


# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

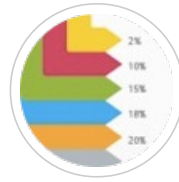
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 17 Aug, 2016

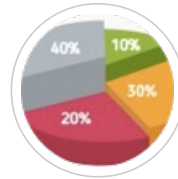


# What is *PROPINSIGHT?*



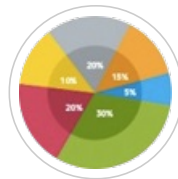
## Price Insight

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.




Skyline Sparkle  
Bhandup West, Mumbai


₹ 73.6 Lacs onwards

Livability Score



 Project Size  
3 Towers

 Configurations  
1,2 Bedroom Apartment

 Possession Starts  
Dec '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

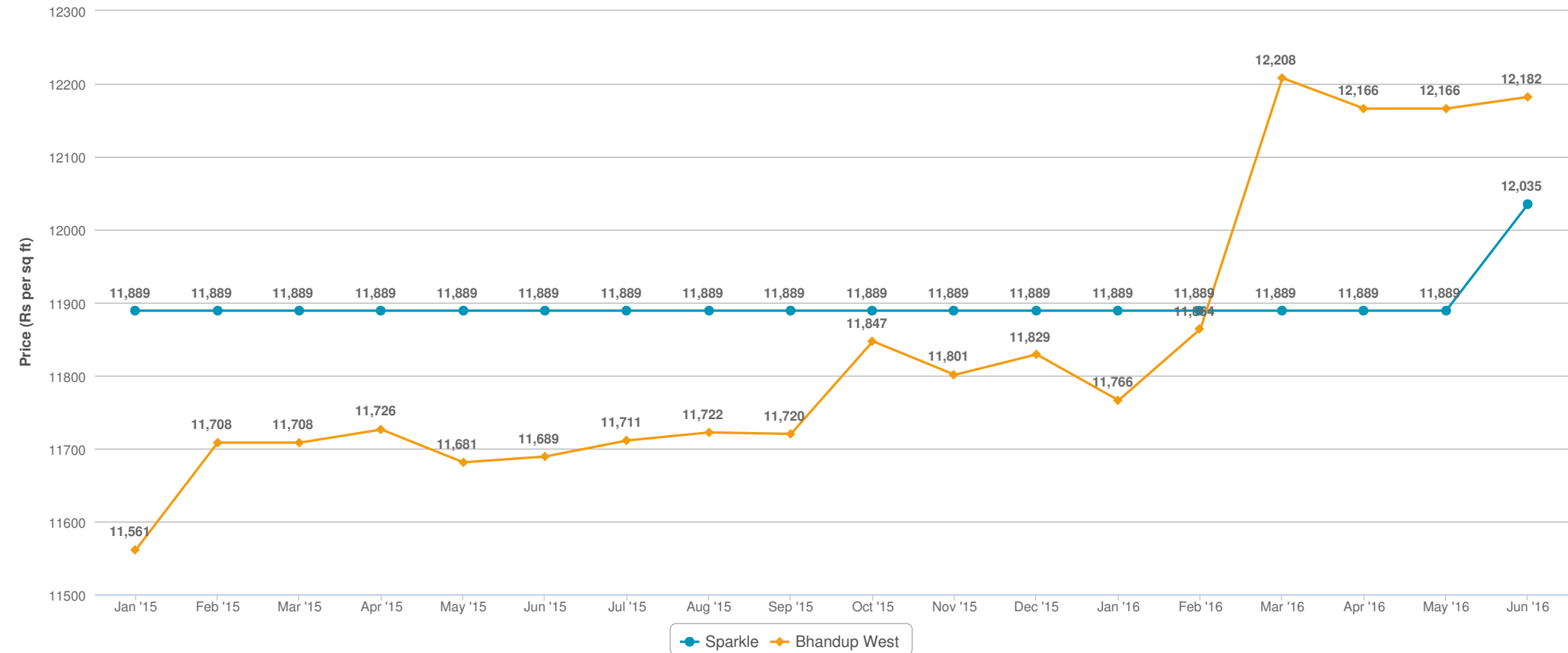


## Demand Comparison

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

# Price Trend Of Skyline Sparkle

## Skyline Sparkle VS Bhandup West, Mumbai



Property Type	1BHK+2T	2BHK+2T
