




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

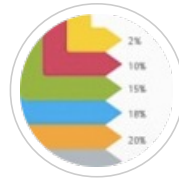
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

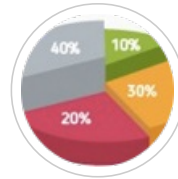


What is *PROPINSIGHT?*



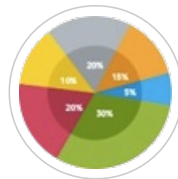
Price Insight

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.



Neelkanth Palms


Thane West, Mumbai


₹ 1.58 Cr onwards

Livability Score



 Project Size
9 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Dec '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

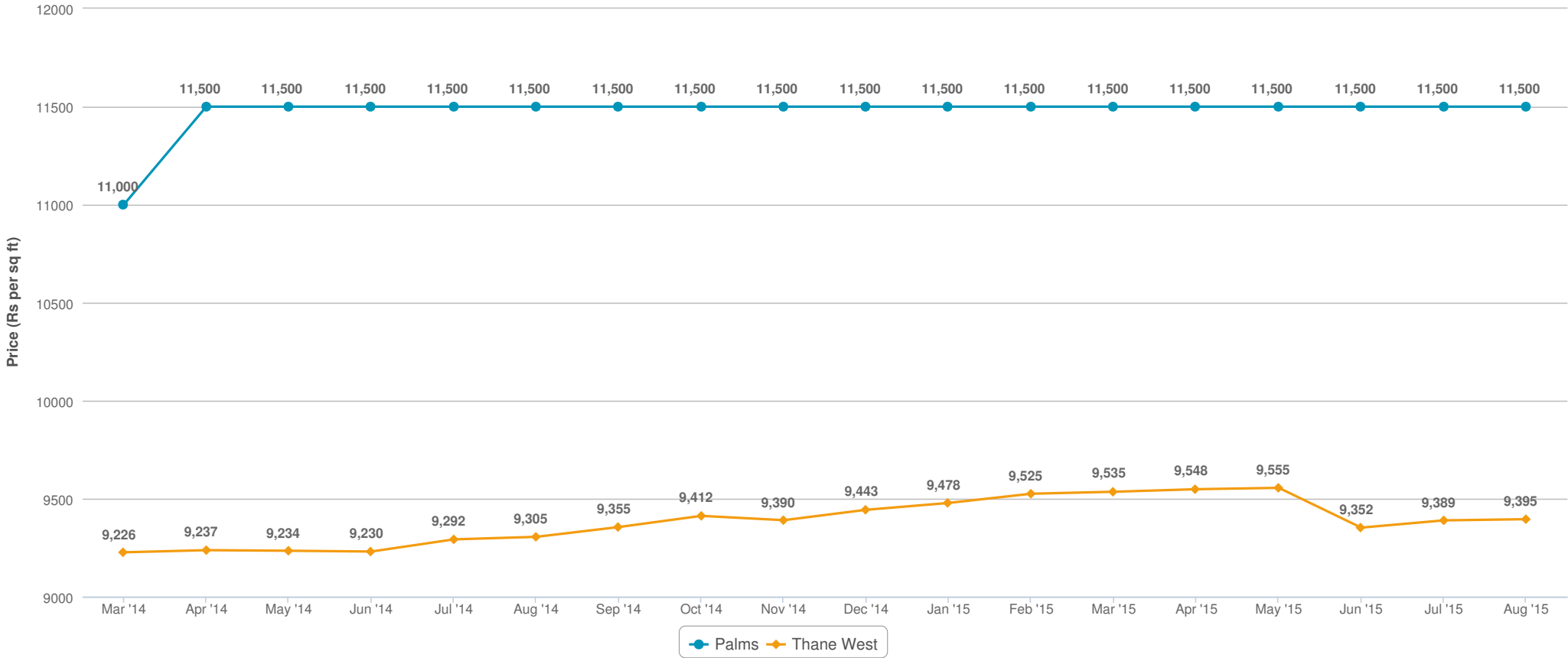


Demand Comparison

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

Price Trend Of Neelkanth Palms

Neelkanth Palms VS Thane West, Mumbai



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1373	1655	2303

Price Comparison With Other Projects Similar To Neelkanth Palms



Neelkanth Palms
Thane West, Mumbai



Cosmos Group Cosmos Horizon
Thane West, Mumbai



Hiranandani Developers The Walk
Thane West, Mumbai

Primary Purchase Price	11.5K/sq.ft.	15.8K/sq.ft.	12.0K/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	N.A.
Car Parking Charges	N.A.	N.A.	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 Neelkanth Palms



Neelkanth Palms's current price is Rs. 11500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Neelkanth Palms is overpriced by Rs. 2148.14/sq. ft.

