



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

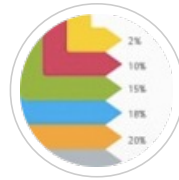
 10,000+
Builders

 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.



Unitech The Residences


Sector 117, Noida


₹ 58.7 Lacs onwards

Livability Score



 Project Size
16 Towers

 Configurations
1,2,3,4 Bedroom Apartment

 Possession Starts
Jun '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

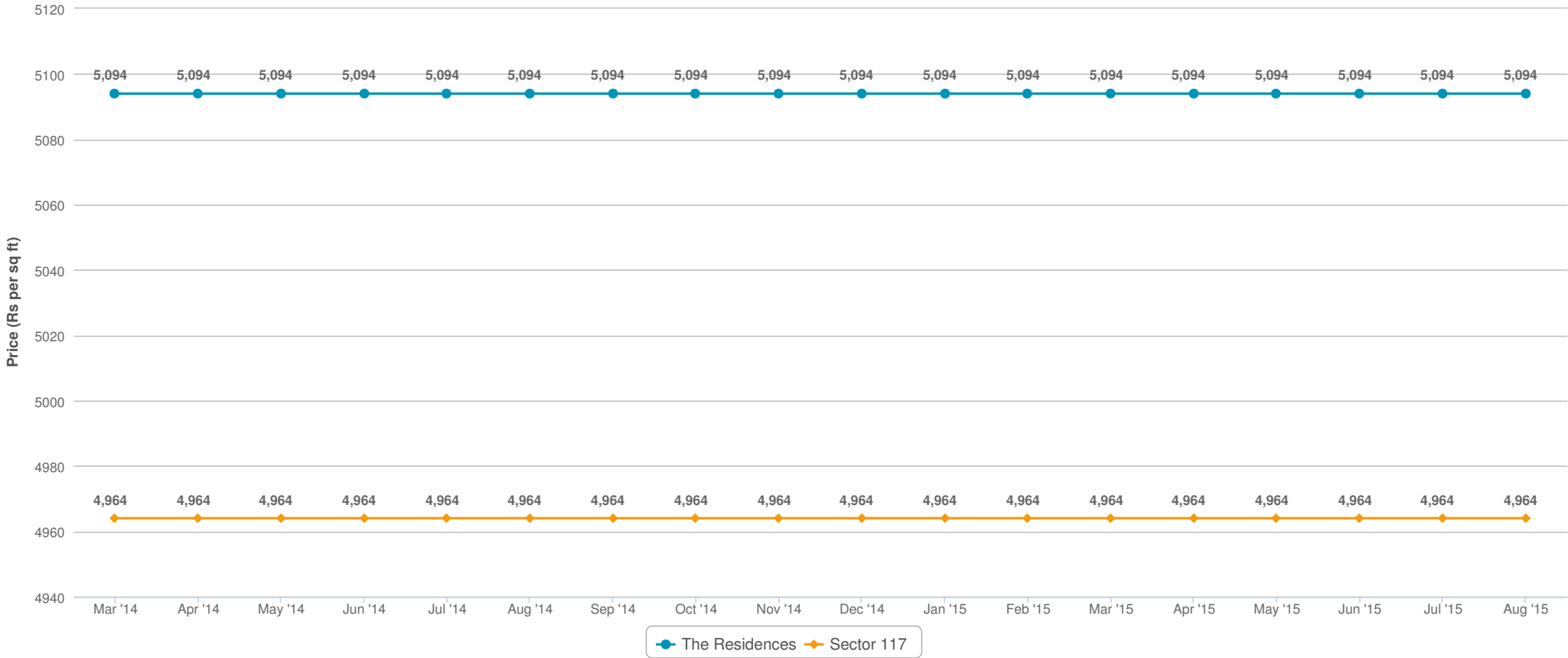


Demand Comparison

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

Price Trend Of Unitech The Residences

Unitech The Residences VS Sector 117, Noida



Property Type	1BHK+1T	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	865	1140	1655, 1665	1980



Price Comparison With Other Projects Similar To Unitech The Residences



Unitech The Residences
Sector 117, Noida



Unitech Exquisite
Sector 117, Noida



Antriksh Forest
Sector 77, Noida

Primary Purchase Price

5,045/sq.ft.

4,995/sq.ft.

5,150/sq.ft.

Advance Maintenance Charges (Month)

Rs. 1 (One time)

Rs. 1 (One time)

Rs. 1 (One time)

Car Parking Charges

Covered : Rs. 4 Lacs (One time)
Open : Rs. 3 Lacs (One time)

Covered : Rs. 4 Lacs (One time)
Open : Rs. 3 Lacs (One time)

Covered : Rs. 3 Lacs (One time)
Open : Rs. 1.5 Lacs (One time)

Power Backup Charges

N.A.

N.A.