Area (sq.ft.)	610	872, 915



## Price Comparison With Other Projects Similar To Skyline Sparkle



Skyline Sparkle  
Bhandup West, Mumbai



Susharda Edifice Celestial  
Bhandup West, Mumbai



Ecohomes Winds  
Bhandup West, Mumbai

Primary Purchase Price

12.0K/sq.ft.

12.0K/sq.ft.

16.8K/sq.ft.

Advance Maintenance  
Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

N.A.

N.A.

Covered : Rs. 5 Lacs (One time)

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

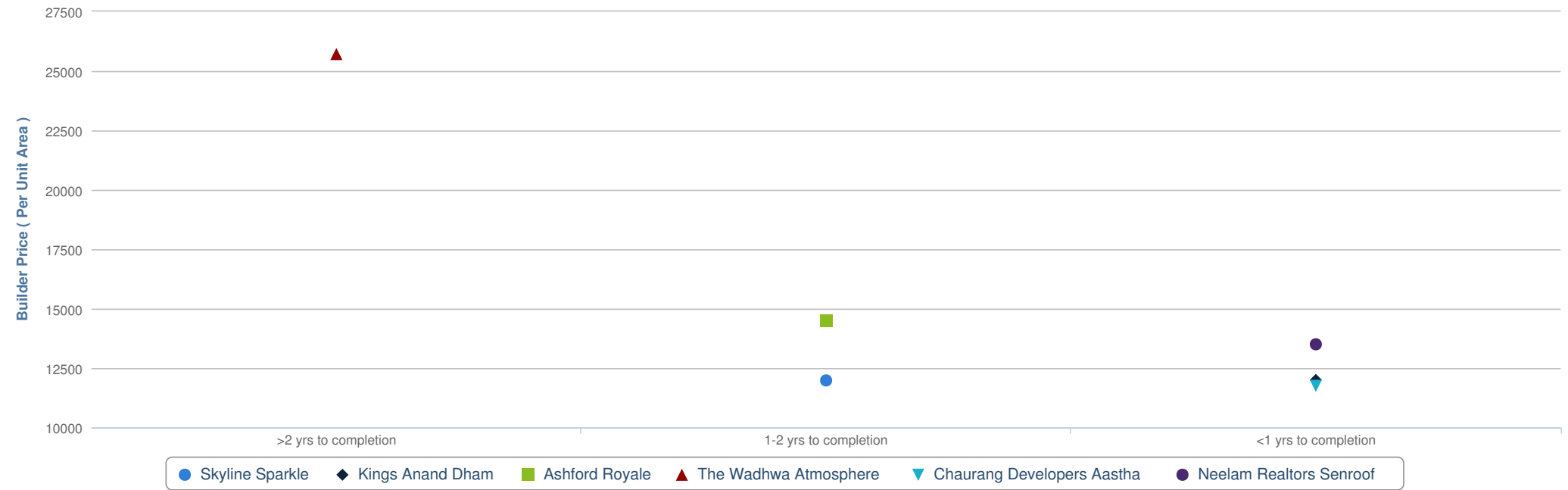
N.A.

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Skyline Sparkle



Skyline Sparkle's current price is Rs. 11979/sq. ft. and it is in Under Construction stage.

In comparison to locality, Skyline Sparkle is underpriced by Rs. 147.66/sq. ft.

