

PROPINSIGHT

A Detailed Property Analysis Report



40,000+
Projects



10,000+
Builders

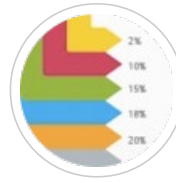


1,200+
Localities

Report Created On - 17 Aug, 2016

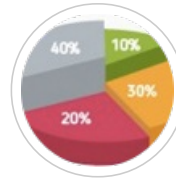


What is *PROPINSIGHT?*



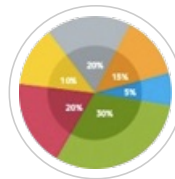
Price Insight

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.



Sterling Villa Grande

Sai Baba Ashram, Bangalore

₹ 2.36 Cr onwards

Livability Score



Configurations
3,4 Bedroom Villa



Possession Starts
Mar '18

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

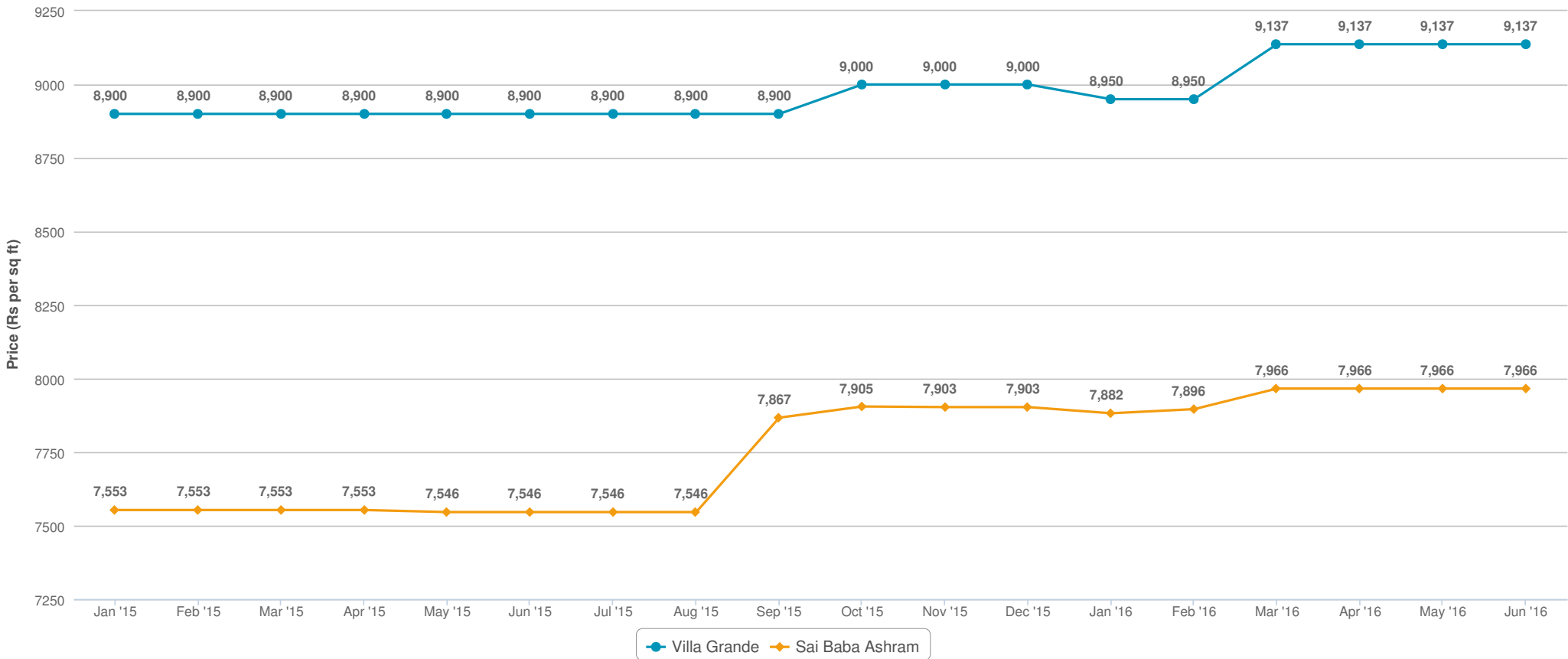


Demand Comparison

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

Price Trend Of Sterling Villa Grande

Sterling Villa Grande VS Sai Baba Ashram, Bangalore



Property Type	3BHK+3T	3BHK+4T	4BHK+4T	4BHK+5T
Area (sq.ft.)	3000, 3750	2610, 2955, 3045, 3130	3249, 3500, 4000, 4675	3550, 3680, 4035, 4165, 4520