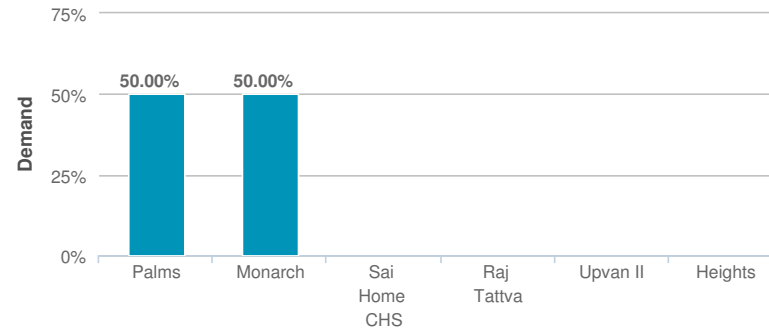
Highest price in the locality is for Ashar Monarch at 13771/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Rajesh LifeSpaces Raj Torres at 9009/sq. ft. and it is in Launching Soon stage.

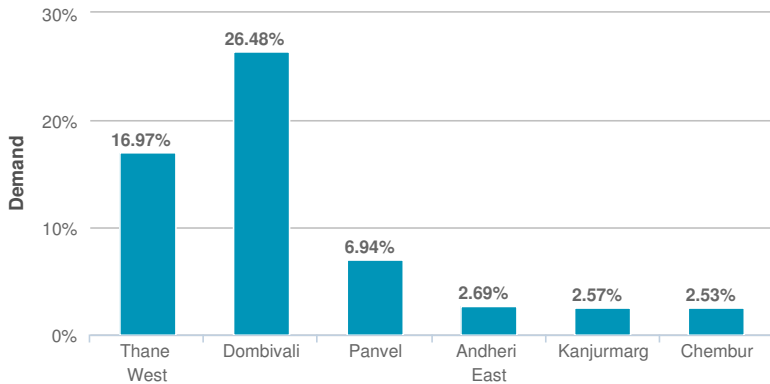
Analysis

- Palms has 50.00 % demand amongst all projects in Mumbai.
- The highest demand 50.00% in Mumbai is for Palms.
- The lowest demand 0.00% in Mumbai is for Sai Home CHS

Demand of projects in 5 km vicinity of Neelkanth Palms



Demand in popular localities of Mumbai



Analysis

- Thane West has 16.97 % demand amongst all projects in Mumbai.
- The highest demand 26.48% in Mumbai is for Dombivali.
- The lowest demand 2.53% in Mumbai is for Chembur



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

Neelkanth Palms Comparison With Other Similar Projects



Neelkanth Palms
Thane West, Mumbai



Cosmos Group Cosmos Horizon
Thane West, Mumbai



Hiranandani Developers The Walk
Thane West, Mumbai

Livability Rating*	6.7/10	6.7/10	6.6/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Neelkanth	Cosmos Group	Hiranandani Developers
Locality	Thane West, Mumbai	Thane West, Mumbai	Thane West, Mumbai
Number of Towers	9	6	3
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

Neelkanth Palms Comparison With Other Similar Projects (Continued ...)