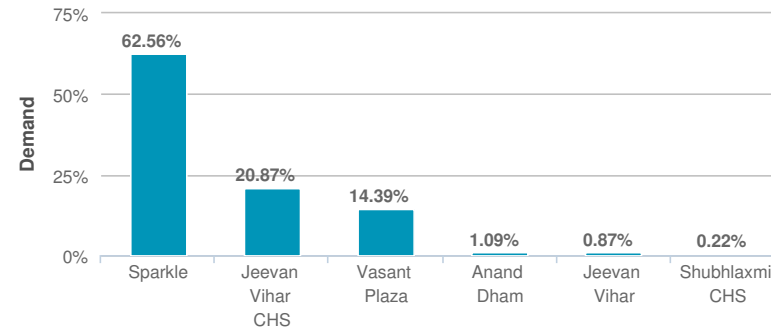
Highest price in the locality is for The Wadhwa Atmosphere at 25714/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Chaurang Developers Aastha at 11750/sq. ft. and it is in Under Construction stage.

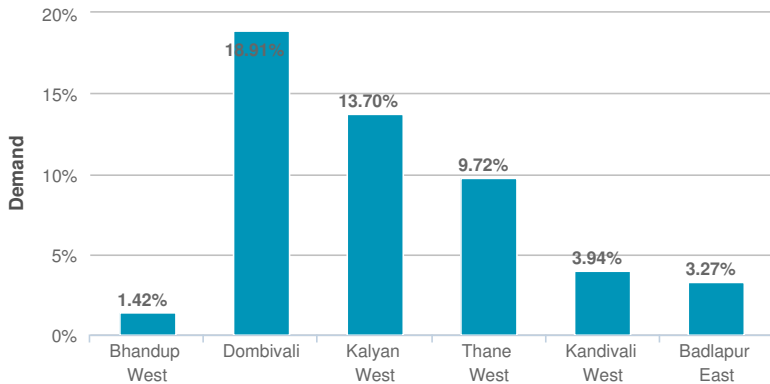
## Analysis

- Sparkle has 62.56 % demand amongst all projects in Mumbai.
- The highest demand 62.56% in Mumbai is for Sparkle.
- The lowest demand 0.22% in Mumbai is for Shubhlaxmi CHS

Demand of projects in 5 km vicinity of Skyline Sparkle



Demand in popular localities of Mumbai



## Analysis

- Bhandup West has 1.42 % demand amongst all projects in Mumbai.
- The highest demand 18.91% in Mumbai is for Dombivali.
- The lowest demand 1.42% in Mumbai is for Bhandup West





## ***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

## Skyline Sparkle Comparison With Other Similar Projects



Skyline Sparkle  
Bhandup West, Mumbai



Susharda Edifice Celestial  
Bhandup West, Mumbai



Ecohomes Winds  
Bhandup West, Mumbai

Livability Rating\*

8.6/10

8.7/10

8.6/10

Safety Rating\*

N.A.

N.A.

N.A.

Builder

Skyline

Susharda Edifice

Ecohomes

Locality

Bhandup West, Mumbai

Bhandup West, Mumbai

Bhandup West, Mumbai

Number of Towers

3

3

2

Project Land Area

1 Acres

9 Acres

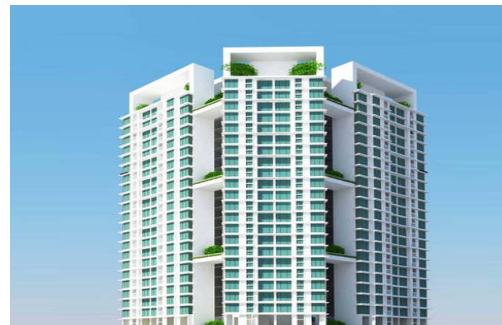
N.A.