Price Comparison With Other Projects Similar To Sterling Villa Grande



Sterling Villa Grande
Sai Baba Ashram, Bangalore



Goel Ganga Group Prive
Sai Baba Ashram, Bangalore



Prestige Bougainvillea
Whitefield Hope Farm Junction,
Bangalore

Primary Purchase Price

9,050/sq.ft.

8,700/sq.ft.

9,000/sq.ft.

Advance Maintenance
Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

N.A.

N.A.

N.A.

Power Backup Charges

Rs. 75 (psf*)

N.A.

N.A.

Club House Charges

Rs. 200 (psf*)

N.A.

N.A.



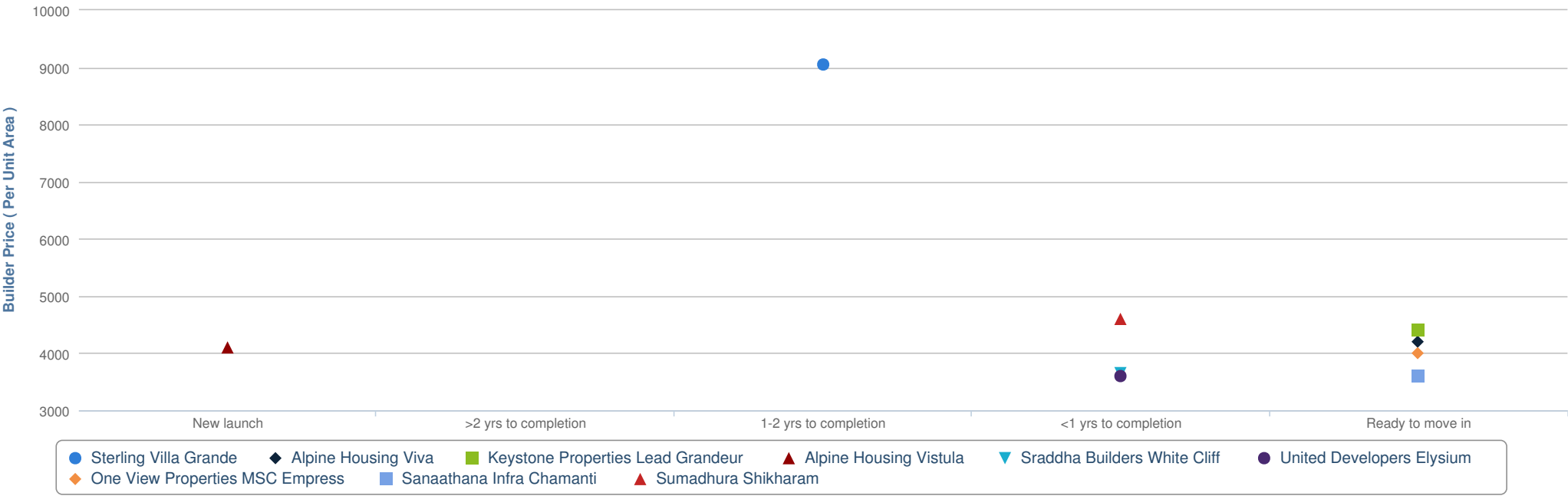
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*For price mentioned in psf, the total price is calculated as price multiplied by area of property

For more information, visit [here](#)

Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Sterling Villa Grande



Sterling Villa Grande's current price is Rs. 9050/sq. ft. and it is in Under Construction stage.

