

PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

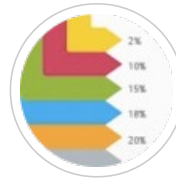
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

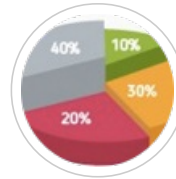


What is *PROPINSIGHT?*



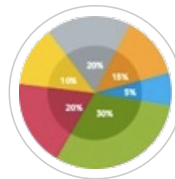
Price Insight

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.



CHD Golf Avenue

Sector 106, Gurgaon

₹ 82.8 Lacs onwards

Livability Score



 Project Size
9 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Jun '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

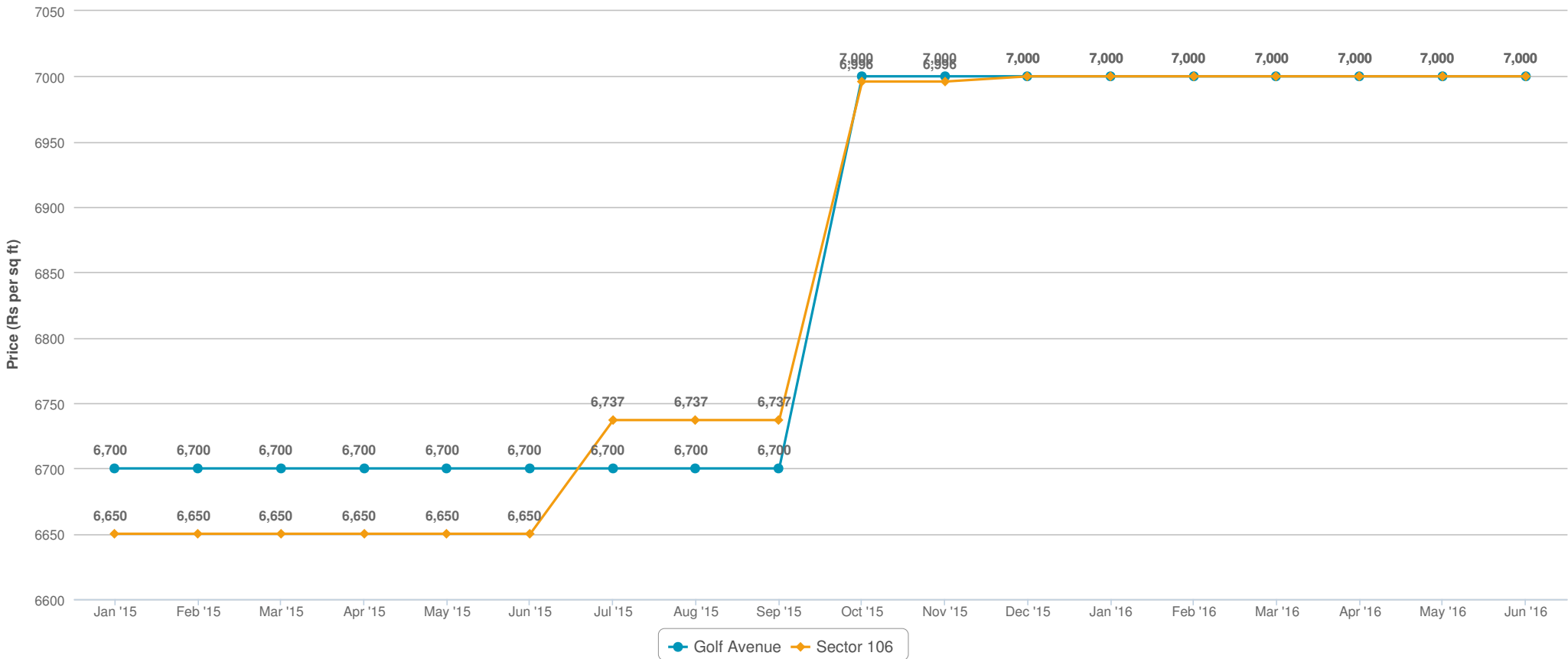


Demand Comparison

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

Price Trend Of CHD Golf Avenue

CHD Golf Avenue VS Sector 106, Gurgaon



Property Type	2BHK+2T	3BHK+3T	3BHK+4T	4BHK+4T	4BHK+5T
Area (sq.ft.)	1183	1511, 1546, 1633, 1657	1940	5607	3016, 3127

Price Comparison With Other Projects Similar To CHD Golf Avenue



CHD Golf Avenue
Sector 106, Gurgaon



Paras Dews
Sector 106, Gurgaon



CHD Tee9
Sector 106, Gurgaon

Primary Purchase Price

7,000/sq.ft.

