

# PROPINSIGHT

A Detailed Property Analysis Report  
By



PROPTIGER

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## Godrej Prakriti, Sodepur - Kolkata

Possession: Dec '16

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# WHAT IS PROPINSIGHT ?

PropInsight is a highly research oriented report wherein end users will be getting all the relevant data related to a project at one place. The overall aim of the report is to be able to help users in the search for their dream house.

The report touches on four key aspects:

**a) Price:** This section aims to show the detailed price of a project and split it into its various components including hidden ones. For example: PLC, EDC, IDC, extra parking charges among others. In addition, it also compares the prices of the project vis-a-vis other similar projects in the locality. Various price trends are also shown in this section including price appreciation of the locality as well as the project.

**b) Project:** As the name suggests, this section talks about various key aspects of a project. For example: its demand vis-a-vis other similar projects in the locality, loading percentage, the possession date and the delay, if any, etc. The report compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, possession date and on build and configuration parameters like the number and size of the units.

**c) Builder:** 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. You can verify the credentials of the builder and see the livability ratings of the projects the builder has earlier built, the delay involved in previous projects, their top under-construction projects and other related facts.

**d) Locality:** It aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project, with the help of which people can make an informed decision about the locality where their future home may lie.



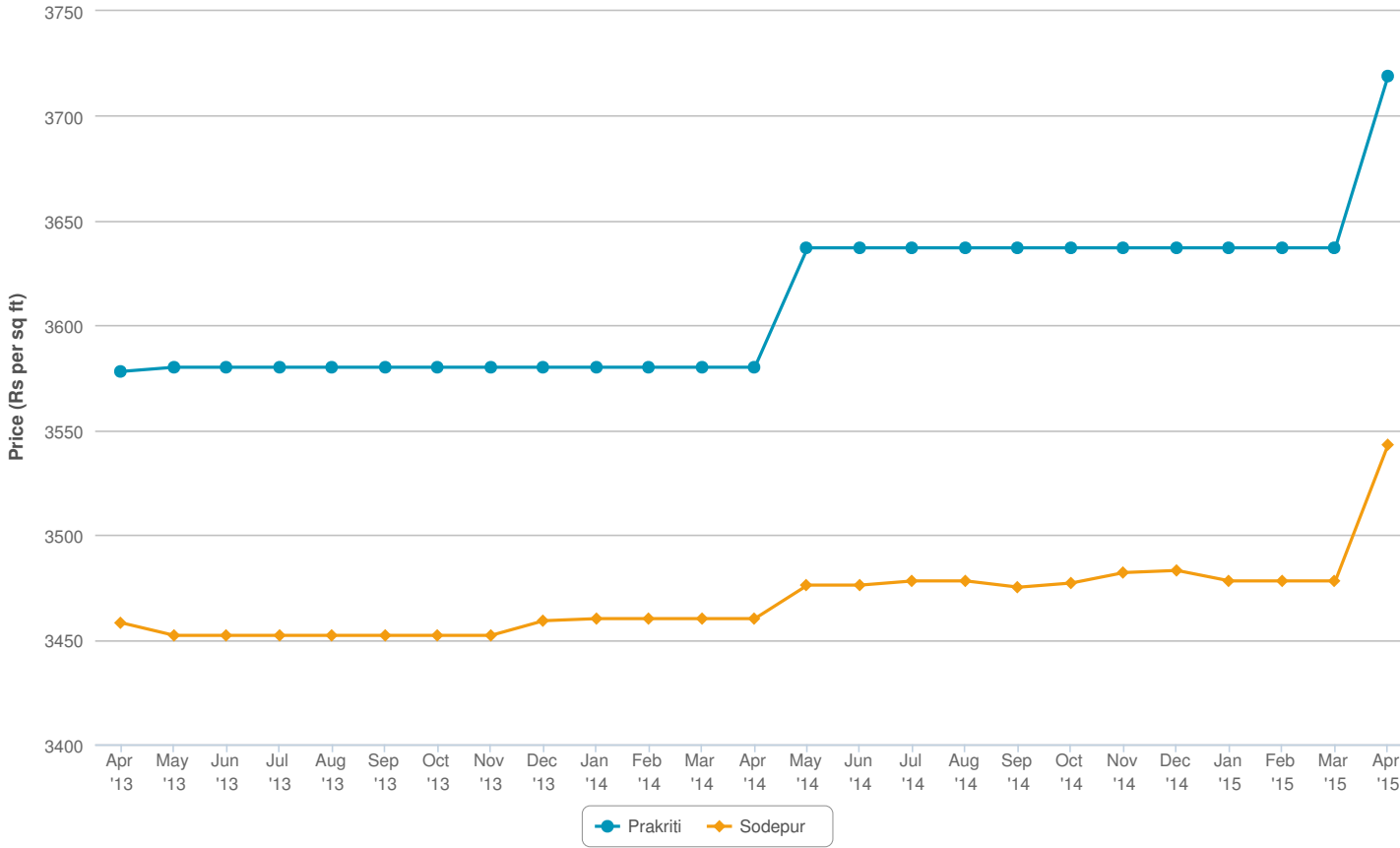
# PRICE INSIGHT

Is your project priced appropriately?