In comparison to locality, Sterling Villa Grande is overpriced by Rs. null/sq. ft.

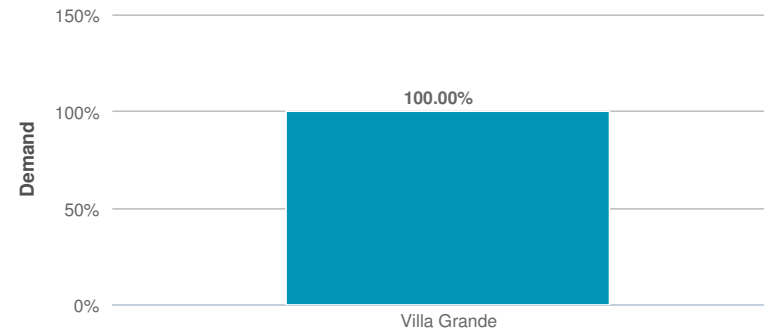
Highest price in the locality is for Sterling Villa Grande at 9050/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at United Developers Elysium at 3599/sq. ft. and it is in Under Construction stage.

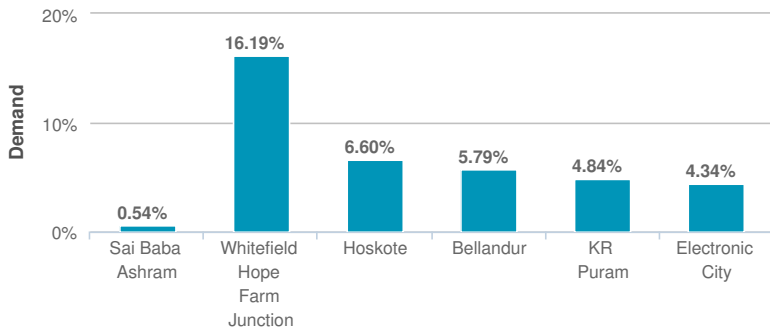
Analysis

- Villa Grande has 100.00 % demand amongst all projects in Bangalore.
- The highest demand 100.00% in Bangalore is for Villa Grande.
- The lowest demand 100.00% in Bangalore is for Villa Grande

Demand of projects in 5 km vicinity of Sterling Villa Grande



Demand in popular localities of Bangalore



Analysis

- Sai Baba Ashram has 0.54 % demand amongst all projects in Bangalore.
- The highest demand 16.19% in Bangalore is for Whitefield Hope Farm Junction.
- The lowest demand 0.54% in Bangalore is for Sai Baba Ashram



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

Sterling Villa Grande Comparison With Other Similar Projects



Sterling Villa Grande
Sai Baba Ashram, Bangalore



Goel Ganga Group Prive
Sai Baba Ashram, Bangalore



Prestige Bougainvillea
Whitefield Hope Farm Junction,
Bangalore

Livability Rating*	7.9/10	8.2/10	7.4/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Sterling	Goel Ganga Group	Prestige
Locality	Sai Baba Ashram, Bangalore	Sai Baba Ashram, Bangalore	Whitefield Hope Farm Junction, Bangalore
Number of Towers	N.A.	N.A.	N.A.
Project Land Area	39 Acres	5 Acres	3.5 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

Sterling Villa Grande Comparison With Other Similar Projects (Continued ...)



Sterling Villa Grande
Sai Baba Ashram, Bangalore



Goel Ganga Group Prive
Sai Baba Ashram, Bangalore



Prestige Bougainvillea
Whitefield Hope Farm Junction,
Bangalore

Part of Township	No	No	No
Average Flats Per Floor	N.A.	N.A.	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jun `11	Jun `13	Feb `07
Possession Date	Mar `18	Apr `18	Dec `19
Delay	40 month(s)	28 month(s)	21 month(s)