Rs. 20,000 (One time)

Club House Charges

Rs. 50,000 (One time)

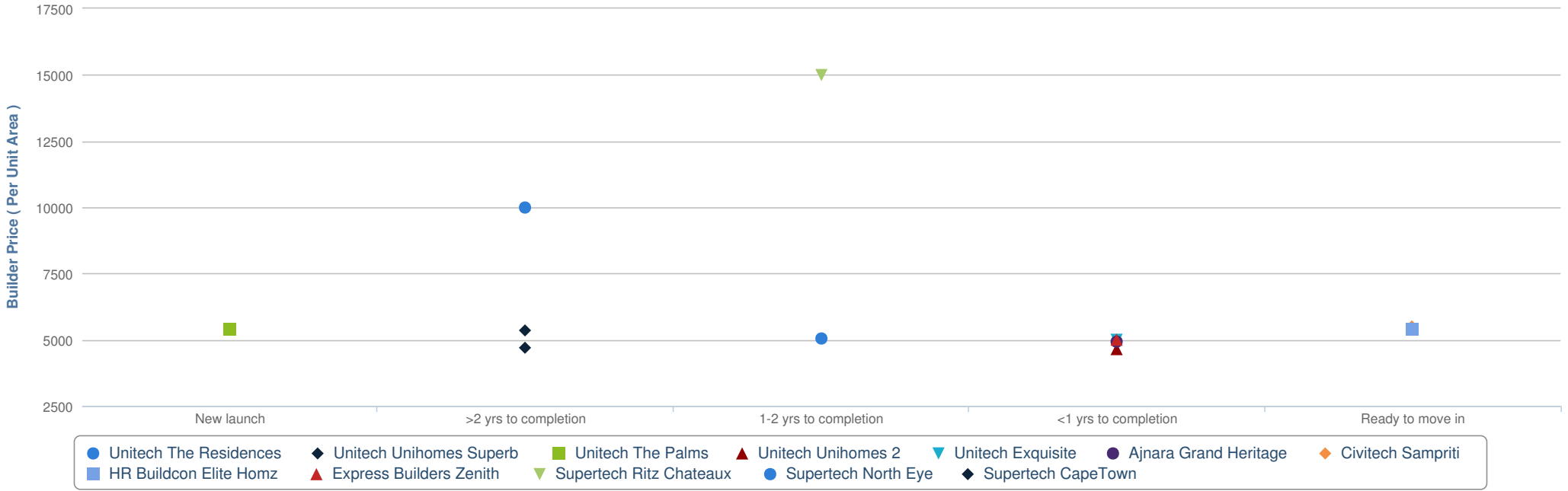
Rs. 2 Lacs (One time)

Rs. 1 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Unitech The Residences



Unitech The Residences's current price is Rs. 5045/sq. ft. and it is in Under Construction stage.

In comparison to locality, Unitech The Residences is overpriced by Rs. null/sq. ft.

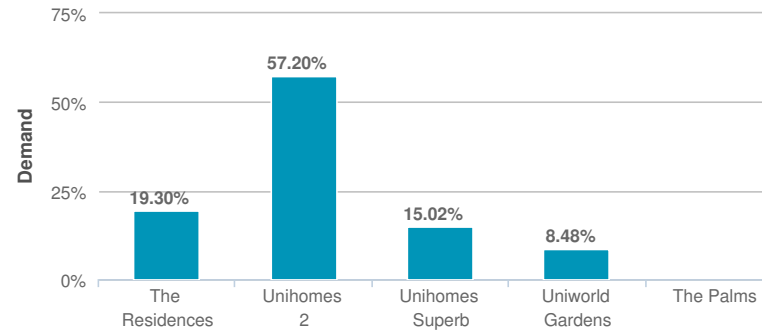
Highest price in the locality is for Supertech Ritz Chateaux at 14990/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Unitech Unihomes 2 at 4645/sq. ft. and it is in Under Construction stage.

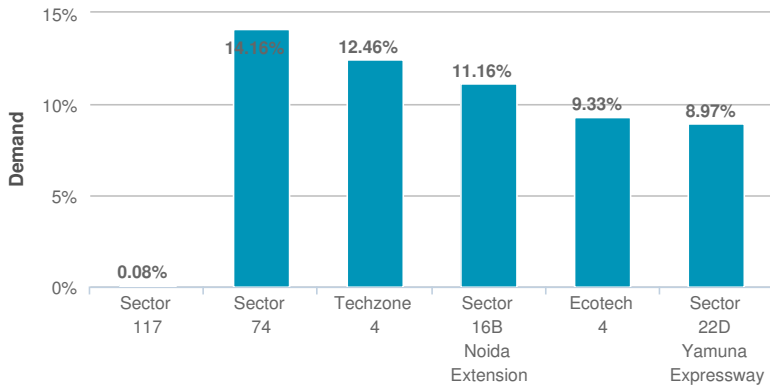
Analysis

- The Residences has 19.30 % demand amongst all projects in Noida.
- The highest demand 57.20% in Noida is for Unihomes 2.
- The lowest demand 0.00% in Noida is for The Palms

Demand of projects in 5 km vicinity of Unitech The Residences



Demand in popular localities of Noida



Analysis

- Sector 117 has 0.08 % demand amongst all projects in Noida.
- The highest demand 14.16% in Noida is for Sector 74.
- The lowest demand 0.08% in Noida is for Sector 117



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

Unitech The Residences Comparison With Other Similar Projects



Unitech The Residences
Sector 117, Noida



Unitech Exquisite
Sector 117, Noida



Antriksh Forest
Sector 77, Noida

Livability Rating*	6.5/10	6.5/10	6.6/10
Safety Rating*	2.2/10	1.6/10	6.0/10
Builder	Unitech	Unitech	Antriksh
Locality	Sector 117, Noida	Sector 117, Noida	Sector 77, Noida
Number of Towers	16	6	13
Project Land Area	N.A.	N.A.	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

Unitech The Residences Comparison With Other Similar Projects (Continued ...)



