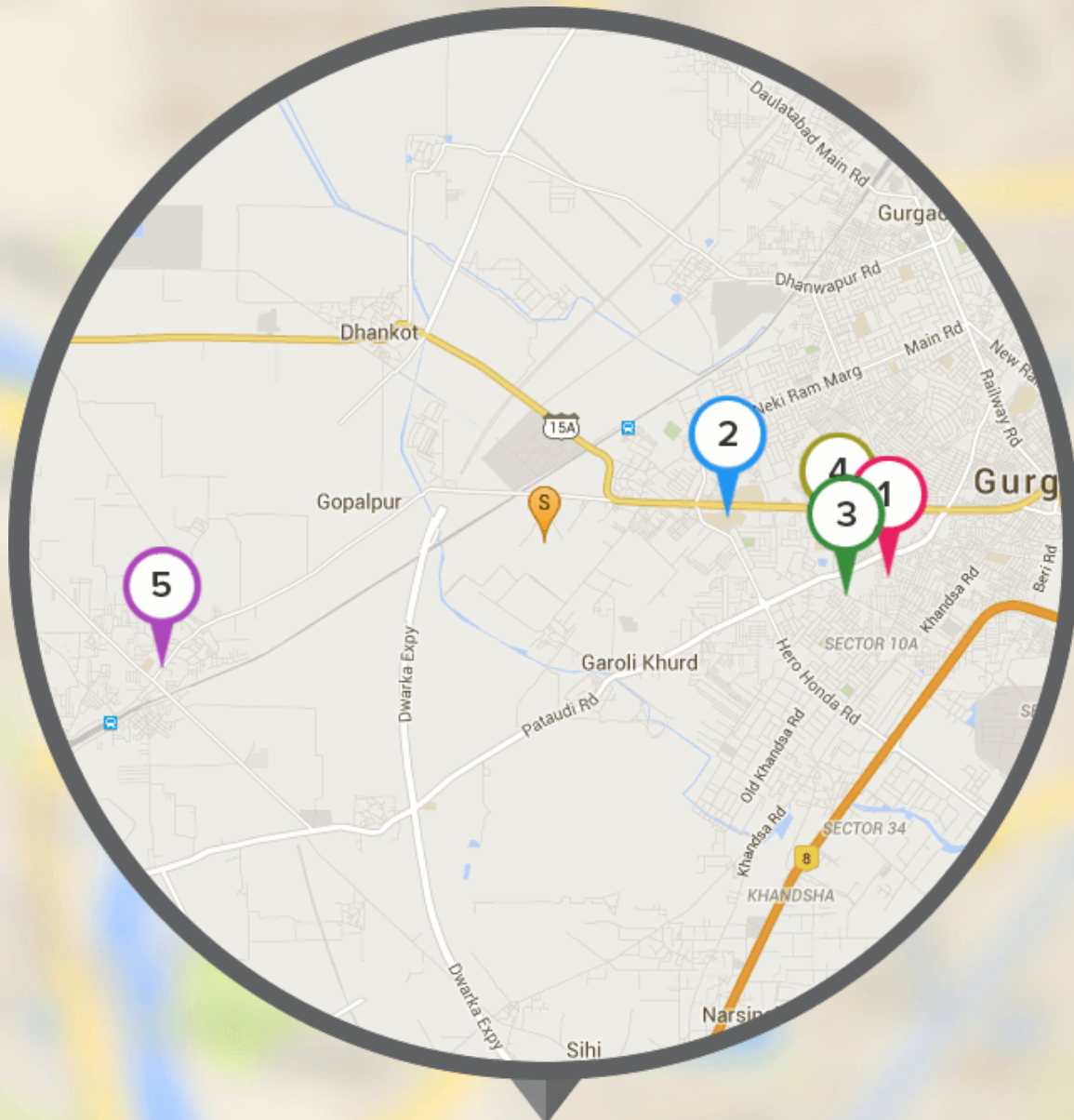
Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |  |       |        |
|---|--|-------|--------|
| 1 | TINY TOTS FOUNDATION<br>PLAY SCHOOL - SECTOR 4,<br>GURGA | ★★★★★ | 3.93Km |
| 2 | Nest School  | ★★★★★ | 3.00Km |
| 3 | Maria Montessori Play School -<br>Sector 8, Gurgaon      | ★★★★★ | 3.79Km |
| 4 | Nest Prep School   | ★★★★★ | 3.44Km |
| 5 | Kidz Castle Day Care                                     | ★★★★★ | 2.95Km |

