




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

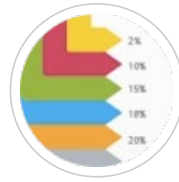
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

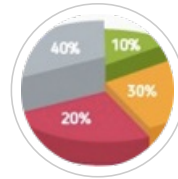


What is *PROPINSIGHT?*



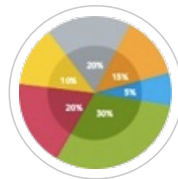
Price Insight

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.




Sare Homes Meadowville


Singaperumal Koil, Chennai

₹ 32.4 Lacs onwards

Livability Score



 Configurations
2,3 Bedroom Villa

 Possession Starts
Oct '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

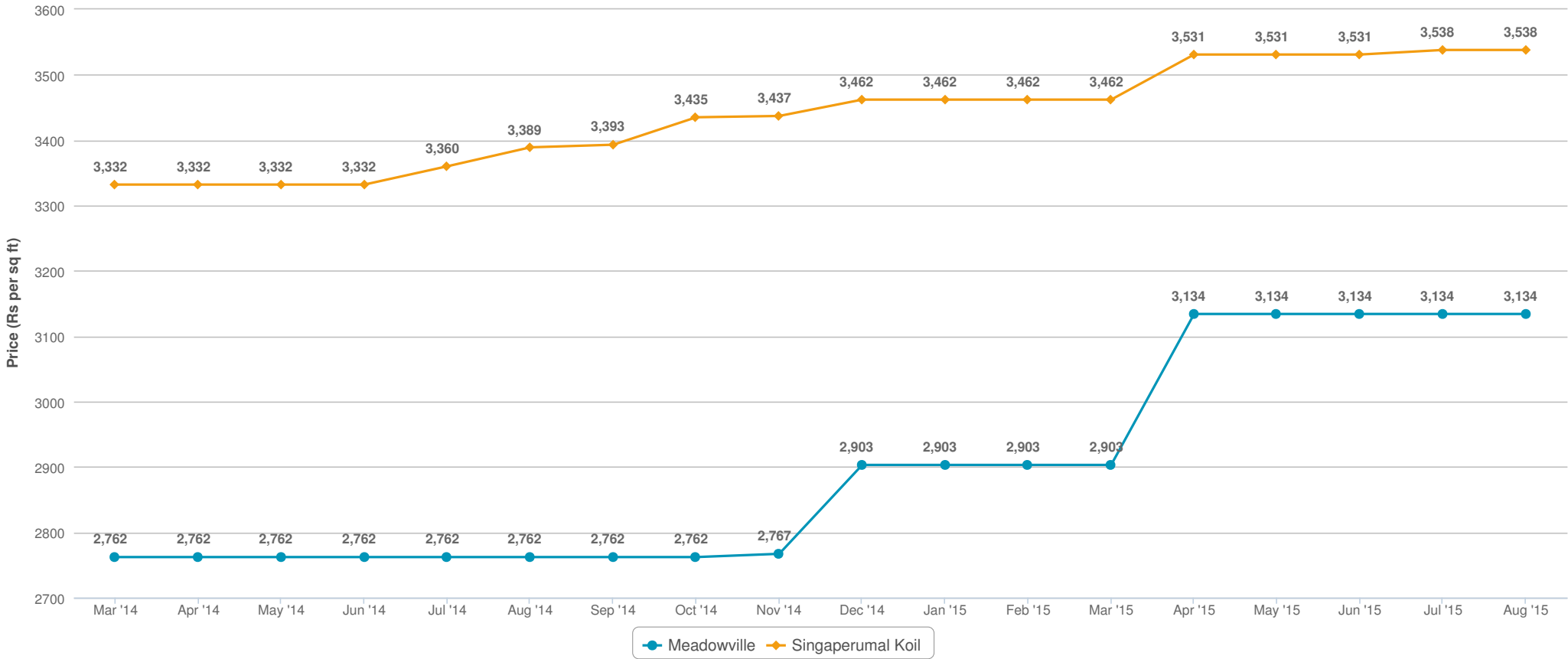


Demand Comparison

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

Price Trend Of Sare Homes Meadowville

Sare Homes Meadowville VS Singaperumal Koil, Chennai



Property Type	2BHK+2T	2BHK+3T	3BHK+3T
Area (sq.ft.)	1079, 1705	1297, 1395	1545, 1579, 1605, 1725, 1741, 1913, 2063, 2316



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Sare Homes Meadowville



Sare Homes Meadowville's current price is Rs. 3000/sq. ft. and it is in Under Construction stage.