\*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



Skyline Sparkle  
Bhandup West, Mumbai



Susharda Edifice Celestial  
Bhandup West, Mumbai



Ecohomes Winds  
Bhandup West, Mumbai

Part of Township

No

No

No

Average Flats Per Floor

3.25

4

5

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Jan `11

Nov `13

Sep `15

Possession Date

Dec `17

Jul `18

Dec `18

Delay

28 month(s)

7 month(s)

12 month(s)

## Amenities Comparison Of Skyline Sparkle With Other Similar Projects



Skyline Sparkle  
Bhandup West, Mumbai



Susharda Edifice Celestial  
Bhandup West, Mumbai



Ecohomes Winds  
Bhandup West, Mumbai

Landscaped podium garden			
Security			
Video Door Phone			

Common Amenities      Gymnasium   Children's play area

Amenities not available in any project      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 (Skyline)



Skyline Group is a well-known real estate development firm based in Mumbai . The company is the achievement of four dynamic business groups namely The Sharma Group, Punjalal. G. Dave Group, Daisaria Group and the Tater Group.

Skyline Group's construction portfolio covers residential and commercial sectors.

### Top Skyline Group Projects:

- One of the Skyline Group new projects is Oasis in Kurla , Mumbai offers 416 units of 2 and 3 BHK apartments with sizes ranging from 910 sq. ft. to 1,488 sq. ft.
- Villa in Powai , Mumbai offers 117 units of 1 and 2 BHK apartments.

### Key residential projects by Skyline Group currently under construction are:

- [Aarush Darshan](#) in Panvel , Mumbai offers 18 units of 1 BHK apartments with sizes ranging from 395 sq. ft. to 645 sq. ft.
- Riverside in Karjat , Mumbai offers 102 units of 1 and 2 BHK apartments with sizes ranging from 380 sq. ft. to 800 sq. ft.

Experience	N.A
Project Delivered	7
Ongoing Projects	3



## Top Projects Delivered By Skyline



Livability Score

8.6

### Skyline Oasis

Ghatkopar West, Mumbai

Project was delivered on Jan, 2013



Livability Score

8.2

### Skyline Villa

Powai, Mumbai

Project was delivered on Jan, 2008



Livability Score

8.0

### Skyline Aarush Darshan

Panvel, Mumbai

Project was delivered on Jan, 2015 after a delay of 7 month(s).





Livability Score

8.1

## Skyline Riverside

Karjat, Mumbai

Project is expected to be delivered on Dec, 2016  
after a delay of 11 month(s).