Neelkanth Palms
Thane West, Mumbai



Cosmos Group Cosmos Horizon
Thane West, Mumbai



Hiranandani Developers The
Walk
Thane West, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	4	3.67	8.67
Loading Percentage	54.81%	N.A.	50.36%
Launch Date	Jan `04	Dec `11	Aug `13
Possession Date	Dec `17	Mar `18	Jun `16
Delay	18 month(s)	49 month(s)	On time

Amenities Comparison Of Neelkanth Palms With Other Similar Projects



Neelkanth Palms
Thane West, Mumbai



Cosmos Group Cosmos Horizon
Thane West, Mumbai



Hiranandani Developers The Walk
Thane West, Mumbai

Indoor Games			
Jogging Track			
Swimming Pool			
Landscaped Gardens			
Intercom			

Common Amenities

Gymnasium Children's play area Club House

Amenities not available in any project

24 X 7 Security Power Backup Sports Facility 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

Overview Of Developer (Neelkanth)



Established way back in the year 1938, Neelkanth Group is one of the oldest and reputed real estate developers in Mumbai .

The construction portfolio of the company includes residential, commercial and retail sectors. Presently, the company is developing large residential properties in Vidyavihar, Chember (Govandi), Thane , Ghatkopar (W) and Ghatkopar (E).

Few of the ongoing commercial projects of Neelkanth are Neelkanth Corporate Park, Bhaveshwar Arcade and Neelkanth Business Park. So far, Neelkanth Group Real Estate Company has constructed more than 20 million sq. ft. of land space across commercial, retail and residential sectors.

Top Neelkanth Group Projects

- Vihar in Chembur , Mumbai comprising 84 units of 2 and 3 BHK apartments with sizes ranging from 1,023 sq. ft. to 1,370 sq. ft.
- Girija in Thane West , Mumbai offering 2 and 3 BHK apartments.
- Mansoravar in Thane West , Mumbai offering 2, 3 and 5 BHK apartments.
- Neelkanth Valley in Ghatkopar East , Mumbai offering 2 and 3 BHK apartments.

Projects under Construction:

Key residential projects by Neelkanth Group currently under construction are:

- Neelkanth Greens in Thane West , Mumbai comprising 1,056 units of 2 and 3 BHK apartments with sizes ranging from 839 sq. ft. to 1,018 sq. ft.
- Neelkanth Palms in Thane West , Mumbai comprising 732 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,288 sq. ft. to 2,155 sq. ft.
- One of the Neelkanth Group new projects in Ghatkopar East , Mumbai i s Neelkanth Royale comprising 40 units of 3 and 4 BHK apartments with sizes ranging from 2,425 sq. ft. to 3,102 sq. ft.
- Enclave in Ghatkopar West , Mumbai comprising 200 units of 2 and 3 BHK apartments with sizes ranging from 1,188 sq. ft. to 1,527 sq. ft.

Thane Municipal Corporation has honored Neelkanth Group for Best Landscape in the category of less than 1acre Garden for Neelkanth Palms in 2005. It has also received an award by the TMC in 2005 for Best Avenue Trees planted.