Unitech The Residences
Sector 117, Noida



Unitech Exquisite
Sector 117, Noida



Antriksh Forest
Sector 77, Noida

Part of Township	No	No	No
Average Flats Per Floor	4	3.71	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Oct `12	Feb `13	May `11
Possession Date	Jun `17	Jan `16	Dec `15
Delay	7 month(s)	On time	15 month(s)

Amenities Comparison Of Unitech The Residences With Other Similar Projects


















Unitech The Residences
Sector 117, Noida



Unitech Exquisite
Sector 117, Noida



Antriksh Forest
Sector 77, Noida

Community room			
Rain Water Harvesting			
Video door phone			
Power back-up for individual apartments			
Children's play area			

Common Amenities	Gymnasium Swimming Pool Club House
Amenities not available in any project	24 X 7 Security Power Backup Landscaped Gardens Jogging Track Multipurpose Room Golf Course Intercom



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 1972, Unitech Limited is one of the leading real estate companies in India. Ramesh Chandra is the executive chairman and Ajay Chandra is the Managing Director of Unitech. The company aims at building hallmark luxurious living spaces across India.

The company started its business as a consultant of soil and foundation engineering but today, Unitech is involved in the most diversified business of the real estate sector. It develops world class infrastructures for SEZs, commercial complexes, integrated residential developments, golf courses, IT/ITes parks, amusement parks, schools, malls and hotels.

More than 100 projects have been so far successfully delivered by Unitech. Presently 4.5 million sq.ft. of retail space is under construction across different parts of India such as Bhopal , Mumbai , Amritsar , Kolkata , Dehradun , Bengaluru, Trivandrum , Hyderabad , Kochi , Mangalore , Chandigarh , Siliguri, Mysore and Lucknow .

Top Projects till Date:

- Development of world class malls namely Central in Gurgaon , The Great India Place in Noida and Metro Walk in Rohini.
- Developed commercial office spaces and IT/ITES like Global Business Parks, Unitech Trade Centre, Cyber Park, Unitech Business Park etc. in Gurgaon .
- Aspen Greens in Sector 50, Gurgaon offering 3 BHK villa with sizes ranging from 2,152 sq. ft. to 3,229 sq. ft.
- Uniworld Horizon in Rajarhat New Town, Kolkata offering 2, 3 and 4 BHK apartments with sizes ranging from 1,334 sq. ft. to 3,561 sq. ft.

Few of its key under construction residential projects are:

- Garden City in NH 24B, Lucknow comprising of 1,100 area of plot with sizes ranging from 2,241 sq. ft. to 4,500 sq. ft.
- Crest View in Sector 70, Gurgaon comprising of 450 units of 1, 2 and 3 BHK apartments with sizes ranging from 925 sq. ft. to 1,402 sq. ft.
- Uniworld Resorts in Electronics City , Bangalore comprising of 320 units of 3 and 4 BHK apartments with sizes ranging from 1,450 sq. ft. to 3,899 sq. ft.

Vision of Unitech is to be Indias leading Real Estate Development Company with a pan India presence. Unitech has been honoured with various awards like ISCF (Indian Shopping Center Forum)

Experience	44 Years
Project Delivered	95
Ongoing Projects	51



Award for the best design in 2008, Cityscape Awards in 2009 for Deal of distinction amongst others.

Top Projects Delivered By Unitech



Livability Score

8.7

Unitech Cedar Crest
Sector 50, Gurgaon

Project was delivered on Dec, 2013



Livability Score

8.5

Unitech World Spa
Sector 41, Gurgaon

Project was delivered on Mar, 2009



Livability Score

8.4

Unitech Fresco
Sector 50, Gurgaon

Project was delivered on Aug, 2014



Livability Score

8.4

Unitech Gardens
Rajarhat New Town, Kolkata

Project was delivered on Jul, 2012



Livability Score

8.3

Unitech Vistas

Rajarhat New Town, Kolkata

Project is expected to be delivered on Feb, 2016
after a delay of 37 month(s).



