




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

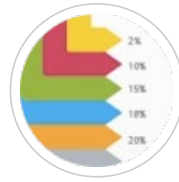
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

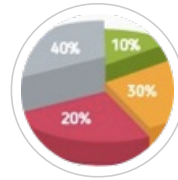


What is *PROPINSIGHT?*



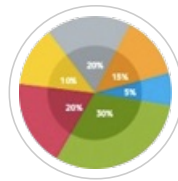
Price Insight

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.



Unitech Unihomes


Nallambakkam, Chennai


₹ 21.9 Lacs onwards

Livability Score



 Project Size
64 Towers

 Configurations
2 Bedroom Apartment

 Possession Starts
Dec '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

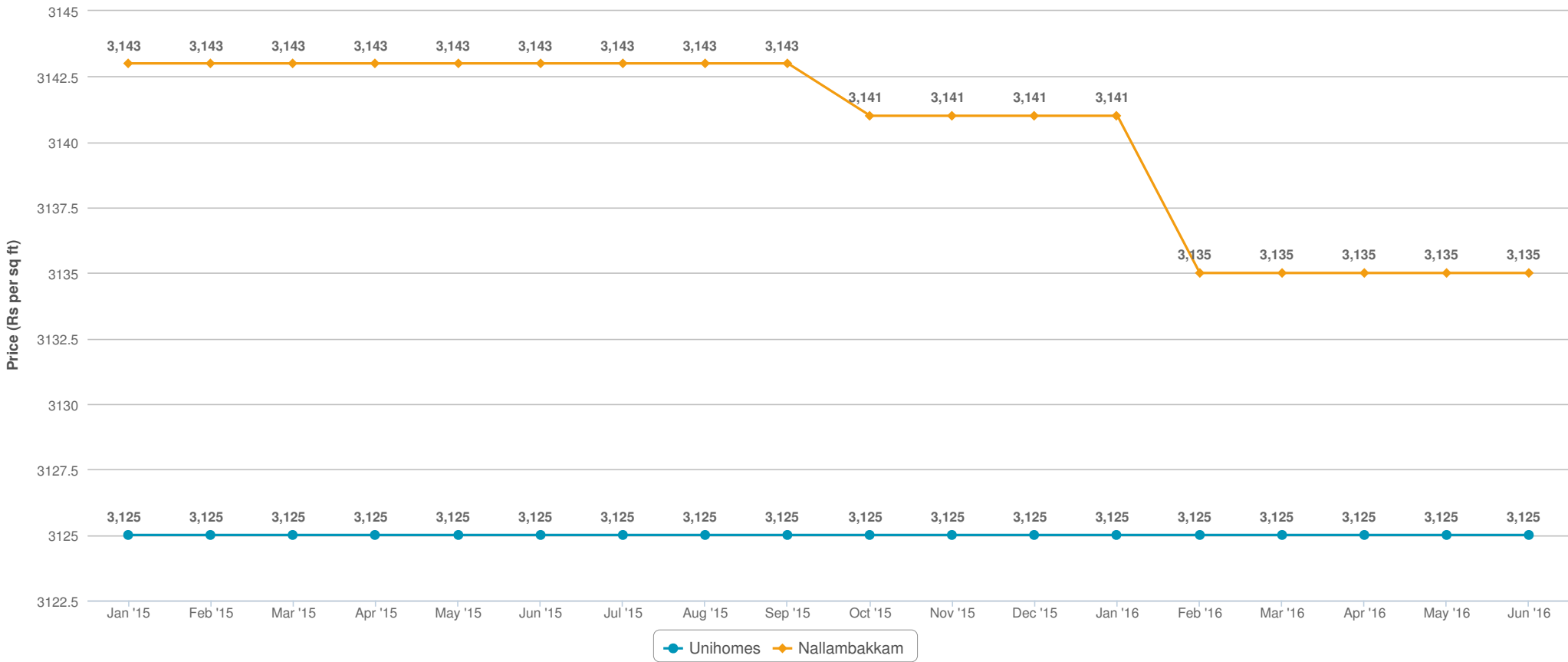


Demand Comparison

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

Price Trend Of Unitech Unihomes

Unitech Unihomes VS Nallambakkam, Chennai



Property Type 2BHK+2T

Area (sq.ft.) 700



Price Comparison With Other Projects Similar To Unitech Unihomes



Unitech Unihomes
Nallambakkam, Chennai



Unitech Unihomes 2
Nallambakkam, Chennai



Antony Associates Rejoice
Guduvancheri, Chennai

Primary Purchase Price

3,125/sq.ft.

