




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

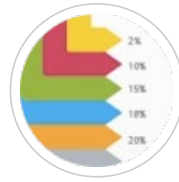
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

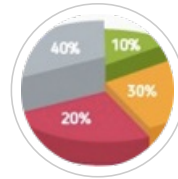


What is *PROPINSIGHT?*



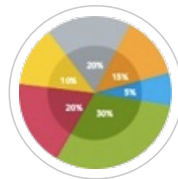
Price Insight

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.



Nitesh Cape Cod


Sarjapur Road Till Wipro, Bangalore


₹ 11.2 Lacs onwards

Livability Score



 Project Size
8 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Dec '15



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

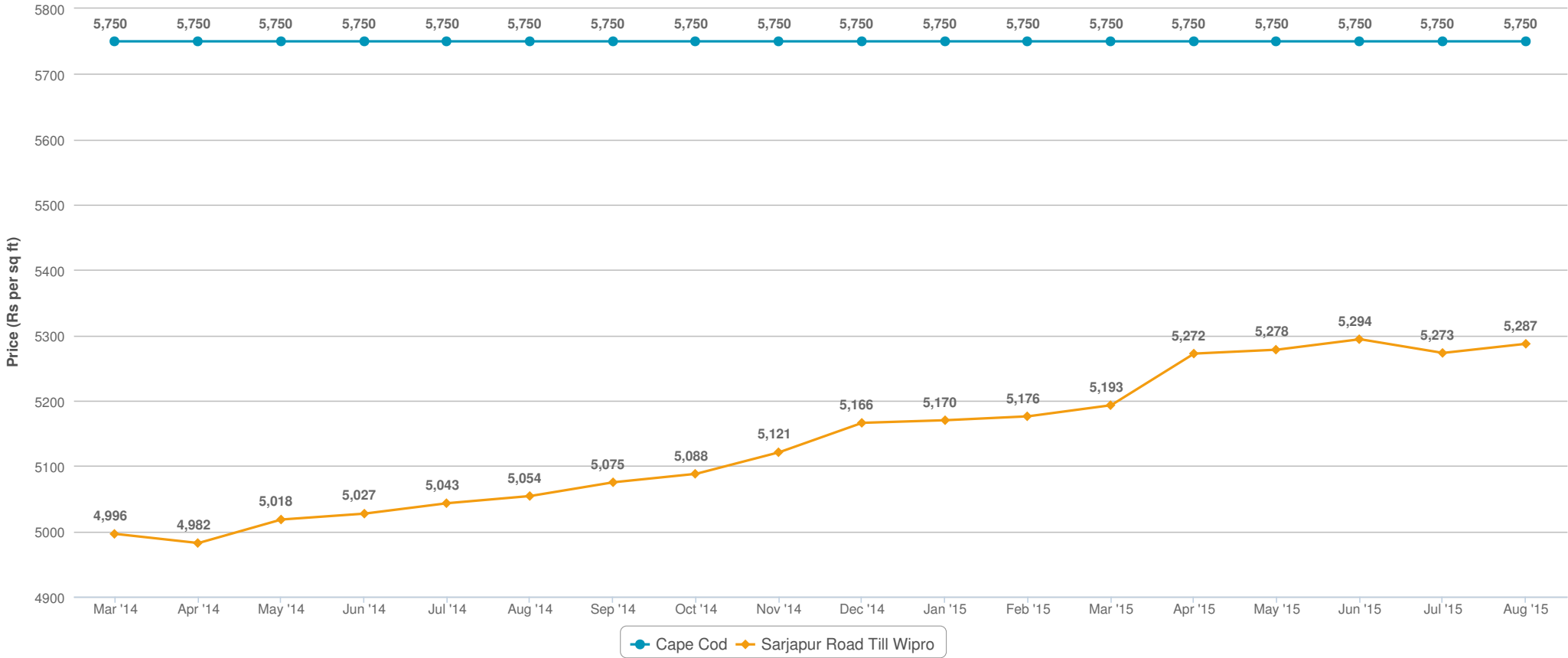


Demand Comparison

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

Price Trend Of Nitesh Cape Cod

Nitesh Cape Cod VS Sarjapur Road Till Wipro, Bangalore



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1260, 1340	1665, 1685, 1750, 1785	2025, 2385