# Price Appreciation Trends Of Godrej Prakriti Sodepur

## Apartment Prices



Property Type	Area
2BHK+2T (Phase I,II)	929 sq.ft.
	995 sq.ft.
2BHK+2T (Phase III,IV)	800 sq.ft.
	830 sq.ft.
	885 sq.ft.
2BHK+2T+SR (Phase I,II)	1,014 sq.ft.
3BHK+2T	1,254 sq.ft.
	1,359 sq.ft.
3BHK+2T (Phase I,II)	1,101 sq.ft.
	1,160 sq.ft.
3BHK+2T (Phase III,IV)	1,101 sq.ft.
	1,170 sq.ft.



## Price Comparison With Other Projects Similar To Godrej Prakriti

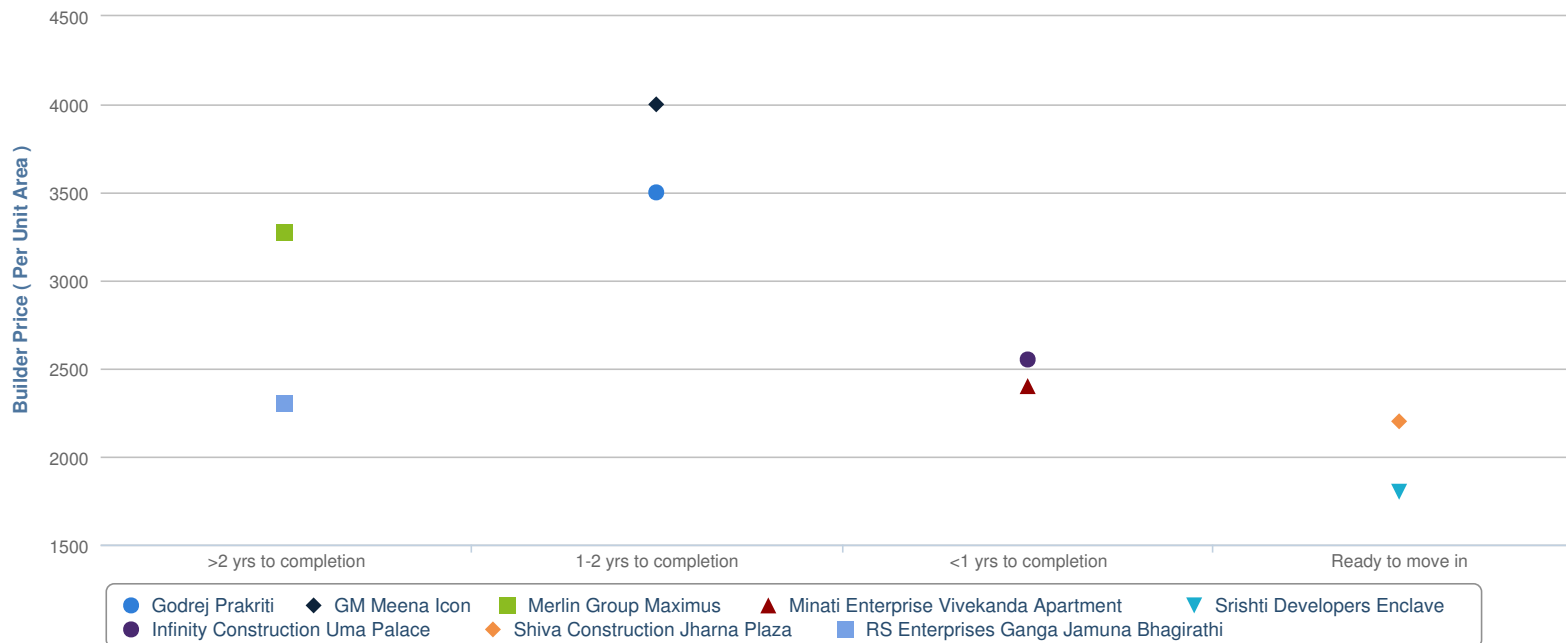


Primary Purchase Price	3,500/sq.ft.	4,000/sq.ft.	3,275/sq.ft.
Advance Maintenance Charges	Rs. 75 (psf*)	N.A.	Rs. 33 (One time)
Car Parking Charges	Covered : Rs. 3.5 Lacs (One time) Open : Rs. 2.5 Lacs (One time)	N.A.	Covered : Rs. 3.8 Lacs (One time) Open : Rs. 2.8 Lacs (One time)
Power Backup Charges	Rs. 60 (psf*)	N.A.	N.A.
Club House Charges	Rs. 1.5 Lacs (One time)	N.A.	Rs. 30,000 (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Godrej Prakriti



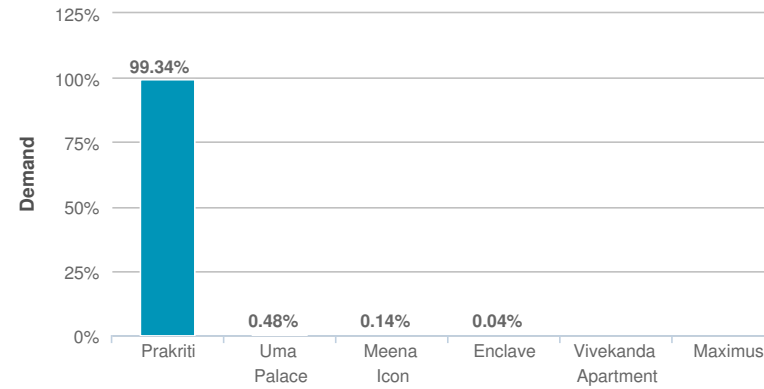
- **Godrej Prakriti's** current price is Rs. **3500/sq. ft.** and it is in **Under Construction** stage.
- In comparison to locality, **Godrej Prakriti** is **overpriced** by Rs. **175.51/sq. ft.**
- Highest price in the locality is for **GM Meena Icon** at **4000/sq. ft.** and it is in **Under Construction** stage.
- Lowest price in the locality at **Srishti Developers Enclave** at **1800/sq. ft.** and it is in **Ready to Move In** stage.