 Represents the location of  
BPTP Spacio Park Serene


# Schools Near BPTP Spacio Park Serene, Gurgaon



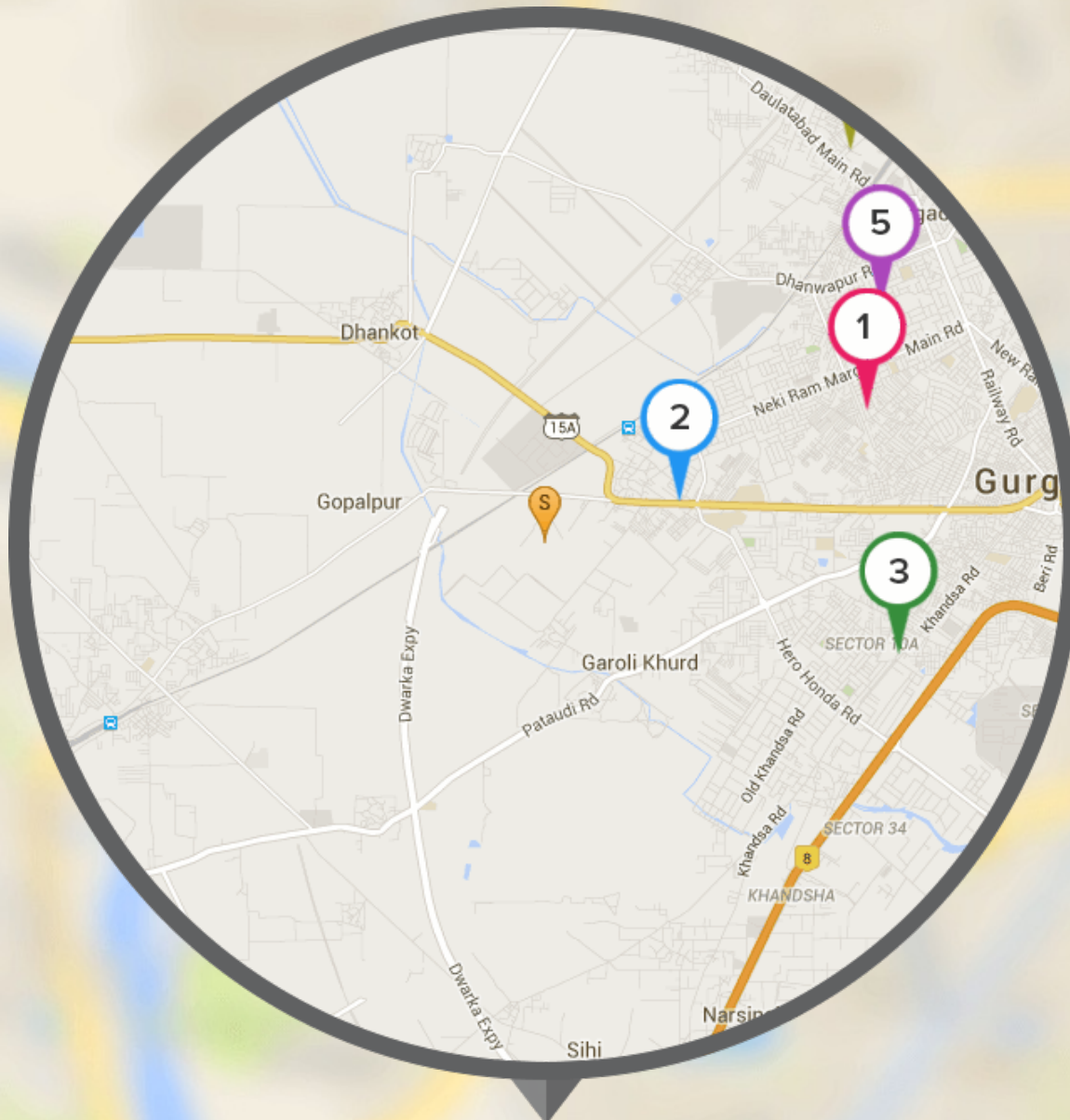
Schools

## Top 5 Schools (within 5 kms)

- |   |                                  |       |        |
|---|----------------------------------|-------|--------|
| 1 | Sharda International School      | ★★★★★ | 3.47Km |
| 2 | Alpine Convent School            | ★★★★★ | 1.86Km |
| 3 | Greenwood Public School          | ★★★★★ | 3.08Km |
| 4 | Euro International Public School | ★★★★  | 2.95Km |
| 5 | Basant Valley Public School      | ★★★★  | 4.03Km |