Amenities Comparison Of Sterling Villa Grande With Other Similar Projects



Sterling Villa Grande
Sai Baba Ashram, Bangalore



Goel Ganga Group Prive
Sai Baba Ashram, Bangalore



Prestige Bougainvillea
Whitefield Hope Farm Junction, Bangalore

Sports Facility



Cafeteria



Children's play area



Club House



Jogging Track



Common Amenities

Gymnasium Swimming Pool

Amenities not available in any project

Rain Water Harvesting Intercom 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



Established in 1983, Sterling is one of the renowned real estate developers of Bangalore . Mr. Ramani Sastri is the Chairman and Managing Director of the company. The firm is engaged in constructing premium apartments, villas, luxury flats and commercial complexes. Having strong presence in Bangalore , Sterling has also expanded its operations to Pune , Maharashtra.

Top Projects:

- Sterling North in Uttarahalli , Bangalore comprising 6 units of 4 BHK apartments.
- Sterling Heights in Malleswaram , Bangalore comprising 2 BHK spacious apartments.
- [Sterling Sangeet](#) in Malleswaram , Bangalore comprising 15 units of 2 and 3 BHK apartments.
- Sterling Southend in Jayanagar , Bangalore comprising 12 units of 3 BHK apartments.
- Sterling Residency in RMV , Bangalore comprising 85 units of 2, 3 and 4 BHK apartments.

Key residential projects by Sterling currently under construction are:

- Sterling Shalom in Brookefield , Bangalore comprising 290 units of 2 and 3 BHK apartments with sizes ranging from 1,375 sq. ft. to 1,734 sq. ft.
- Sterling Ascentia in Bellandur , Bangalore comprising 392 units of 2 and 3 BHK apartments with sizes ranging from 1,591 sq. ft. to 2,015 sq. ft.

Experience	33 Years
Project Delivered	26
Ongoing Projects	3

Top Projects Delivered By Sterling



Livability Score

8.8

Sterling Orchards

Sadashiva Nagar, Bangalore

Project was delivered on Apr, 2006



Livability Score

8.7

Sterling Brookside

Brookefield, Bangalore

Project was delivered on Dec, 2007



Livability Score

8.5

Sterling Residency

RMV, Bangalore

Project was delivered on Jun, 2006



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.5

Sterling Gardens

Hebbal, Bangalore

Project was delivered on Dec, 2005 after a delay of 12 month(s).



Livability Score

7.9

Sterling Villa Grande

Sai Baba Ashram, Bangalore

Project is expected to be delivered on Mar, 2018
after a delay of 40 month(s).