Livability Score

8.6

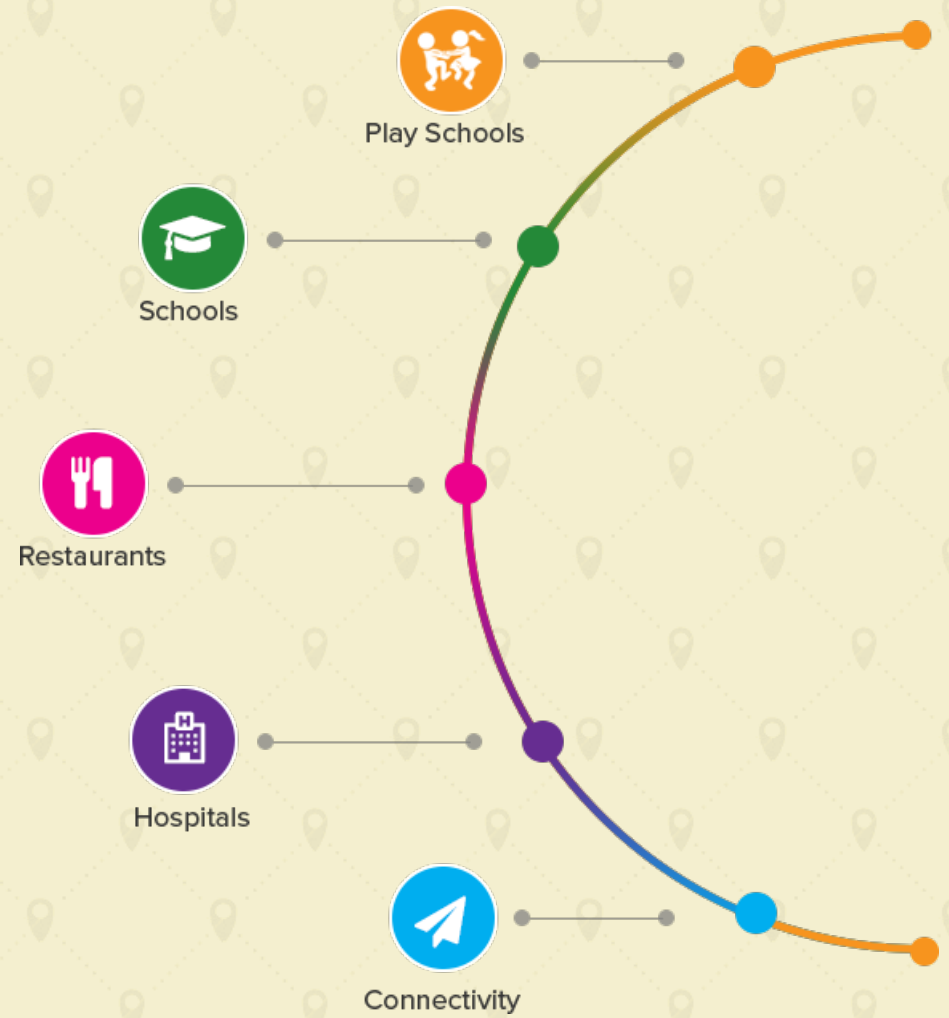
## Skyline Sparkle

Bhandup West, Mumbai

Project is expected to be delivered on Dec, 2017  
after a delay of 28 month(s).  
Has seen a price appreciation of 18 % over last 38 month(s)

