



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

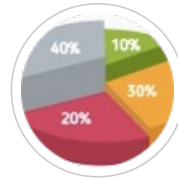


What is *PROPINSIGHT?*



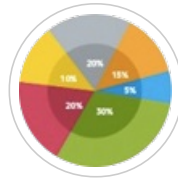
Price Insight

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.




SNN Raj Serenity


Begur, Bangalore


₹ 38.9 Lacs onwards

Livability Score



 Project Size
22 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Jan '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

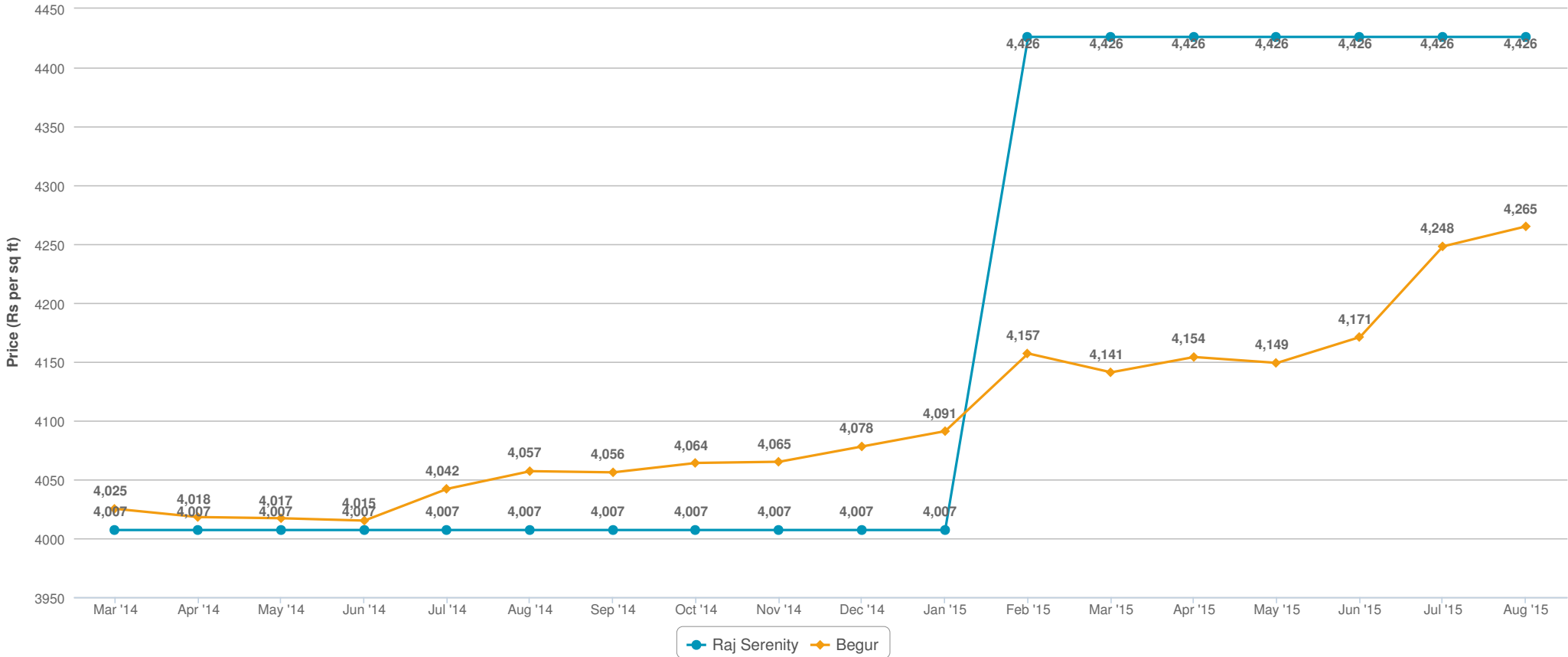


Demand Comparison

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

Price Trend Of SNN Raj Serenity

SNN Raj Serenity VS Begur, Bangalore



Property Type	2BHK+2T	3BHK+2T	3BHK+3T	4BHK+3T
Area (sq.ft.)	905, 925, 960, 970, 1215, 1250, 1255, 1260, 1275	1200	1410, 1455, 1465, 1485, 1510, 1520, 1550, 1600, 1610, 1645, 1660, 1810, 1830, 1850, 1860, 1865, 1880, 1910, 2200	2180

