



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.



Brigade Golden Triangle


Budigere Cross, Bangalore


₹ 47.4 Lacs onwards

Livability Score



 Project Size
6 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Dec '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

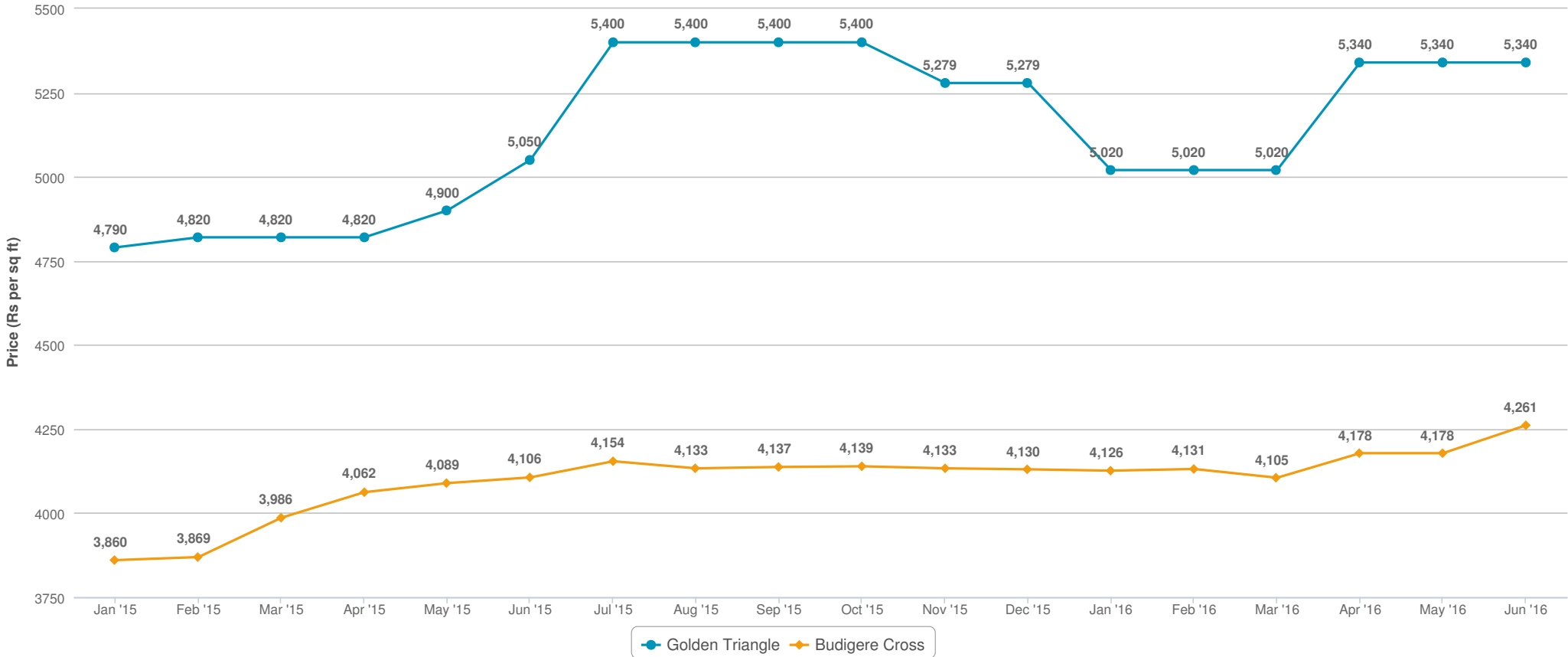


Demand Comparison

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

Price Trend Of Brigade Golden Triangle

Brigade Golden Triangle VS Budigere Cross, Bangalore



Property Type	2BHK+2T	3BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	968, 1200, 1210	1480, 1490	1630, 1640, 1720	2010