2,975/sq.ft.

2,900/sq.ft.

Advance Maintenance Charges (Month)

Rs. 12 (One time)

Rs. 12 (One time)

N.A.

Car Parking Charges

Covered : Rs. 1.8 Lacs (One time)

Open : Rs. 1.8 Lacs (One time)

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

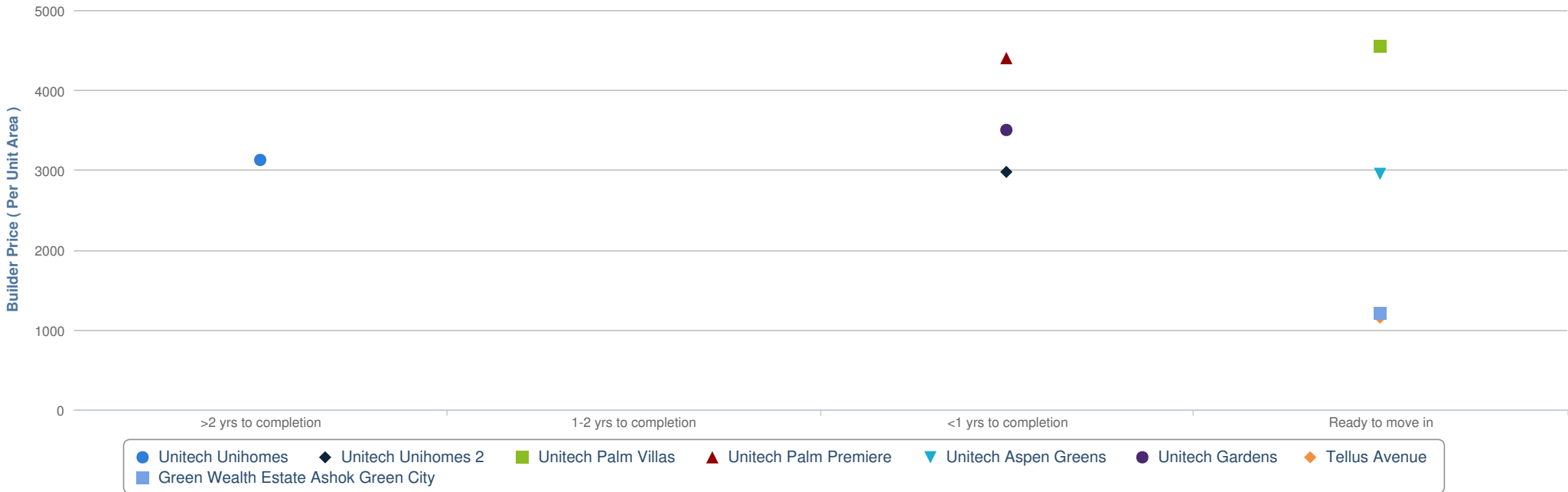
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Unitech Unihomes



Unitech Unihomes's current price is Rs. 3125/sq. ft. and it is in Under Construction stage.

In comparison to locality, Unitech Unihomes is underpriced by Rs. 10.9/sq. ft.

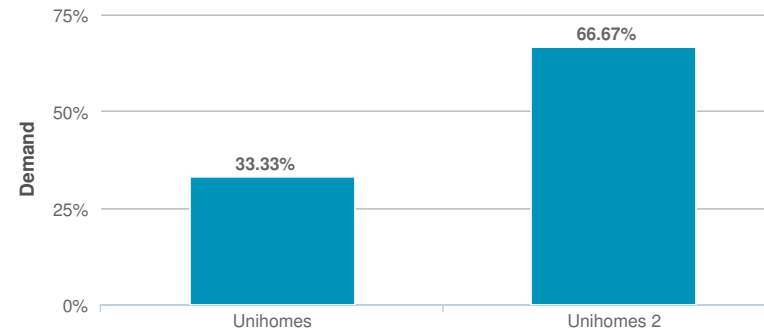
Highest price in the locality is for Unitech Palm Villas at 4550/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Tellus Avenue at 1150/sq. ft. and it is in Ready to Move In stage.