Price Comparison With Other Projects Similar To SNN Raj Serenity



SNN Raj Serenity
Begur, Bangalore



Nandi Housing Nandi Citadel
Begur, Bangalore



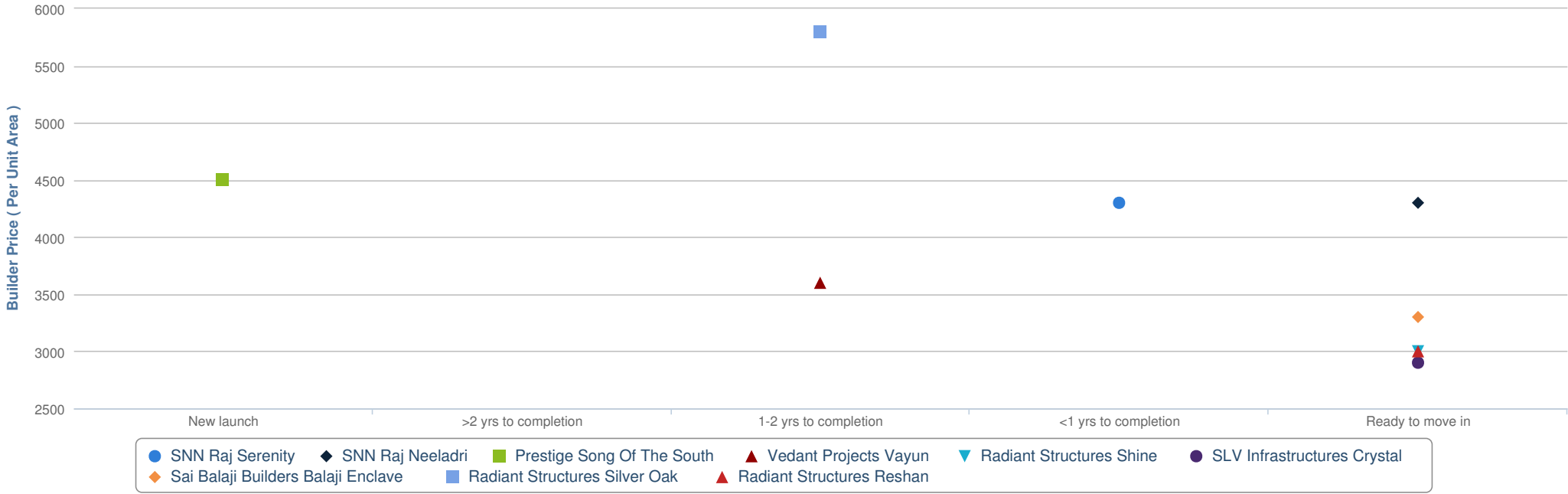
Prospect Group Princeton
Begur, Bangalore

Primary Purchase Price	4,300/sq.ft.	4,200/sq.ft.	4,450/sq.ft.
Advance Maintenance Charges (Month)	Rs. 12 (One time)	Rs. 24 (One time)	N.A.
Car Parking Charges	Covered : Rs. 2.5 Lacs (One time) Open : Rs. 1.8 Lacs (One time)	Covered : Rs. 2.5 Lacs (One time) Open : Rs. 1.5 Lacs (One time)	N.A.
Power Backup Charges	Rs. 30,000 (One time)	N.A.	N.A.
Club House Charges	Rs. 1.5 Lacs (One time)	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of SNN Raj Serenity



SNN Raj Serenity's current price is Rs. 4300/sq. ft. and it is in Under Construction stage.

In comparison to locality, SNN Raj Serenity is overpriced by Rs. null/sq. ft.

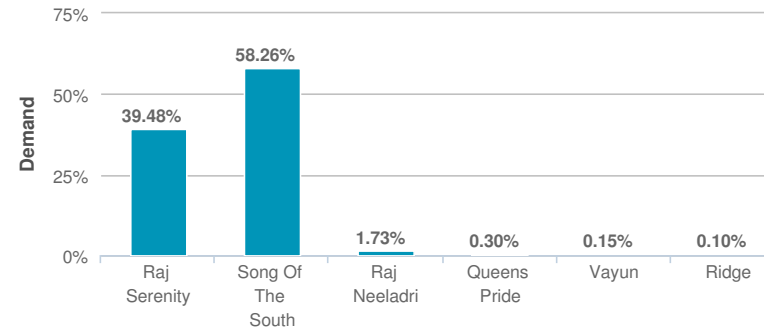
Highest price in the locality is for Radiant Structures Silver Oak at 5800/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at SLV Infrastructures Crystal at 2900/sq. ft. and it is in Ready to Move In stage.