# Demand Comparison With Other Projects Similar To Godrej Prakriti

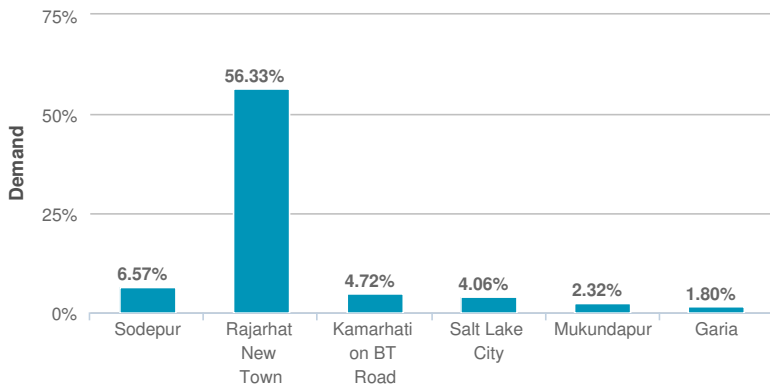
## Analysis

- Prakriti has 99.34 % demand amongst all projects in Kolkata.
- The highest demand 99.34% in Kolkata is for Prakriti.
- The lowest demand 0.00% in Kolkata is for Vivekanda Apartment

Project-wise breakup of demand in 5 km vicinity of Godrej Prakriti



Locality-wise breakup of demand in Kolkata



## Analysis

- Sodepur has 6.57 % demand amongst all projects in Kolkata.
- The highest demand 56.33% in Kolkata is for Rajarhat New Town.
- The lowest demand 1.80% in Kolkata is for Garia

# PROJECT INSIGHT

How does your favorite project fare vis-a-vis similar others?





# Technical Detail Comparison With Other Similar Projects Of Godrej Prakriti



Livability Rating*	7.5/10	6.6/10	7.4/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Godrej	GM	Merlin Group
Locality	Sodepur, Kolkata	Sodepur, Kolkata	Sodepur, Kolkata
Number of Towers	17	1	7
Project Land Area	22 Acres	N.A.	3.5 Acres

\*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms  
 \*Safety rating is provided on the basis of safety pin data

# Technical Detail Comparison With Other Similar Projects Of Godrej Prakriti (Continued ...)



Part of Township	No	No	No
Average Flats Per Floor	7.98	9	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Feb '10	Dec '13	N.A.
Possession Date	Dec '16	Mar '17	Dec '19
Delay	49 month(s)	On time	On time

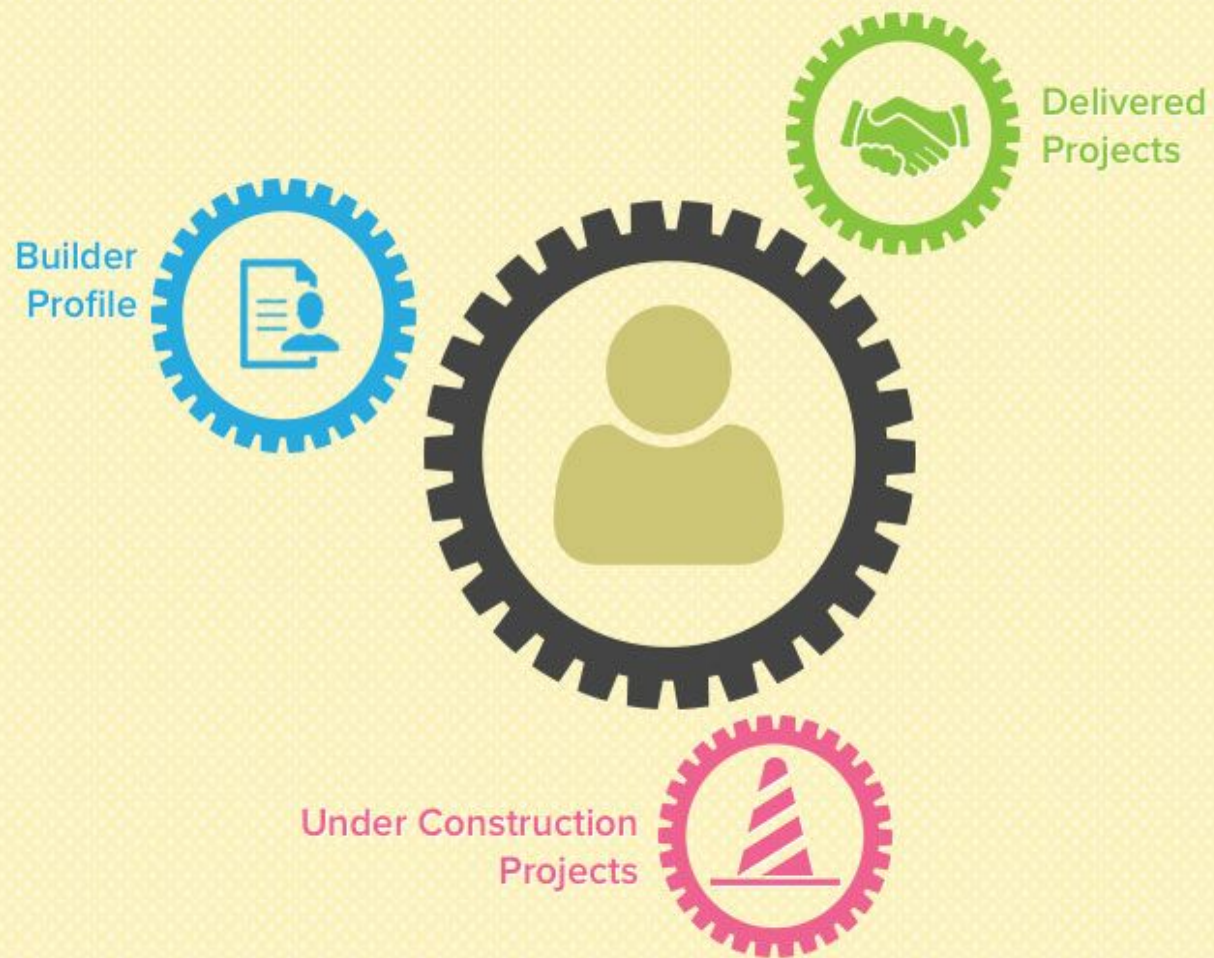
# Amenities Comparison With Other Similar Projects Of Godrej Prakriti