In comparison to locality, Sare Homes Meadowville is underpriced by Rs. 461.35/sq. ft.

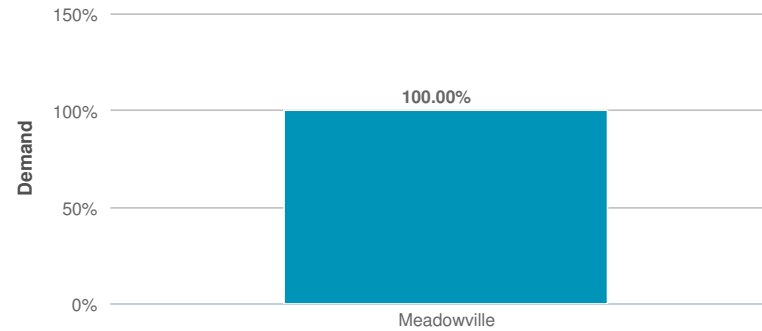
Highest price in the locality is for Artha Meadows at 3095/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at ABS Subhamangala Avenue at 675/sq. ft. and it is in Move In stage.

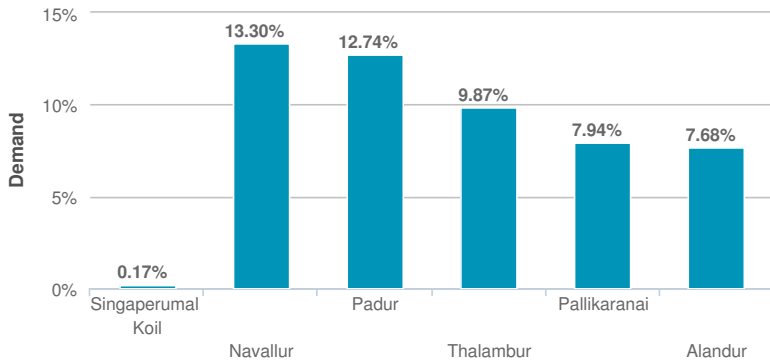
Analysis

- Meadowville has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for Meadowville.
- The lowest demand 100.00% in Chennai is for Meadowville

Demand of projects in 5 km vicinity of Sare Homes Meadowville

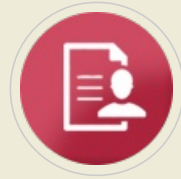


Demand in popular localities of Chennai



Analysis

- Singaperumal Koil has 0.17 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 0.17% in Chennai is for Singaperumal Koil



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 (Sare Homes)



SARE Homes is a reputed name when it comes to property in India. The company follows a strategic model of investing in residential realty segments tailored for the middle class specifically centred around specific Tier II cities in India. The company counts local insights, strong partnerships and customer relationships and cutting edge business practices as its core strengths. The company is all the more attracted to this high growth segment on account of the evolving regulatory practices in the country in addition to the changing demographic and economic growth. The company believes in offering quality community housing at identified locations. There are a total of 7 SARE Homes new projects that are being built at major cities like Indore, Gurgaon, Panvel, Ghaziabad, Amritsar and Chennai.

These SARE Homes under construction projects span close to 33.3 million sq ft in all. The company is rapidly expanding its blueprint across the country and aims at doubling its total developed area count in the near future. These seven townships comprise of more than 20, 000 apartments in all. Locations of all projects are top notch including the NH-1 growth corridor in Amritsar, proximity to Uttar Pradesh's manufacturing and industrial hub in Ghaziabad, near the IMT industrial hub in Gurgaon, near the GST Road SEZ Corridor and the IT corridor in Chennai, near the proposed international airport at Navi Mumbai and at the Bombay-Agra Highway growth corridor in Indore.

The Navi Mumbai project is set to be the biggest ever planned city across the globe while the Chennai OMR project has already been feted by international rating agencies. The company is promoted by the Duet Group which is a global real estate and asset management firm headquartered in London with branch offices in New Delhi, New York, Dubai and Boston. SARE Homes is also looking at branching out into newer areas like Ahmedabad, Kolkata and the NCR region with its upcoming townships. The company has a firm focus on green living and all its townships possess the coveted IGBC Certification. All its townships come with landscaped greenery and all other requisite infrastructural provisions.

All SARE Homes townships come with the best amenities including professional management services, 24 hour power backup facilities, round the clock security, rainwater harvesting, water supply, shopping facilities, schools, playing areas for kids, organised parking facilities, community bus shuttle services and club facilities. The company is committed towards delivering possession within stipulated deadlines. The construction process is unhindered at SARE Homes on account of FDI funding, impeccable processes and a dynamic management team.