# LOCALITY INSIGHT

*Everything you want to know about the locality*




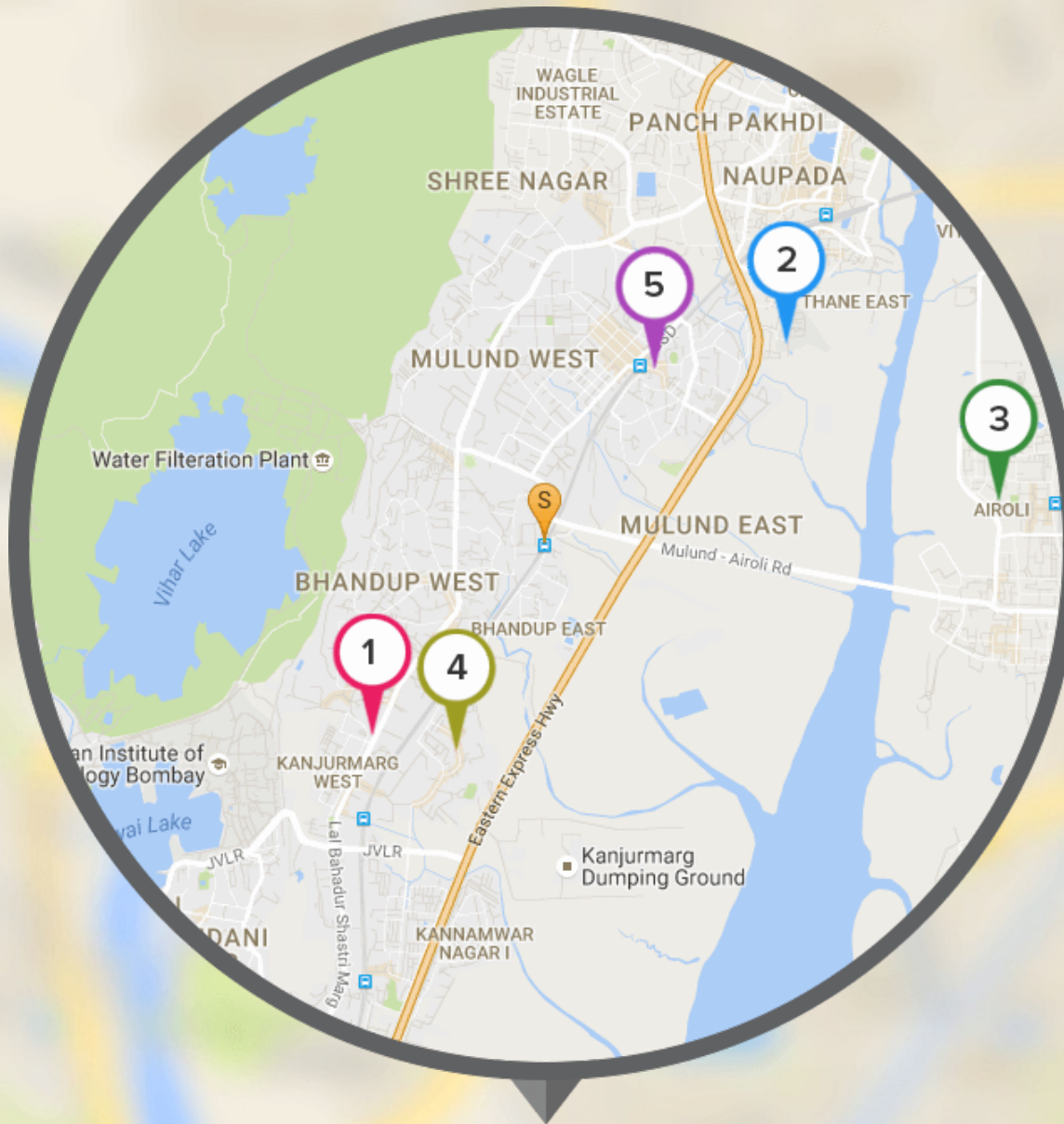


Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |  |       |        |
|---|--|-------|--------|
| 1 | EuroKids                               | ★★★★★ | 4.18Km |
| 2 | Paddchinh Playgroup, Nursery & Daycare | ★★★★★ | 4.66Km |
| 3 | Tulips Nursery & Playground            | ★★★★★ | 3.12Km |
| 4 | EuroKids Bhandup (W), Mumbai           | ★★★★  | 1.44Km |
| 5 | Little Millennium (Airoli)             | ★★★★  | 4.69Km |