Multipurpose Room			
Multipurpose Room			
Club House			
Indoor Games			
24 X 7 Security			
Common Amenities	Gymnasium Swimming Pool Children's play area Landscaped Gardens		
Amenities not available in any project	Cafeteria	Golf Course	Maintenance Staff

# BUILDER INSIGHT

Credentials of the builder





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	25 Years
Project Delivered	41
Ongoing Projects	27

# Top Projects Delivered By Godrej



 Livability rating - 8.9/10  
**Godrej Garden Enclave**  
Vikhroli - Mumbai

Project was delivered on Sep, 2007



 Livability rating - 8.3/10  
**Godrej Edenwoods**  
Thane West - Mumbai

Project was delivered on Jul, 2010 after a delay of 3 month(s).



 Livability rating - 7.8/10  
**Godrej Woodsman Estate**  
Hebbal - Bangalore

Project was delivered on Dec, 2010



 Livability rating - 7.7/10  
**Godrej Pine**  
Thane West - Mumbai

Project was delivered on Jan, 2013



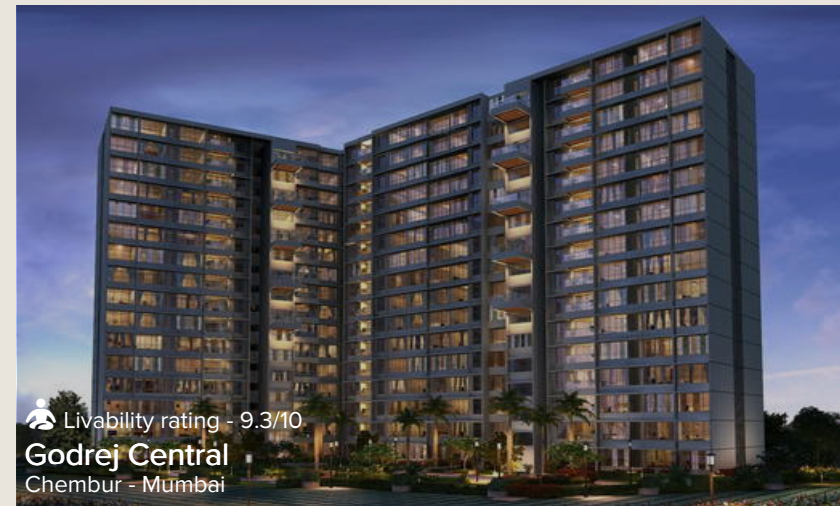
Project is expected to be delivered on Dec, 2016 after a delay of 49 month(s).  
Has seen a price appreciation of 3.9 % over last 24 month(s)



Project is expected to be delivered on Dec, 2018  
Has seen a price appreciation of 9.1 % over last 14 month(s)



Project is expected to be delivered on Jun, 2015  
Has seen a price appreciation of 5.3 % over last 24 month(s)



Project is expected to be delivered on Dec, 2018  
Has seen a price appreciation of 5.1 % over last 14 month(s)