SARE Homes maintains its own system of strict quality standards and transparency for all projects. All

Experience	N.A
Project Delivered	17
Ongoing Projects	10

projects are sanctioned and approved by regulating bodies and authorities. Being a member of the Confederation of Real Estate Developers' Associations of India, SARE Homes ensures the observance of all guidelines and codes of conduct. The company also has its own CSR initiatives including its association with Habitat for Humanity India where it has committed towards developing basic shelters and housing facilities for the underprivileged.

Top Projects Delivered By Sare Homes



Livability Score

7.6

Sare Homes Crescent Parc Ashberry Homes
Bye Pass Road, Amritsar

Project was delivered on Mar, 2013



Livability Score

7.3

Sare Homes Springview Floors
Lal Kuan, Ghaziabad

Project was delivered on Apr, 2015 after a delay of 15 month(s).



Livability Score

7.2

Sare Homes Royal Greens
Sector 92, Gurgaon

Project was delivered on Feb, 2014 after a delay of 9 month(s).



NOT AN ACTUAL PROJECT IMAGE Livability Score

6.9

Sare Homes MeadowVille Plots
Singaperumal Koil, Chennai

Project was delivered on Dec, 2013



Livability Score

7.7

Sare Homes Dewy Terraces

Thiruporur, Chennai

Project is expected to be delivered on Oct, 2015
after a delay of 3 month(s).

Has seen a price appreciation of 5 % over last 29 month(s)



