




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

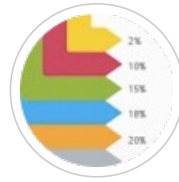
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

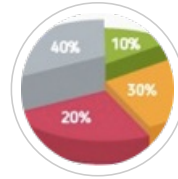


What is *PROPINSIGHT?*



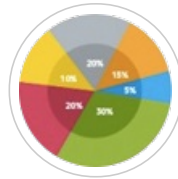
Price Insight

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.



Ganguly Group 4 Sight Florence


Garia, Kolkata


₹ 53.7 Lacs onwards

Livability Score



 Project Size
9 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Mar '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

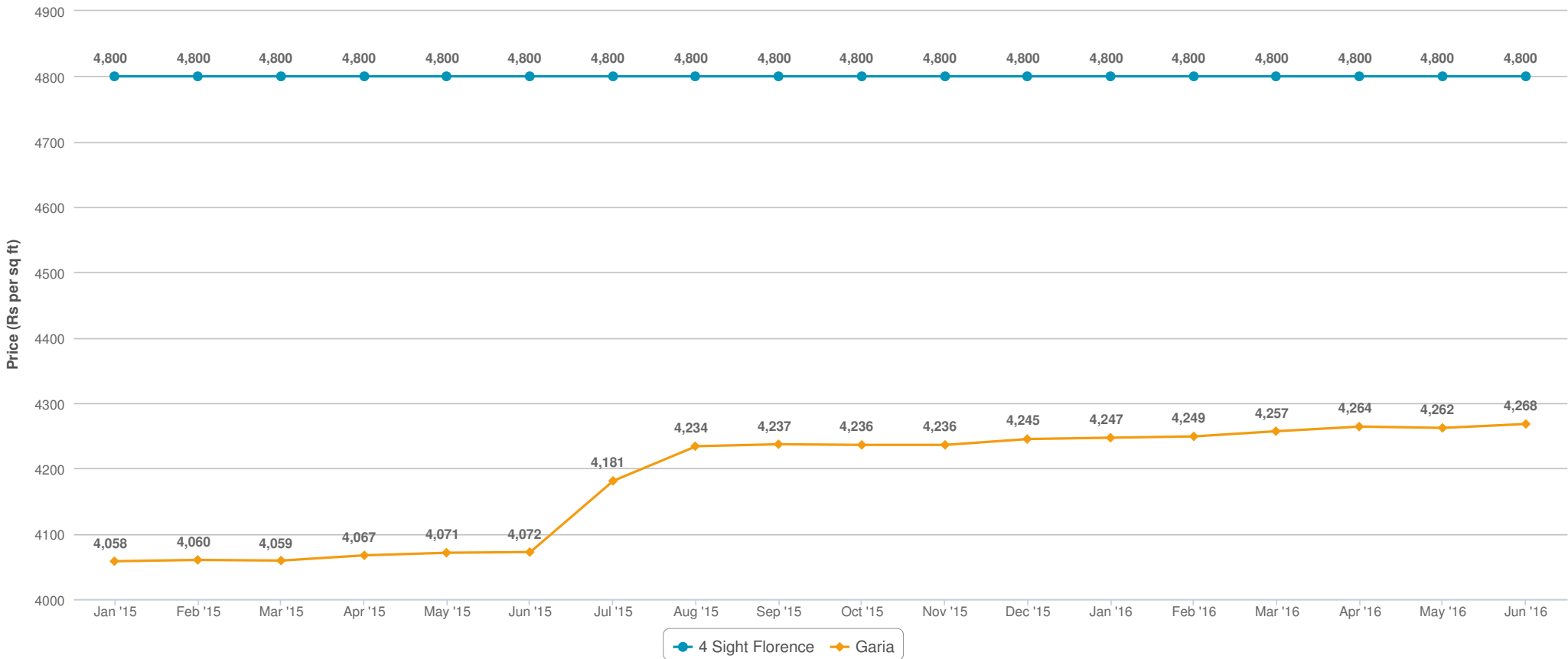


Demand Comparison

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

Price Trend Of Ganguly Group 4 Sight Florence

Ganguly Group 4 Sight Florence VS Garia, Kolkata



Property Type	2BHK+2T	3BHK+2T	3BHK+3T
Area (sq.ft.)	973, 1118, 1139, 1165, 1224	1273, 1472, 1538, 1545, 1553, 1659, 1763	1510, 1968



Price Comparison With Other Projects Similar To Ganguly Group 4 Sight Florence



Ganguly Group 4 Sight Florence
Garia, Kolkata



Ganguly Group 4 Sight Grand
Castle
Garia, Kolkata



Srijan Realty PS Srijan Ozone
Garia, Kolkata

Primary Purchase Price

4,800/sq.ft.

5,000/sq.ft.

5,000/sq.ft.

Advance Maintenance
Charges (Month)

N.A.

N.A.

Rs. 36 (One time)

Car Parking Charges

Covered : Rs. 4.5 Lacs (One time)

Covered : Rs. 7 Lacs (One time)
Open : Rs. 3.5 Lacs (One time)

N.A.

Power Backup Charges

N.A.

N.A.