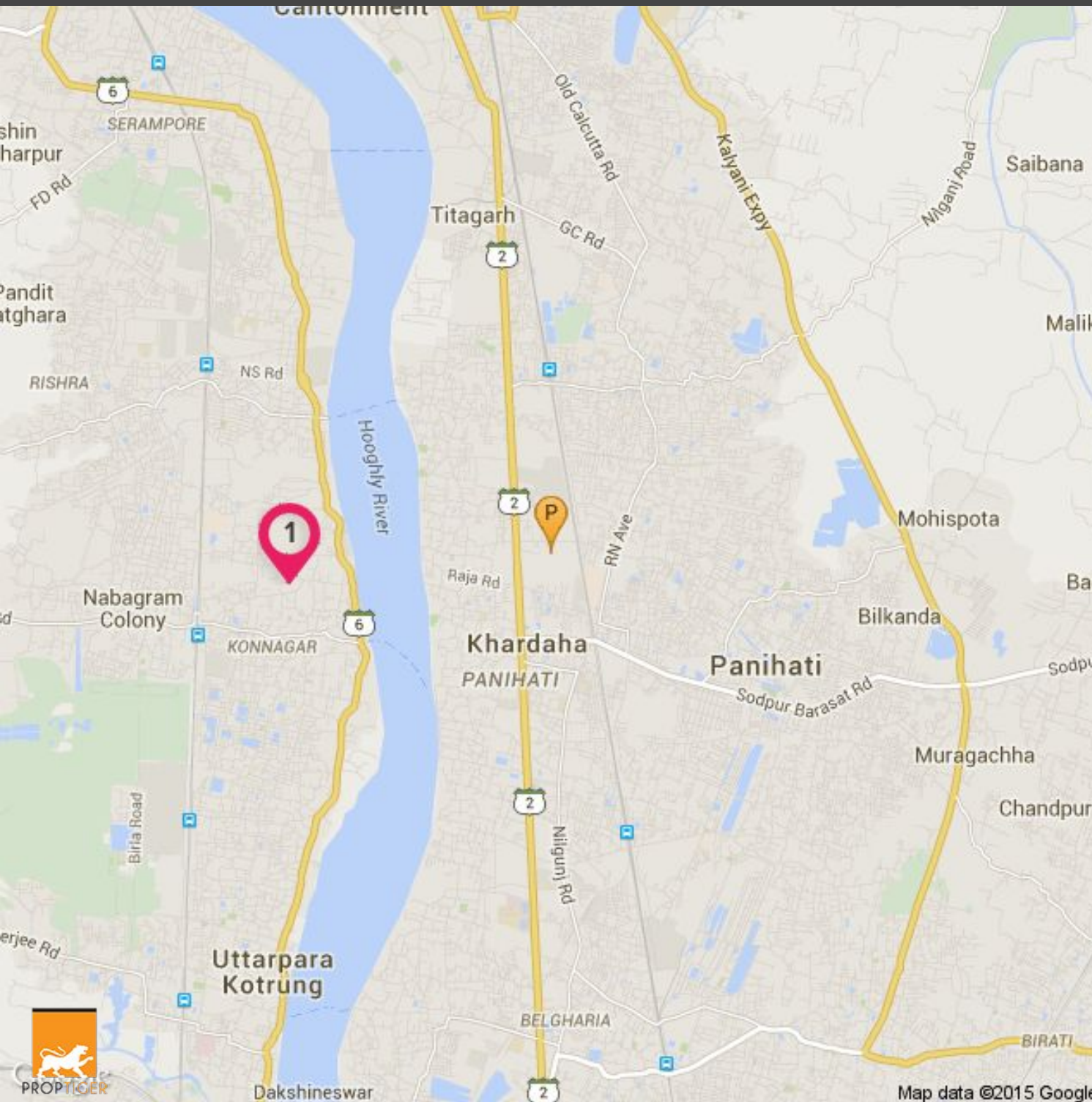
# LOCALITY INSIGHT

Everything you want to know about the locality





# Play Schools Near Godrej Prakriti, Kolkata

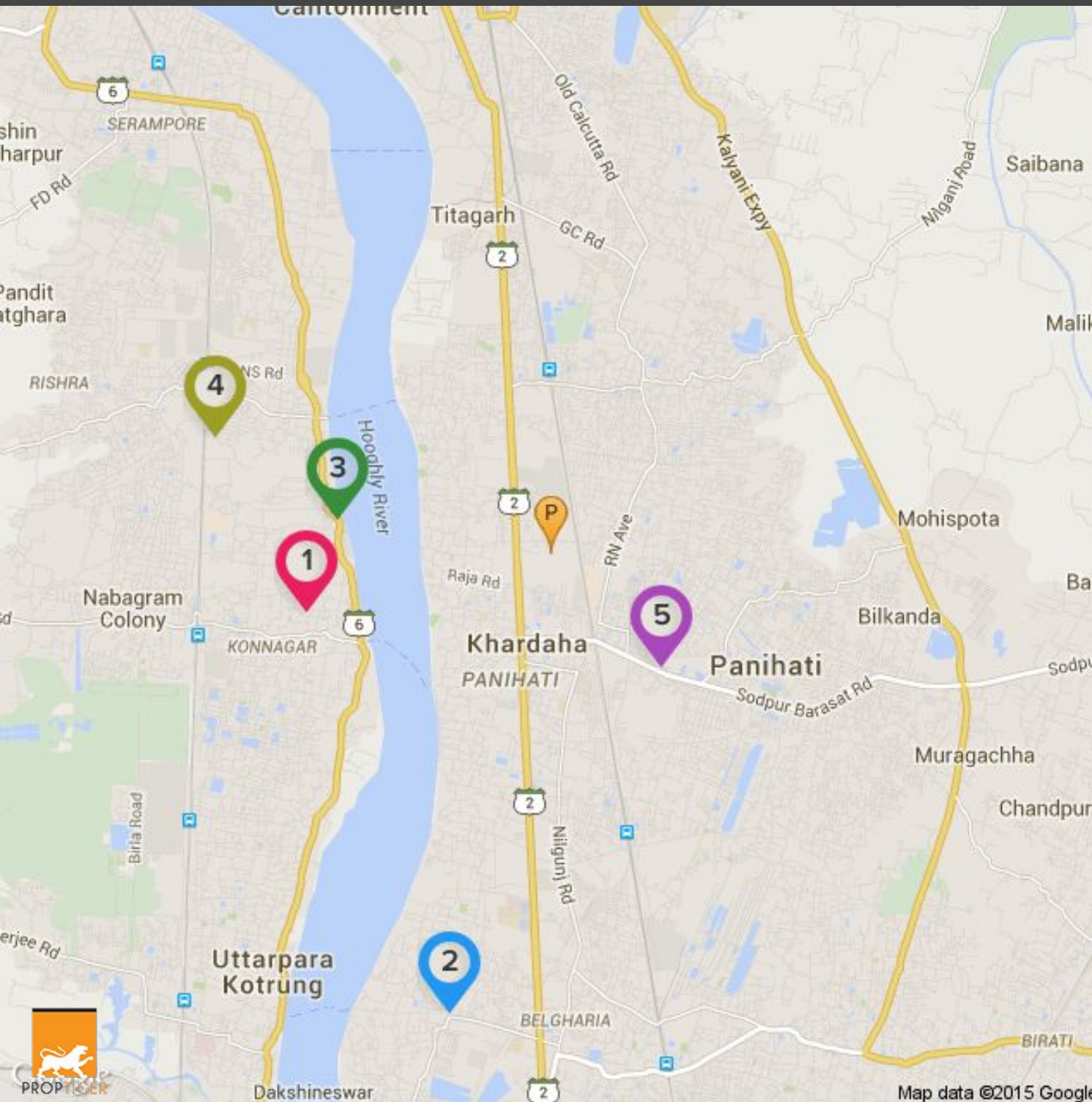


## Top 1 Play Schools (within 5 kms) based on ratings

1	<b>Shishu Shikha Niketan</b> ★★★★★	2.69Km
P	represents the location of Godrej Prakriti	