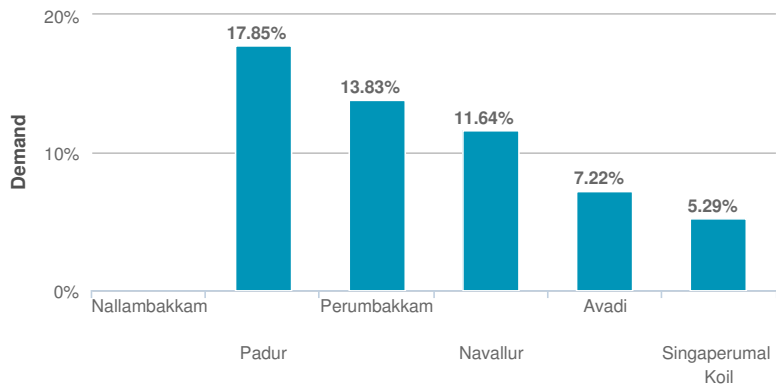
Analysis

- Unihomes has 33.33 % demand amongst all projects in Chennai.
- The highest demand 66.67% in Chennai is for Unihomes 2.
- The lowest demand 33.33% in Chennai is for Unihomes

Demand of projects in 5 km vicinity of Unitech Unihomes



Demand in popular localities of Chennai



Analysis

- Nallambakkam has 0.00 % demand amongst all projects in Chennai.
- The highest demand 17.85% in Chennai is for Padur.
- The lowest demand 0.00% in Chennai is for Nallambakkam



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 Unihomes Comparison With Other Similar Projects



Unitech Unihomes
Nallambakkam, Chennai



Unitech Unihomes 2
Nallambakkam, Chennai



Antony Associates Rejoice
Guduvancheri, Chennai

Livability Rating*	8.1/10	8.9/10	7.4/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Unitech	Unitech	Antony Associates
Locality	Nallambakkam, Chennai	Nallambakkam, Chennai	Guduvancheri, Chennai
Number of Towers	64	35	4
Project Land Area	13 Acres	12.08 Acres	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 Unihomes
Nallambakkam, Chennai



Unitech Unihomes 2
Nallambakkam, Chennai



Antony Associates Rejoice
Guduvancheri, Chennai

Part of Township	No	Yes	No
Average Flats Per Floor	4	4	3.25
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Mar `09	Jan `10	Jan `15
Possession Date	Dec `18	Oct `16	Jun `17
Delay	24 month(s)	8 month(s)	On time

Amenities Comparison Of Unitech Unihomes With Other Similar Projects



Unitech Unihomes
Nallambakkam, Chennai



Unitech Unihomes 2
Nallambakkam, Chennai



Antony Associates Rejoice
Guduvancheri, Chennai

Gymnasium



Swimming Pool



Children's play area



Intercom



24 X 7 Security



Amenities not available in any project

Sports Facility Indoor Games Club House Cafeteria Multipurpose Room Rain Water Harvesting Golf Course
Maintenance Staff



BUILDER INSIGHT

Credentials of the builder



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	45 Years
Project Delivered	95
Ongoing Projects	42



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

Top Projects Delivered By Unitech



Livability Score **9.4**

Unitech Cedar Crest
Sector 50, Gurgaon

Project was delivered on Dec, 2013



Livability Score **9.3**

Unitech Ananda
Perambur, Chennai

Project was delivered on Mar, 2015



Livability Score **9.2**

Unitech Gulmohur Avenue
Perambur, Chennai

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



Livability Score **9.2**

Unitech Fresco
Sector 50, Gurgaon

Project was delivered on Aug, 2014



Livability Score

9.2

Unitech Heights

New Town, Kolkata

Project is expected to be delivered on Dec, 2016
after a delay of 22 month(s).