 Represents the location of Skyline Sparkle



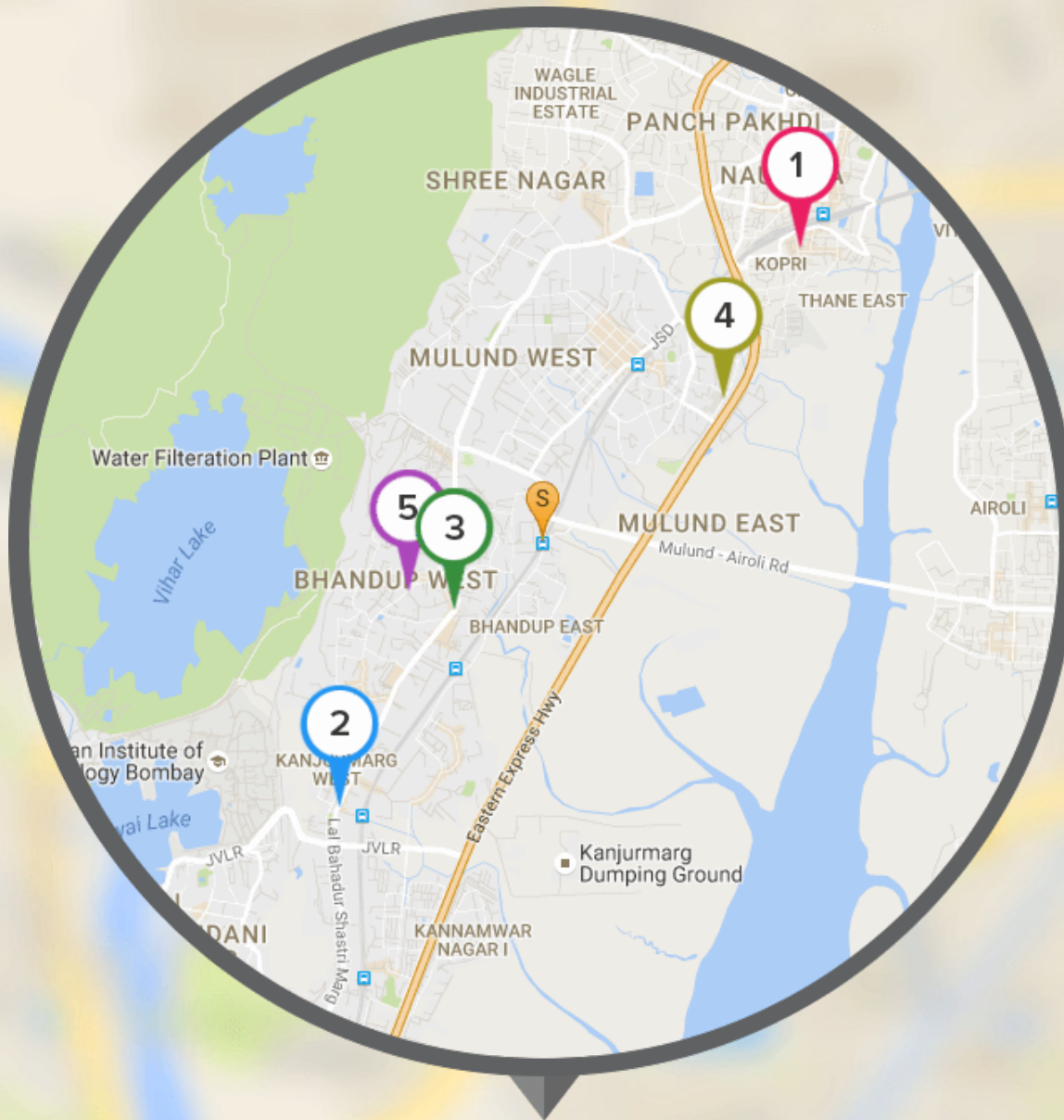
Schools

## Top 5 Schools (within 5 kms)

- |   |                              |       |        |
|---|------------------------------|-------|--------|
| 1 | St. Xaviers High School      | ★★★★★ | 2.79Km |
| 2 | Nalanda Public School        | ★★★★★ | 3.36Km |
| 3 | VPM International School     | ★★★★★ | 4.90Km |
| 4 | SFXHS                        | ★★★★★ | 2.44Km |
| 5 | DAFFODILS HIGH PUBLIC SCHOOL | ★★★★★ | 2.21Km |