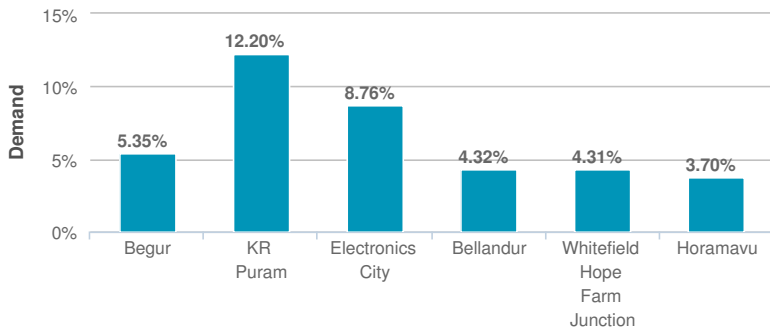
Analysis

- Raj Serenity has 39.48 % demand amongst all projects in Bangalore.
- The highest demand 58.26% in Bangalore is for Song Of The South.
- The lowest demand 0.10% in Bangalore is for Ridge

Demand of projects in 5 km vicinity of SNN Raj Serenity



Demand in popular localities of Bangalore



Analysis

- Begur has 5.35 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 3.70% in Bangalore is for Horamavu



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

SNN Raj Serenity Comparison With Other Similar Projects



SNN Raj Serenity
Begur, Bangalore



Nandi Housing Nandi Citadel
Begur, Bangalore



Prospect Group Princeton
Begur, Bangalore

Livability Rating*	7.5/10	7.3/10	7.4/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	SNN	Nandi Housing	Prospect Group
Locality	Begur, Bangalore	Begur, Bangalore	Begur, Bangalore
Number of Towers	22	13	5
Project Land Area	30 Acres	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

SNN Raj Serenity Comparison With Other Similar Projects (Continued ...)



SNN Raj Serenity
Begur, Bangalore



Nandi Housing Nandi Citadel
Begur, Bangalore



Prospect Group Princeton
Begur, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	6.49	12	3.6
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Oct `10	Apr `13	Mar `14
Possession Date	Jan `16	Jun `16	Dec `16
Delay	On time	On time	On time

Amenities Comparison Of SNN Raj Serenity With Other Similar Projects



SNN Raj Serenity
Begur, Bangalore



Nandi Housing Nandi Citadel
Begur, Bangalore



Prospect Group Princeton
Begur, Bangalore

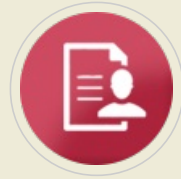
Cafeteria			
Sports Facility			
Car Parking			
Multipurpose Room			
Golf Course			

Common Amenities	Gymnasium Swimming Pool Children's play area Club House Jogging Track Landscaped Gardens
	Indoor Games Rain Water Harvesting Power Backup 24 X 7 Security Intercom
Amenities not available in any project	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 (SNN)



Headquartered in Bangalore , SNN Builders has emerged as a reputed property developer in the city. In the past 15 years the company has presented numerous projects which have marked the reputation of the group in the real estate.

SNN Builders Pvt. Ltd. has completed over 40 projects on the built - up area of 3 million sq. ft.

SNN Builders Pvt. Ltd. have been awarded “CNBC Awaaz Real Estate Awards 2013”, SNN Raj Serenity awarded “The Best Mid-Segment Project in Bangalore ” by LIC Housing Finance and Siliconindia and Excellence Award by Realty Plus.

Top SNN Builders Group Projects:

- Raj Lake View, located in Bilekahalli , Bangalore , offers 415 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,500 sq. ft. to 3,580 sq. ft.
- Raj Opal, placed in JP Nagar, Bangalore , offers 26 units of 2 BHK and 3 BHK apartments with sizes ranging from 1,400 sq. ft. to 1,860 sq. ft.
- Raj Meridian, located in Koramangala , Bangalore , offers of 3 BHK apartments of size 1,860 sq. ft. each.

The key residential projects by the SNN Builders currently in the phase of construction are:

- Raj Eternia, located in Harlur Bangalore, offers 1000 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,150 sq. ft. to 2,200 sq. ft.
- Raj Spiritual, placed in JP Nagar Bangalore, offers 69 units of 2, 3 BHK apartments with sizes ranging 2,325 sq. ft. to 3,445 sq. ft.
- Raj Grandeur, located in Bilekahalli , Bangalore , offers 345 units of 2, 3 BHK apartments with sizes ranging from 1,215 sq. ft. to 1,615 sq. ft.
- Raj Neeladri, located in Begur , Bangalore , offers 103 units of 1, 2 and 3 BHK apartments with sizes ranging from 350 sq. ft. to 1,550 sq. ft.