 Represents the location of BPTP Spacio Park Serene

# Restaurants Near BPTP Spacio Park Serene, Gurgaon



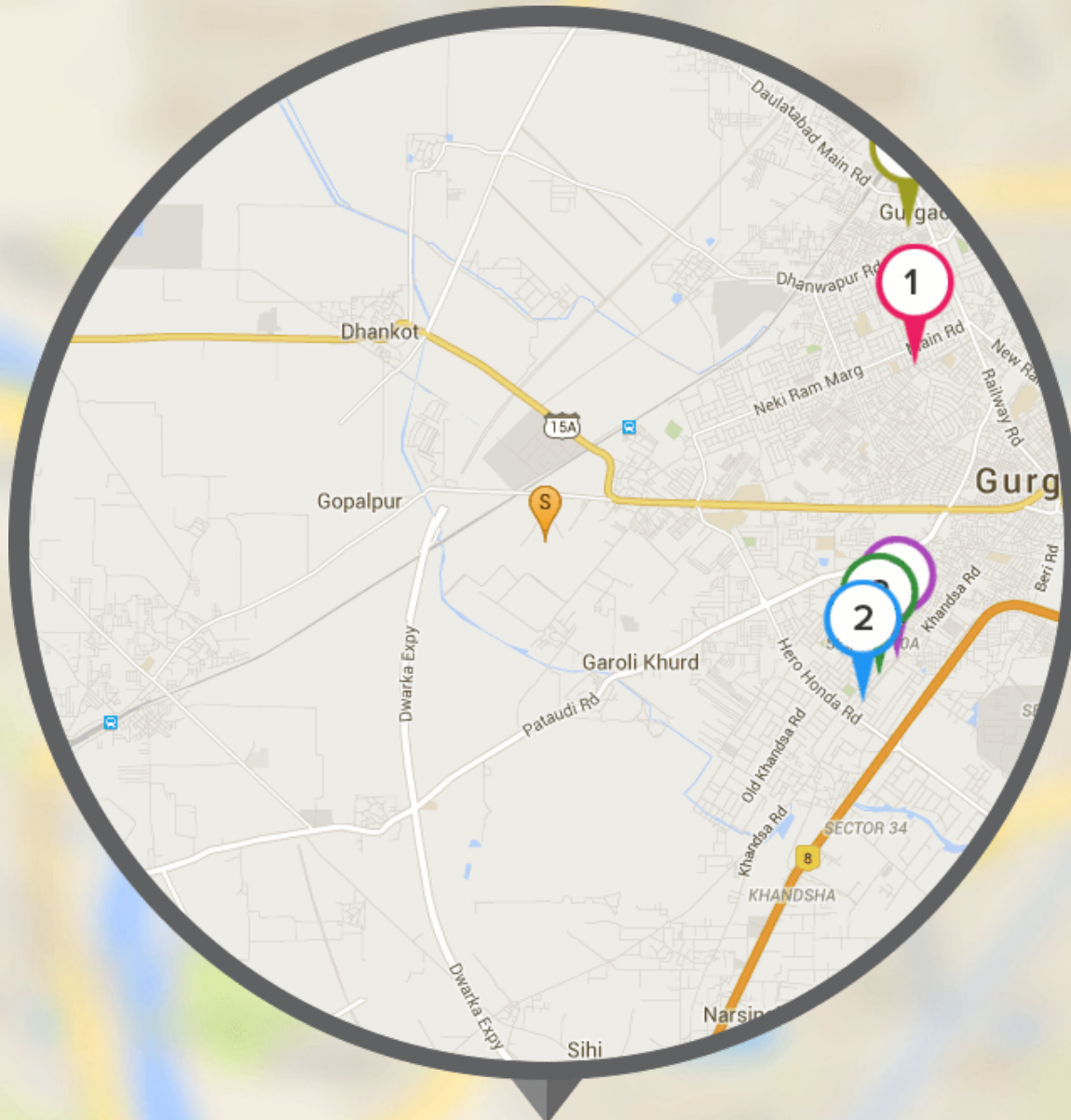
## Top 5 Restaurants (within 5 kms)

- |   |                         |   |        |
|---|-------------------------|---|--------|
| 1 | Kashish Restaurant      | ★ | 3.49Km |
| 2 | Vrajvasi Rasoi          | ★ | 1.40Km |
| 3 | Murga Machli Bazar      | ★ | 3.73Km |
| 4 | S.K. Chicken Restaurant | ★ | 4.96Km |
| 5 | Aggarwal Restaurant     | ★ | 4.11Km |

 Represents the location of BPTP Spacio Park Serene

Restaurants


# Hospitals Near BTPP Spacio Park Serene, Gurgaon



Hospitals

## Top 5 Hospitals (within 5 kms)

- 1** Prakash Maternity and Child Hospital  
★★★★★ 4.09Km
- 2** Sanjeevani Clinic  
★★★★ 3.57Km
- 3** Sanjivani Hospital  
★★★★ 3.61Km
- 4** Dr Ashish Lall-Eye Hospital  
★★★ 4.79Km
- 5** Swasti Clinic & Trauma Centre  
★★★ 3.72Km

 Represents the location of BTPP Spacio Park Serene



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