Price Comparison With Other Projects Similar To Nitesh Cape Cod



Nitesh Cape Cod
Sarjapur Road Till Wipro,
Bangalore



The Address Maker Sarjapur
Apartments
Bellandur, Bangalore



Aesthetic Constructions
Sunshine
Harlur, Bangalore

Primary Purchase Price	5,750/sq.ft.	5,950/sq.ft.	5,700/sq.ft.
Advance Maintenance Charges (Month)	Rs. 12 (One time)	N.A.	Rs. 1 (One time)
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	N.A.	Covered : Rs. 2 Lacs (One time)
Power Backup Charges	Rs. 1.2 Lacs (One time)	N.A.	N.A.
Club House Charges	Rs. 1 Lacs (One time)	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Nitesh Cape Cod



Nitesh Cape Cod's current price is Rs. 5750/sq. ft. and it is in Under Construction stage.

In comparison to locality, Nitesh Cape Cod is overpriced by Rs. 465.42/sq. ft.

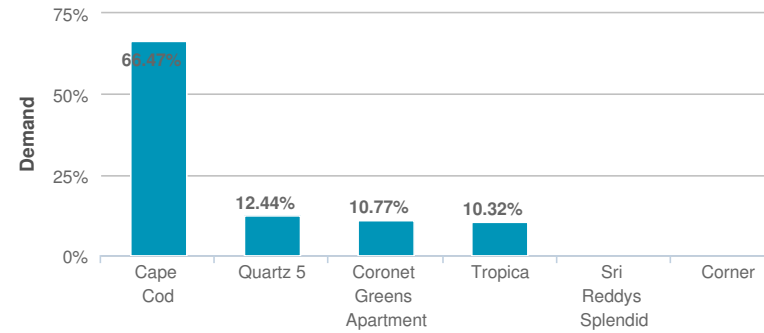
Highest price in the locality is for The Address Maker Sarjapur Apartments at 5950/sq. ft. and it is in Launching Soon stage.

Lowest price in the locality at Aditi Projects Tropica at 5400/sq. ft. and it is in Under Construction stage.

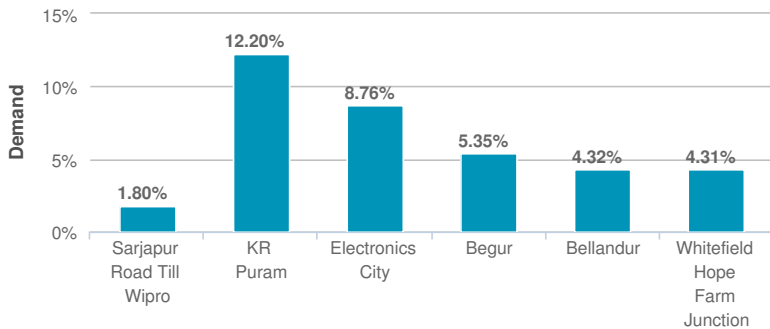
Analysis

- Cape Cod has 66.47 % demand amongst all projects in Bangalore.
- The highest demand 66.47% in Bangalore is for Cape Cod.
- The lowest demand 0.00% in Bangalore is for Sri Reddys Splendid

Demand of projects in 5 km vicinity of Nitesh Cape Cod



Demand in popular localities of Bangalore



Analysis

- Sarjapur Road Till Wipro has 1.80 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 1.80% in Bangalore is for Sarjapur Road Till Wipro



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

Nitesh Cape Cod Comparison With Other Similar Projects



Nitesh Cape Cod
Sarjapur Road Till Wipro,
Bangalore



The Address Maker Sarjapur
Apartments
Bellandur, Bangalore



Aesthetic Constructions
Sunshine
Harlur, Bangalore

Livability Rating*	7.4/10	7.5/10	7.3/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Nitesh	The Address Maker	Aesthetic Constructions
Locality	Sarjapur Road Till Wipro, Bangalore	Bellandur, Bangalore	Harlur, Bangalore
Number of Towers	8	1	N.A.
Project Land Area	4 Acres	2 Acres	2.8 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

Nitesh Cape Cod Comparison With Other Similar Projects (Continued ...)