Rs. 50 (psf*)

Club House Charges

Rs. 1 Lacs (One time)

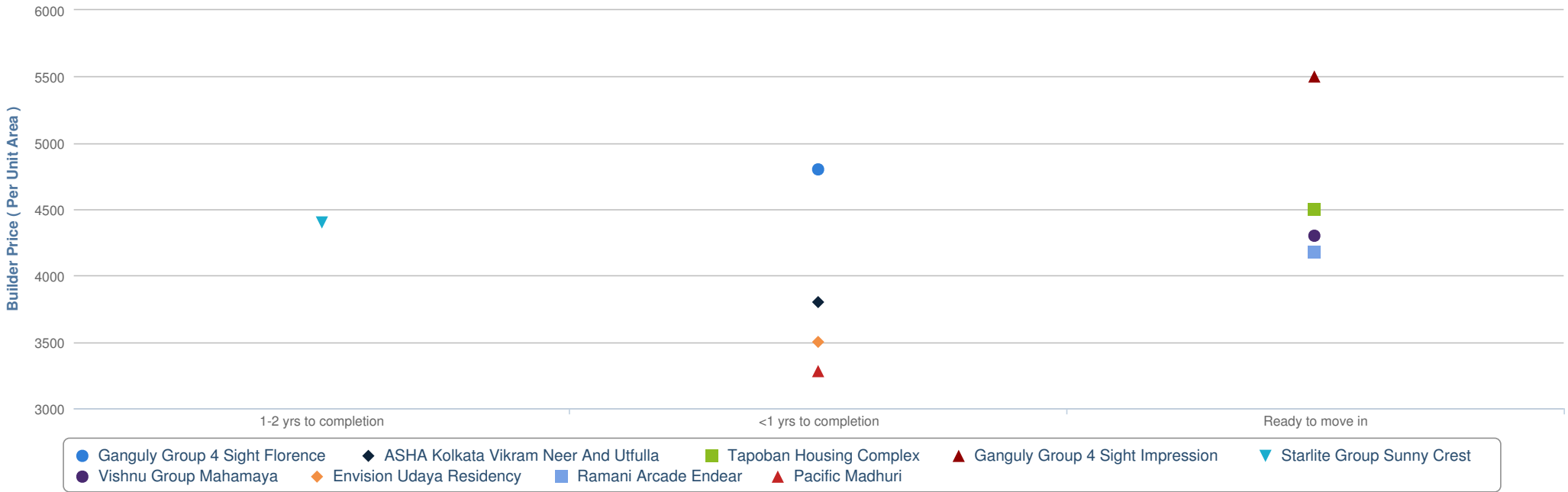
Rs. 1.5 Lacs (One time)

Rs. 125 (psf*)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Ganguly Group 4 Sight Florence



Ganguly Group 4 Sight Florence's current price is Rs. 4800/sq. ft. and it is in Under Construction stage.

In comparison to locality, Ganguly Group 4 Sight Florence is overpriced by Rs. null/sq. ft.

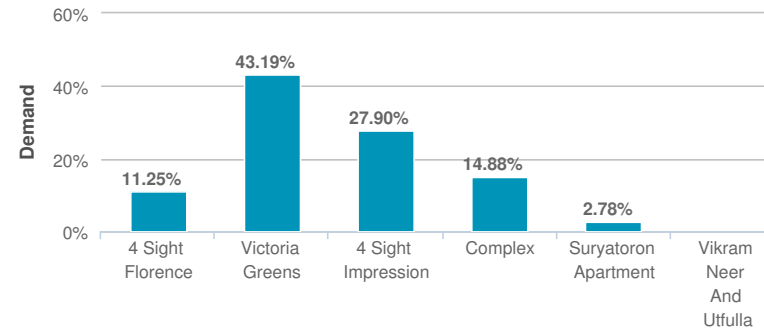
Highest price in the locality is for Ganguly Group 4 Sight Impression at 5500/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Pacific Madhuri at 3280/sq. ft. and it is in Under Construction stage.

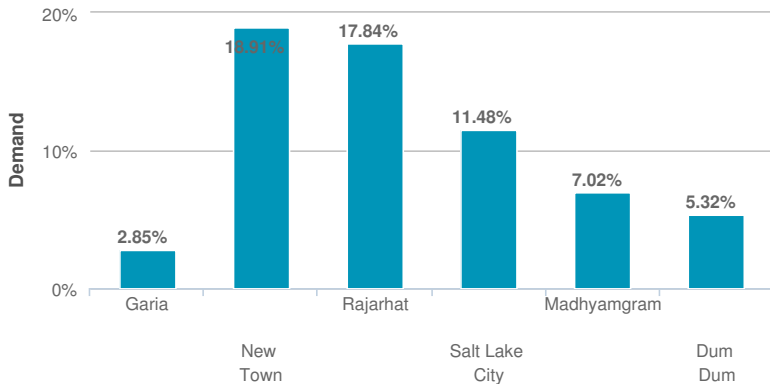
Analysis

- 4 Sight Florence has 11.25 % demand amongst all projects in Kolkata.
- The highest demand 43.19% in Kolkata is for Victoria Greens.
- The lowest demand 0.00% in Kolkata is for Vikram Neer And Ufulla

Demand of projects in 5 km vicinity of Ganguly Group 4 Sight Florence



Demand in popular localities of Kolkata



Analysis

- Garia has 2.85 % demand amongst all projects in Kolkata.
- The highest demand 18.91% in Kolkata is for New Town.
- The lowest demand 2.85% in Kolkata is for Garia



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

Ganguly Group 4 Sight Florence Comparison With Other Similar Projects



Ganguly Group 4 Sight Florence
Garia, Kolkata



Ganguly Group 4 Sight Grand
Castle
Garia, Kolkata



Srijan Realty PS Srijan Ozone
Garia, Kolkata

Livability Rating*

8.6/10

8.6/10

8.8/10

Safety Rating*

N.A.