# Schools Near Godrej Prakriti, Kolkata

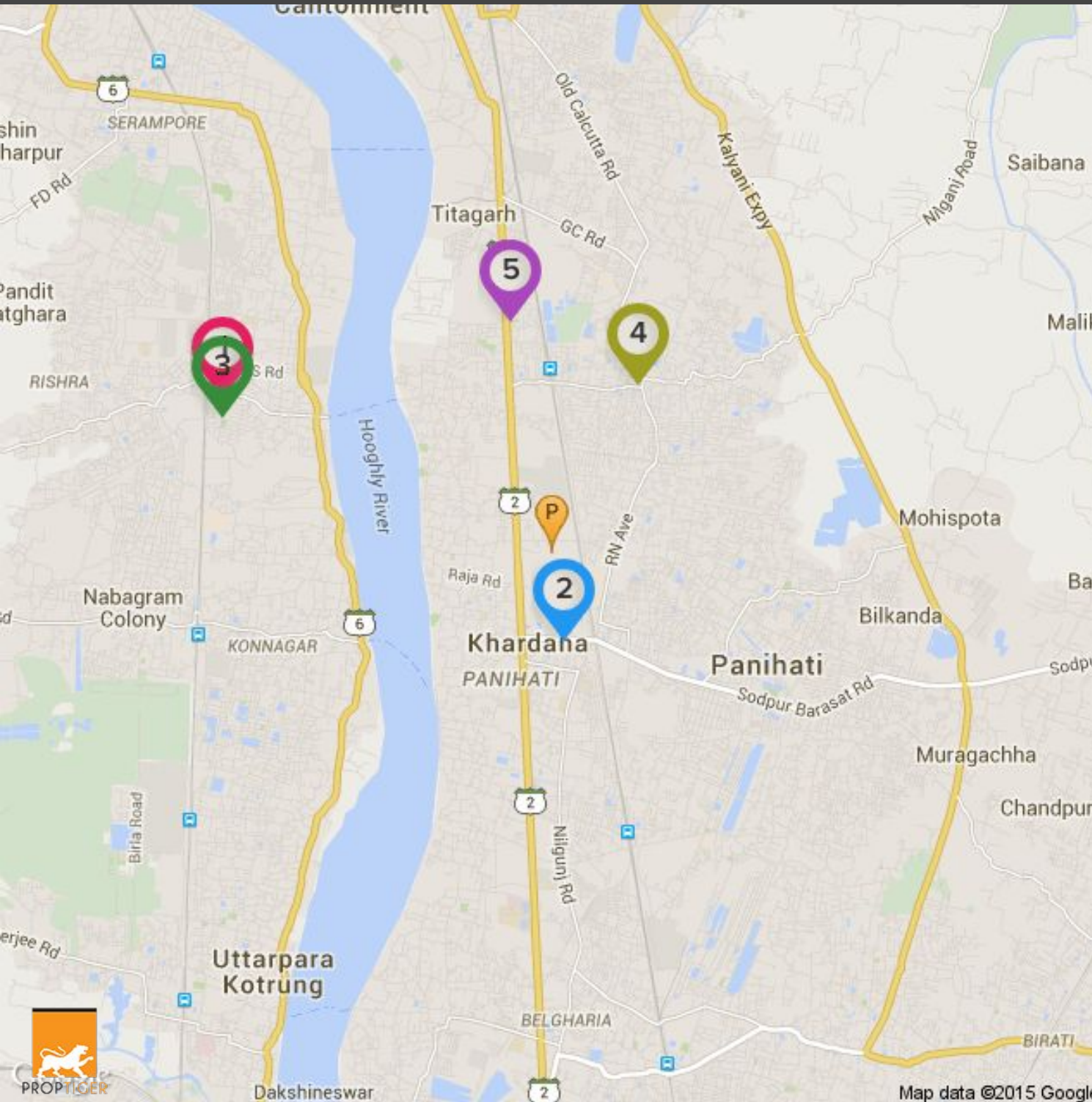


## Top 5 Schools (within 5 kms) based on ratings

1	Mother International School	★★★★★	2.57Km
2	Ariadaha Kalachand High School	★★★★★	4.83Km
3	Xavier's English Schools	★★★★★	2.20Km
4	Stepping Stone School	★★★★★	3.63Km
5	Central Point School	★★★★★	1.61Km
P	represents the location of Godrej Prakriti		