 Represents the location of Skyline Sparkle



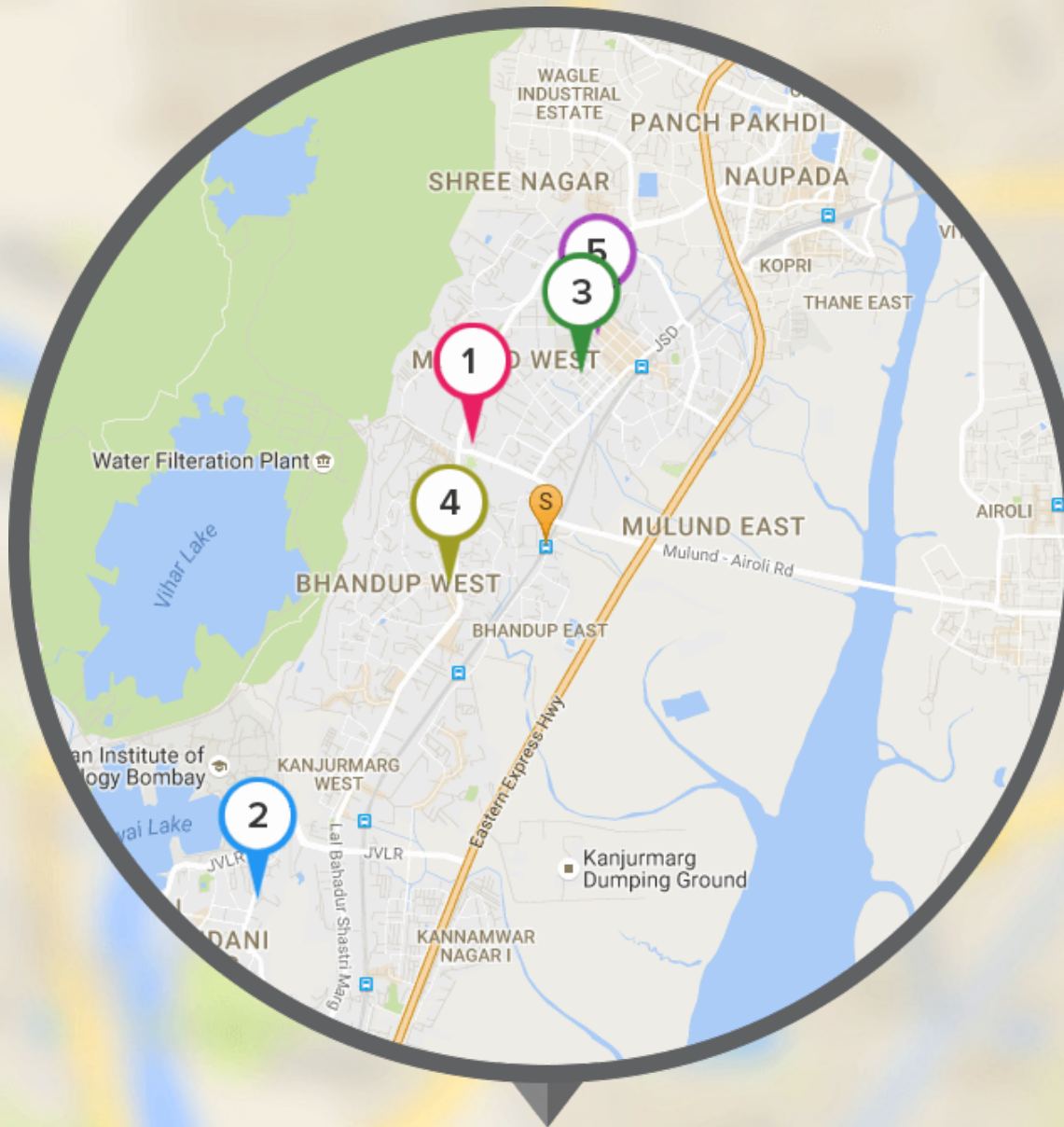


Restaurants

## Top 5 Restaurants (within 5 kms)

- 1** Siddhivinayak Store - General & Frozen Foods Store  
★ 4.18Km
- 2** Sheetal Samudra Restaurant  
★ 3.63Km
- 3** Pooja Restaurant  
★ 1.22Km
- 4** Hakka's Burger Korner  
★ 2.47Km
- 5** Shree Krishna Bar and Restaurant  
★ 1.55Km


**S** Represents the location of Skyline Sparkle



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                             |       |        |
|---|-----------------------------|-------|--------|
| 1 | Fortis Mulund               | ★★★★★ | 1.32Km |
| 2 | LH Hiranandani Hospital     | ★★★★★ | 4.92Km |
| 3 | Hira Mongi Navneet Hospital | ★★★★★ | 1.85Km |
| 4 | Sanjeevani Hospital         | ★★★★★ | 1.15Km |
| 5 | Drishti Eye Care Centre     | ★★★★★ | 2.29Km |

 Represents the location of Skyline Sparkle



## Top 1 Connectivity (within 5 kms)

1 Thermo-Tech Industries  
★ 0.39Kms

S Represents the location of  
Skyline Sparkle

Connectivity





PROPTIGER



End to End Services



Free Site Visit



Most Accurate Prices



10,000+ Satisfied Customers



Best Deals and Discounts

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