Livability Score

8.8

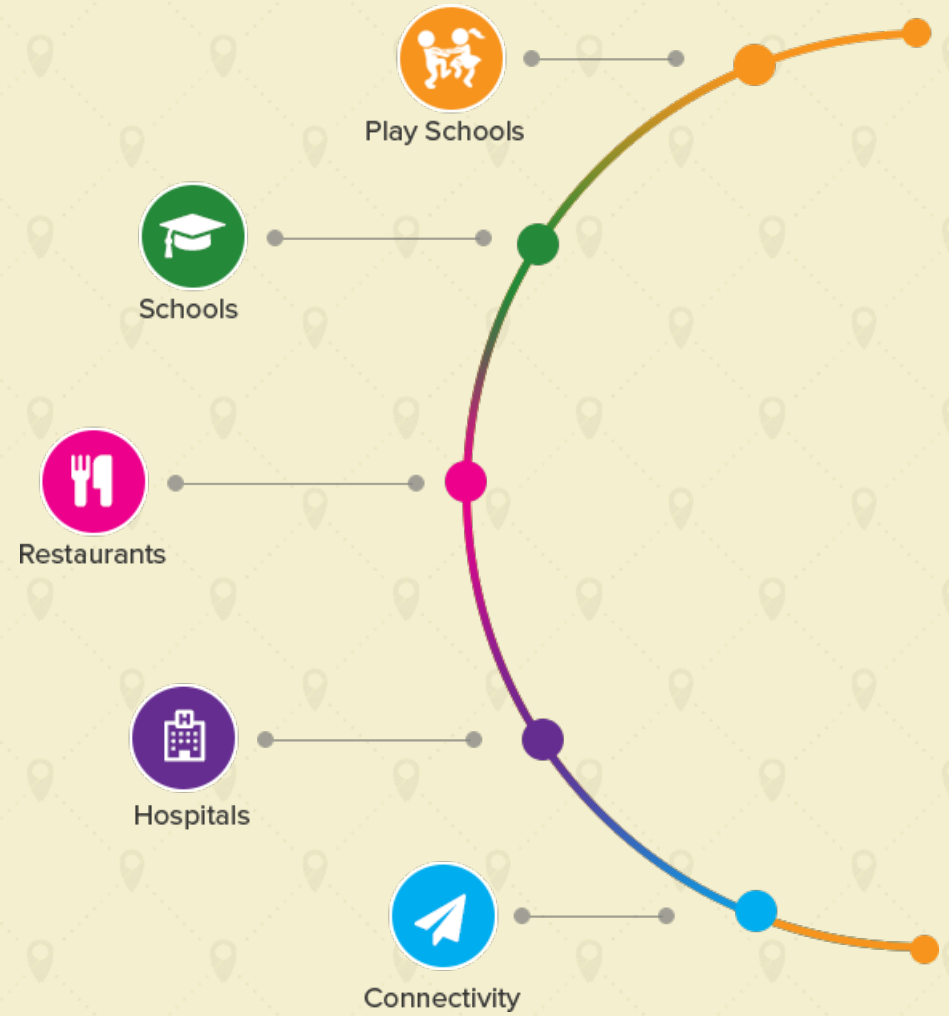
Unitech Air

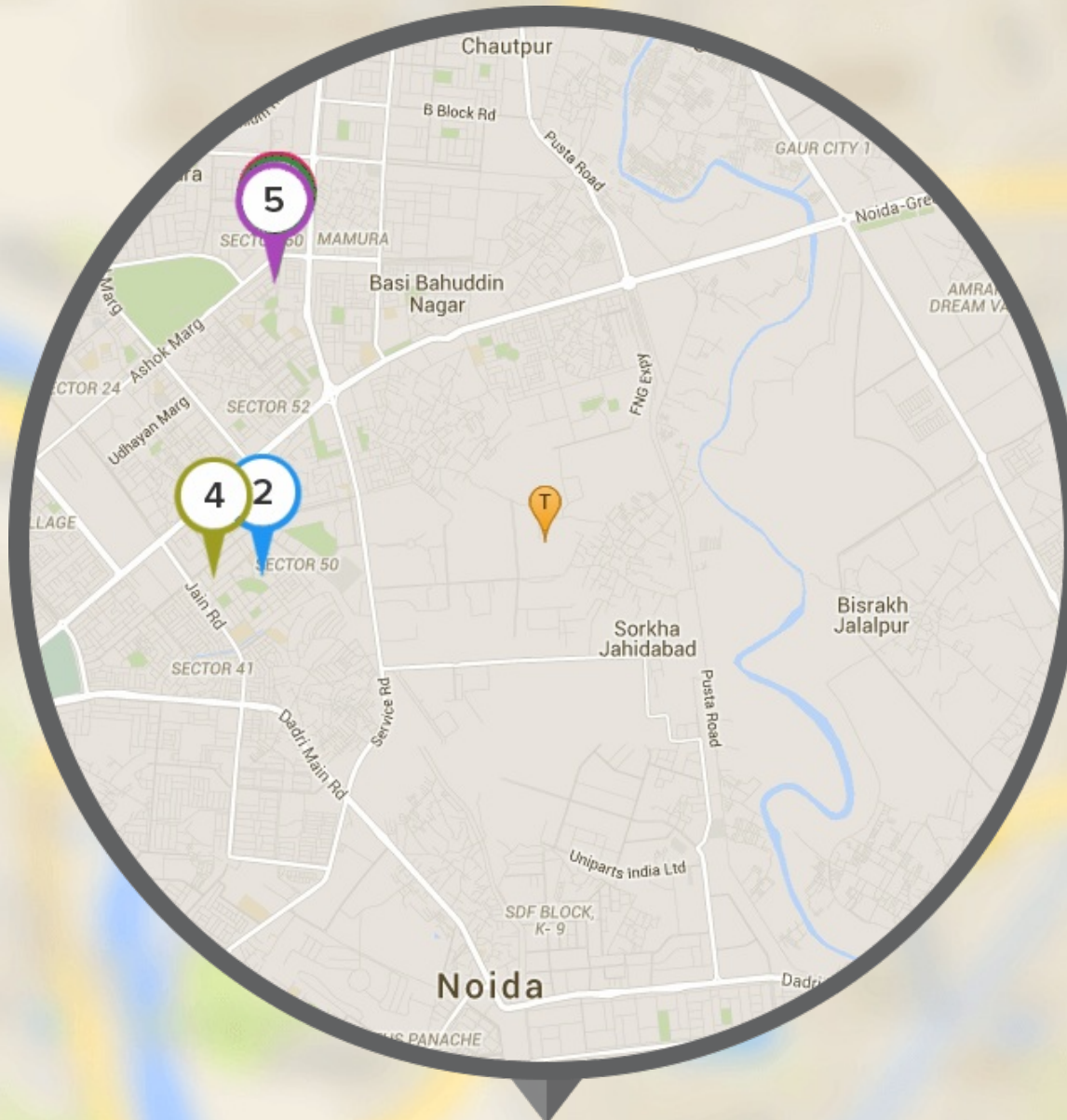
Rajarhat New Town, Kolkata

Project is expected to be delivered on Dec, 2016