Livability Score

8.3

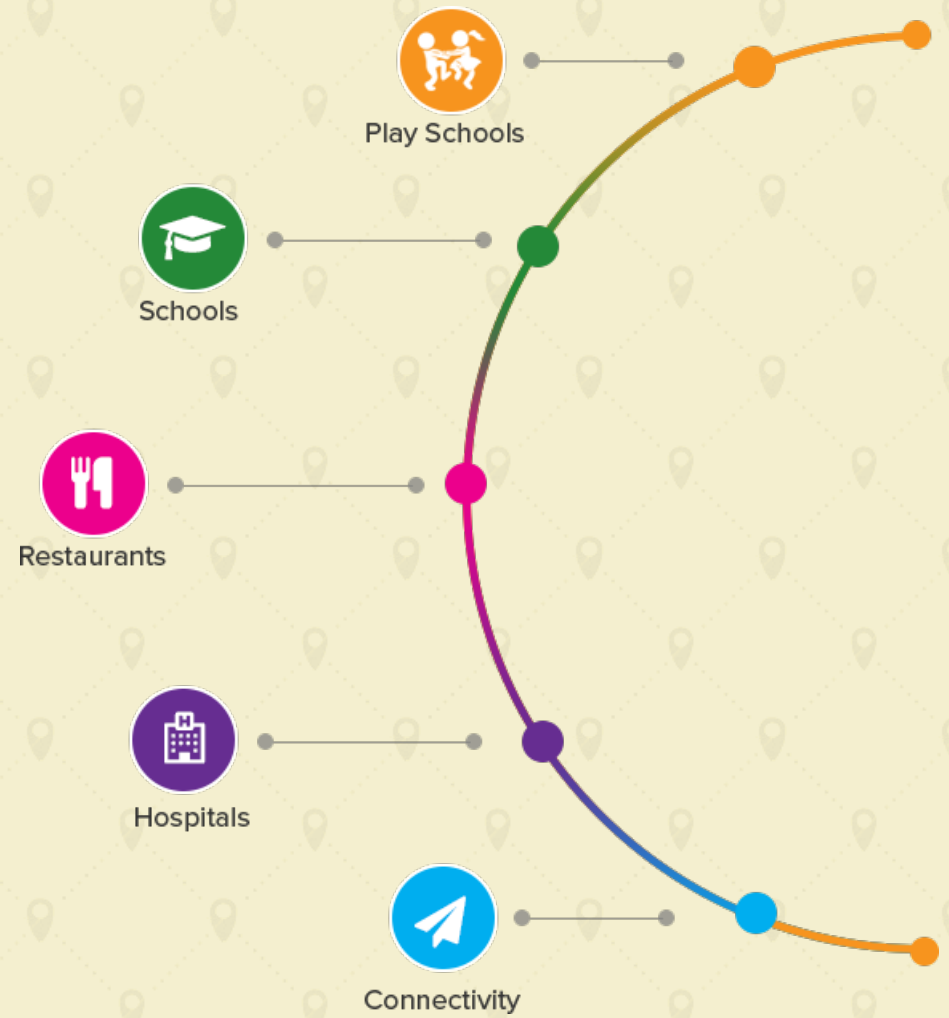
Sterling Ascentia

Bellandur, Bangalore

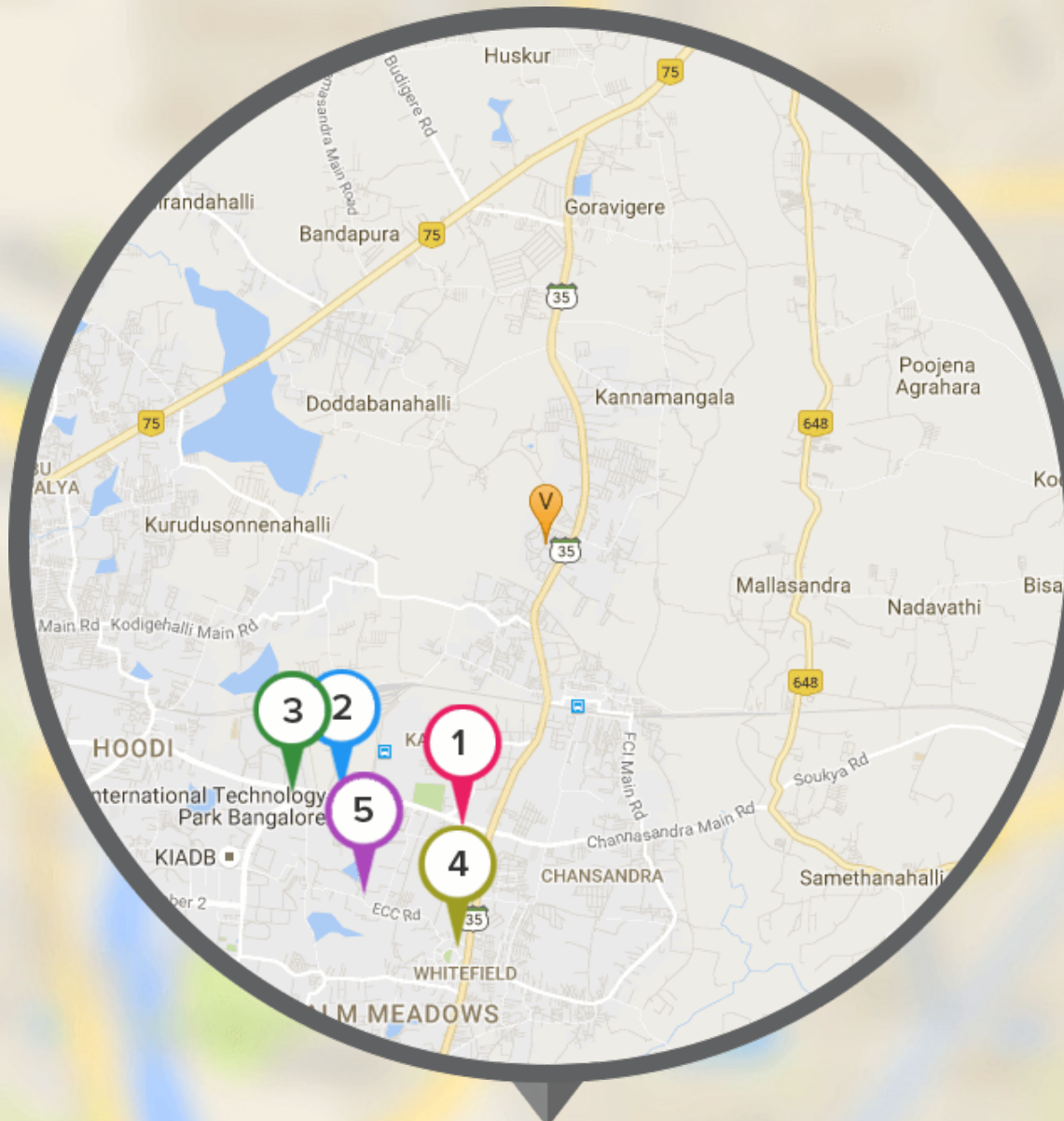
Project is expected to be delivered on Mar, 2018
after a delay of 15 month(s).
Has seen a price appreciation of 6.9 % over last 32
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Sterling Villa Grande, Bangalore