7,000/sq.ft.

7,500/sq.ft.

Advance Maintenance
Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

Open : Rs. 3 Lacs (One time)

Open : Rs. 3 Lacs (One time)

Covered : Rs. 3 Lacs (One time)

Power Backup Charges

Rs. 20,000 (One time)

N.A.

N.A.

Club House Charges

Rs. 1 Lacs (One time)

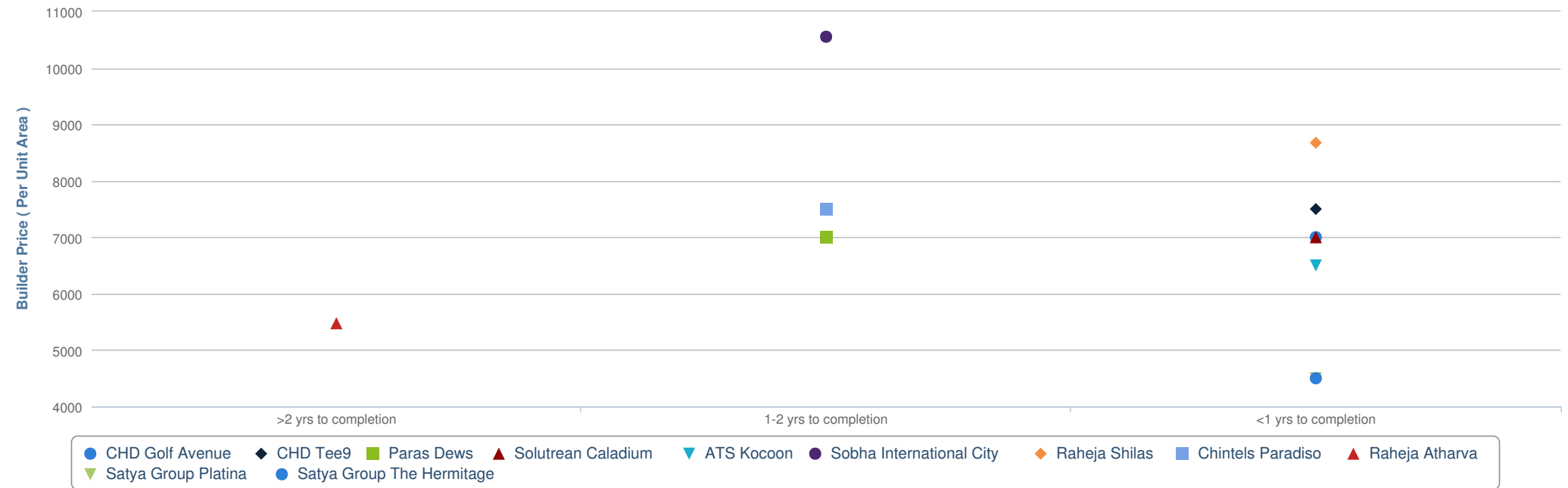
Rs. 2 Lacs (One time)

Rs. 1 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of CHD Golf Avenue



CHD Golf Avenue's current price is Rs. 7000/sq. ft. and it is in Under Construction stage.

In comparison to locality, CHD Golf Avenue is overpriced by Rs. 0/sq. ft.

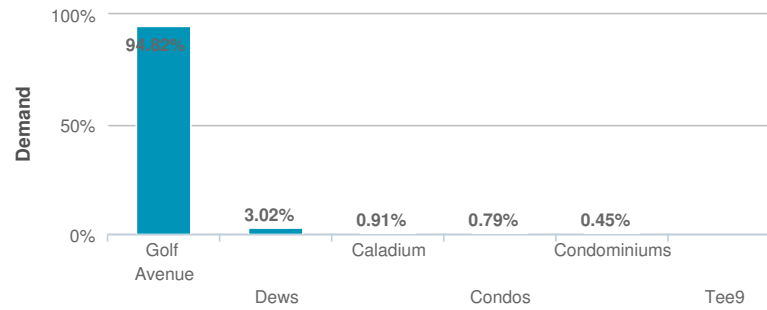
Highest price in the locality is for Sobha International City at 10554/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Satya Group Platina at 4500/sq. ft. and it is in Under Construction stage.