Price Comparison With Other Projects Similar To Brigade Golden Triangle



Brigade Golden Triangle
Budigere Cross, Bangalore



VBHC Serene Town
Sai Baba Ashram, Bangalore



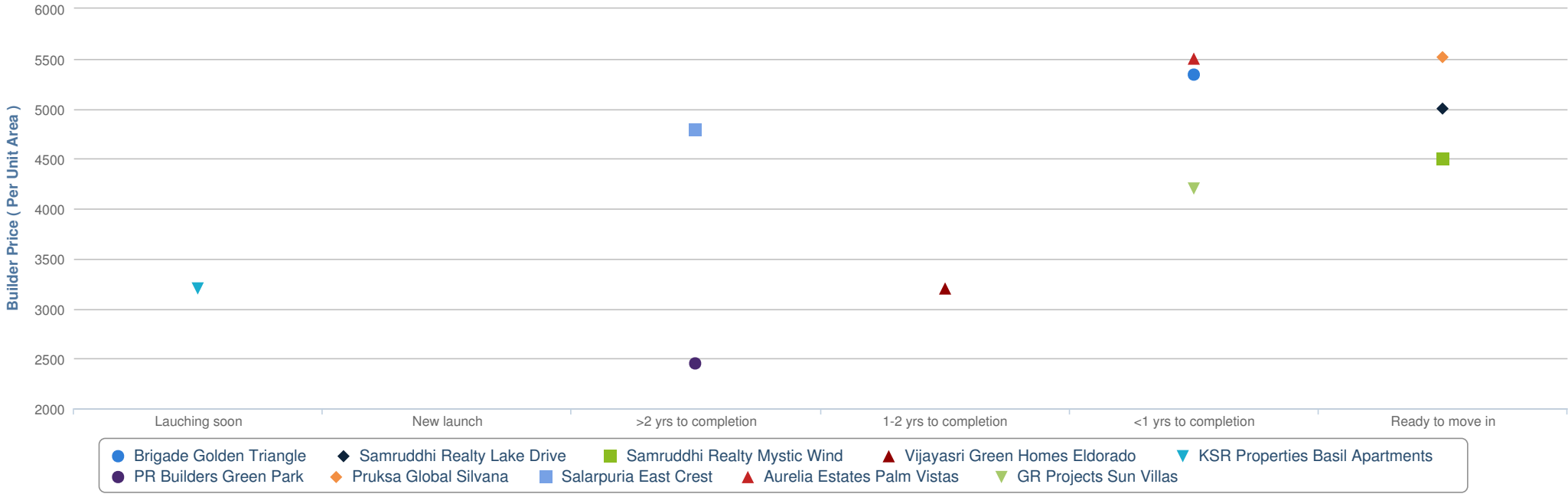
Assetz Homes Marq Ph 1
Sai Baba Ashram, Bangalore

Primary Purchase Price	5,340/sq.ft.	5,250/sq.ft.	5,100/sq.ft.
Advance Maintenance Charges (Month)	Rs. 12 (One time)	Rs. 24 (One time)	Rs. 12 (One time)
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	Covered : Rs. 2.2 Lacs (One time)	Covered : Rs. 2.5 Lacs (One time)
Power Backup Charges	N.A.	Rs. 35,000 (One time)	N.A.
Club House Charges	Rs. 90,000 (One time)	Rs. 85,000 (One time)	Rs. 2 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Brigade Golden Triangle



Brigade Golden Triangle's current price is Rs. 5340/sq. ft. and it is in Under Construction stage.

In comparison to locality, Brigade Golden Triangle is overpriced by Rs. 1078.23/sq. ft.

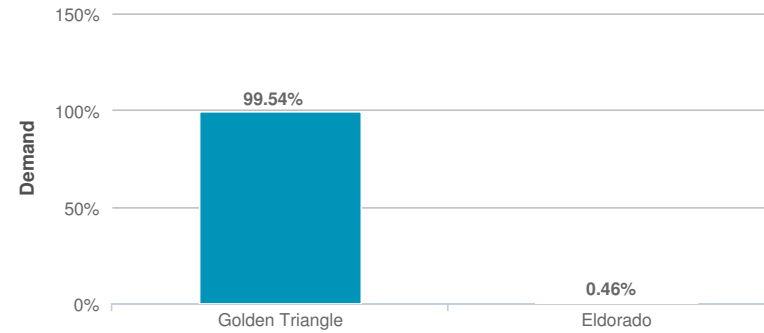
Highest price in the locality is for Pruksha Global Silvana at 5515/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at PR Builders Green Park at 2450/sq. ft. and it is in Under Construction stage.