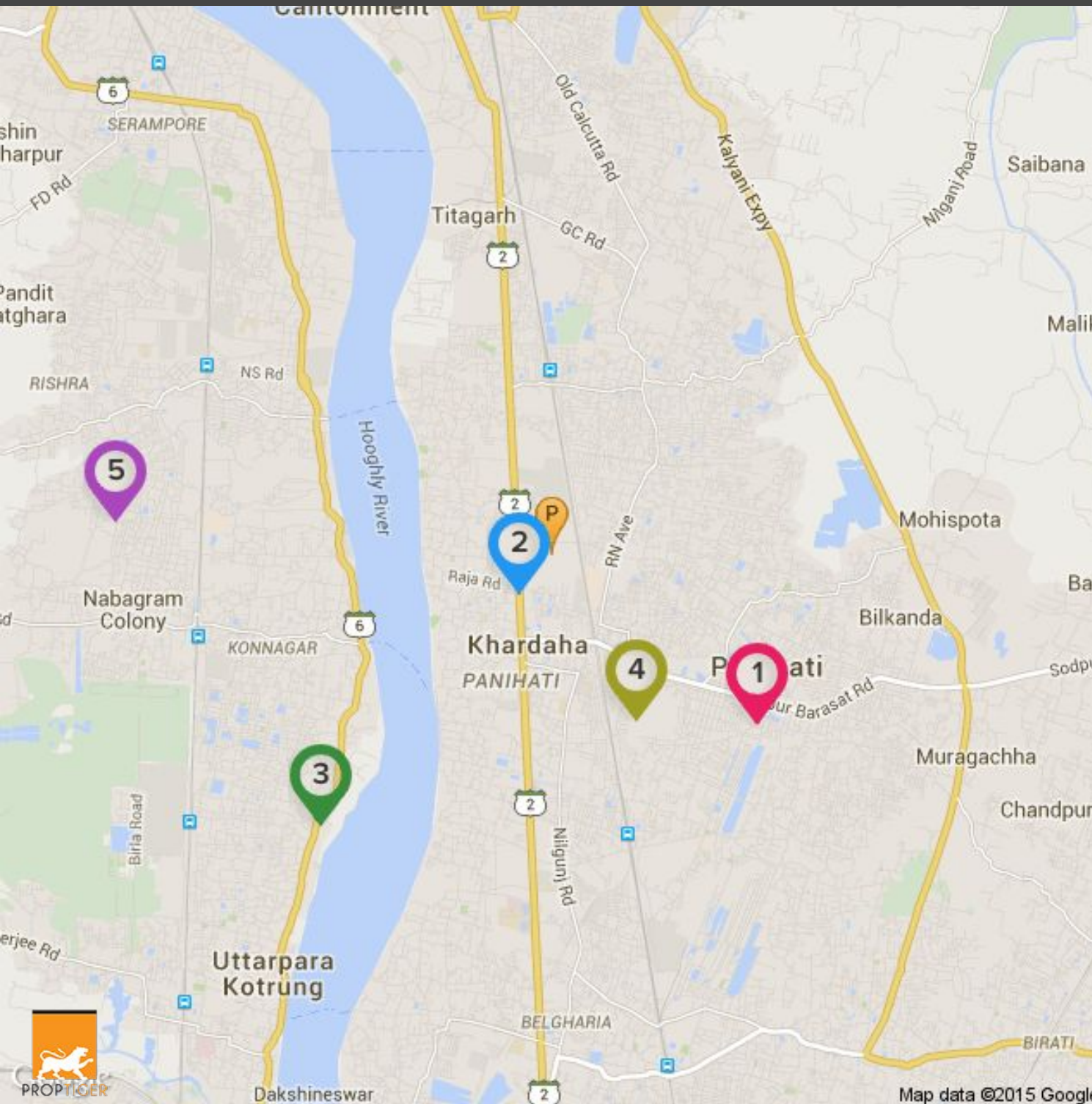
# Restaurants Near Godrej Prakriti, Kolkata



## Top 5 Restaurants (within 5 kms) based on ratings

1	Chinese Fast Food	★	3.73Km
2	Biskfarm Just Baked	★	0.89Km
3	Santosh Muri	★	3.64Km
4	Park Restaurant	★	1.94Km
5	TMC	★	2.42Km
P	represents the location of Godrej Prakriti		