Livability Score

7.3

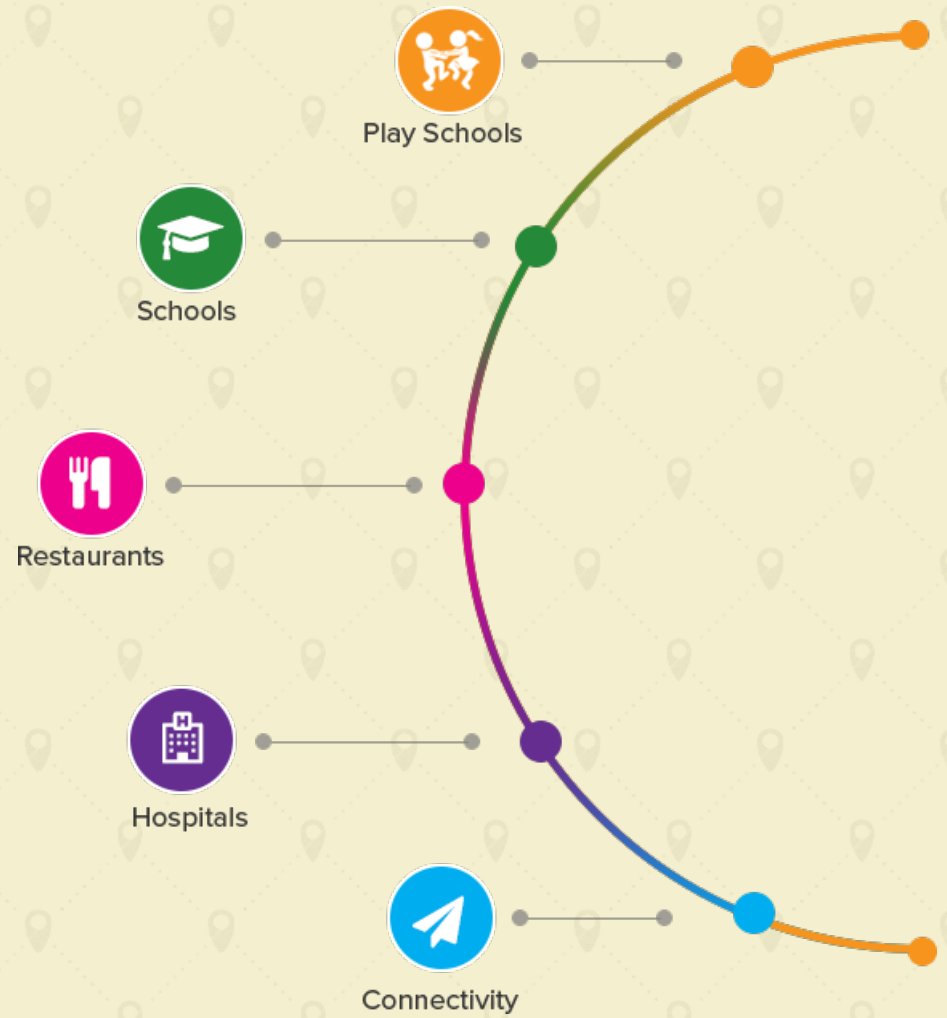
Sare Homes Green Parc Petioles

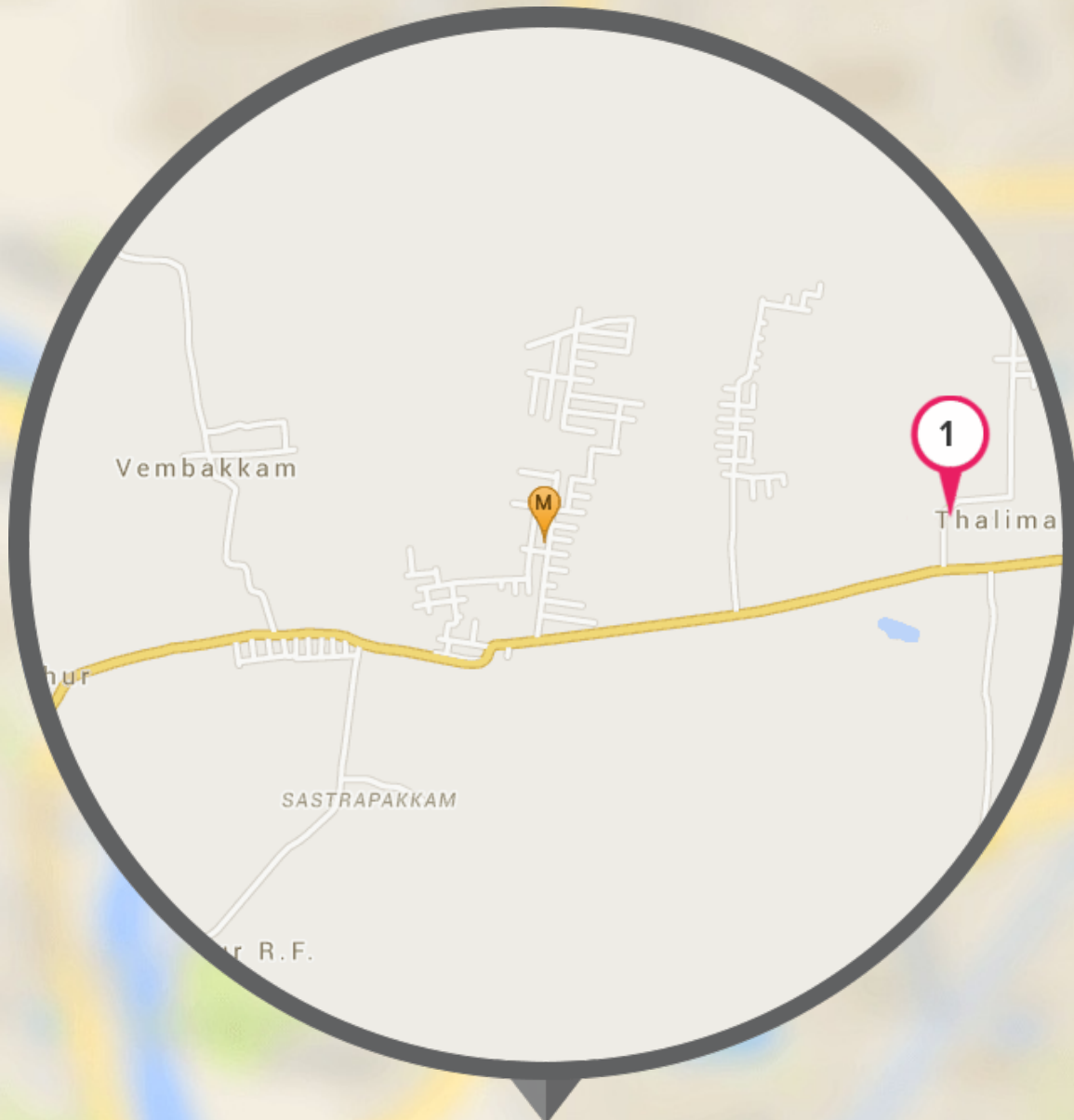
Sector 92, Gurgaon

Project is expected to be delivered on Sep, 2016
Has seen a price appreciation of 1.9 % over last 29 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality