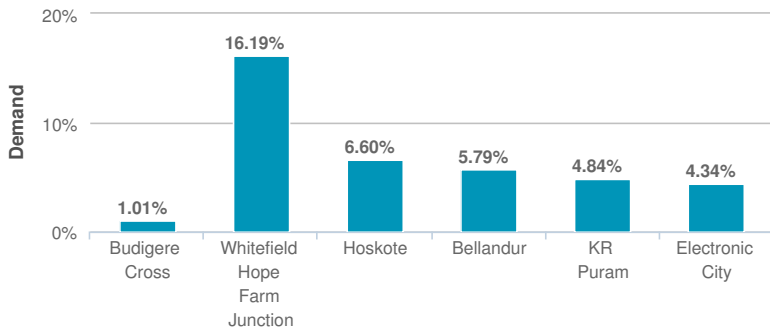
Analysis

- Golden Triangle has 99.54 % demand amongst all projects in Bangalore.
- The highest demand 99.54% in Bangalore is for Golden Triangle.
- The lowest demand 0.46% in Bangalore is for Eldorado

Demand of projects in 5 km vicinity of Brigade Golden Triangle



Demand in popular localities of Bangalore



Analysis

- Budigere Cross has 1.01 % demand amongst all projects in Bangalore.
- The highest demand 16.19% in Bangalore is for Whitefield Hope Farm Junction.
- The lowest demand 1.01% in Bangalore is for Budigere Cross



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

Brigade Golden Triangle Comparison With Other Similar Projects



Brigade Golden Triangle
Budigere Cross, Bangalore



VBHC Serene Town
Sai Baba Ashram, Bangalore



Assetz Homes Marq Ph 1
Sai Baba Ashram, Bangalore

Livability Rating*	8.7/10	8.3/10	8.3/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Brigade	VBHC	Assetz Homes
Locality	Budigere Cross, Bangalore	Sai Baba Ashram, Bangalore	Sai Baba Ashram, Bangalore
Number of Towers	6	4	4
Project Land Area	18 Acres	2.2 Acres	28 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



Brigade Golden Triangle
Budigere Cross, Bangalore



VBHC Serene Town
Sai Baba Ashram, Bangalore



Assetz Homes Marq Ph 1
Sai Baba Ashram, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	8	3.93	8.6
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Mar `13	Apr `14	Sep `14
Possession Date	Dec `16	Aug `16	Oct `17
Delay	11 month(s)	2 month(s)	On time

Amenities Comparison Of Brigade Golden Triangle With Other Similar Projects



Brigade Golden Triangle
Budigere Cross, Bangalore



VBHC Serene Town
Sai Baba Ashram, Bangalore



Assetz Homes Marq Ph 1
Sai Baba Ashram, Bangalore

Maintenance Staff



Multipurpose Room



Jogging Track



Common Amenities

Gymnasium Swimming Pool Children's play area Club House Indoor Games Sports Facility Intercom

Landscaped Gardens Car Parking Rain Water Harvesting 24 X 7 Security Power Backup

Amenities not available in any project

Cafeteria Golf Course



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 (Brigade)

builder image

Established in 1986 and headquartered in Bangalore Brigade Group is one of the South India's leading real estate company with property development as its main focus. Mr P.V. Maiya is the independent Director of the Brigade Group.

The company has branch offices in several cities in South India, an accredited agent in the USA and a representative office in Dubai . Brigade develops property in all major cities in South India which are Kochi .

The firm prides itself with a diverse multi-domain portfolio that includes property management services, education, property development and hospitality.

Top Projects till Date:

- Sonata in Vasanth Nagar , Bangalore comprising of 16 units of 3 BHK apartments with sizes ranging from 2,500 sq. ft. to 2,780 sq. ft.
- Metropolis in Mahadevapura , Bangalore comprising of 1, 2 and 3 BHK apartments with sizes ranging from 800 sq. ft. to 1,960 sq. ft.
- Crescent in Frazer Town , Bangalore comprising of 10 units of 4 BHK apartments with sizes ranging from 4,190 sq. ft. to 4,290 sq. ft.