N.A.

N.A.

Builder

Ganguly Group

Ganguly Group

Srijan Realty

Locality

Garia, Kolkata

Garia, Kolkata

Garia, Kolkata

Number of Towers

9

4

7

Project Land Area

N.A.

1.8 Acres

5.6 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

Ganguly Group 4 Sight Florence Comparison With Other Similar Projects (Continued ...)



Ganguly Group 4 Sight Florence
Garia, Kolkata



Ganguly Group 4 Sight Grand
Castle
Garia, Kolkata



Srijan Realty PS Srijan Ozone
Garia, Kolkata

Part of Township

No

No

No

Average Flats Per Floor

3.61

3.75

3.75

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Oct `12

Aug `14

Jul `14

Possession Date

Mar `17

Nov `18

Dec `17

Delay

18 month(s)

24 month(s)

On time

Amenities Comparison Of Ganguly Group 4 Sight Florence With Other Similar Projects



Ganguly Group 4 Sight Florence
Garia, Kolkata



Ganguly Group 4 Sight Grand
Castle
Garia, Kolkata



Srijan Realty PS Srijan Ozone
Garia, Kolkata

Sports Facility			
Multipurpose Room			
Power Backup			
Rain Water Harvesting			
Club House			

Common Amenities
Gymnasium Swimming Pool Children's play area Jogging Track Indoor Games Lift Available 24 X 7 Security
Car Parking

Amenities not available in any project
Golf Course Maintenance Staff



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 (Ganguly Group)



Ganguly Group is a leading real estate developer that was established in the year 2001 and holds immense experience in the industry. The Group aims at offering complete and comprehensive property solutions to its customers based on proper research and intelligence gathering. The Ganguly Group also works closely with several leading architects, legal experts and consultants for its projects. The company is one of the biggest realty organizations in south Kolkata and has a skilled and experienced team crossing 100. The company is spearheaded by its Managing Director, Mr. Amit Ganguly. The portfolio of property by Ganguly Group comprises of several landmark projects across prime and emerging areas in South Kolkata.

Unique Selling Point:

The Group has a business model that is inherently relationship centric and follows universal principles of transparency, trust, responsiveness, quality and professionalism. The Group offers timely delivery of projects to clients and maintains complete transparency in all its business dealings. Customer satisfaction and quality service are given high importance at the Group along with technical competence, progressive vision and diversity. The Group has a tried and tested track record of successfully satisfying clients with its wide array of projects.

The Group has its own specialist team across several departments like research and development, architecture, sales and marketing and realty advisory. Post sale customer services are also top notch at the Group and it follows several cost effective operational strategies in a bid to make housing solutions more accessible for customers. The Group conducts its own bidding process with numerous property building vendors with regard to acquiring the best materials at reasonable prices. The Group also strives to help clients make informed decisions regarding their property purchase through extensive financial analysis. Every client is assigned a specific team which takes care of his/her needs to the fullest. The Group is also committed towards the development of long term relationships with customers that go beyond the actual transaction at hand. The Group also prides itself on its ability to manage both large and small scale projects simultaneously and with aplomb.

Landmark Projects:

4 Sight Maple Kolkata is a landmark project helmed by the Group and offers 2 and 3 BHK apartments to buyers that are sized between 1060 and 1421 sq ft on an average. The project consists of 18 units and comes with several amenities for residents including intercom facilities, 24 hour security services, car parking facilities, power backup facilities, landscaped gardens, indoor game facilities, water supply provisions, community hall, CCTV surveillance systems and more.

Experience	15 Years
Project Delivered	25
Ongoing Projects	7

4 Sight Olivia Kolkata offers well designed 2 and 3 BHK apartments that are sized between 968 and 1296 sq ft on an average. The project consists of 24 units and comes with several amenities for residents including a community hall, rooftop garden, playing zone for children and a sit-out area. The project is located in close proximity to several areas like Naktala and Bansdrani among others.

Type/Category of Projects:

The Group mainly strives to provide affordably priced properties to customers.

Top Projects Delivered By Ganguly Group



Livability Score

8.5

Ganguly Group 4 Sight Manor

Garia, Kolkata

Project was delivered on Jan, 2015 after a delay of 9 month(s).