Nitesh Cape Cod
Sarjapur Road Till Wipro,
Bangalore



The Address Maker Sarjapur
Apartments
Bellandur, Bangalore



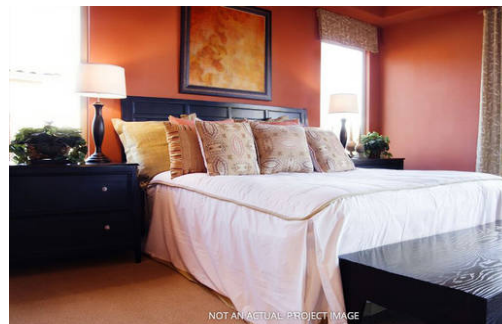
Aesthetic Constructions
Sunshine
Harlur, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	4.01	8	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jun `11	N.A.	Dec `12
Possession Date	Dec `15	Jan `19	Apr `16
Delay	3 month(s)	On time	8 month(s)

Amenities Comparison Of Nitesh Cape Cod With Other Similar Projects



Nitesh Cape Cod
Sarjapur Road Till Wipro,
Bangalore



The Address Maker Sarjapur
Apartments
Bellandur, Bangalore



Aesthetic Constructions Sunshine
Harlur, Bangalore

Indoor Games			
Gymnasium			
Swimming Pool			
Children's play area			
Sports Facility			

Amenities not available in any project

Rain Water Harvesting 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 (Nitesh)



Established in 2004, Nitesh is a leading real estate developer headquartered in Bangalore . Having 8 years of experience in the industry, the company is engaged in constructing high end luxury homes. Mr. Nitesh Shetty is the founder and Managing Director of the company. Nitesh is having strong presence in cities like Chennai , Goa and Cochin. The prime business of the company involves in constructing residential spaces, office buildings, shopping malls and hotels. In the residential segment, the firm offers villas, condos, residences and townships. So far, more than 20 million sq. ft. of premium living, retail and work spaces are under various stages of development.

Top Projects:

- Nitesh Central Park in Jakkur , Bangalore comprising 102 units of 2 and 3 BHK apartments with sizes ranging from 1,731 sq. ft. to 2,000 sq. ft.
- Nitesh Forest Hills in Whitefield , Bangalore comprising 480 units of 2 and 3 BHK apartments with sizes ranging from 1,301 sq. ft. to 1,626 sq. ft.
- Nitesh Camp David in Frazer Town , Bangalore comprising 8 units of 3 BHK apartments, each 3,100 sq. ft. size.
- Nitesh Buckingham Gate in Ashok Nagar , Bangalore comprising 12 units of 3 BHK apartments, each 4,634 sq. ft. size.

Key residential projects by Nitesh currently under construction are:

- Nitesh Flushing Meadows in Whitefield , Bangalore comprising 208 units of 2 and 3 BHK apartments with sizes ranging from 1,225 sq. ft. to 1,683 sq. ft.
- Nitesh Hyde Park in Bannerghatta , Bangalore comprising 507 units of 1, 2 and 3 BHK apartments with sizes ranging from 688 sq. ft. to 1,920 sq. ft.
- Nitesh Napa Valley in Jakkur , Bangalore comprising 133 units of 3 and 4 BHK villas with sizes ranging from 2,712 sq. ft. to 5,342 sq. ft.
- Nitesh Fisher Island in Cavelossim , Goa comprising 36 units of 4 and 6 BHK villas with sizes ranging from 5,281 sq. ft. to 6,428 sq. ft.
- Nitesh Mayfair in Ashok Nagar , Bangalore offering 2 and 3 BHK apartments with sizes ranging from 1,323 sq. ft. to 1,405 sq. ft.
- Nitesh Garden Enclave in Jakkur , Bangalore offering 2 and 3 BHK apartments with sizes ranging from 1,189 sq. ft. to 3,161 sq. ft.

