




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

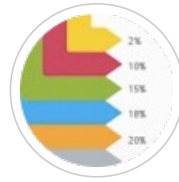
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

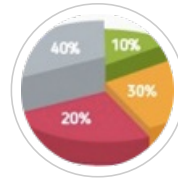


What is *PROPINSIGHT?*



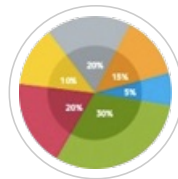
Price Insight

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.



PROPTIGER.com

Purti Group Purti Star


Rajarhat, Kolkata


₹ 35.4 Lacs onwards

Livability Score



 Project Size
2 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Oct '14



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

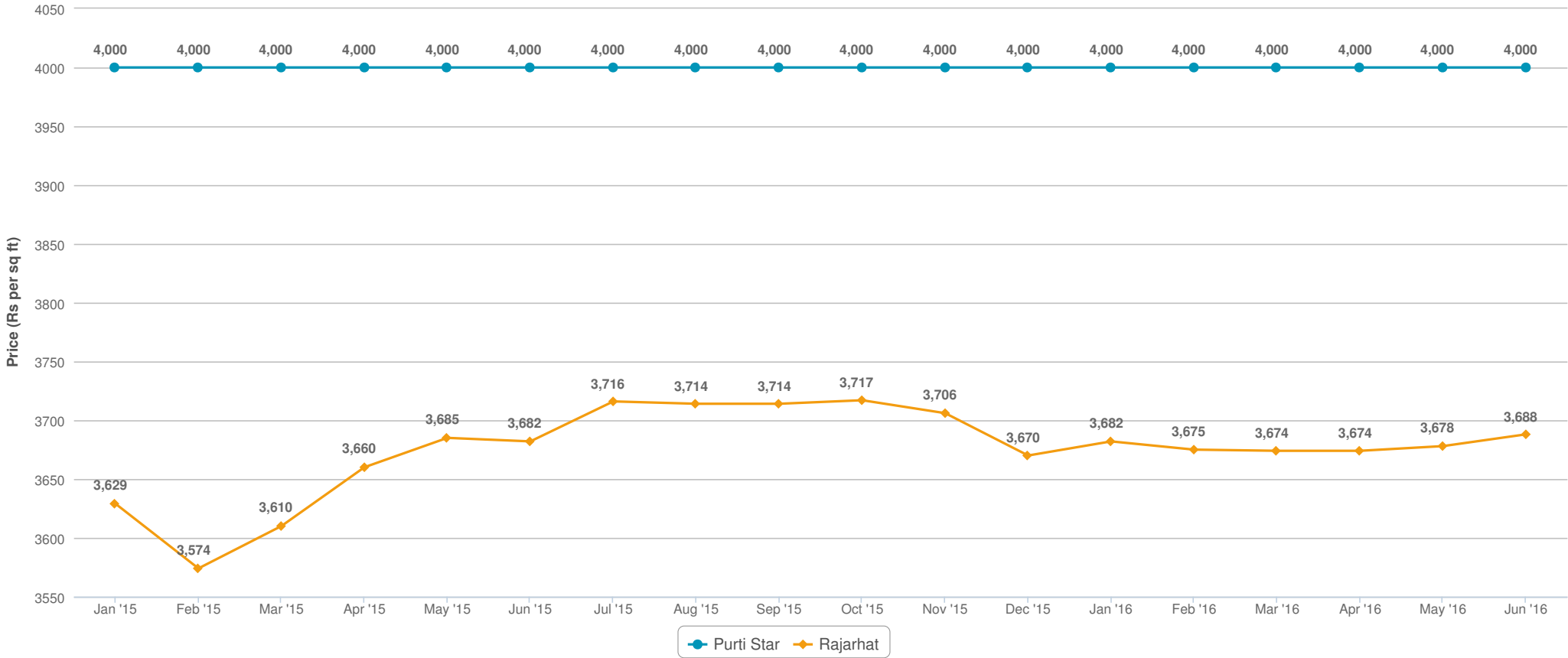


Demand Comparison

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

Price Trend Of Purti Group Purti Star

Purti Group Purti Star VS Rajarhat, Kolkata



Property Type	2BHK+2T	3BHK+2T
Area (sq.ft.)	885	1111



Price Comparison With Other Projects Similar To Purti Group Purti Star



Purti Group Purti Star
Rajarhat, Kolkata



Jain Group Dream Residency
Manor
Rajarhat, Kolkata



Ambey Group Florence
Rajarhat, Kolkata

Primary Purchase Price	4,000/sq.ft.	4,195/sq.ft.	3,800/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	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 Purti Group Purti Star



Purti Group Purti Star's current price is Rs. 4000/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Purti Group Purti Star is overpriced by Rs. 311.01/sq. ft.