Livability Score

8.6

Ganguly Group 4 Sight Impression

Garia, Kolkata

Project was delivered on May, 2016



Livability Score

8.2

Ganguly Group 4 Sight Model Town

Garia, Kolkata

Project was delivered on Jul, 2013



Livability Score

8.0

Ganguly Group 4 Sight Sapphire

Garia, Kolkata

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



Livability Score

8.4

Ganguly Group 4 Sight Olivia

Bramhapur, Kolkata

Project is expected to be delivered on Dec, 2016
Has seen a price appreciation of 2.4 % over last 22
month(s)



Livability Score

8.6

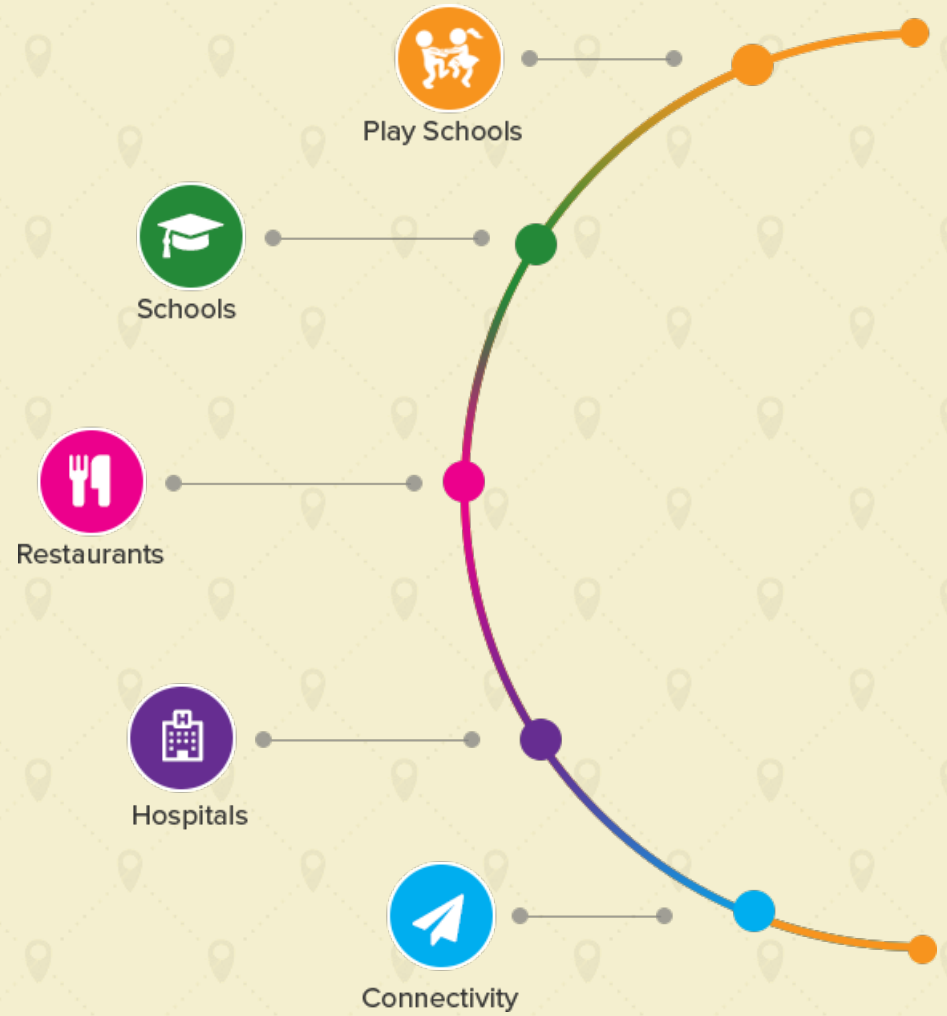