Livability Score

9.4

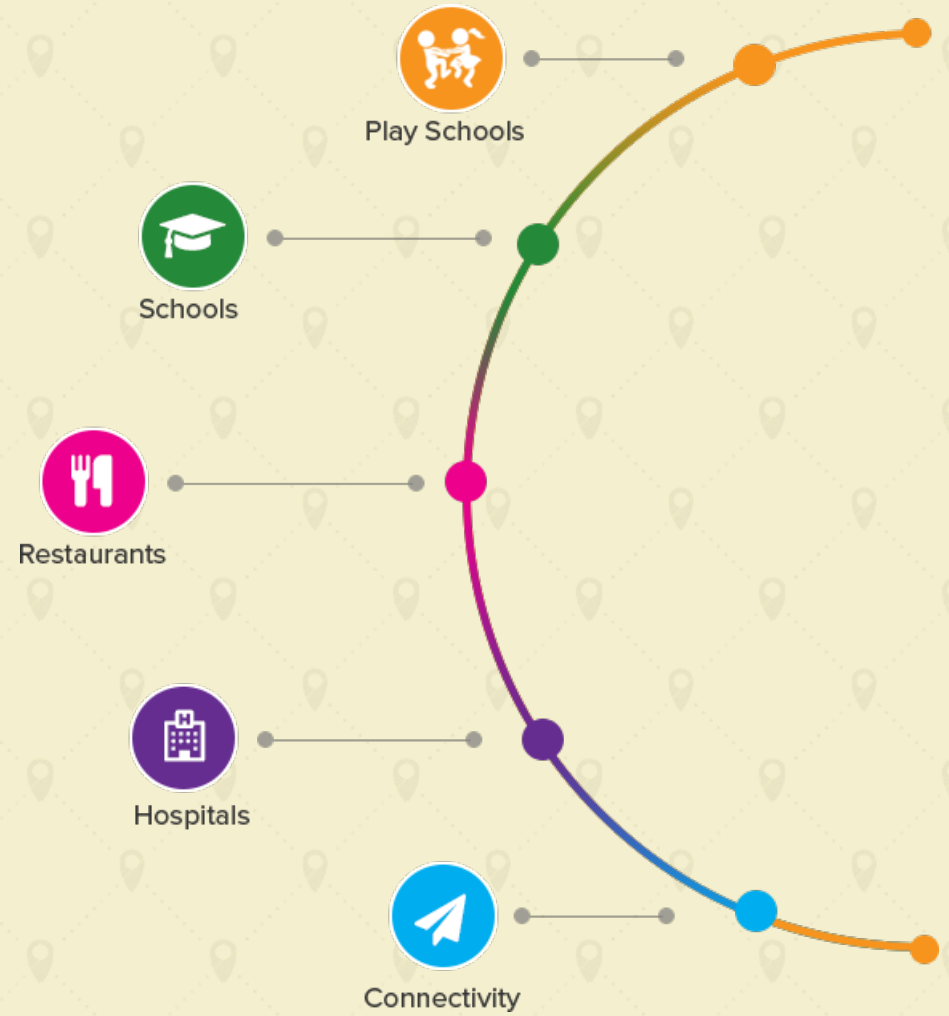
Unitech Uni Homes

Kolar Road, Bhopal

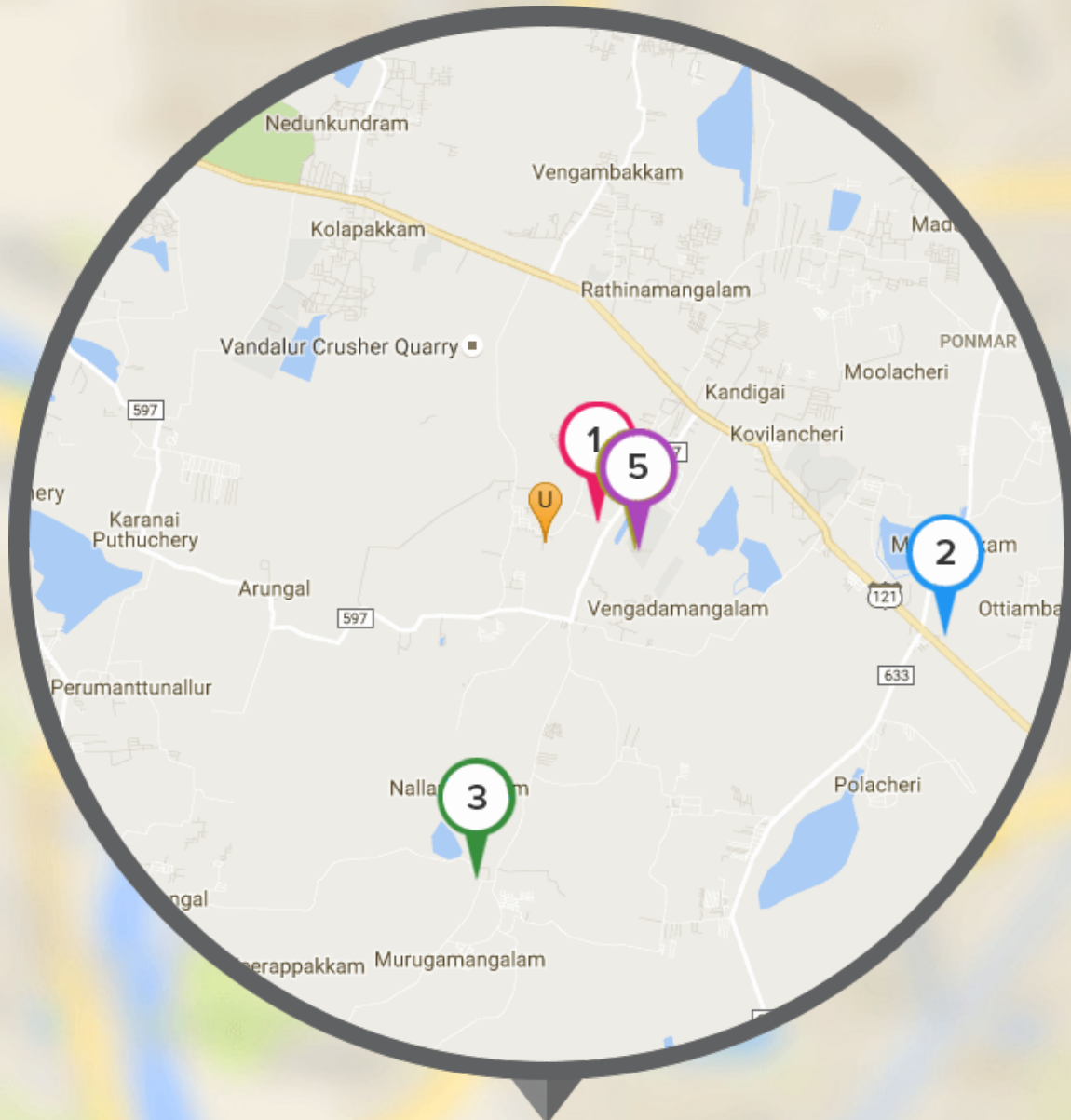
Project is expected to be delivered on Jan, 2017
Has seen a price appreciation of **14.2 %** over last **38**
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Schools Near Unitech Unihomes, Chennai