Few of its key under construction residential projects are:

- Rhapsody in Vasanth Nagar , Bangalore comprising of 8 units of 4 BHK apartments with sizes ranging from 4,700 sq. ft. to 4,730 sq. ft.
- Meadows in Kanakapura Road Beyond Nice Ring Road , Bangalore comprising of 1,848 units of 1, 2 and 3 BHK apartments with sizes ranging from 700 sq. ft. to 1,150 sq. ft.
- Orchards Value Homes in Devanahalli , Bangalore comprising of 528 units of 2 and 3BHK apartments with sizes ranging from 1,000 sq. ft. to 1,210 sq. ft.

Construction World ranked Brigade Group among India's top 10 builders for consistent five years from 2007 to 2011. Not only this, the company also received Best Office Space Award—World Trade Center Bangalore and Brigade Gateway at the CREDAI Real Estate Awards Karnataka 2013.

Experience	30 Years
Project Delivered	76
Ongoing Projects	24

Top Projects Delivered By Brigade



Livability Score

9.3

Brigade Sparkle
J P Nagar, Mysore

Project was delivered on Mar, 2013



Livability Score

9.2

Brigade Rhapsody
Vasanth Nagar, Bangalore

Project was delivered on Oct, 2014 after a delay of 3 month(s).

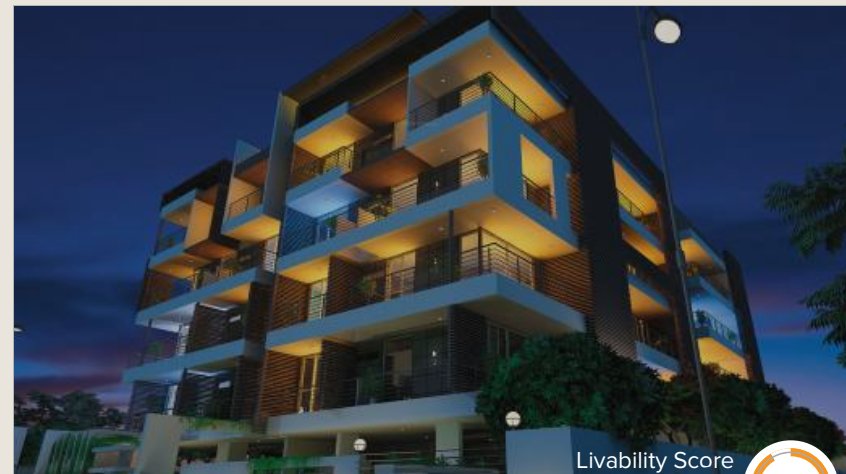


Livability Score

9.2

Brigade Gateway Enclave
Rajaji Nagar, Bangalore

Project was delivered on Oct, 2011



Livability Score

9.1

Brigade Sonata
Vasanth Nagar, Bangalore

Project was delivered on Sep, 2013 after a delay of 7 month(s).



Livability Score

9.3

Brigade No 7

Banjara Hills, Hyderabad

Project is expected to be delivered on Sep, 2016
after a delay of 11 month(s).

Has seen a price appreciation of **11.9 %** over last **38**
month(s)