LOCALITY INSIGHT


Everything you want to know about the locality





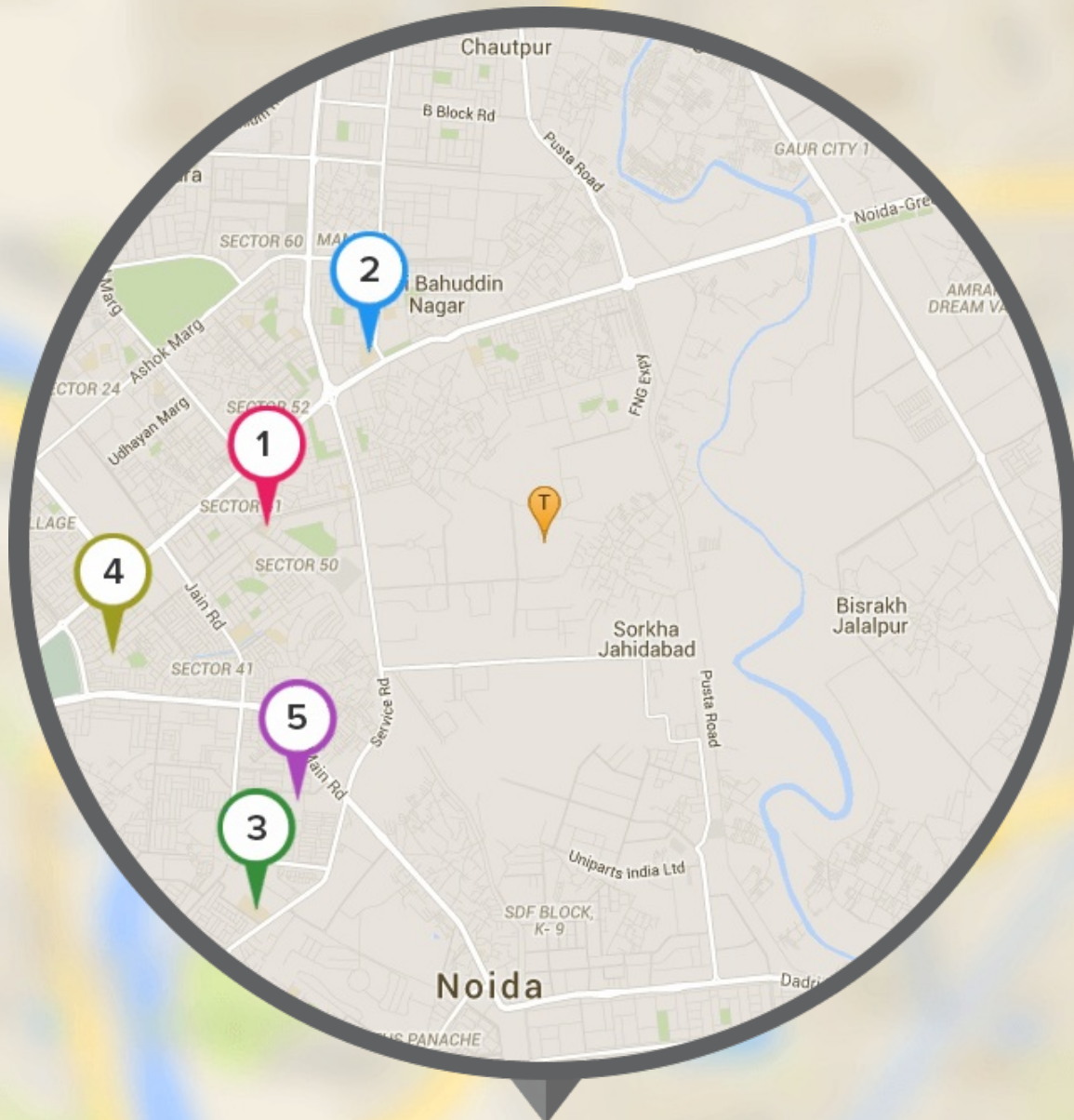
Top 5 Play Schools (within 5 kms)