Experience	11 Years
Project Delivered	30
Ongoing Projects	17

Top Projects Delivered By Nitesh



Livability Score

7.4

Nitesh Central Park
Kogilu, Bangalore

Project was delivered on Mar, 2013



Livability Score

7.3

Nitesh Garden Enclave
Jakkur, Bangalore

Project was delivered on Nov, 2011



Livability Score

6.8

Nitesh Mayfair
Ashok Nagar, Bangalore

Project was delivered on Oct, 2012



Livability Score

6.7

Nitesh Wimbledon Park
Seshadripuram, Bangalore

Project was delivered on Sep, 2012



Livability Score

8.6

Nitesh Park Avenue

Vasanth Nagar, Bangalore

Project is expected to be delivered on Dec, 2016

Has seen a price appreciation of **7.1 %** over last **28 month(s)**



Livability Score

7.8

Nitesh Chelsea

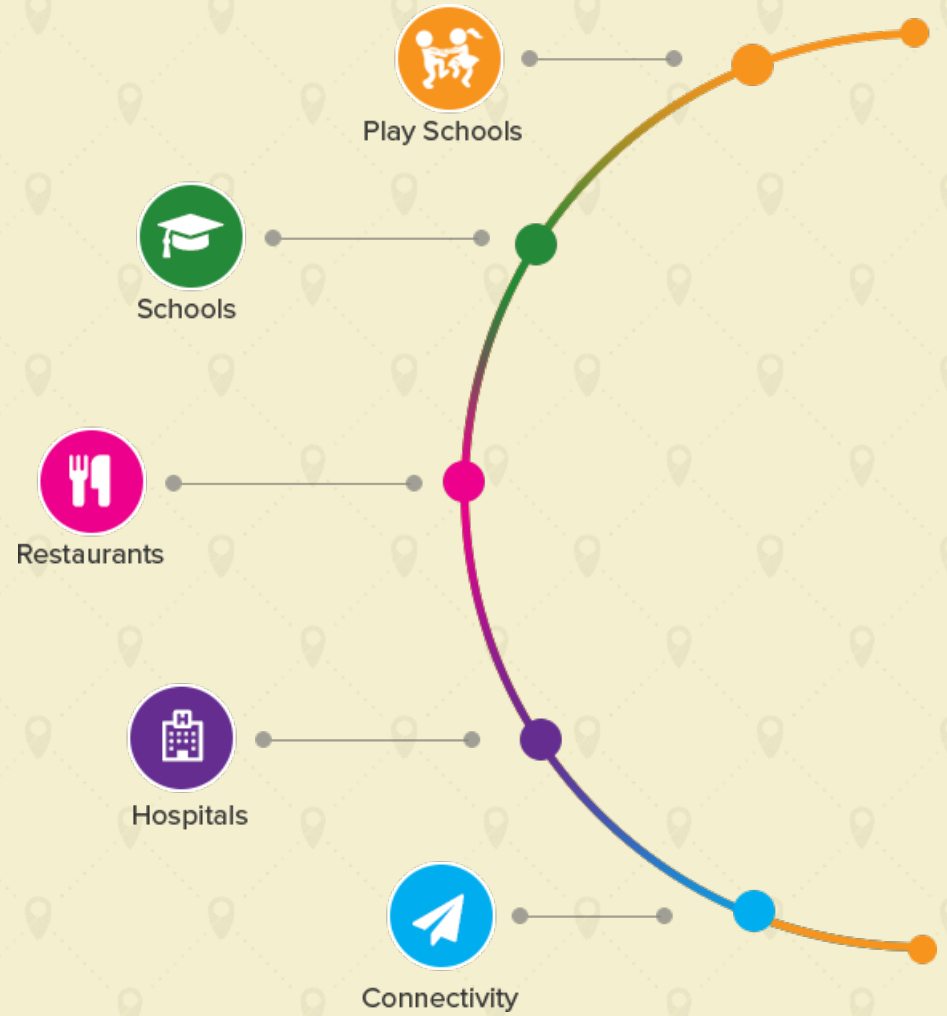
Begur, Bangalore

Project is expected to be delivered on Mar, 2018
after a delay of 3 month(s).