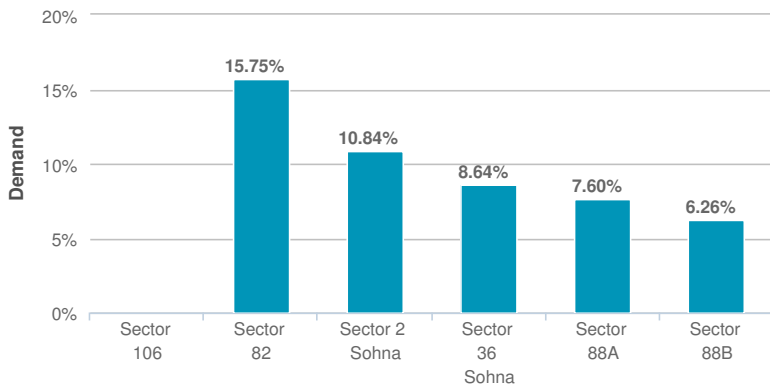
Analysis

- Golf Avenue has 94.82 % demand amongst all projects in Gurgaon.
- The highest demand 94.82% in Gurgaon is for Golf Avenue.
- The lowest demand 0.00% in Gurgaon is for Tee9

Demand of projects in 5 km vicinity of CHD Golf Avenue



Demand in popular localities of Gurgaon



Analysis

- Sector 106 has 0.00 % demand amongst all projects in Gurgaon.
- The highest demand 15.75% in Gurgaon is for Sector 82.
- The lowest demand 0.00% in Gurgaon is for Sector 106



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

CHD Golf Avenue Comparison With Other Similar Projects



CHD Golf Avenue
Sector 106, Gurgaon



Paras Dews
Sector 106, Gurgaon



CHD Tee9
Sector 106, Gurgaon

Livability Rating*

8.1/10

7.9/10

7.6/10

Safety Rating*

1.4/10

0.8/10

1.6/10

Builder

CHD

Paras

CHD

Locality

Sector 106, Gurgaon

Sector 106, Gurgaon

Sector 106, Gurgaon

Number of Towers

9

6

1

Project Land Area

12.34 Acres

13.76 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

CHD Golf Avenue Comparison With Other Similar Projects (Continued ...)



CHD Golf Avenue
Sector 106, Gurgaon



Paras Dews
Sector 106, Gurgaon



CHD Tee9
Sector 106, Gurgaon

Part of Township	No	No	Yes
Average Flats Per Floor	3.72	6.7	1.8
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `12	Dec `12	Aug `13
Possession Date	Jun `17	Oct `17	Dec `16
Delay	13 month(s)	12 month(s)	3 month(s)

Amenities Comparison Of CHD Golf Avenue With Other Similar Projects



CHD Golf Avenue
Sector 106, Gurgaon



Paras Dews
Sector 106, Gurgaon



CHD Tee9
Sector 106, Gurgaon

Cafeteria			
Golf Course			
Intercom			
Gymnasium			
24 X 7 Security			

Common Amenities Swimming Pool Children's play area Club House

Amenities not available in any project 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 (CHD)



CHD Developers business philosophy is deeply rooted in the company's unshakeable belief in charting new horizons with a singularity of purpose and breadth of vision. Continuous innovation lies at the heart of the company's core values, and this enables CHD Developers to constantly invent and implement across the board in conceptualization, implementation and support. It is this belief system that has driven CHD Developers, over the years, to diversify and grow in new domains and segments of the real estate business such as integrated townships, commercial complexes and retirement villages in prime locations across the country. Service that incorporates innovation and complete transparency has always been the hallmark of the company's business ethics. The company's clear-cut vision, its professionalism and expertise, and its unswerving faith in excellence form the bedrock of its solid foundations while it continues to aim for and scale new heights. Today, CHD Developers is poised to

Experience	26 Years
Project Delivered	17
Ongoing Projects	7

Top Projects Delivered By CHD



Livability Score

9.2

CHD City

Sector 45, Karnal

Project was delivered on Dec, 2013



Livability Score

8.7

CHD Avenue 71

Sector 71, Gurgaon

Project was delivered on Mar, 2014 after a delay of 6 month(s).