- 1** Mothers Pride Noida- 61
★★★★★ 3.79Km
- 2** Windows Play School
★★★★★ 2.86Km
- 3** New Wings Play School
★★★★★ 3.76Km
- 4** Noddys Play School
★★★★★ 3.34Km
- 5** Tender Feet Play School
★★★★★ 3.74Km

 Represents the location of Unitech The Residences

Play Schools


Schools Near Unitech The Residences, Noida

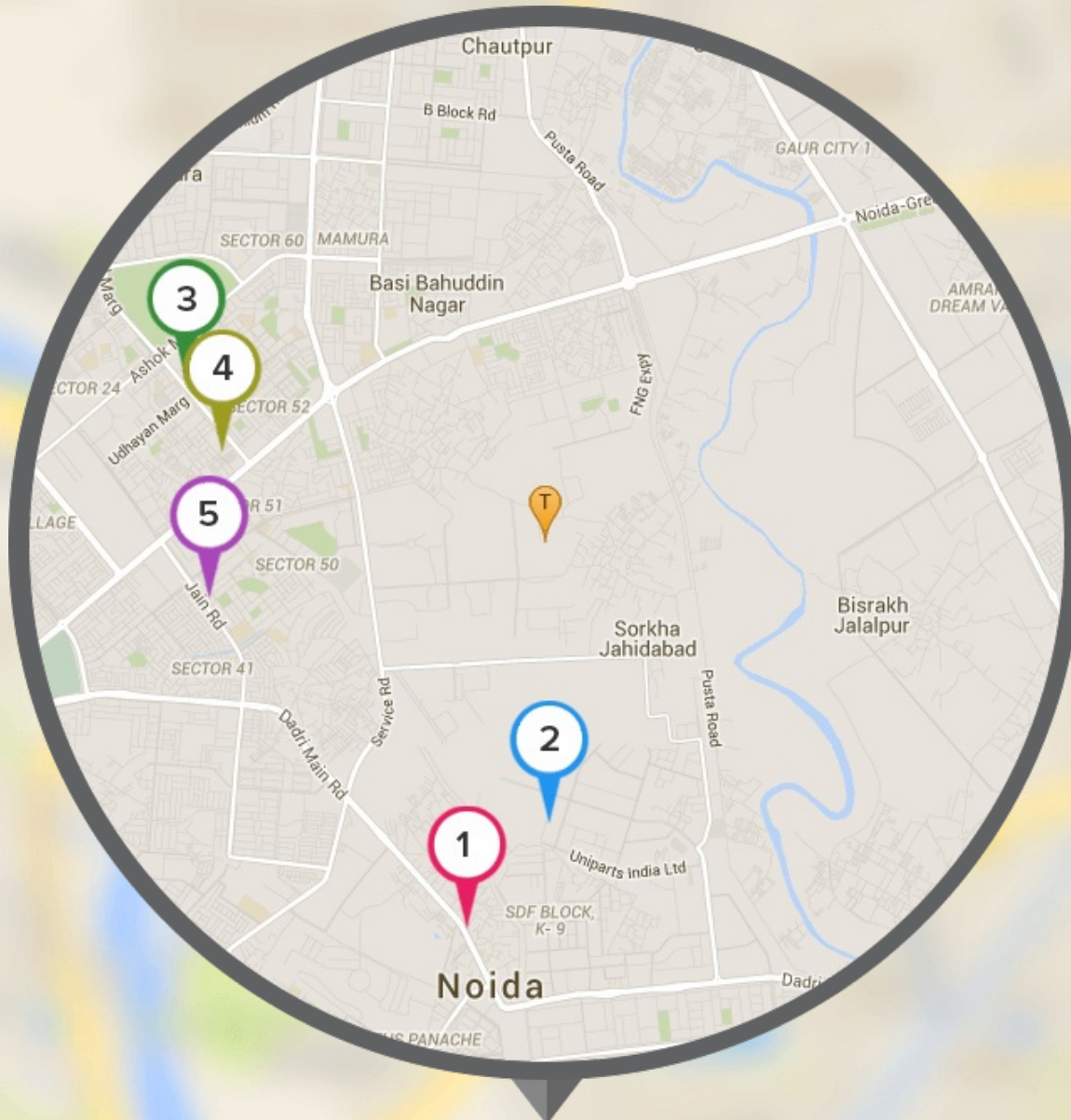


Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|------------------------------------|-------|--------|
| 1 | Nilgiri Hills Public School | ★★★★★ | 2.80Km |
| 2 | Global Indian International School | ★★★★★ | 2.58Km |
| 3 | Pathways School | ★★★★★ | 4.68Km |
| 4 | Khaitan Public School | ★★★★★ | 4.48Km |
| 5 | Jagran Public School | ★★★★★ | 3.58Km |