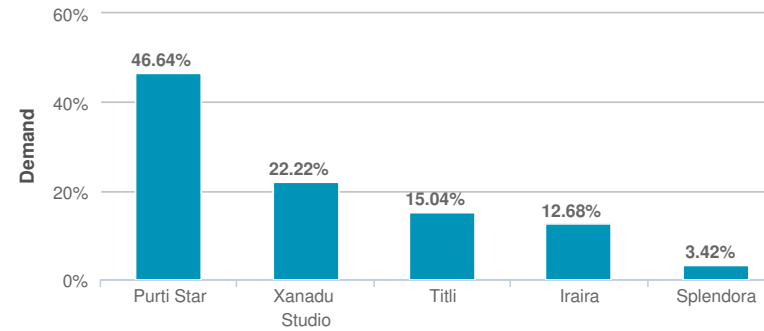
Highest price in the locality is for Team Taurus Bellagio LVL Next at 4700/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Red Ant Iraira at 2550/sq. ft. and it is in Launching Soon stage.

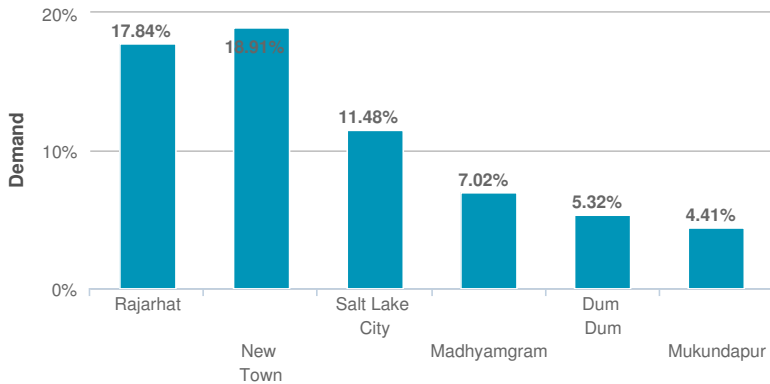
Analysis

- Purti Star has 46.64 % demand amongst all projects in Kolkata.
- The highest demand 46.64% in Kolkata is for Purti Star.
- The lowest demand 3.42% in Kolkata is for Splendor

Demand of projects in 5 km vicinity of Purti Group Purti Star



Demand in popular localities of Kolkata



Analysis

- Rajarhat has 17.84 % demand amongst all projects in Kolkata.
- The highest demand 18.91% in Kolkata is for New Town.
- The lowest demand 4.41% in Kolkata is for Mukundapur



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

Purti Group Purti Star Comparison With Other Similar Projects



Purti Group Purti Star
Rajarhat, Kolkata



Jain Group Dream Residency
Manor
Rajarhat, Kolkata



Ambey Group Florence
Rajarhat, Kolkata

Livability Rating*	8.0/10	8.2/10	7.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Purti Group	Jain Group	Ambey Group
Locality	Rajarhat, Kolkata	Rajarhat, Kolkata	Rajarhat, Kolkata
Number of Towers	2	8	2
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

Purti Group Purti Star Comparison With Other Similar Projects (Continued ...)