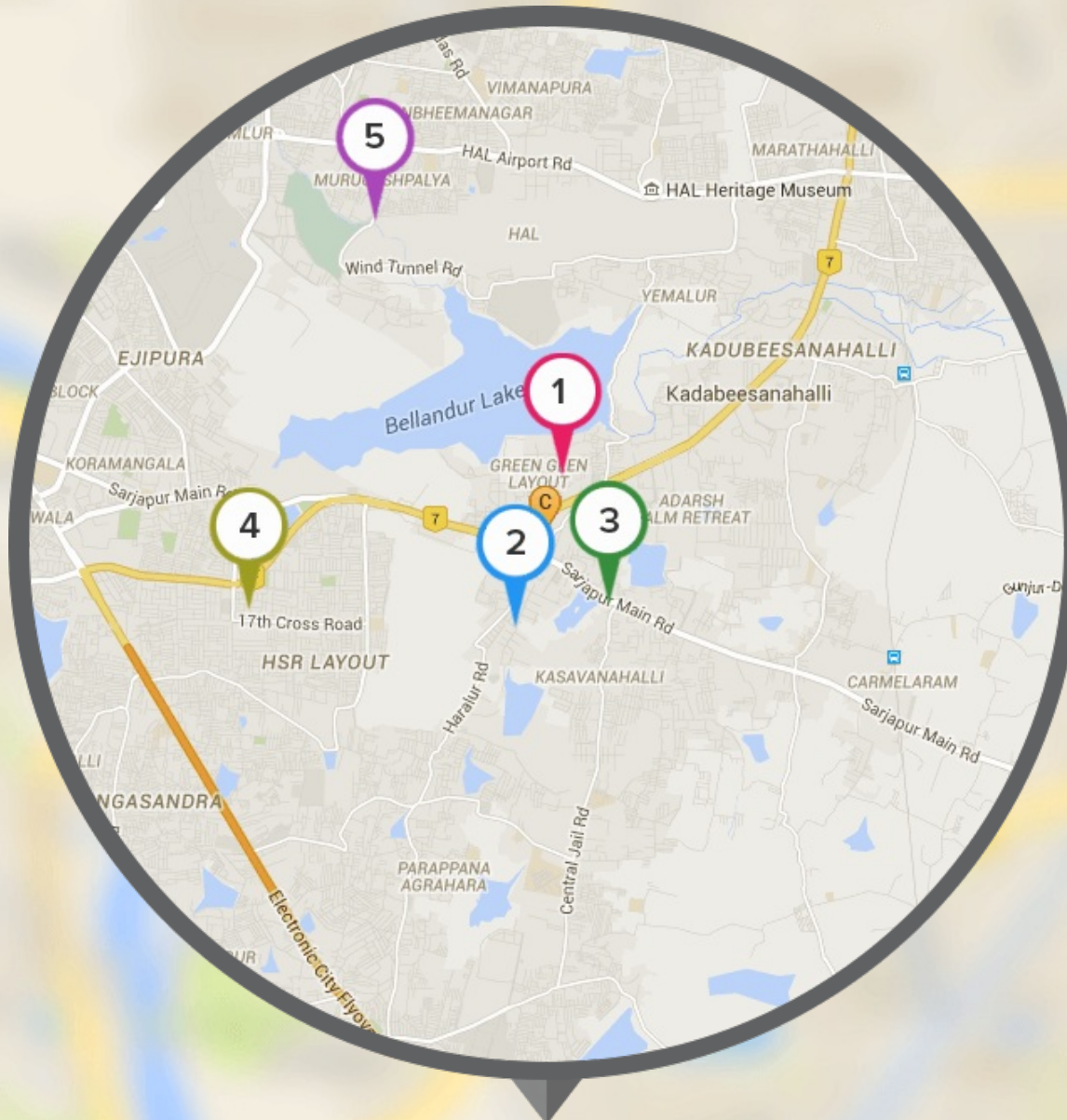
Has seen a price appreciation of **8.2 %** over last **14 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Nitesh Cape Cod, Bangalore