Ganguly Group 4 Sight Florence

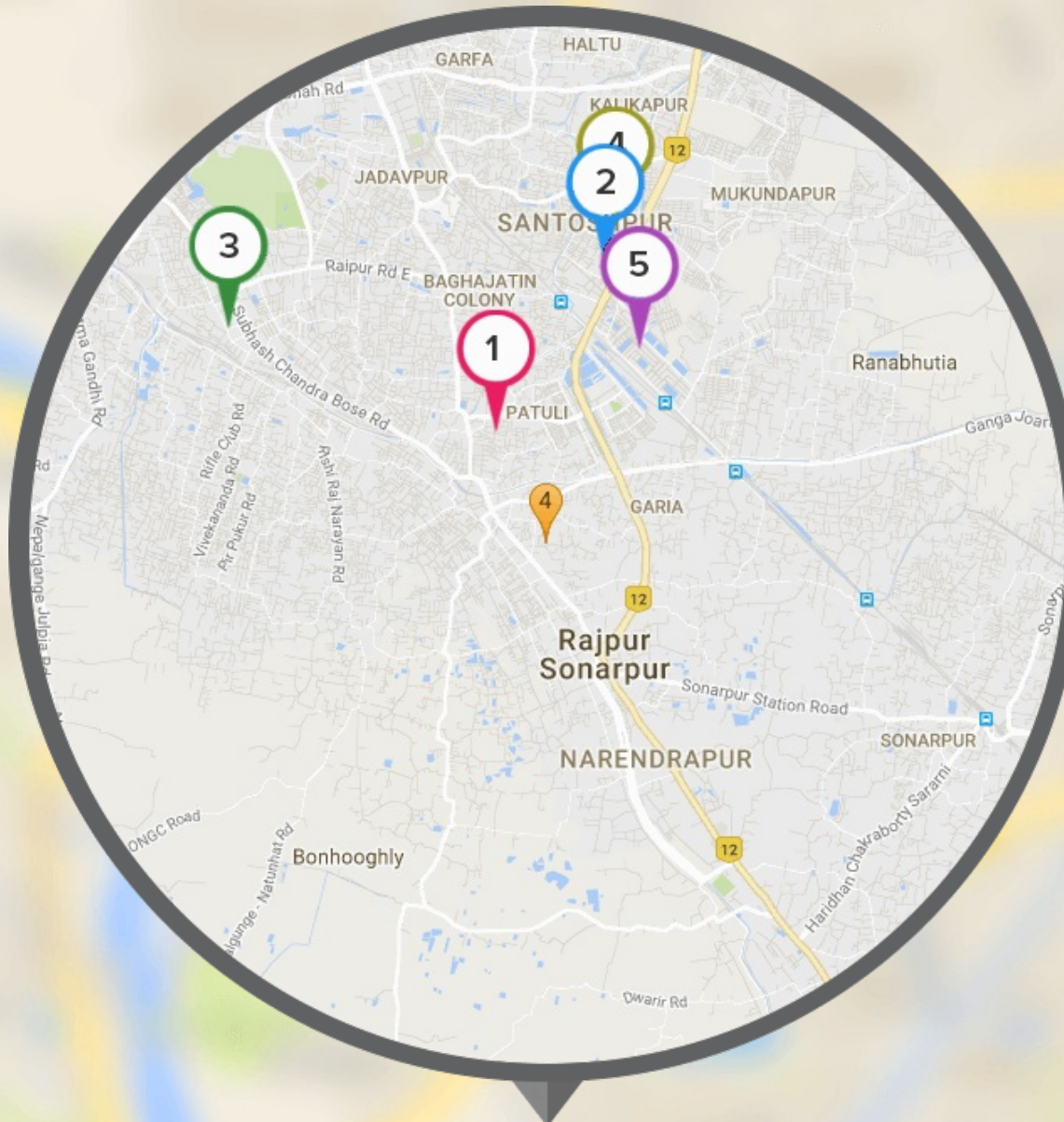
Garia, Kolkata

Project is expected to be delivered on Mar, 2017
after a delay of 18 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality





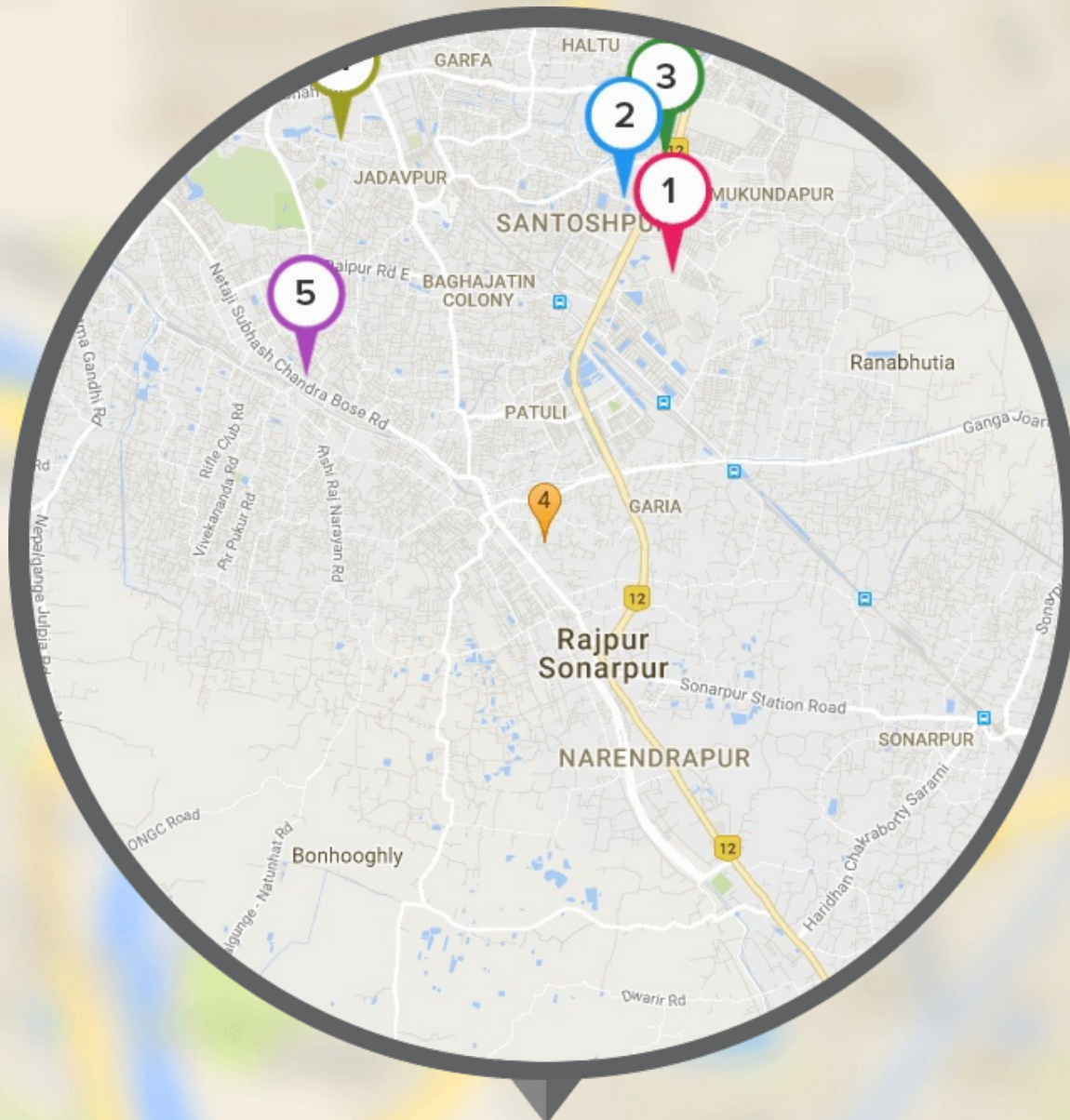
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** First Step, Kidzee Garia
★★★★★ 1.26Km
- 2** Trinity Model School I
Montessori School Kolkata,
India
★★★★★ 2.95Km
- 3** Kidzee One Step Up
Tollygunge - Best Kidzee All
India
★★★★★ 4.01Km
- 4** Euro Kids
★★★★★ 3.36Km
- 5** Panchasayar Sishu Niketan
★★★★★ 2.26Km