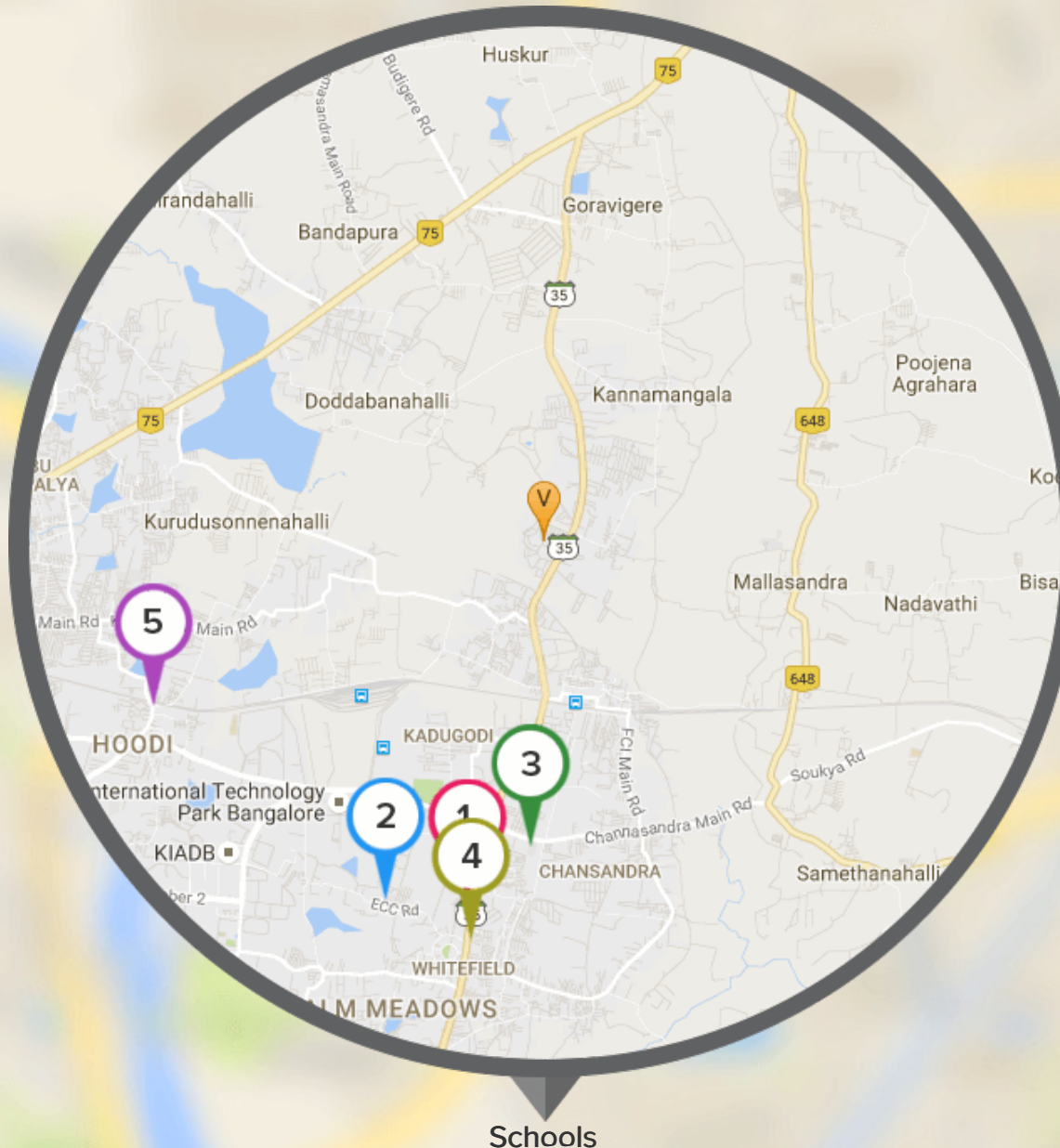
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | Samskrithi Montessori School | ★★★★★ | 3.29Km |
| 2 | ISME(International School Of Management Excellence) | ★★★★★ | 3.59Km |
| 3 | International School Of Management Excellence | ★★★★★ | 3.96Km |
| 4 | Little Elly Preschool | ★★★★★ | 4.60Km |
| 5 | Little Eden | ★★★★★ | 4.38Km |