Purti Group Purti Star
Rajarhat, Kolkata



Jain Group Dream Residency
Manor
Rajarhat, Kolkata



Ambey Group Florence
Rajarhat, Kolkata

Part of Township	No	No	No
Average Flats Per Floor	9.5	3.81	2
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `10	Jul `10	Aug `12
Possession Date	Oct `14	Dec `15	Jul `15
Delay	8 month(s)	25 month(s)	On time

Amenities Comparison Of Purti Group Purti Star With Other Similar Projects



Purti Group Purti Star
Rajarhat, Kolkata



Jain Group Dream Residency
Manor
Rajarhat, Kolkata



Ambey Group Florence
Rajarhat, Kolkata

Garden			
Security			
Community Hall			
Gymnasium			
Swimming Pool			

Common Amenities	Intercom
Amenities not available in any project	Sports Facility Club House Cafeteria Jogging Track 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 (Purti Group)



Purti Group is a leading player in the domestic real estate sector and was formed 20 years back with a mission towards delivering top class products and services to customers across the country. The Group has a significant presence in West Bengal in addition to other areas like Rajasthan, NCR, Maharashtra, Madhya Pradesh and Tripura. The core businesses of the Group include edible oil manufacturing, infrastructure development and real estate, investment and finance, education/information technology, PE tube manufacturing, non conventional power generation and more.

The Group has already earned huge success in the edible oil industry, being one of the biggest and most reputed manufacturers of soya bean oil, mustard oil, refined rice bran oil and palm oil in the country. All property by Purti Group is representative of functionality, efficiency and supreme quality and it has succeeded in transforming the skyline of Kolkata to a large extent. There are NBFC companies held under the Group which provide investment opportunities and other financial services. The Purti Group also has a significant presence in the professional education and training and development arena with diploma and degree programs at both Masters and Bachelors levels. The Group also works with associates in Canada, USA, Brazil, UK and Australia and collaborates with some of India's best universities. The Group has also setup windmills at Dhule and Sangli in Maharashtra as part of its mission to serve the country and also maintains teak and rubber plantations in Jabalpur and Tripura respectively.

Unique Selling Point:

When it comes to the realty arm of the Group, commitment to quality is the biggest USP. The Group believes in making use of quality construction techniques along with efficient project development and timely delivery. Development is a keyword at the Group and it is forever focused on identifying newer areas of growth and progress with regard to satisfying customers and coming up with more innovative realty projects.

Landmark Projects:

Some of the landmark projects developed by the Group include Purti Flowers, a premium projects located only ten minutes away from the Taratala Crossing. This project spreads over 4 acres and offers 2 and 3 BHK apartments to buyers. The project consists of 500 units and comes with several premium amenities for residents as well. Another landmark project of the Group, Purti Colors, is located in close proximity to Behala Chowrasta and comes with 2 and 3 BHK apartments for buyers. The project consists of 144 units spread across 9 residential towers. Purti Lakeview is another posh

Experience	N.A
Project Delivered	8
Ongoing Projects	5

project located at Jyotish Roy Road which is a stone's throw away from New Alipore. This project also offers 2 and 3 BHK apartments to buyers and comes with several premium amenities and other facilities for residents.

Top Projects Delivered By Purti Group



Livability Score

8.0

Purti Group Purti Utsav
New Town, Kolkata

Project was delivered on Mar, 2011



Livability Score

8.0

Purti Group Purti Star
Rajarhat, Kolkata

Project was delivered on Oct, 2014 after a delay of 8 month(s).



Livability Score

7.1

Purti Group Puri Regency
Tollygunge, Kolkata

Project was delivered on Oct, 2015



Livability Score

8.4

Purti Group Flowers

Metiabruz, Kolkata

Project is expected to be delivered on May, 2017
after a delay of 101 month(s).

Has seen a price appreciation of 7 % over last 38 month(s)