Livability Score

8.7

CHD Lifestyle Premiere

Sector 45, Karnal

Project was delivered on Aug, 2013



Livability Score

8.7

CHD Lifestyle Grand

Sector 45, Karnal

Project was delivered on Sep, 2011



Livability Score

8.7

CHD Bulevar

Sector 45, Karnal

Project is expected to be delivered on Dec, 2015
after a delay of 12 month(s).



Livability Score

8.7

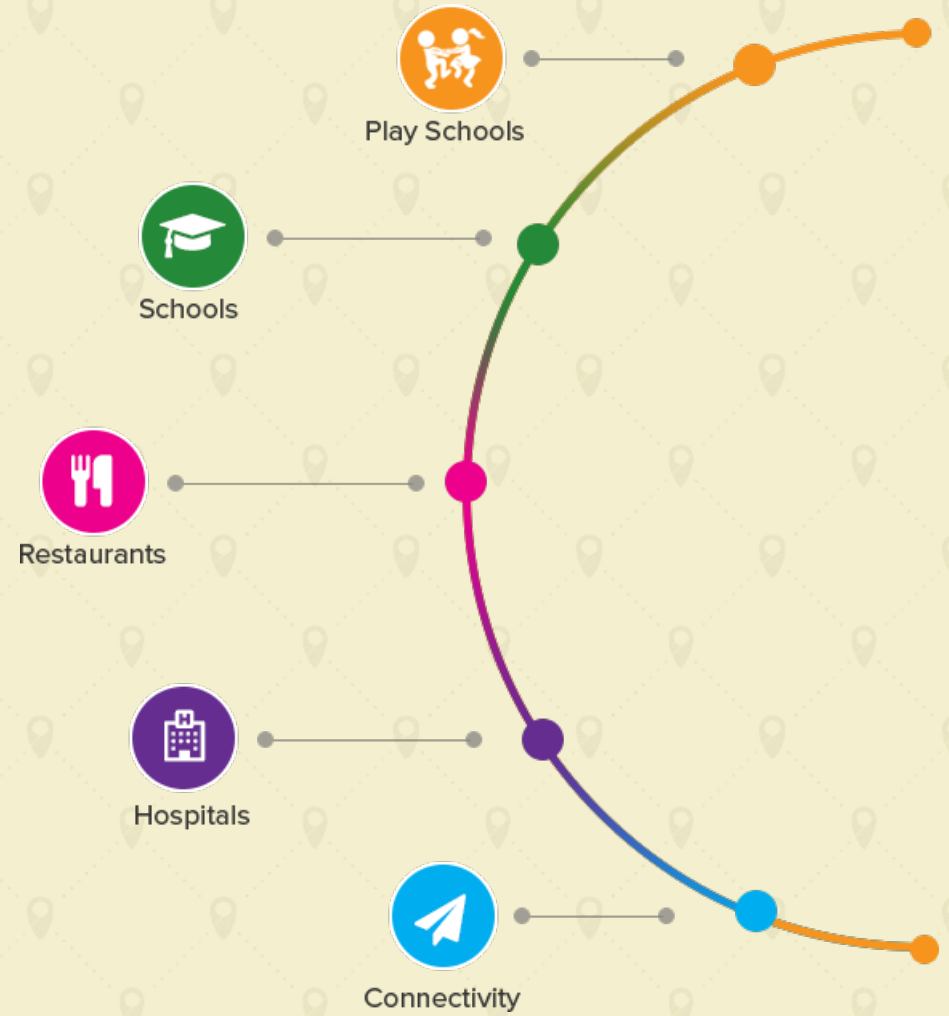
CHD Bellevue

Sector 45, Karnal

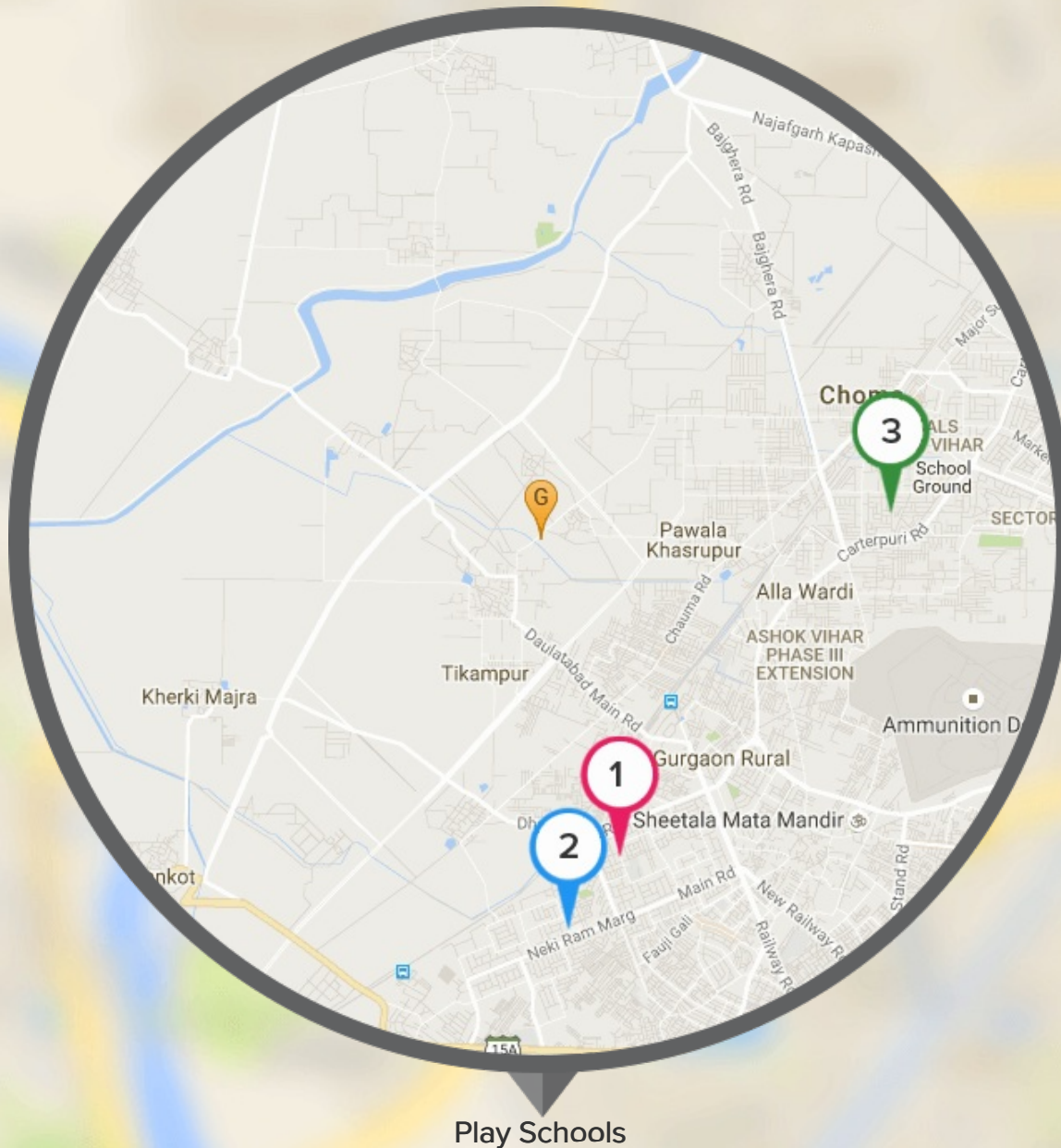
Project is expected to be delivered on Jun, 2016
after a delay of 14 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near CHD Golf Avenue, Gurgaon