Livability Score

8.7

Brigade Wisteria at Meadows

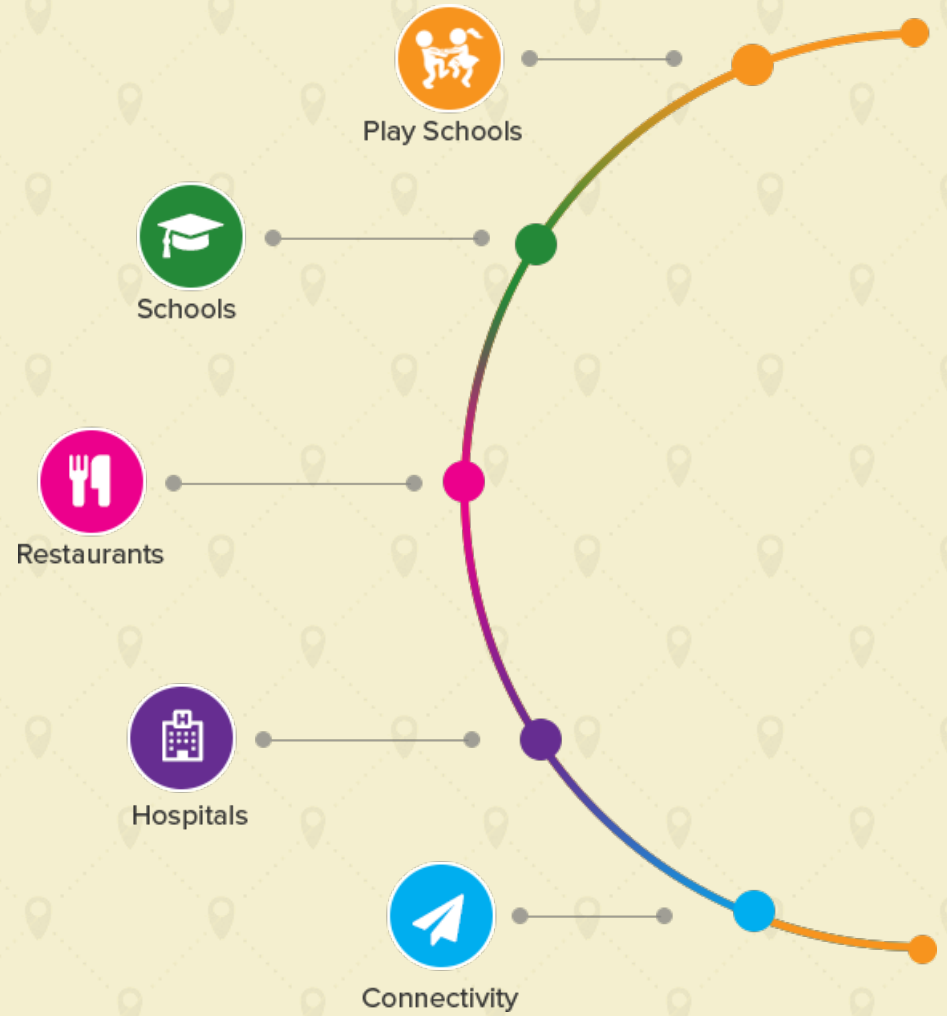
Kanakapura Road Beyond Nice Ring Road, Bangalore

Project is expected to be delivered on Sep, 2016
after a delay of 12 month(s).

Has seen a price appreciation of **11.9 %** over last **29**
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Brigade Golden Triangle, Bangalore