Experience	77 Years
Project Delivered	13
Ongoing Projects	4

Top Projects Delivered By Neelkanth



Livability Score

7.3

Neelkanth Vihar
Chembur, Mumbai

Project was delivered on Nov, 2013



NOT AN ACTUAL PROJECT IMAGE Livability Score

7.2

Neelkanth Valley
Ghatkopar East, Mumbai

Project was delivered on Feb, 2006



Livability Score

6.4

Neelkanth Kingdom
Ghatkopar West, Mumbai

Project was delivered on Jul, 2013



Livability Score

6.2

Neelkanth Royale
Ghatkopar East, Mumbai

Project was delivered on Jan, 2015



Livability Score

7.5

Neelkanth The Regent

Ghatkopar East, Mumbai

Project is expected to be delivered on Sep, 2016



Livability Score

6.7

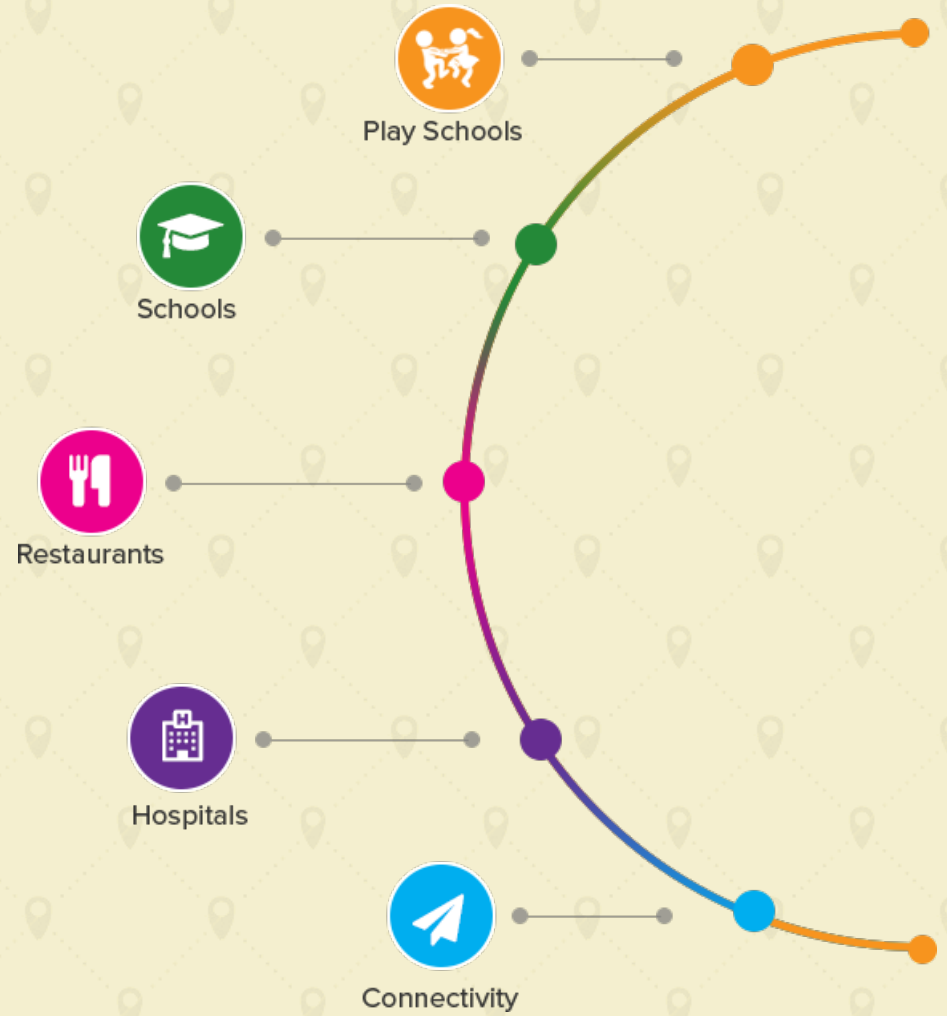
Neelkanth Palms

Thane West, Mumbai

Project is expected to be delivered on Dec, 2017
after a delay of 18 month(s).
Has seen a price appreciation of 10.6 % over last 29
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Neelkanth Palms, Mumbai