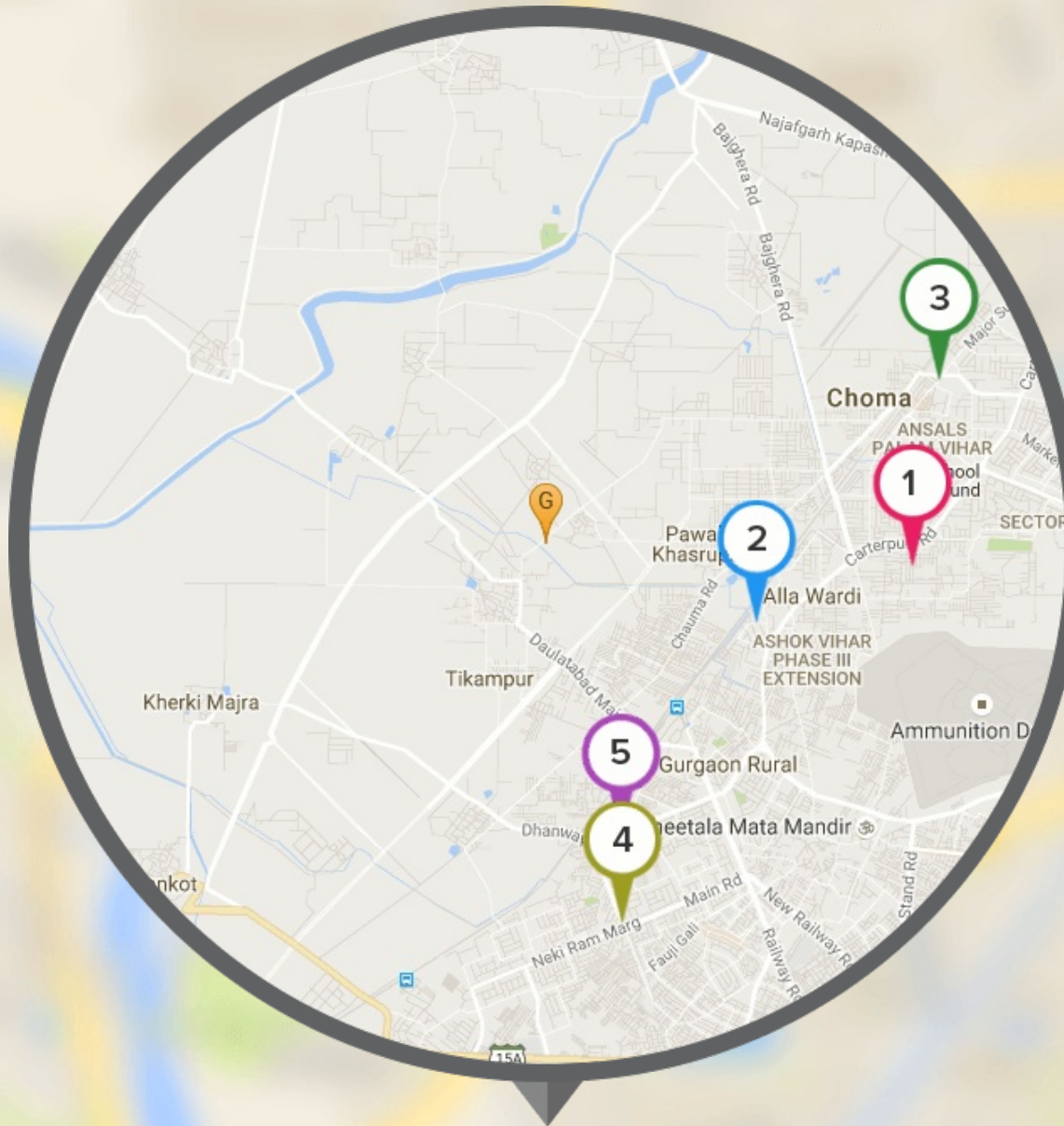


Top 3 Play Schools (within 5 kms)

- | | | | |
|---|--|-------|--------|
| 1 | Maria Montessori Play School - Sector 8, Gurgaon | ★★★★★ | 3.31Km |
| 2 | Kidz Castle Day Care | ★★★★★ | 3.95Km |
| 3 | EuroKids Palam Vihar, Gurgaon | ★★★★★ | 3.55Km |