Livability Score

8.4

Purti Group Aqua

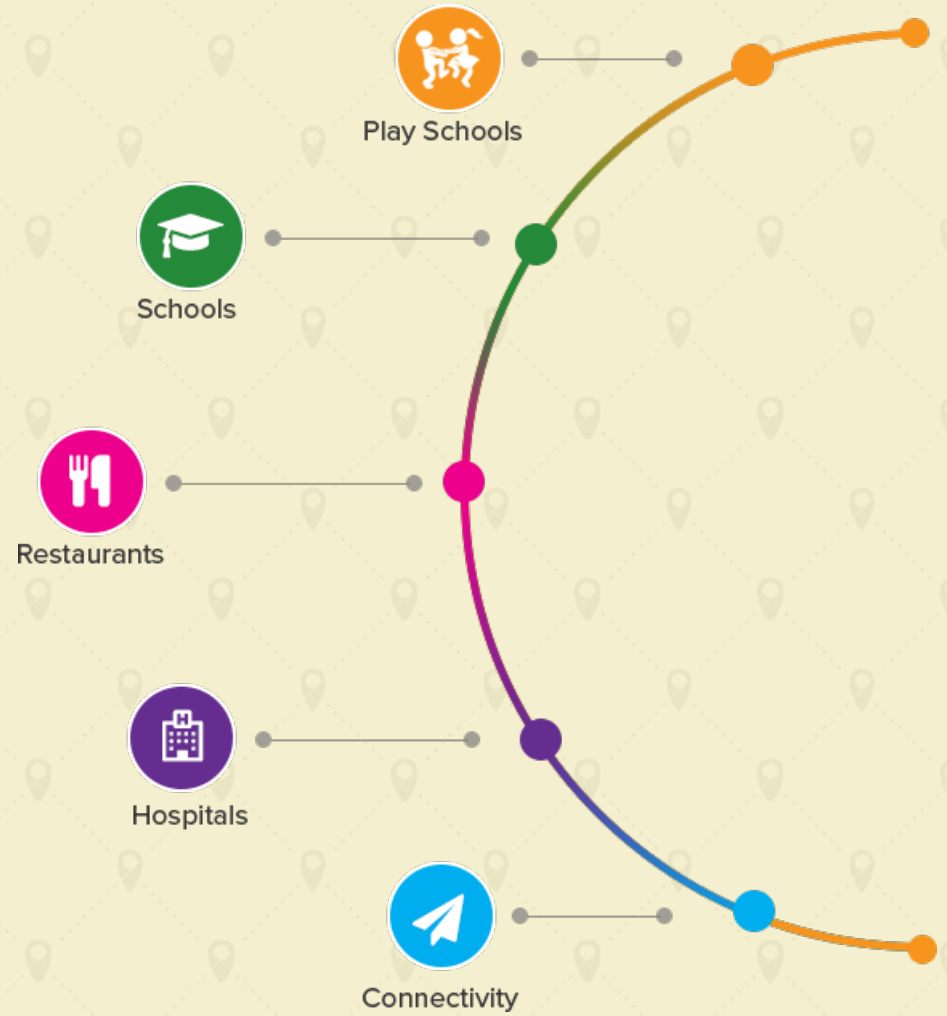
Rajarhat, Kolkata

Project is expected to be delivered on Dec, 2016
after a delay of 6 month(s).