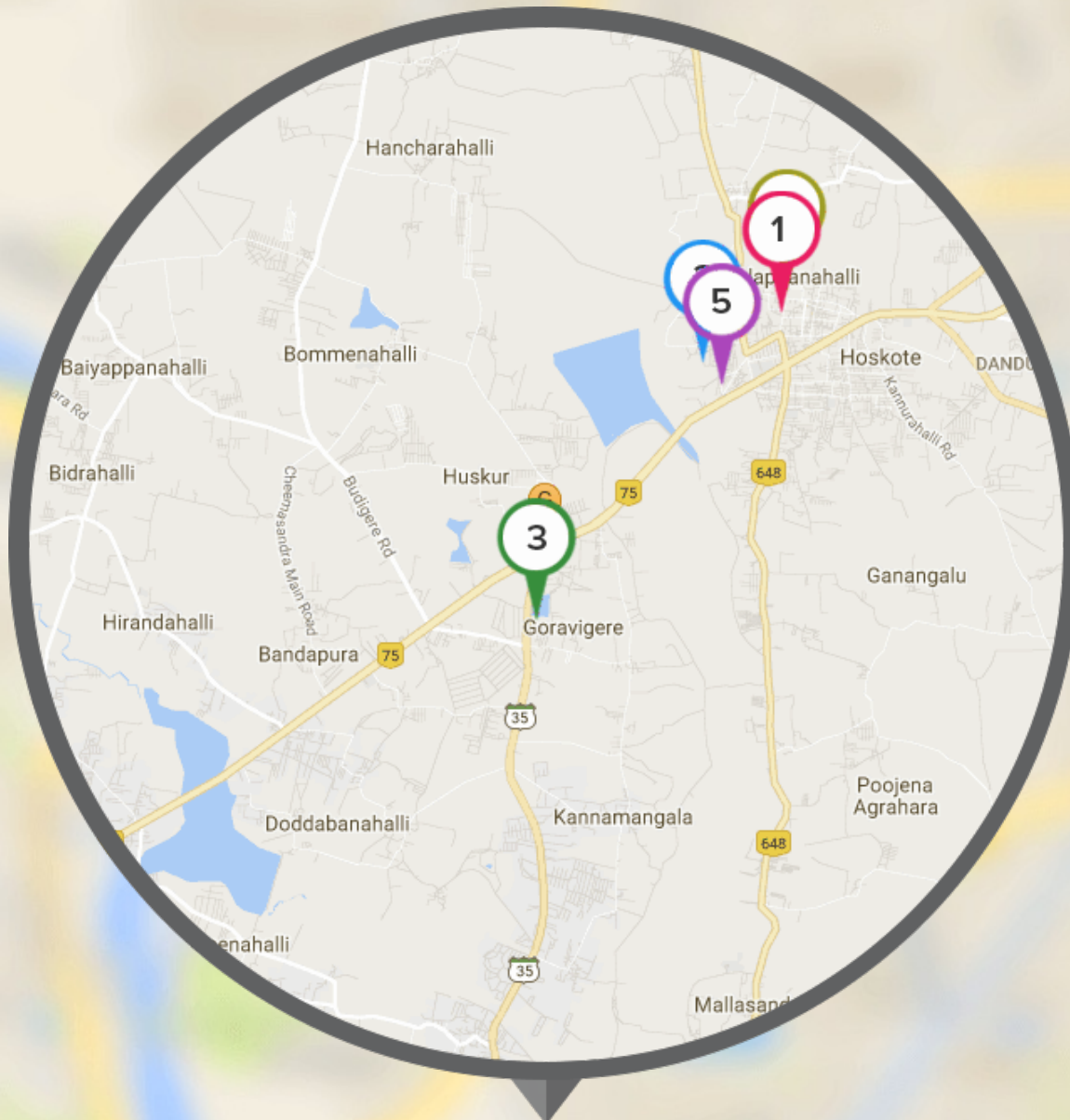
Top 1 Play Schools (within 5 kms)