4 Represents the location of
Ganguly Group 4 Sight
Florence

Schools Near Ganguly Group 4 Sight Florence, Kolkata

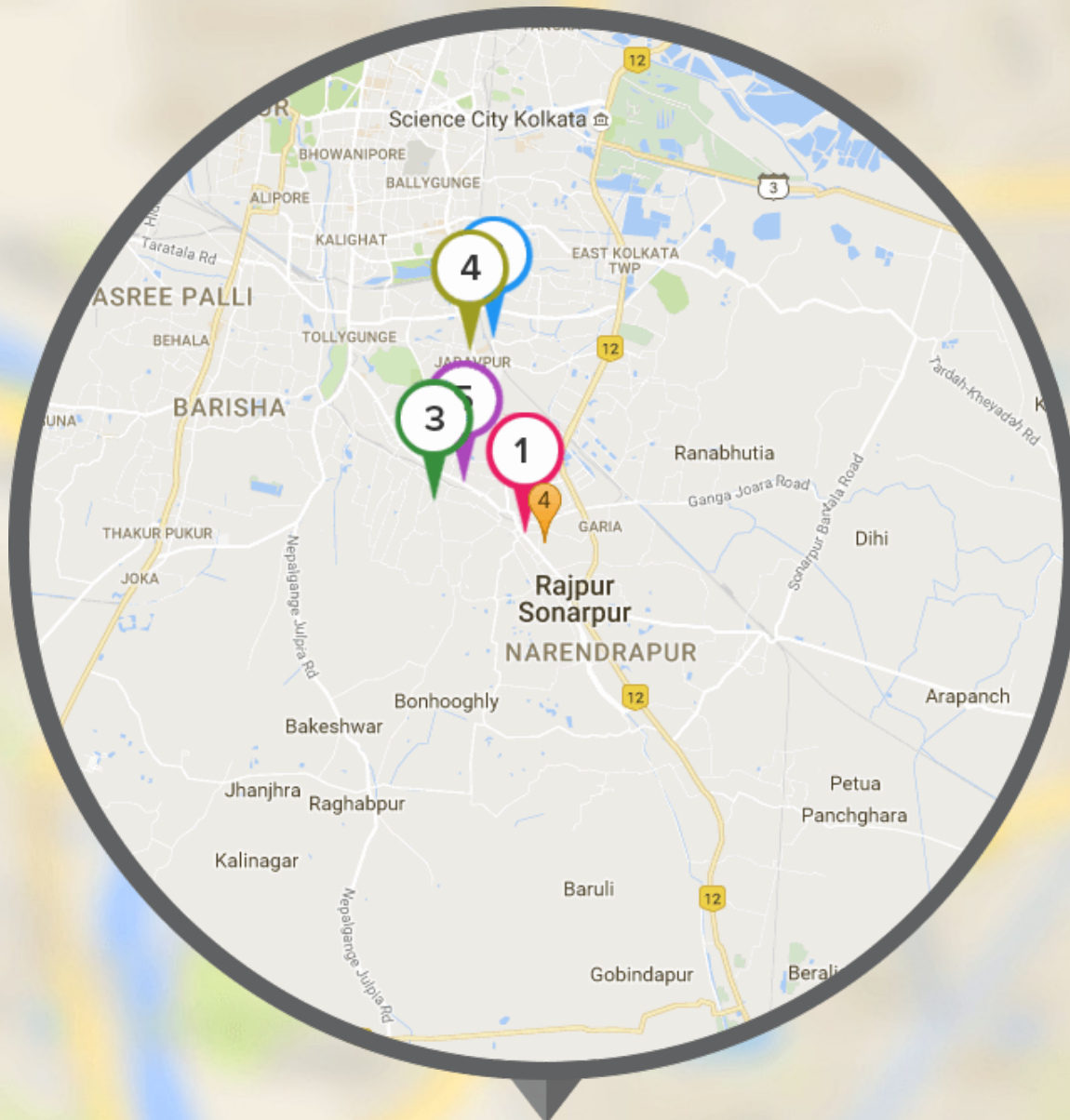


Schools

Top 5 Schools (within 5 kms)