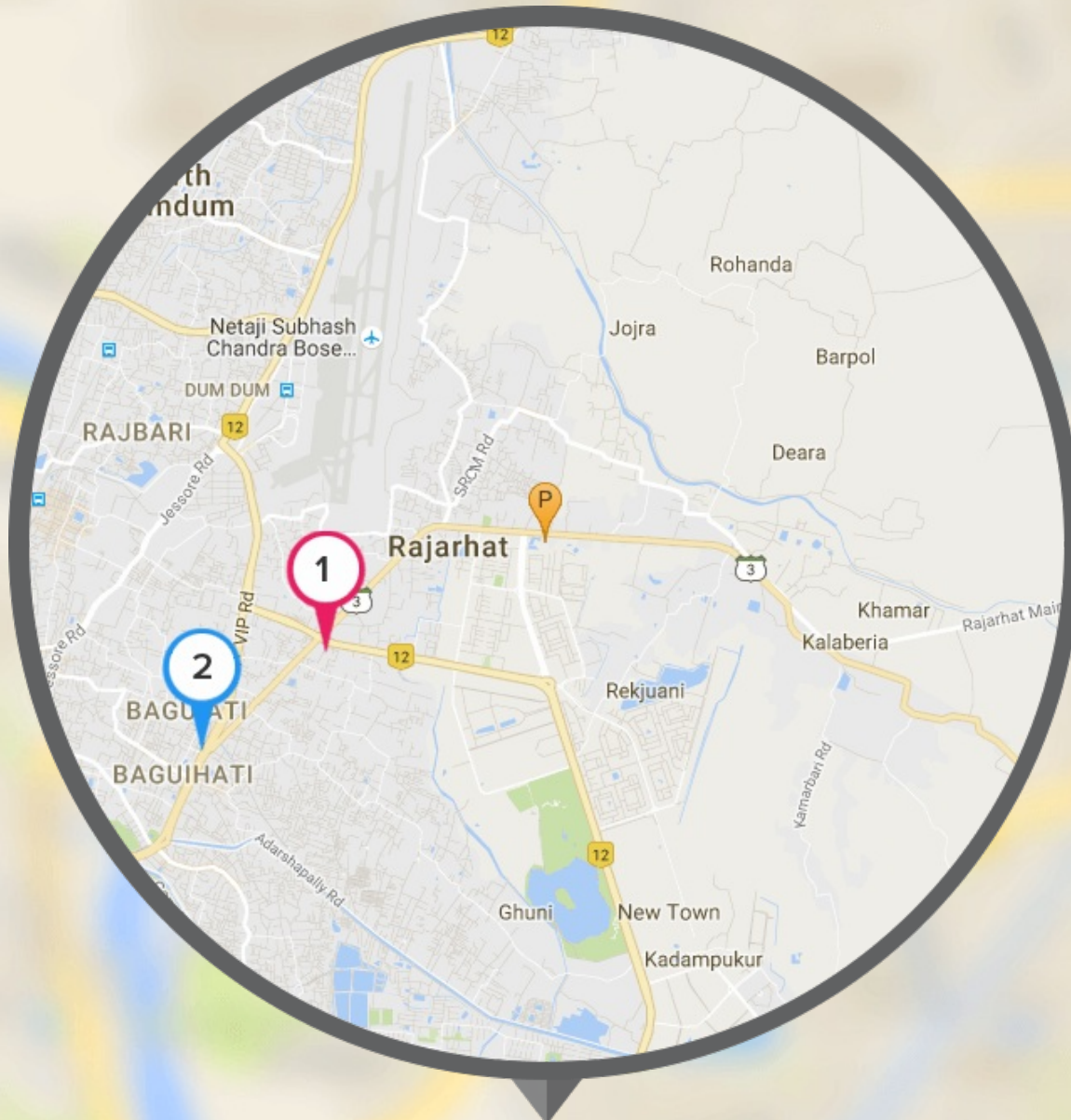
Has seen a price appreciation of 1.2 % over last 25 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Purti Group Purti Star, Kolkata