1 EuroKids Hoskote
★★★★★ 3.13Km

G Represents the location of Brigade Golden Triangle

Play Schools


Schools Near Brigade Golden Triangle, Bangalore



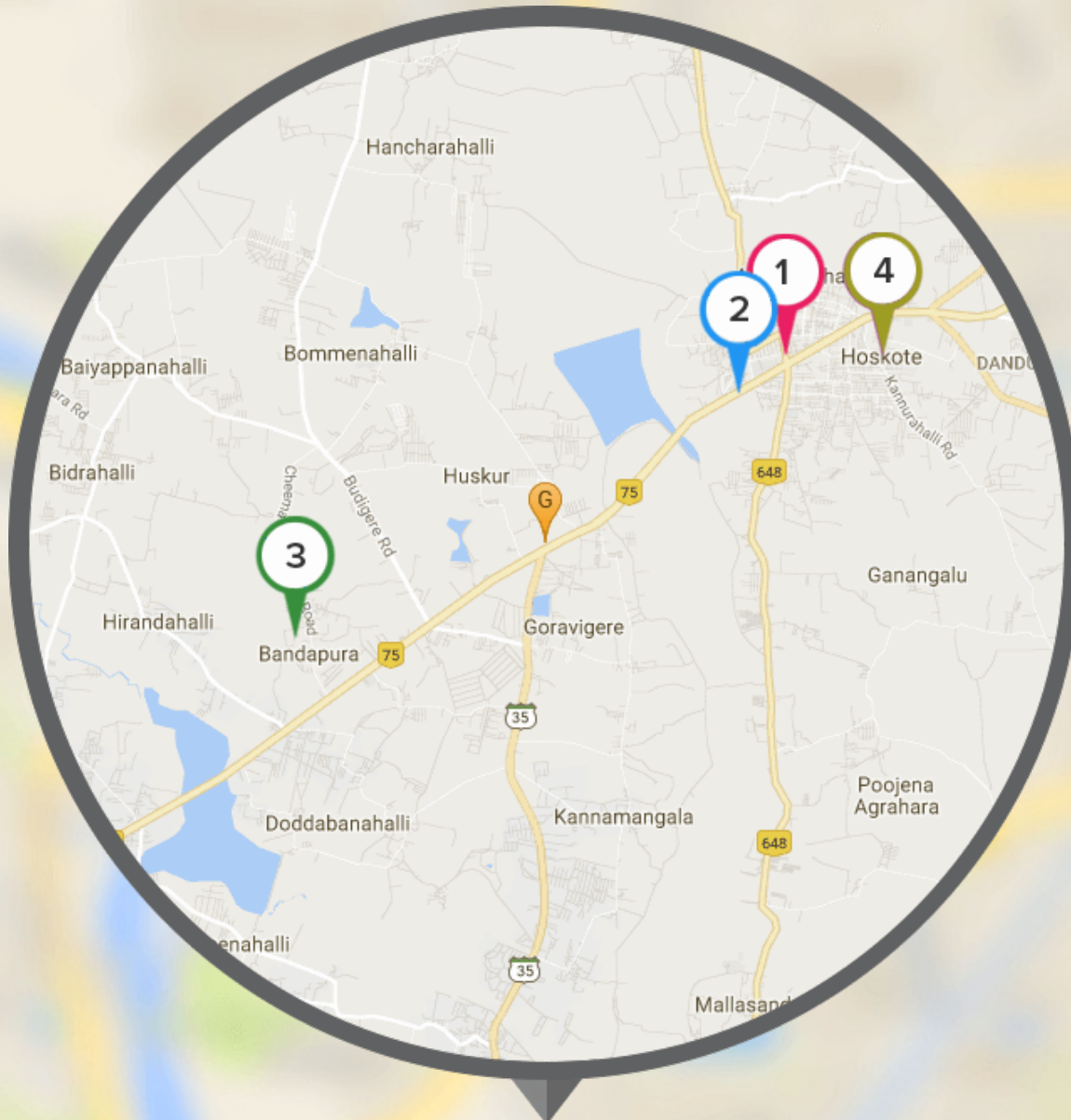
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|-----------------------------|-------|--------|
| 1 | G.K.B.M.S School | ★★★★★ | 3.65Km |
| 2 | Bharath Matha School | ★★★★★ | 2.66Km |
| 3 | VIBGYOR High School | ★★★★★ | 0.87Km |
| 4 | SB School | ★★★★ | 3.86Km |
| 5 | Citizen English High School | ★★★★ | 2.64Km |

 Represents the location of Brigade Golden Triangle


Restaurants Near Brigade Golden Triangle, Bangalore



Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------|---|--------|
| 1 | Sri Guru Nalapaka | ★ | 3.35Km |
| 2 | Ragi mane | ★ | 2.69Km |
| 3 | Shapoor Janji | ★ | 2.98Km |
| 4 | Five Star Chicken | ★ | 4.27Km |
| 5 | Me (Meat And Eat) | ★ | 4.27Km |

 Represents the location of Brigade Golden Triangle


Hospitals Near Brigade Golden Triangle, Bangalore



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** MISSION HOSPITAL
★★★★ 3.21Km
- 2** KEMPANNA NURSING HOME
★★★ 3.42Km
- 3** Dhruva Nursing Home
★★★ 3.32Km
- 4** SHREYAS MATERNITY HOSPITAL
★★ 3.10Km
- 5** Asha Nursing Home
★★ 3.42Km

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PROPTIGER



End to End Services



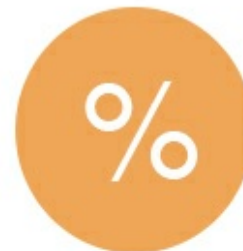
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