- 1** Indus Valley World School
★★★★★ 3.11Km
- 2** Eurokids Survey Park, Kolkata
★★★★★ 3.69Km
- 3** Young Horizons School
★★★★★ 4.22Km
- 4** The Calcutta Emmanuel School
★★★★★ 4.72Km
- 5** OLIVEPLAY Preschool
★★★★★ 3.05Km

4 Represents the location of Ganguly Group 4 Sight Florence



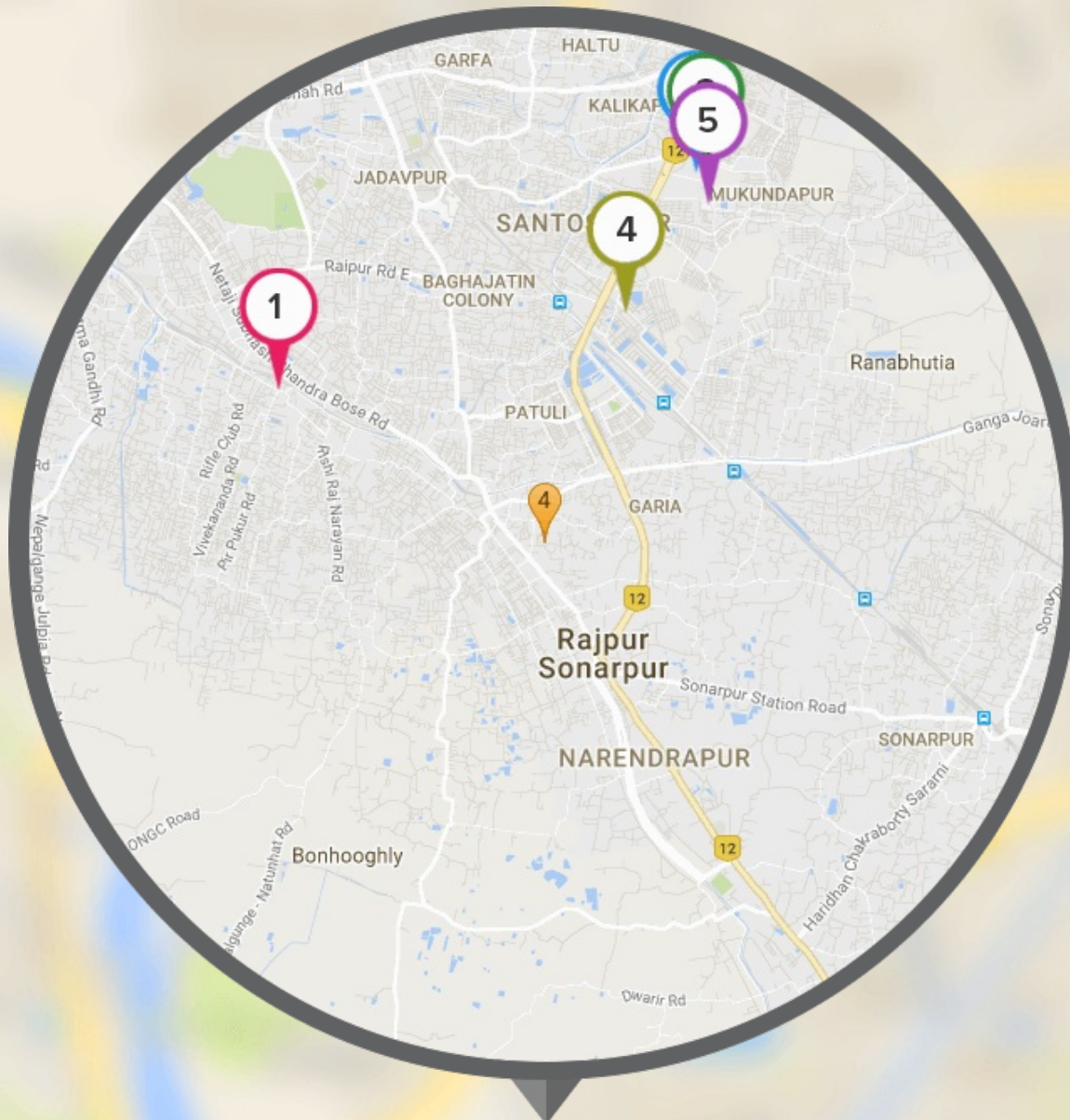
Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Institute Of Hotel & Restaurant Management
★ 0.46Km
- 2** Zaika
★ 4.41Km
- 3** Gourmet Hut
★ 2.48Km
- 4** Baazigar
★ 4.30Km
- 5** AZAD HIND Dhaba, Naktala
★ 2.13Km