 Represents the location of Sterling Villa Grande

Schools Near Sterling Villa Grande, Bangalore



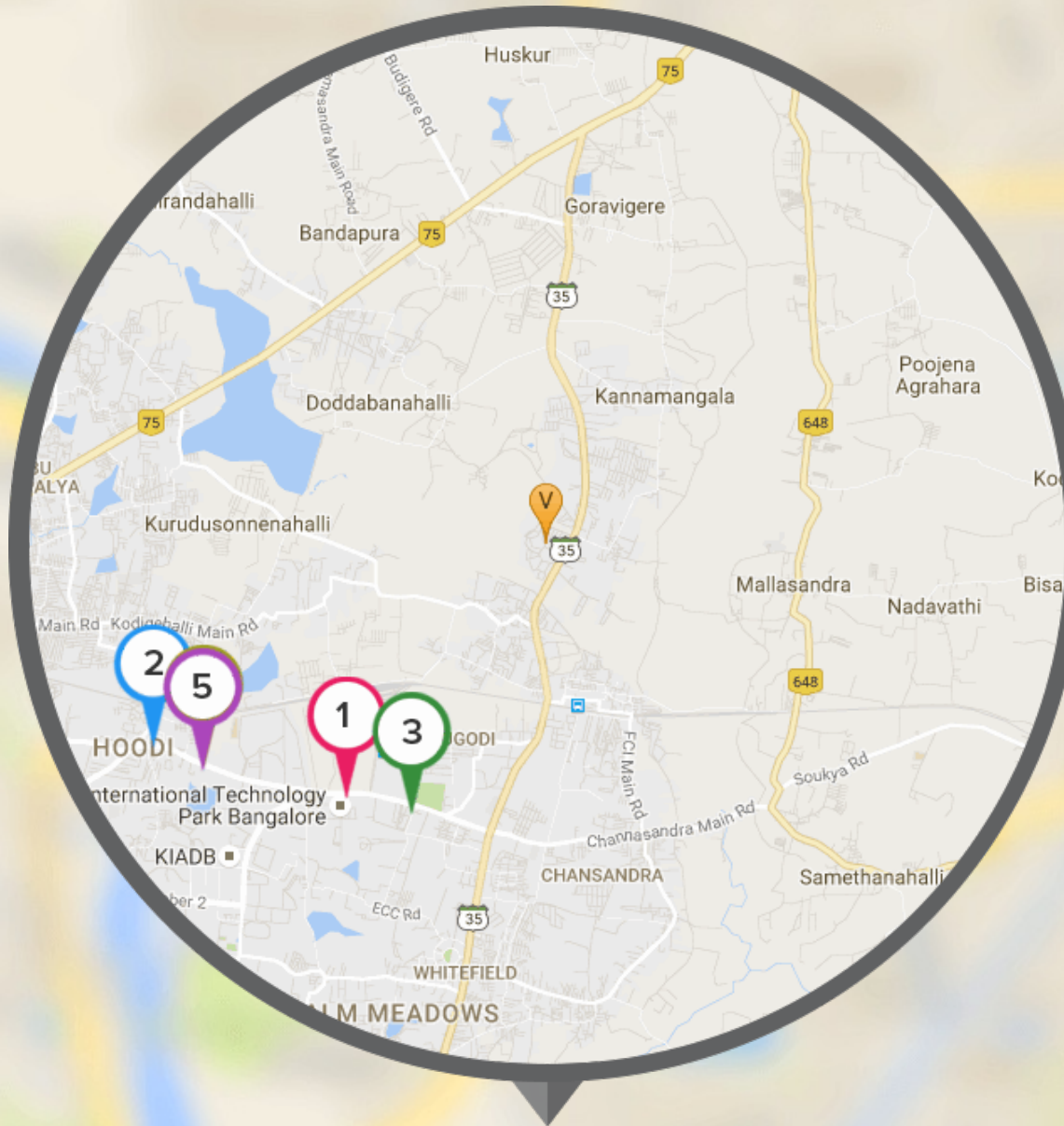
Top 5 Schools (within 5 kms)

- | | | | |
|---|---------------------------|-------|--------|
| 1 | St Josephs Convent School | ★★★★★ | 4.12Km |
| 2 | The Deens Academy | ★★★★★ | 4.37Km |
| 3 | Whitefield Global School | ★★★★★ | 3.41Km |
| 4 | Maple Bear | ★★★★★ | 4.53Km |
| 5 | BMP School | ★★★★★ | 4.71Km |

 Represents the location of Sterling Villa Grande


Schools

Restaurants Near Sterling Villa Grande, Bangalore



Top 5 Restaurants (within 5 kms)

- | | | | |
|---|------------------|---|--------|
| 1 | Tease | ★ | 3.61Km |
| 2 | Mayura Sagar | ★ | 4.91Km |
| 3 | Bajji Shop | ★ | 3.37Km |
| 4 | Bling - The Zuri | ★ | 4.55Km |
| 5 | Sake | ★ | 4.56Km |

 Represents the location of Sterling Villa Grande

Restaurants

Hospitals Near Sterling Villa Grande, Bangalore



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Sri Sathya Sai General Hospital
★★★★★ 4.41Km
- 2** Narayana Multispeciality Hospital
★★★★★ 3.62Km
- 3** Shri Satya Sai Super Speciality hospital
★★★★ 4.68Km
- 4** Pushpa Nursing Home
★★★ 4.94Km
- 5** New Life Hospital
★★★ 1.74Km

Represents the location of Sterling Villa Grande



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End to End Services



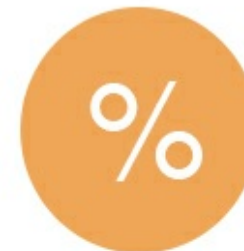
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