 Represents the location of Unitech The Residences



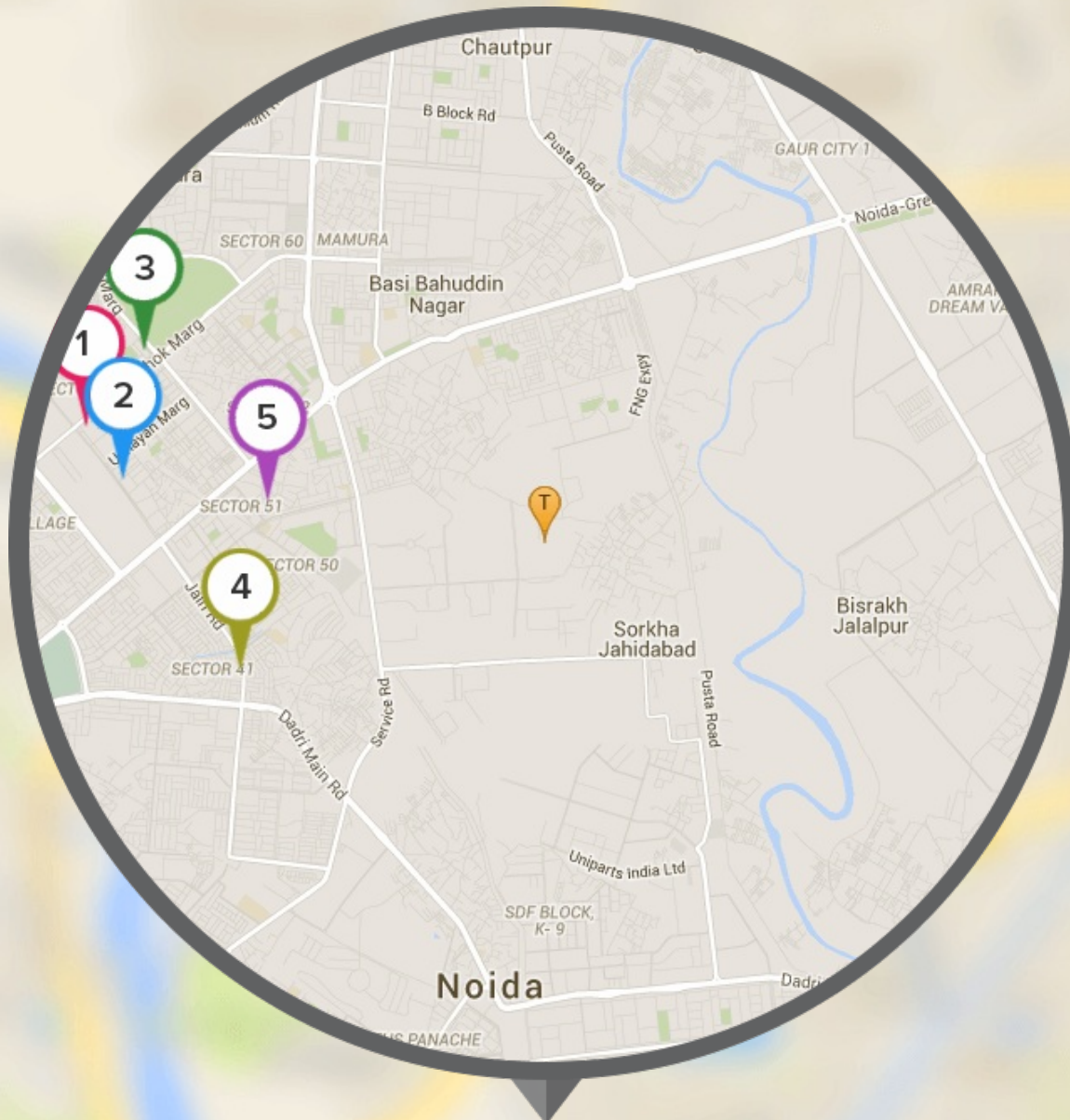
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|--------------------------|---|--------|
| 1 | New Balaji Mithas Corner | ★ | 3.95Km |
| 2 | Sriram Malhotra | ★ | 2.81Km |
| 3 | Gulraj Hotel | ★ | 3.93Km |
| 4 | Khidmat restaurant | ★ | 3.36Km |
| 5 | Saffron Grill | ★ | 3.41Km |