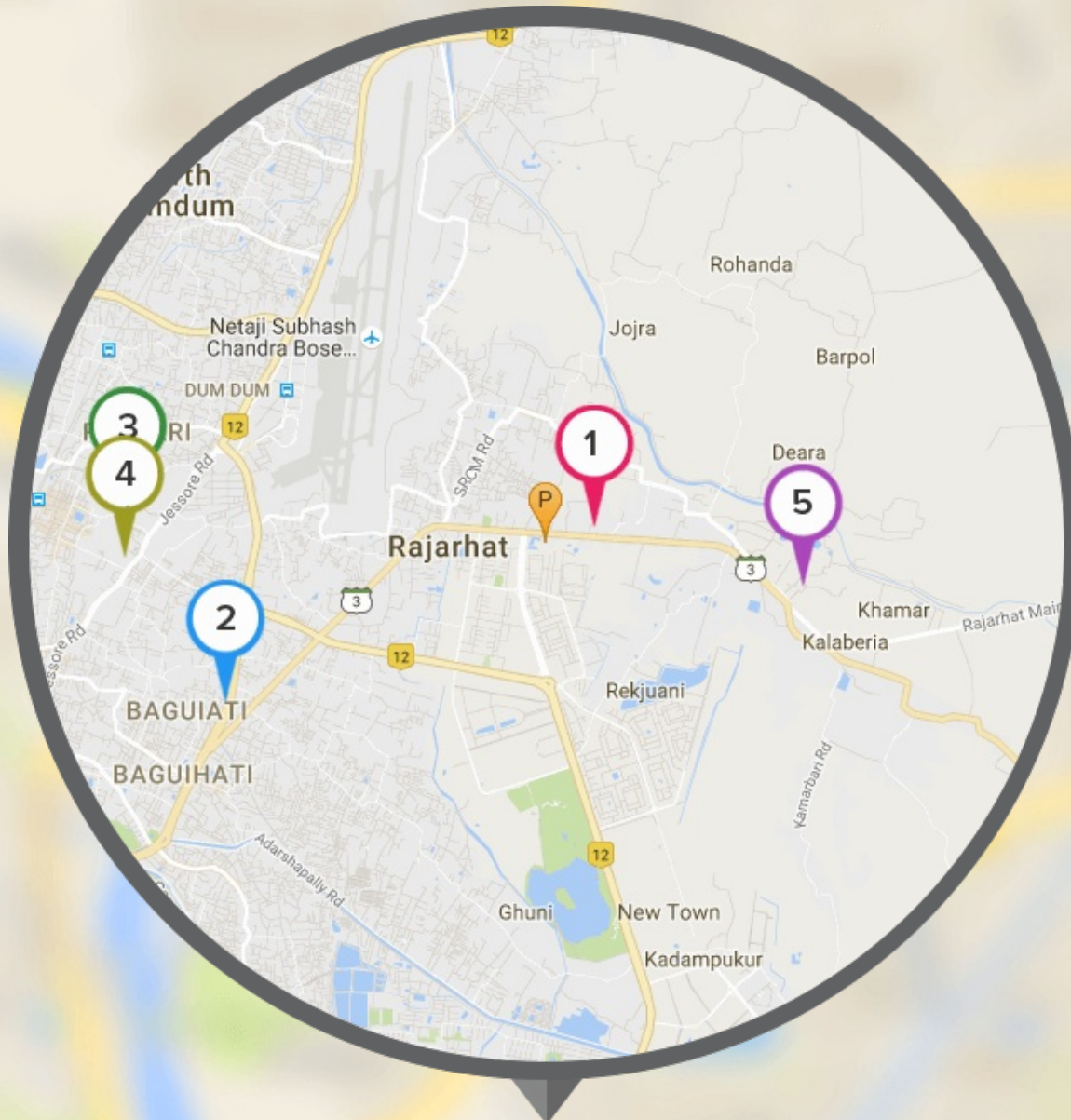
Top 2 Play Schools (within 5 kms)

- | | | | |
|---|---------------------|-------|--------|
| 1 | Krishna Play School | ★★★★★ | 2.60Km |
| 2 | Kindercare | ★★★★ | 4.25Km |