 Represents the location of CHD Golf Avenue

Schools Near CHD Golf Avenue, Gurgaon



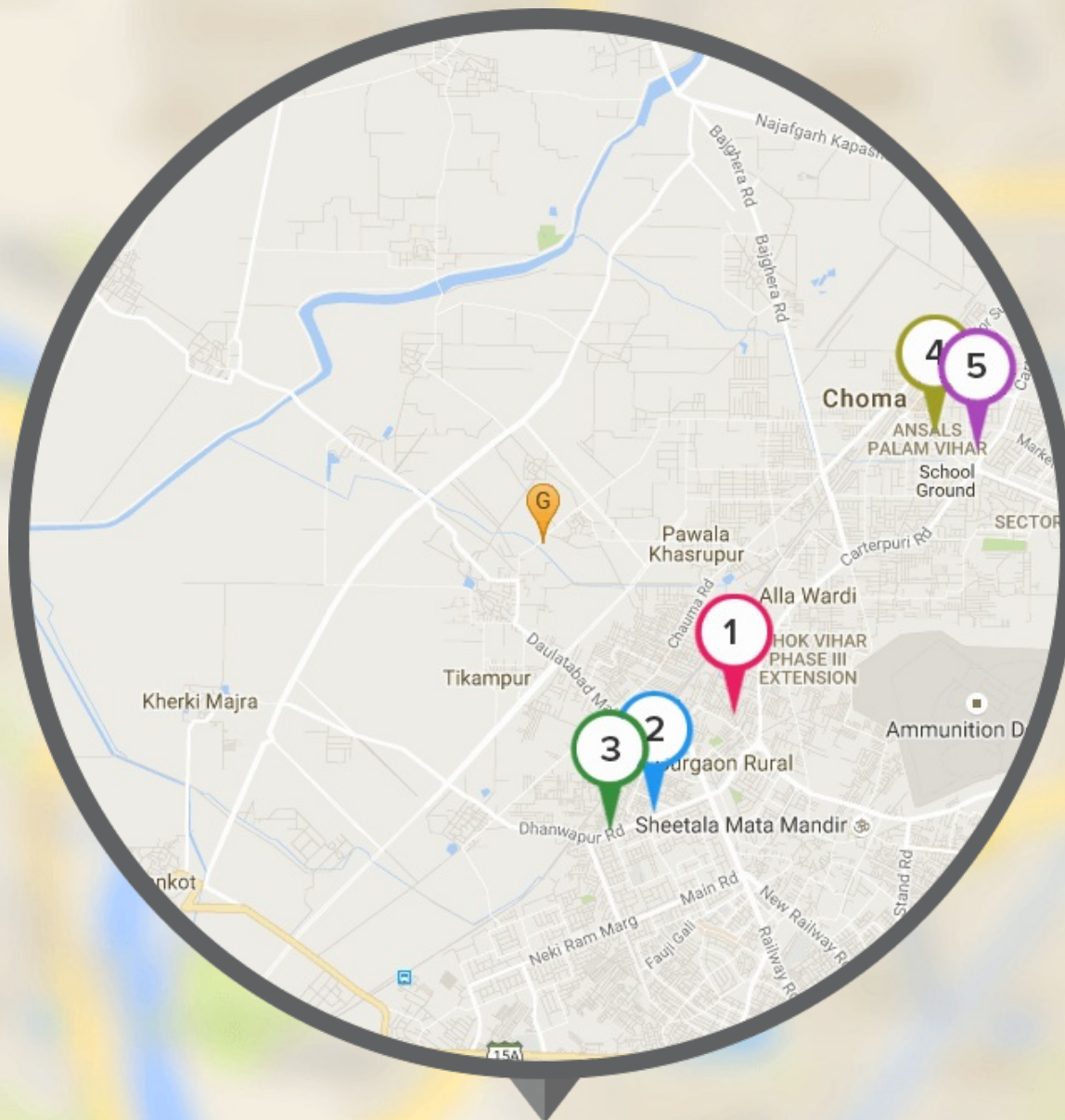
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|--|-------|--------|
| 1 | Rainbow Kidz Pre-School | ★★★★★ | 3.67Km |
| 2 | DPSG STARZ Preschool | ★★★★★ | 2.25Km |
| 3 | The Santa Kidz | ★★★★★ | 4.26Km |
| 4 | Nest Preparatory School | ★★★★★ | 3.88Km |
| 5 | TINY TOTS FOUNDATION
PLAY SCHOOL - SECTOR 4,
GURGAON | ★★★★★ | 3.03Km |