# Hospitals Near Godrej Prakriti, Kolkata

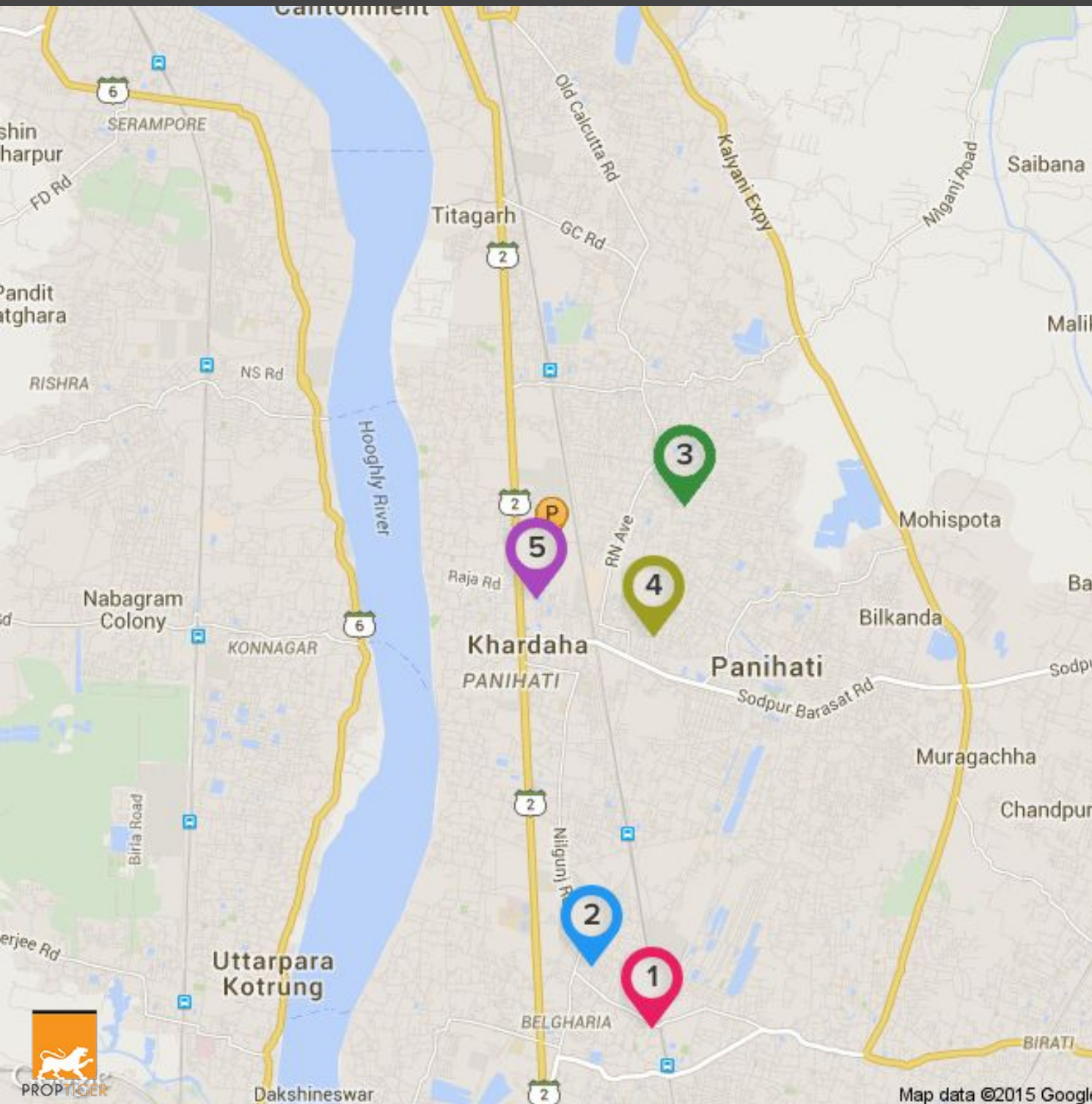


## Top 5 Hospitals (within 5 kms) based on ratings

1	Panihati Hospital ★★★★★	2.72Km
2	Nibedita Multi- Disciplinary Hospital ★★★★★	0.52Km
3	Kamala Roy Hospital ★★★★★	3.65Km
4	Metropolitan Homoeopathic Medical College & Hospital ★★★★★	1.90Km
5	Golok Munshi Hospital ★★★★★	4.46Km
P	represents the location of Godrej Prakriti	



# Parks Near Godrej Prakriti, Kolkata



## Top 5 Parks (within 5 kms) based on ratings

1	Jagarani Club Shisu Udyan	★★★★★	4.96Km
2	Netaji Childrens Park	★★★★★	4.23Km
3	Sarani Sangha Park	★★★★★	1.43Km
4	Trikone Park	★★★★★	1.33Km
5	Shishu Udyan	★★★★★	0.47Km
P	represents the location of Godrej Prakriti		





## ABOUT PROPTIGER.com

PropTiger is an online real estate advisor which focuses on property advisory and loan advisory. We list residential properties and compare them according to their livability and safety scores. Our property portfolio tracker, the first of its kind in India, tracks the performance of real estate investments. PropTiger has sold property worth nearly Rs 8,000 cr to over 10,000 customers.

### Reach

Over 8 lakh people visit our website every month, with nearly 40% of the traffic coming from mobile applications. PropTiger.com lists 123,800 real estate properties across India, and has offices in 8 different cities. We receive about 2,000 enquiries and organize around 250 site visits every day, and add nearly 1,000 reviews in a month. PropTiger.com has real estate experts in Noida, Gurgaon, Mumbai, Pune, Bangalore, Chennai, Kolkata and Ahmedabad. Proptiger employs more than 300 real estate advisors.

### Team

Harvard Business School alumni Dhruv Agarwala and Kartik Varma founded PropTiger along with Prashan Agarwal, who has a B.Tech from IIT Kanpur and an MBA from ISB Hyderabad. PropTiger is funded by News Corporation, SAIF Partners and Accel Partners.



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