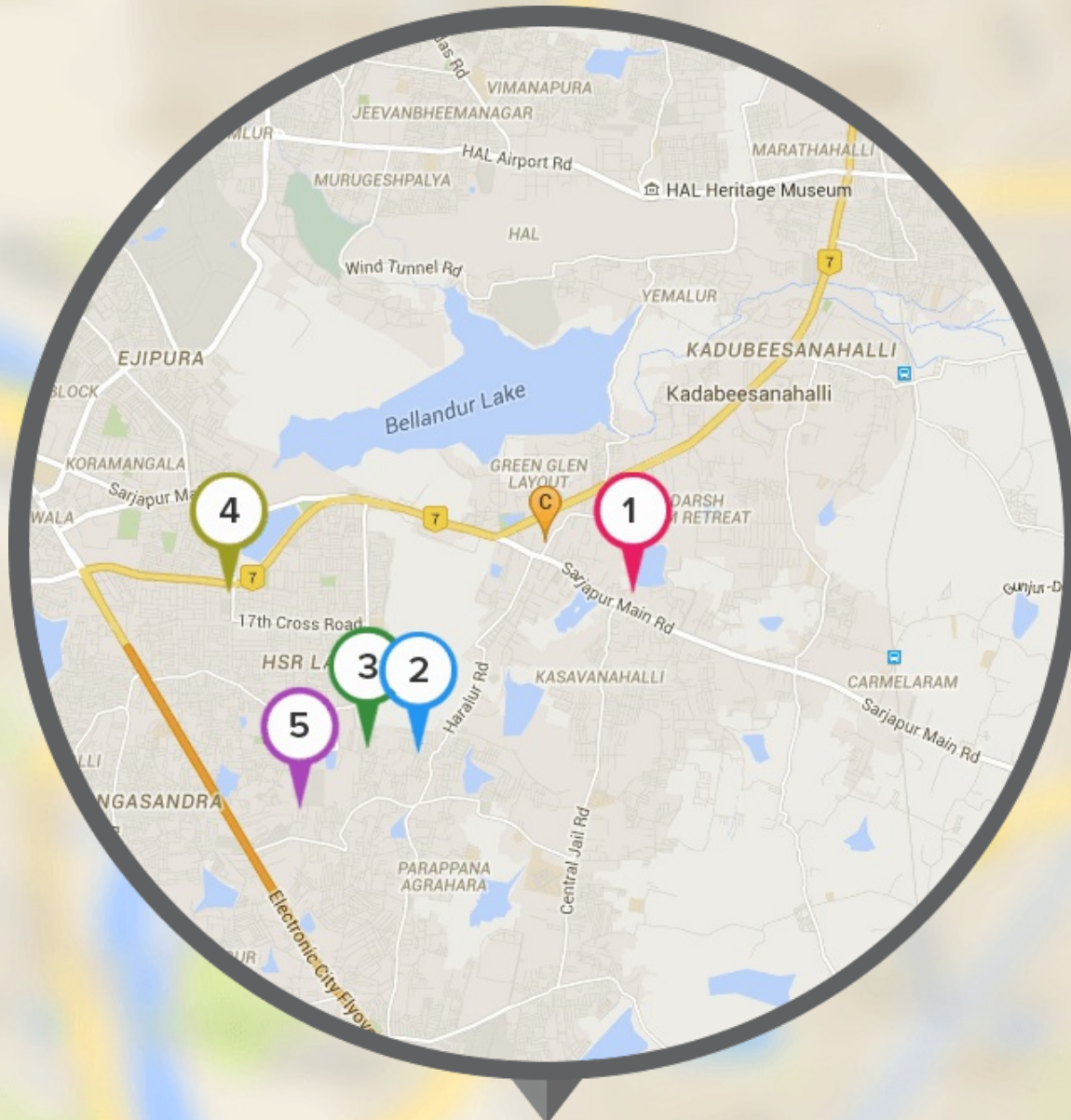


Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | Purple Bear International Pre School and Day Care | ★★★★★ | 0.76Km |
| 2 | Srishti Montessori | ★★★★★ | 0.99Km |
| 3 | Little Champs Preschool | ★★★★★ | 0.99Km |
| 4 | Kara 4 Kids | ★★★★★ | 3.37Km |
| 5 | Little Elly | ★★★★★ | 4.03Km |