 Represents the location of Purti Group Purti Star

Play Schools


Schools Near Purti Group Purti Star, Kolkata

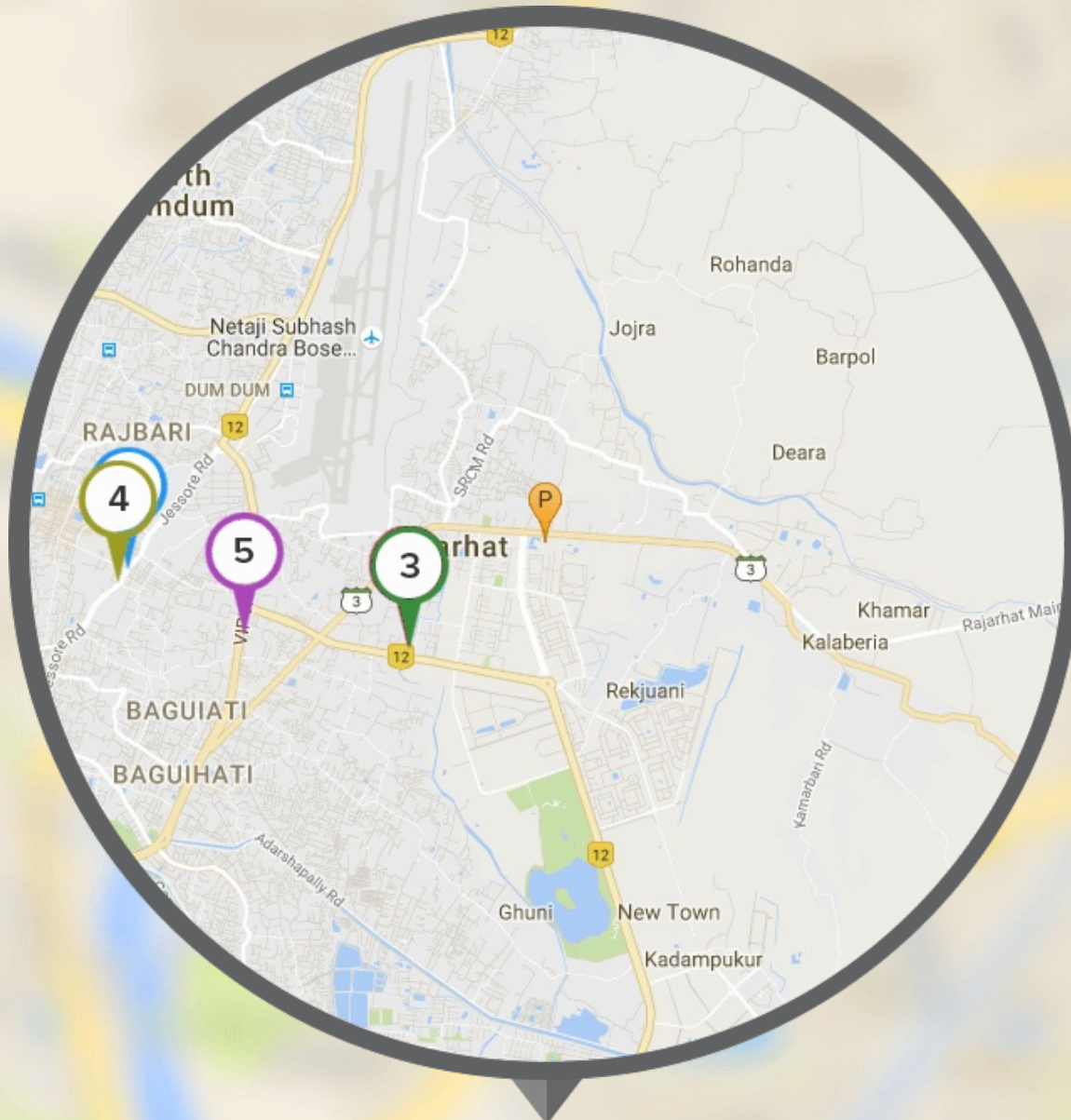


Schools

Top 5 Schools (within 5 kms)


- | | | | |
|---|----------------------------------|-------|--------|
| 1 | Integrated Public School | ★★★★★ | 0.53Km |
| 2 | Edify Kids | ★★★★★ | 3.78Km |
| 3 | Kendriya Vidyalaya | ★★★★★ | 4.40Km |
| 4 | St Stephen School | ★★★★ | 4.43Km |
| 5 | Shiksha Niketan Boys High School | ★★★★ | 2.74Km |