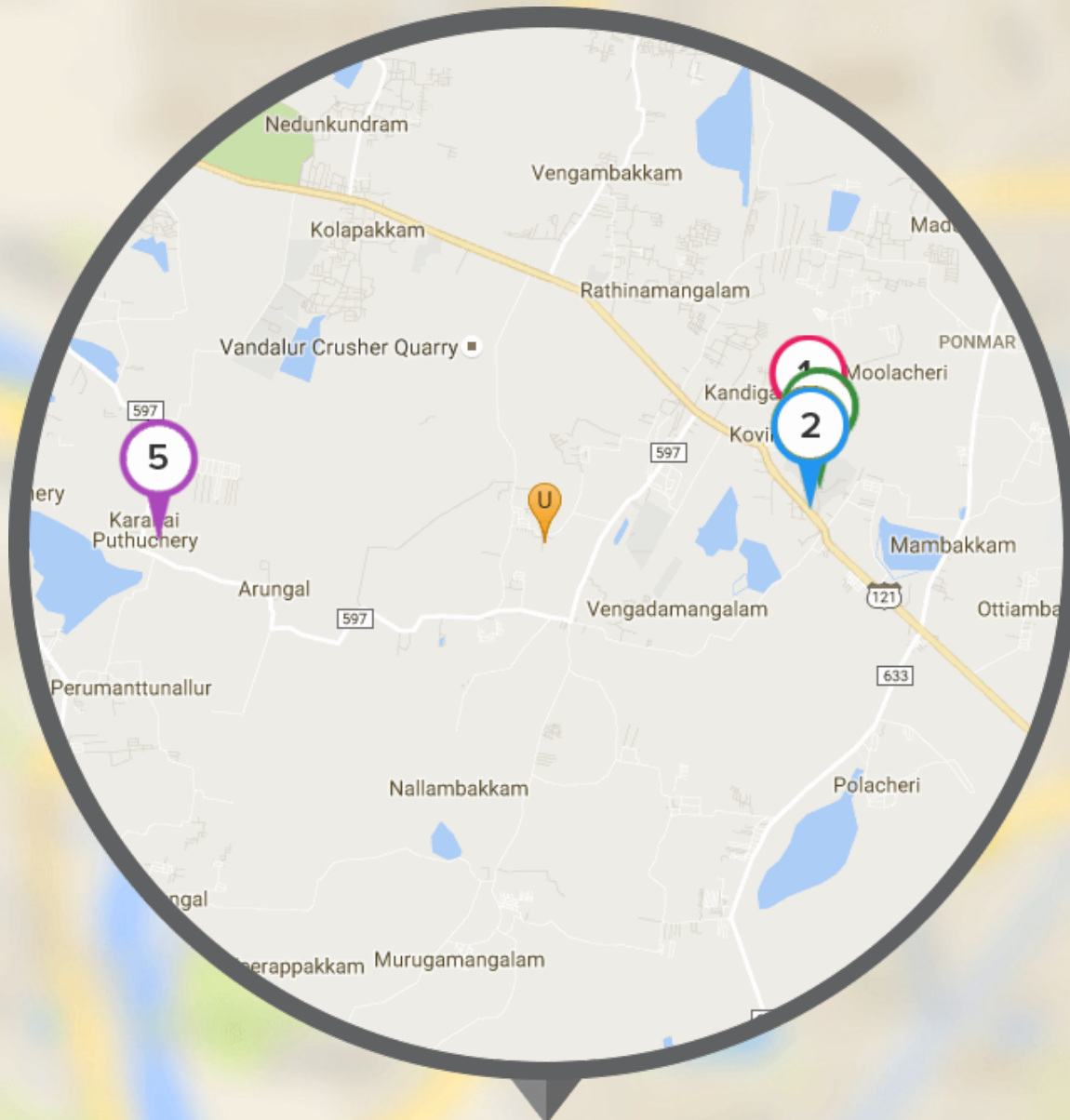
Schools

Top 5 Schools (within 5 kms)

- | | | |
|---|--|--------|
| 1 | Delhi Public School
★★★★★ | 0.60Km |
| 2 | Mambakkam Higher Secondary School
★★★ | 4.55Km |
| 3 | Kumizhi School
★★★ | 3.84Km |
| 4 | Ashwatha Boys Wing
★ | 0.99Km |
| 5 | Ashwatha Girls Wing
★ | 1.05Km |