 Represents the location of Nitesh Cape Cod



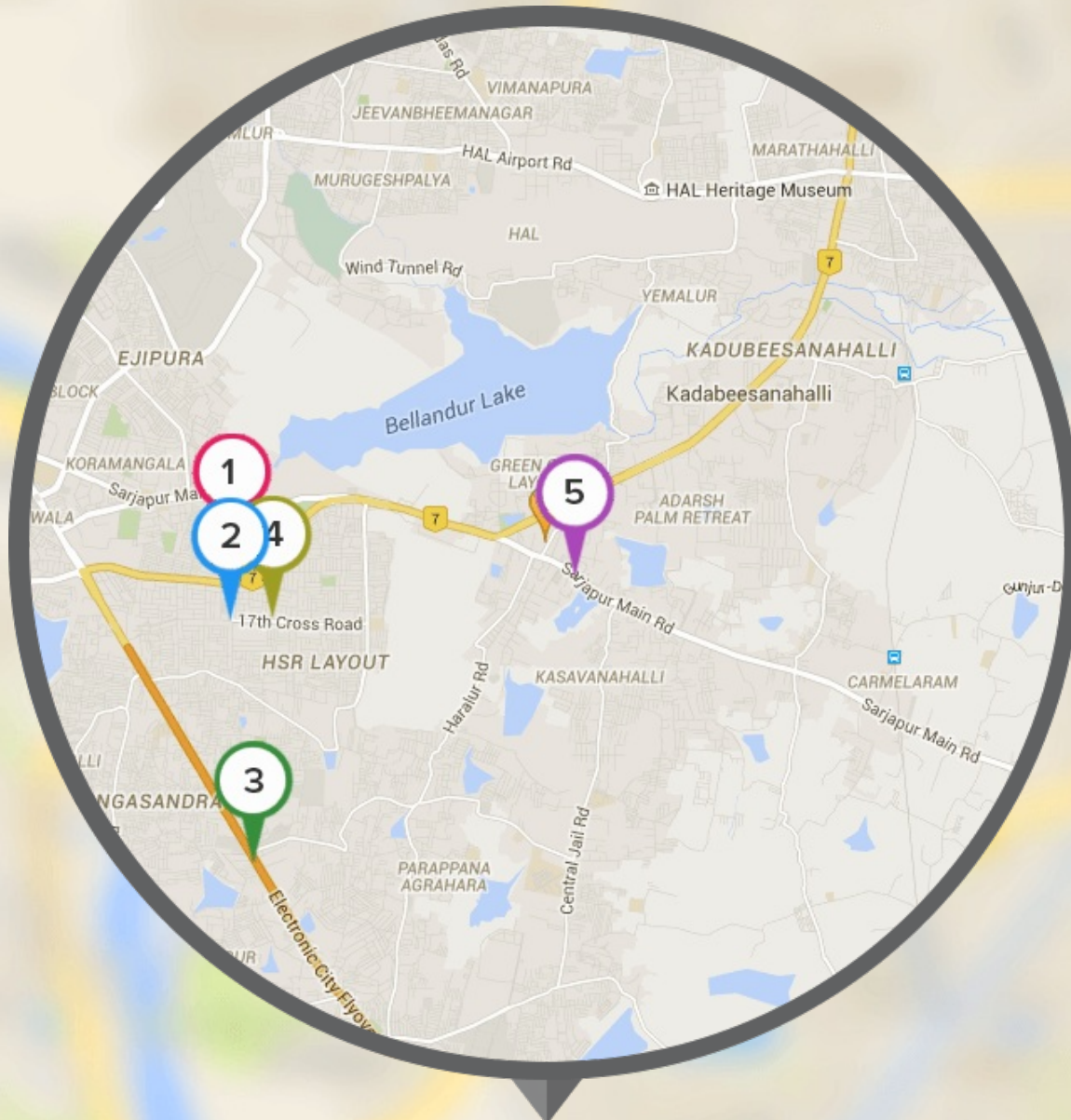
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|-----------------------------|-------|--------|
| 1 | St. Peters School | ★★★★★ | 1.15Km |
| 2 | VIBGYOR High School | ★★★★★ | 2.74Km |
| 3 | SVR Public School | ★★★★★ | 3.01Km |
| 4 | JSS Public School | ★★★★★ | 3.56Km |
| 5 | New Macaulay English School | ★★★★★ | 4.03Km |