 Represents the location of Purti Group Purti Star

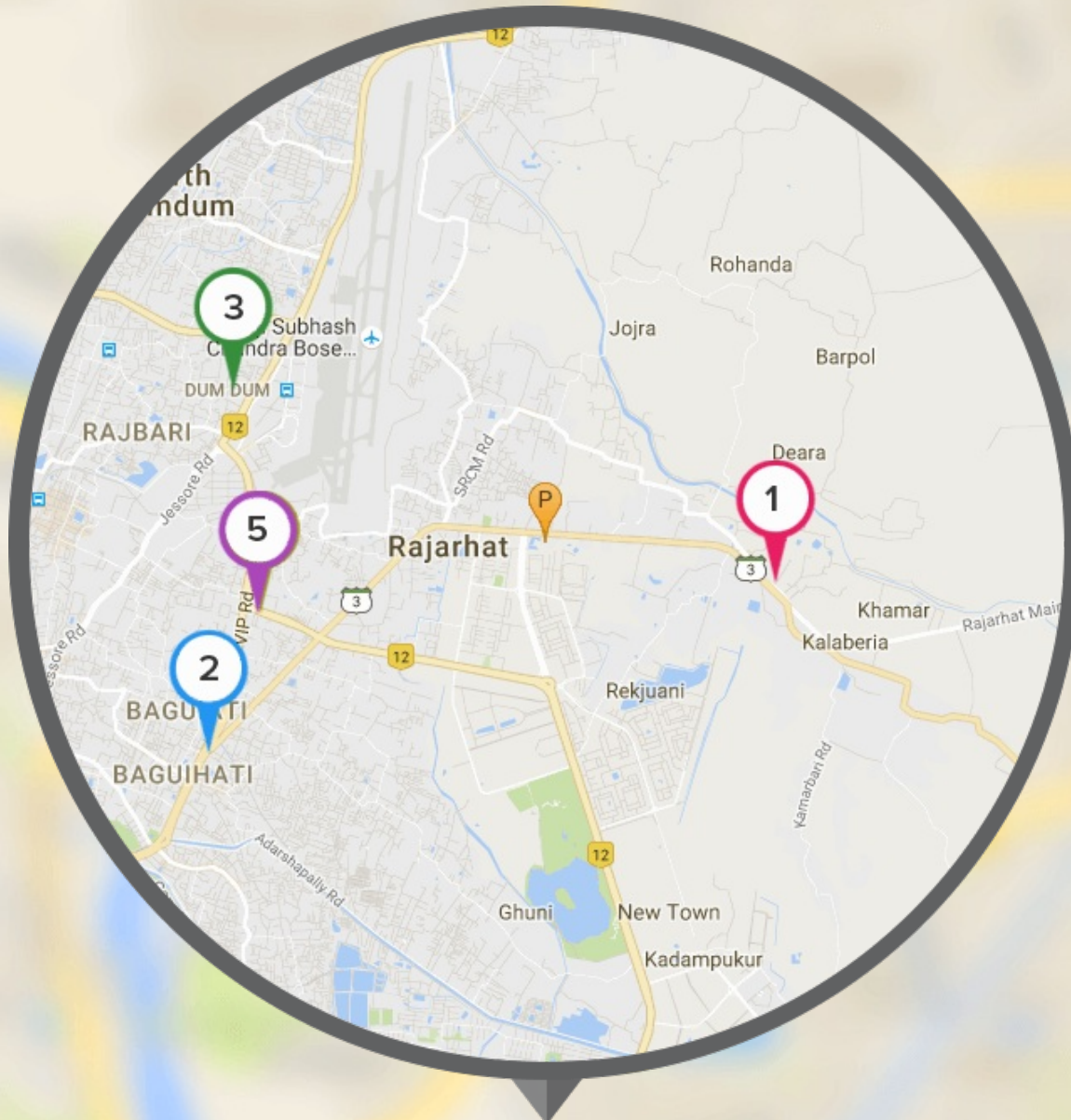


Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------------------|---|--------|
| 1 | Gamma's | ★ | 1.83Km |
| 2 | Momo Food Club | ★ | 4.40Km |
| 3 | Chutney | ★ | 1.83Km |
| 4 | Godhuli,A/C Family Restaurent | ★ | 4.51Km |
| 5 | Mehak-e-Punjab | ★ | 3.31Km |

 Represents the location of Purti Group Purti Star

Restaurants



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Spandan Nursing Home
★★★★ 2.46Km
- 2** Apex General Hospital agarwal
★★★★ 4.19Km
- 3** Phoenix Hospital & Research Centre
★★★★ 3.64Km
- 4** Charnock Hospitals Pvt. Ltd.
★★★★ 3.10Km
- 5** Charnock Hospital & Research Center
★★★ 3.11Km

P Represents the location of Purti Group Purti Star


Connectivity Near Purti Group Purti Star, Kolkata



Connectivity

Top 5 Connectivity (within 5 kms)

1	Kala Kshetra ★★★★★	4.81Km
2	New Town ★★★★★	3.12Km
3	Convention Centre ★★★★★	1.89Km
4	Titumir ★★★★★	1.54Km
5	Sub-CBD2 ★★★★★	1.50Km

 Represents the location of Purti Group Purti Star



PROPTIGER



End to End Services



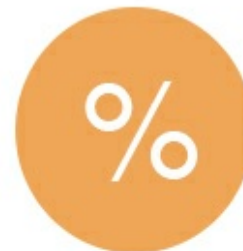
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