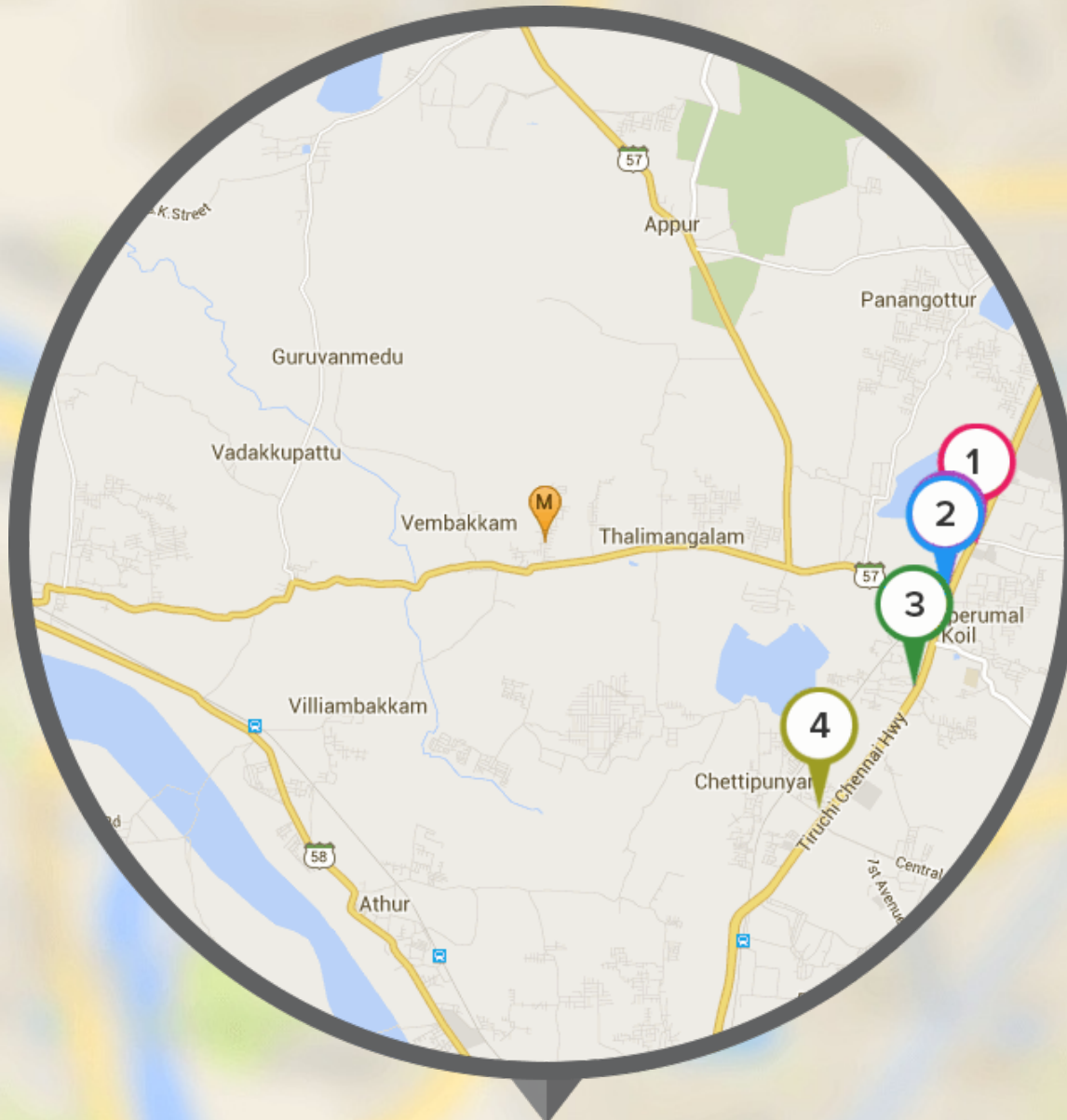
Top 1 Schools (within 5 kms)

1 Kolathur School 1.12Km
★ ★ ★

M Represents the location of Sare Homes Meadowville

Schools


Restaurants Near Sare Homes Meadowville, Chennai



Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Sri Surya Restaurant ★ 4.80Km
- 2** Annapurna Veg Restaurant ★ 4.48Km
- 3** Nellai Jeyam ★ 4.41Km
- 4** Karaikudi Chettinad Hotel ★ 4.26Km
- 5** Salem R R Biryani ★ 4.50Km

 Represents the location of Sare Homes Meadowville



PROPTIGER



End to End Services



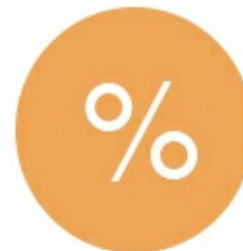
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