 Represents the location of Nitesh Cape Cod


Restaurants Near Nitesh Cape Cod, Bangalore

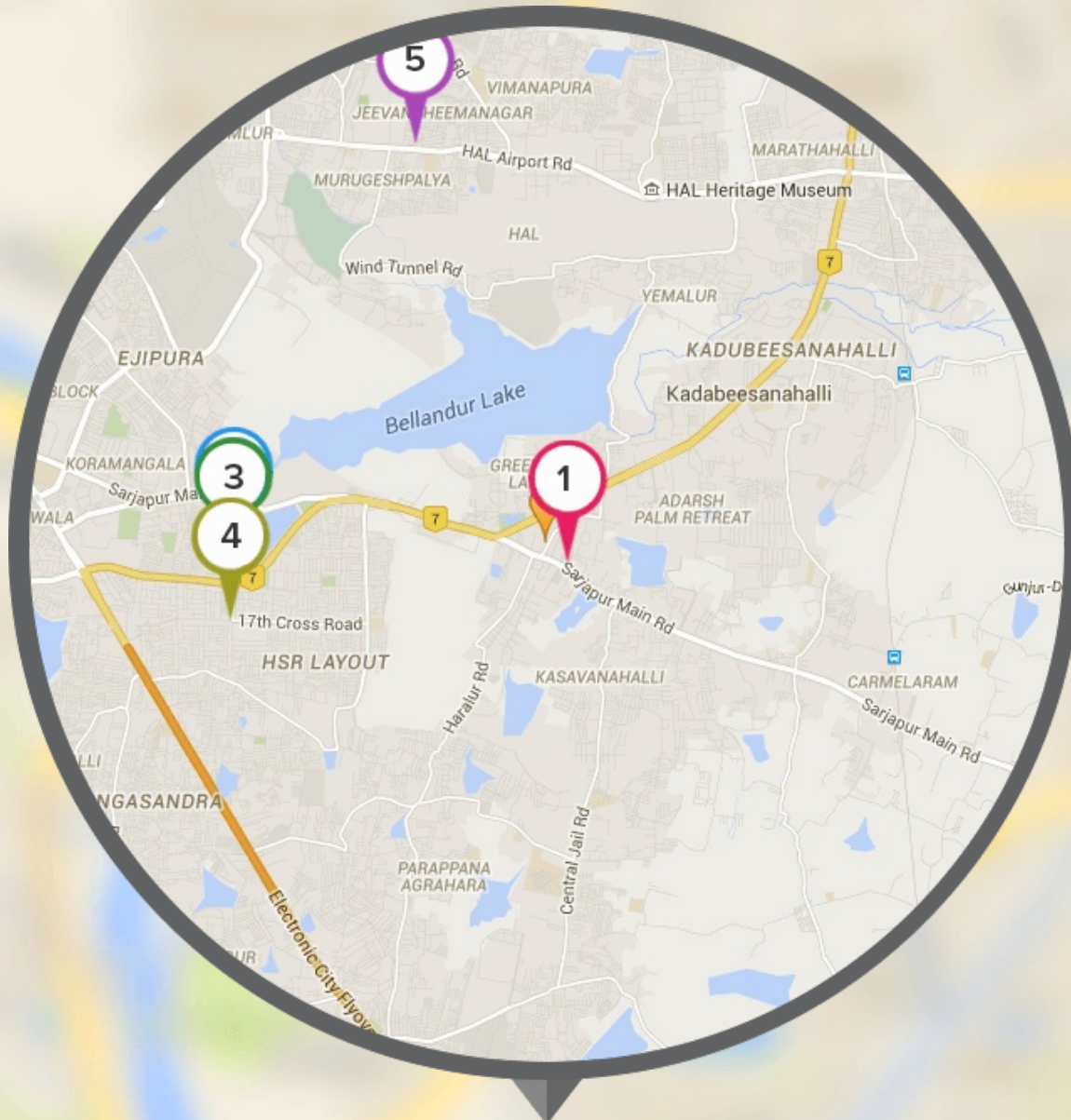


Restaurants

Top 5 Restaurants (within 5 kms)


- | | | | |
|---|----------------------|-------|--------|
| 1 | Kuttanadu Restaurant | ★★★★★ | 3.47Km |
| 2 | McDonalds | ★★★★★ | 3.59Km |
| 3 | Ambur Biryani Center | ★ | 4.80Km |
| 4 | The Moghul's | ★ | 3.14Km |
| 5 | Kusum Deluxe | ★ | 0.52Km |

 Represents the location of Nitesh Cape Cod



Top 5 Hospitals (within 5 kms)

- | | | | |
|---|--------------------------|-------|--------|
| 1 | Motherhood Hospital | ★★★★★ | 0.34Km |
| 2 | Greenview Medical Center | ★★★★★ | 3.46Km |
| 3 | Annayya Health Care | ★★★★★ | 3.46Km |
| 4 | McDonalds | ★★★★★ | 3.59Km |
| 5 | Cloud 9 | ★★★★★ | 4.64Km |

 Represents the location of Nitesh Cape Cod

Hospitals



PROPTIGER



End to End Services



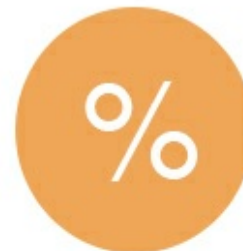
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