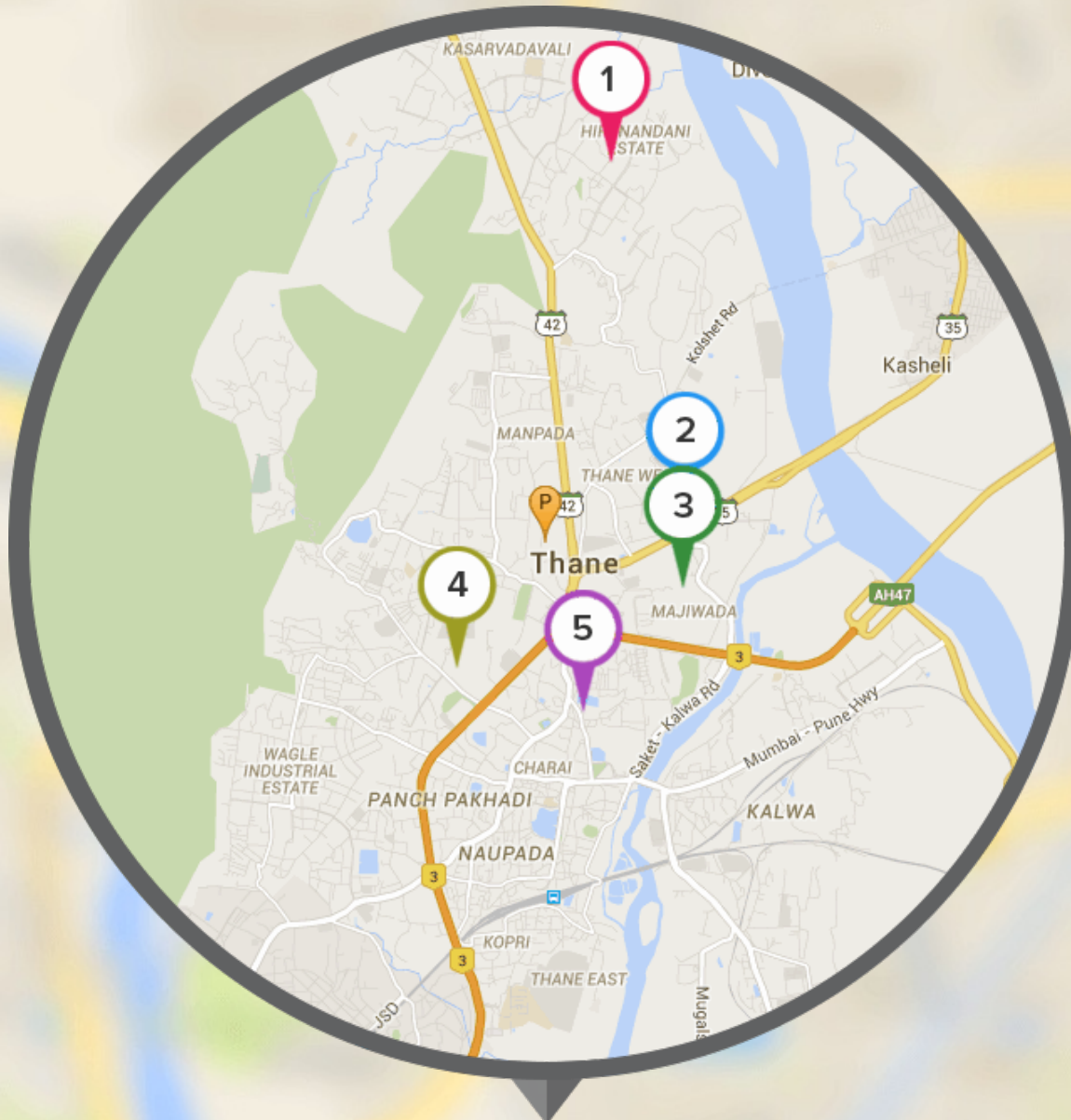


Top 5 Play Schools (within 5 kms)

- 1** Tulips Nursery & Playground
★★★★★ 4.97Km
- 2** RAINBOW SCHOOL
★★★★ 1.37Km
- 3** Rainbow Pre-School International.
★★★★ 1.35Km
- 4** myNEST
★★★★ 1.29Km
- 5** Little Flower Kindergarten
★★★ 1.66Km