Represents the location of Unitech Unihomes

Restaurants Near Unitech Unihomes, Chennai



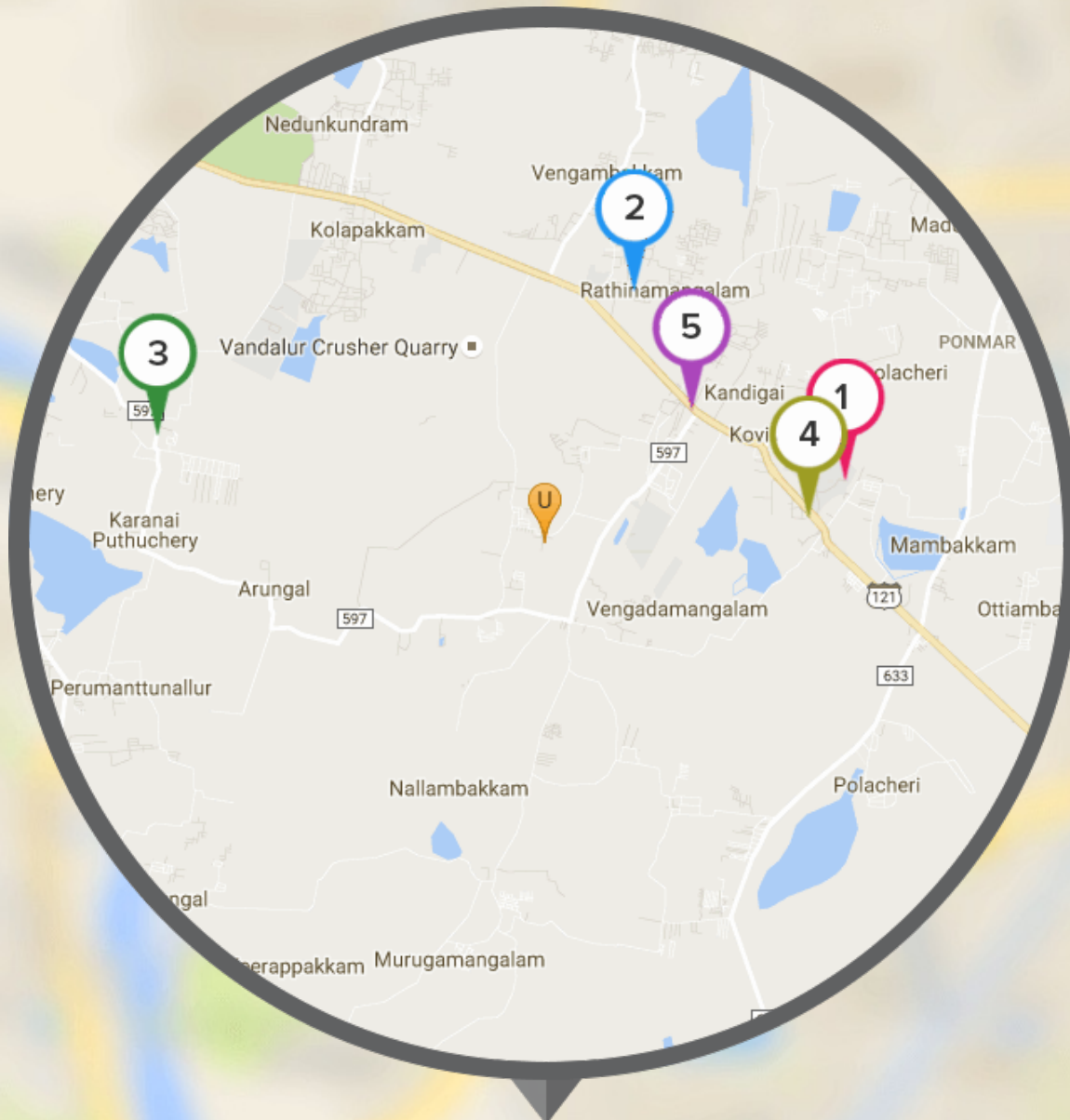
Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------------|---|--------|
| 1 | Cafeteria | ★ | 3.06Km |
| 2 | Dhaba | ★ | 2.96Km |
| 3 | Gazebo | ★ | 3.10Km |
| 4 | Brindavan Restaurant | ★ | 2.96Km |
| 5 | Hot Spot | ★ | 4.29Km |

 Represents the location of Unitech Unihomes


Restaurants

Hospitals Near Unitech Unihomes, Chennai



Top 5 Hospitals (within 5 kms)

- | | | | |
|---|------------------------------------|------|--------|
| 1 | VITC Health Centre | ★★★★ | 3.39Km |
| 2 | Tagore Dental College And Hospital | ★★ | 2.94Km |
| 3 | Arokia Annai Hospital | ★ | 4.46Km |
| 4 | Life Cell | ★ | 2.92Km |
| 5 | Kathir Memorial Hospital | ★ | 2.19Km |

 Represents the location of Unitech Unihomes

Hospitals



PROPTIGER



End to End Services



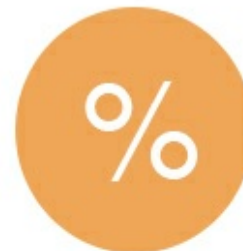
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