 Represents the location of
CHD Golf Avenue

Restaurants Near CHD Golf Avenue, Gurgaon



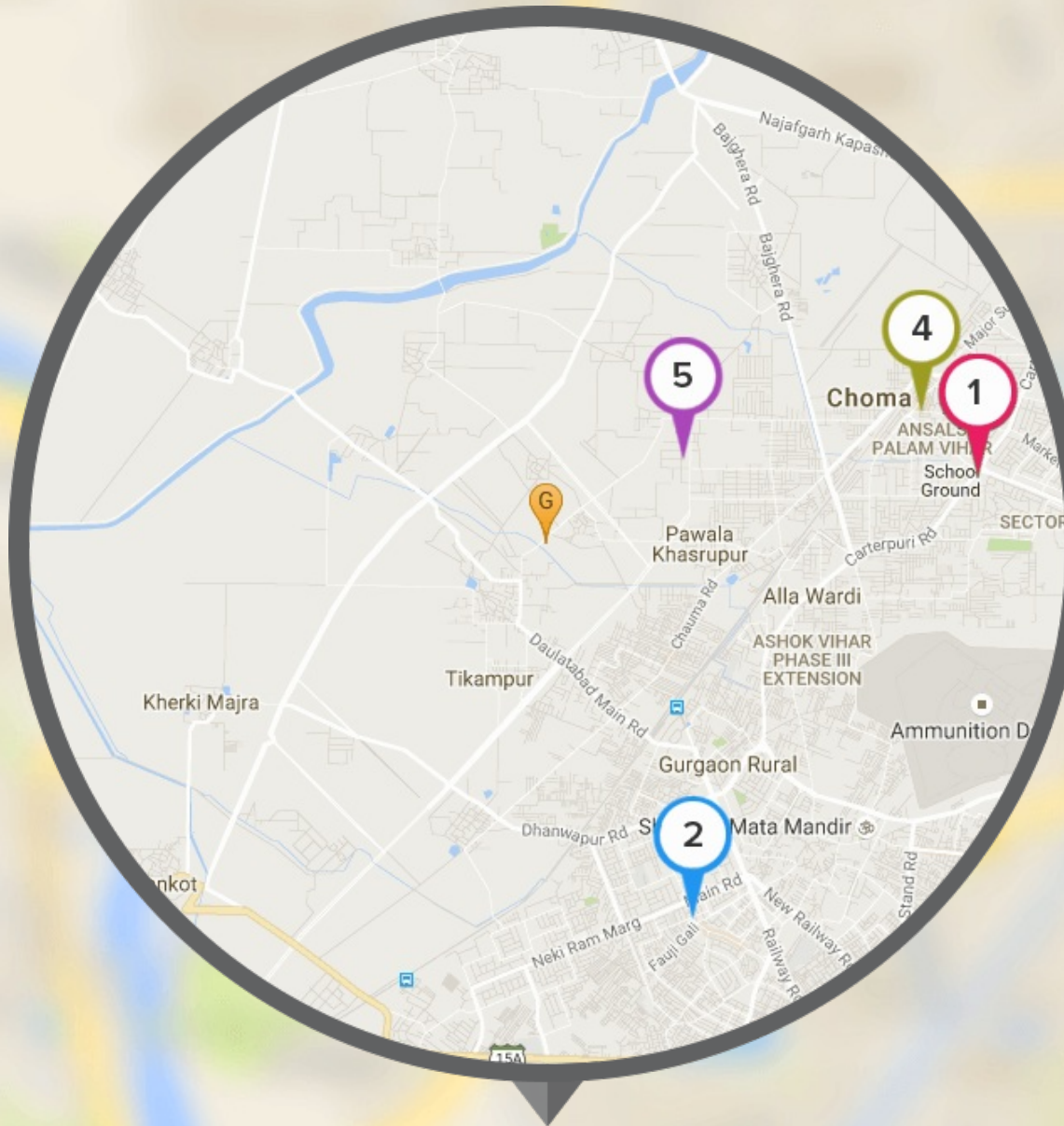
Top 5 Restaurants (within 5 kms)

- | | | | |
|---|--|---|--------|
| 1 | Panjabi Dhaba | ★ | 2.60Km |
| 2 | Aadish Dhaba | ★ | 2.94Km |
| 3 | Radhe Ka Dhaba | ★ | 2.97Km |
| 4 | Lumbini Restaurant & Catters Veg & Non Veg | ★ | 4.08Km |
| 5 | Domino's | ★ | 4.47Km |

 Represents the location of CHD Golf Avenue

Restaurants

Hospitals Near CHD Golf Avenue, Gurgaon



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Colobmia Asia
★★★★★ | 4.36Km |
| 2 | Prakash Maternity and Child Hospital
★★★★★ | 4.03Km |
| 3 | Columbia Asia Hospital
★★★★★ | 4.37Km |
| 4 | Metro Hospitals & Heart Institute
★★★★★ | 3.97Km |
| 5 | Metro Life Line Hospital
★★★★★ | 1.60Km |

 Represents the location of CHD Golf Avenue



PROPTIGER



End to End Services



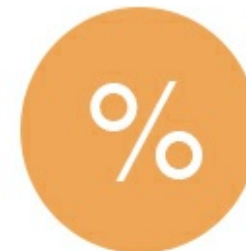
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