4 Represents the location of Ganguly Group 4 Sight Florence

Hospitals Near Ganguly Group 4 Sight Florence, Kolkata

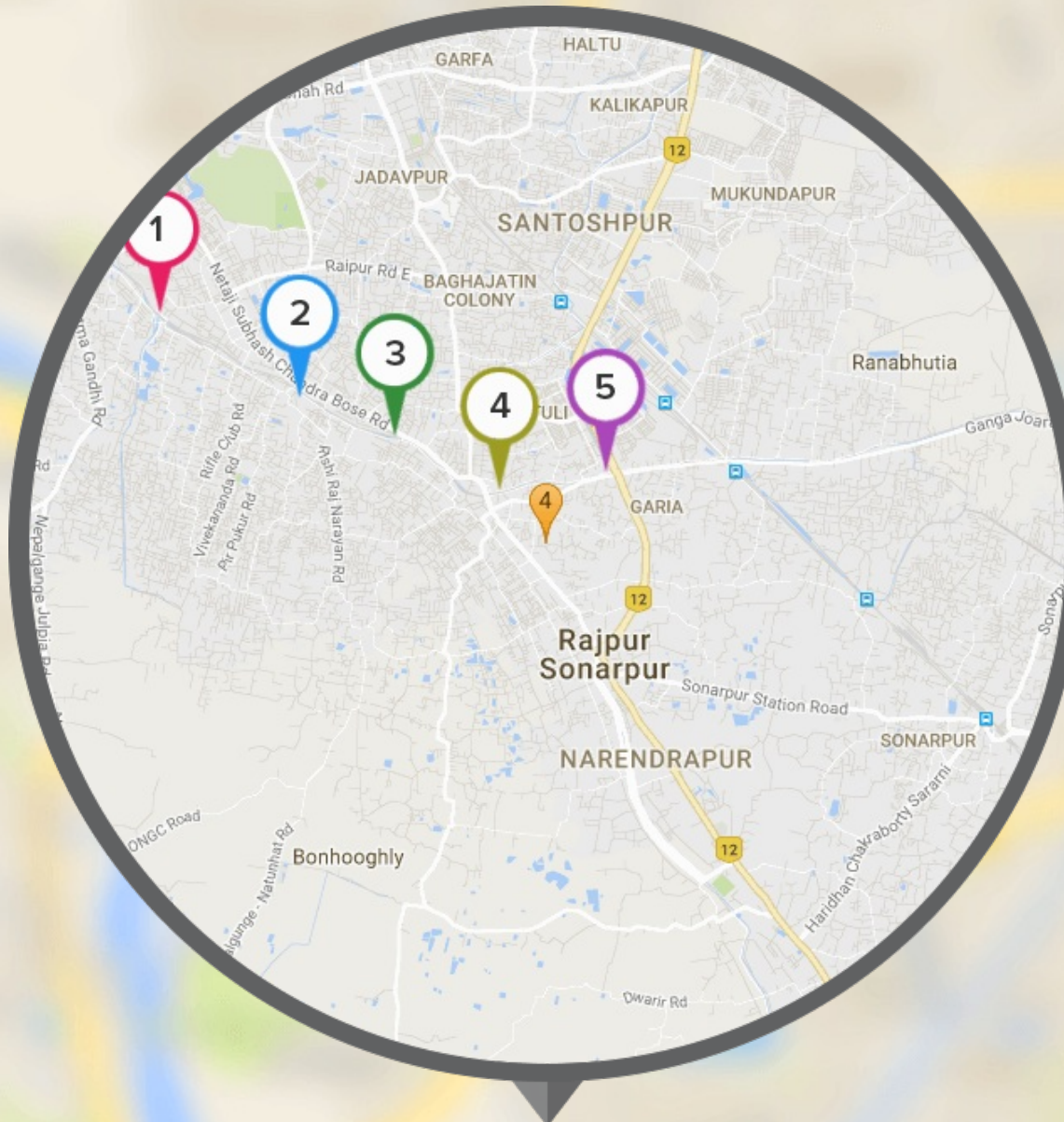


Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Medinova Clinic Bansdrani
★★★★★ 3.22Km
- 2** Medica Superspecialty Hospital
★★★★★ 4.19Km
- 3** AMRI Women's & Children's Hospital
★★★★★ 4.21Km
- 4** Peerless Hospital
★★★★★ 2.54Km
- 5** Rabindranath Tagore International Institute of Cardiac Sciences
★★★★ 3.95Km

4 Represents the location of Ganguly Group 4 Sight Florence



Top 5 Connectivity (within 5 kms)

1	Netaji	★★★★★	4.71Kms
2	Masterda Surya Sen	★★★★★	2.99Kms
3	Gitanjali	★★★★★	1.94Kms
4	Kavi Nazrul	★★★★★	0.73Kms
5	Shahid Khudiram	★★★★★	0.97Kms

4 Represents the location of Ganguly Group 4 Sight Florence

Connectivity



PROPTIGER



End to End Services



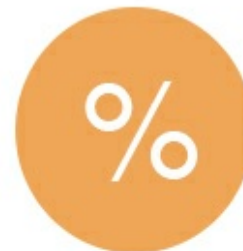
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