 Represents the location of Unitech The Residences


Hospitals Near Unitech The Residences, Noida



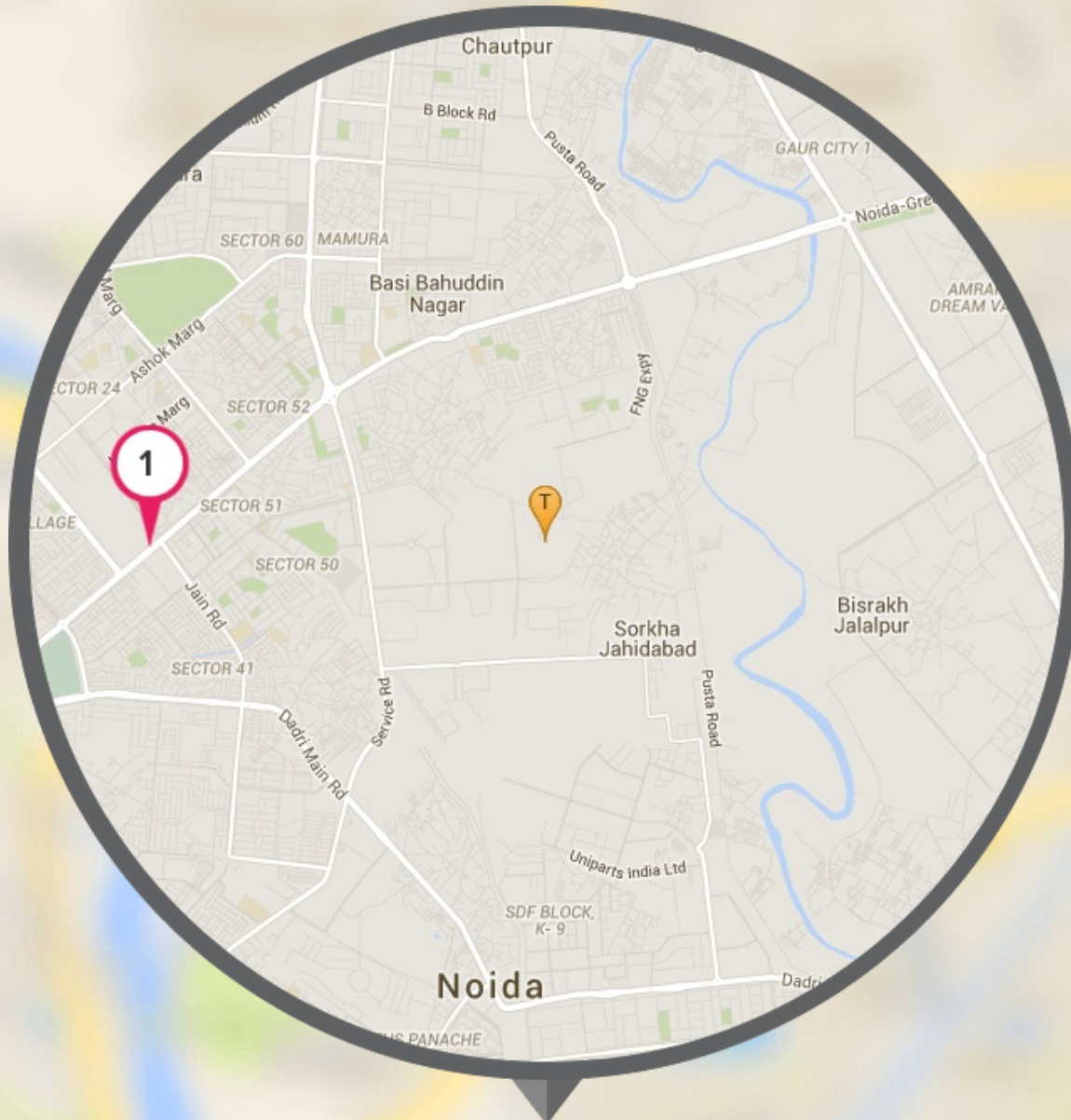
Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|-------------------------------------|-------|--------|
| 1 | Prakash Hospital Private Limited | ★★★★★ | 4.74Km |
| 2 | Sumitra Hospital | ★★★ | 4.27Km |
| 3 | Prakash Hospital | ★★★ | 4.44Km |
| 4 | Prayag Hospital and Research Centre | ★★★ | 3.32Km |
| 5 | Srijan Clinic | ★★ | 2.80Km |

 Represents the location of Unitech The Residences

Connectivity Near Unitech The Residences, Noida



Top 1 Connectivity (within 5 kms)

1 Noida City Centre
★★★★★ 3.96Km

T Represents the location of Unitech The Residences

Connectivity



PROPTIGER



End to End Services



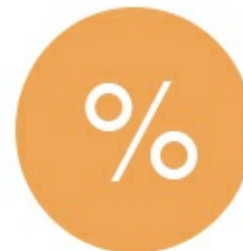
Free Site Visit



Most Accurate Prices



10,000+ Satisfied Customers



Best Deals and Discounts

For any assistance on this property
Call us at +91 92788 92788
or email us info@proptiger.com



FOLLOW US ON



To enjoy our end-to-end home buying experience,
DOWNLOAD OUR APP