P Represents the location of Neelkanth Palms

Play Schools

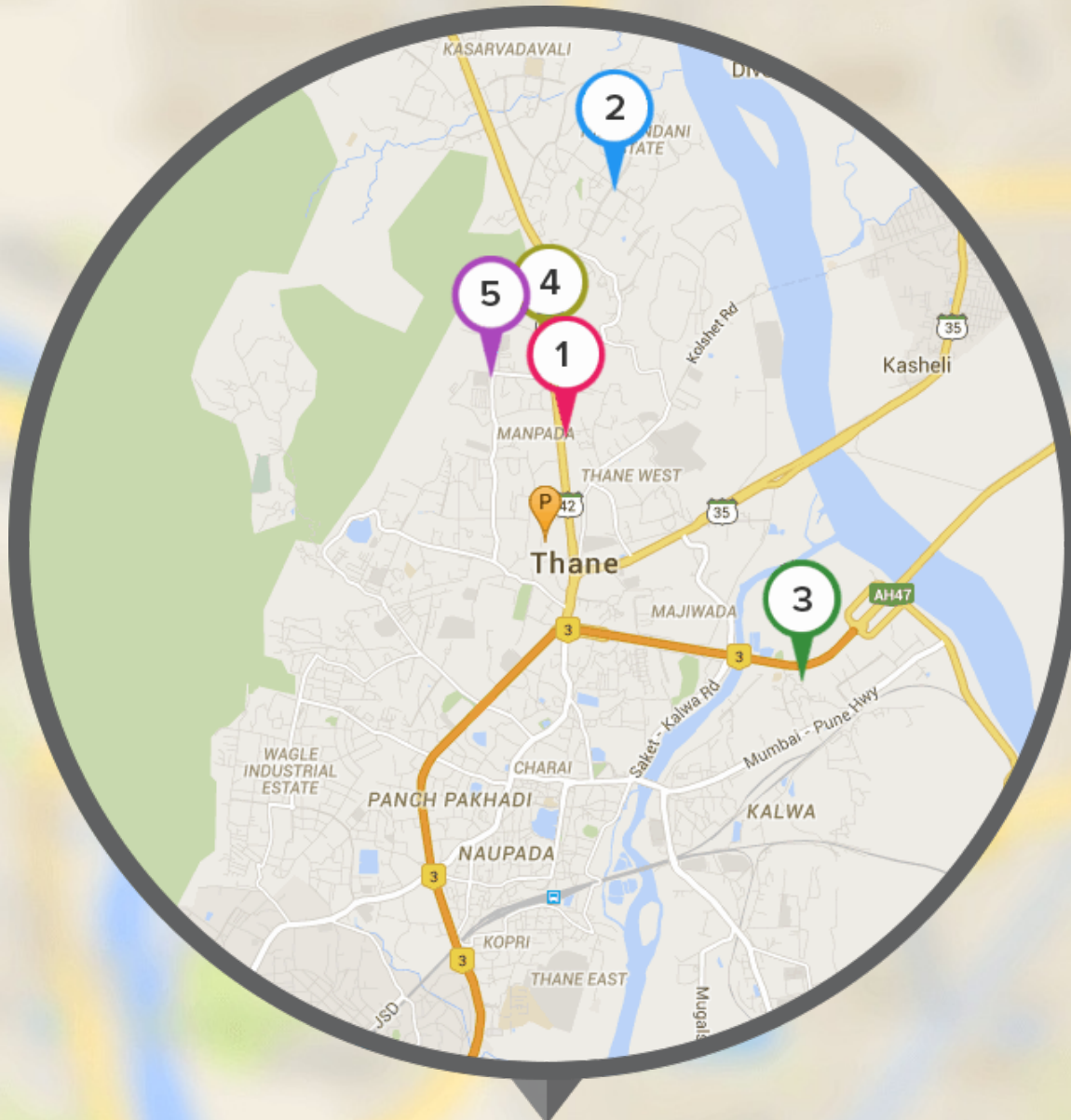


Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|-------------------------------------|-------|--------|
| 1 | Hiranandani Foundation School | ★★★★★ | 4.11Km |
| 2 | L H Hiranandani School | ★★★★★ | 1.52Km |
| 3 | Don Bosco English School | ★★★★★ | 1.56Km |
| 4 | Smt. Sulochanadevi Singhania School | ★★★★ | 1.68Km |
| 5 | Holy Cross Convent High School | ★★★★ | 1.88Km |


 Represents the location of Neelkanth Palms



Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------------|---|--------|
| 1 | Yummy Dogs | ★ | 1.11Km |
| 2 | Yum Yum Arcadia | ★ | 3.81Km |
| 3 | Ravindra Restaurant | ★ | 3.14Km |
| 4 | Chetan Bar & Restaurant | ★ | 1.88Km |
| 5 | Y Not | ★ | 1.83Km |

 Represents the location of Neelkanth Palms


Hospitals Near Neelkanth Palms, Mumbai



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Jupiter Hospital
★★★★★ | 1.22Km |
| 2 | Hiranandani Hospital
★★★★★ | 2.37Km |
| 3 | Sunjeevan Hospital and ICU
★★★★ | 2.01Km |
| 4 | Shrimati Sunita Devi Singhania Hospital
★★★★ | 0.95Km |
| 5 | Apollo Hospitals Enterprise Ltd
★★★★ | 1.18Km |

 Represents the location of Neelkanth Palms



PROPTIGER



End to End Services



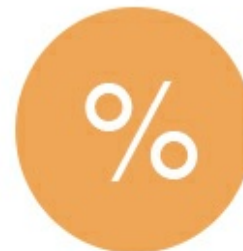
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