Experience	15 Years
Project Delivered	11
Ongoing Projects	6

Top Projects Delivered By SNN



Livability Score

7.5

SNN Raj Meridian

Koramangala, Bangalore

Project was delivered on Nov, 2009



Livability Score

7.4

SNN Raj Lake View

Bilekahalli, Bangalore

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



NOT AN ACTUAL PROJECT IMAGE

Livability Score

6.4

SNN Raj Opal

JP Nagar Phase 6, Bangalore

Project was delivered on Nov, 2010



Livability Score

6.3

SNN Raj Neeladri

Begur, Bangalore

Project was delivered on Jul, 2015



Livability Score

7.7

SNN Raj Grandeur

Bommanahalli, Bangalore

Project is expected to be delivered on Dec, 2017
after a delay of 10 month(s).

Has seen a price appreciation of 6.7 % over last 23
month(s)



Livability Score

7.5

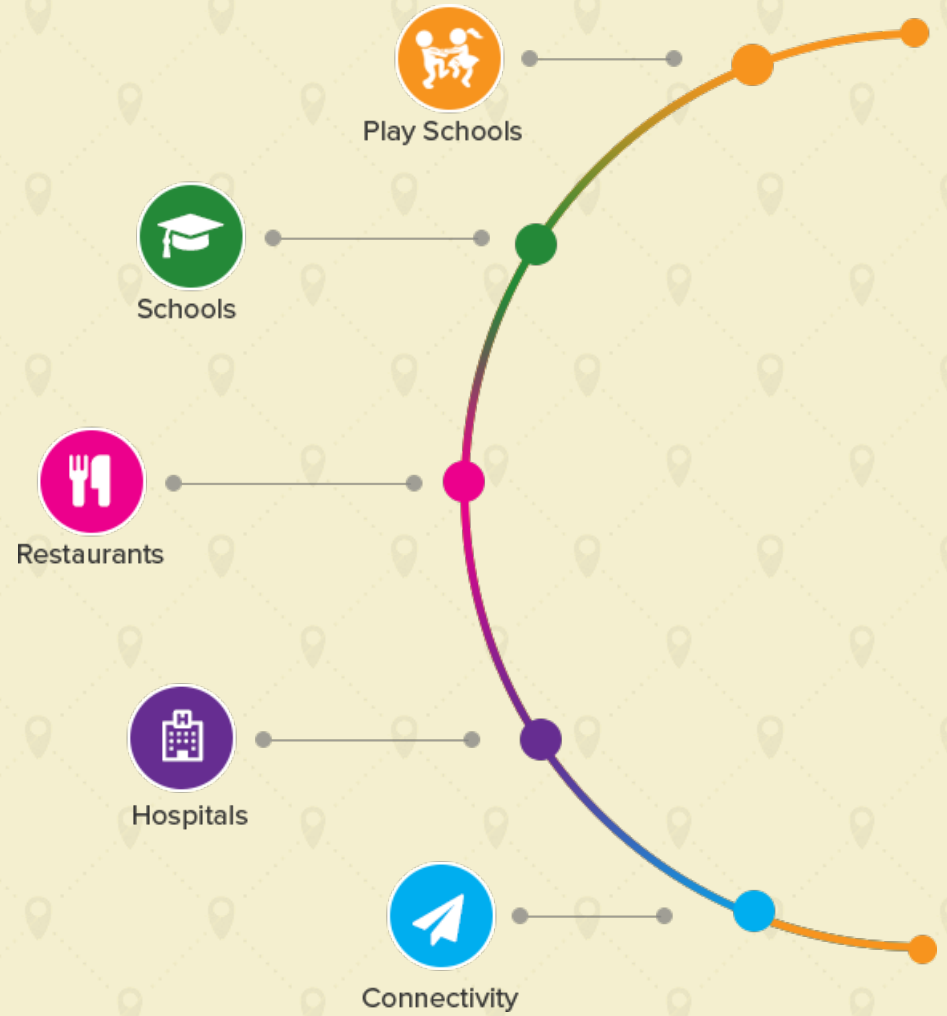
SNN Raj Serenity

Begur, Bangalore

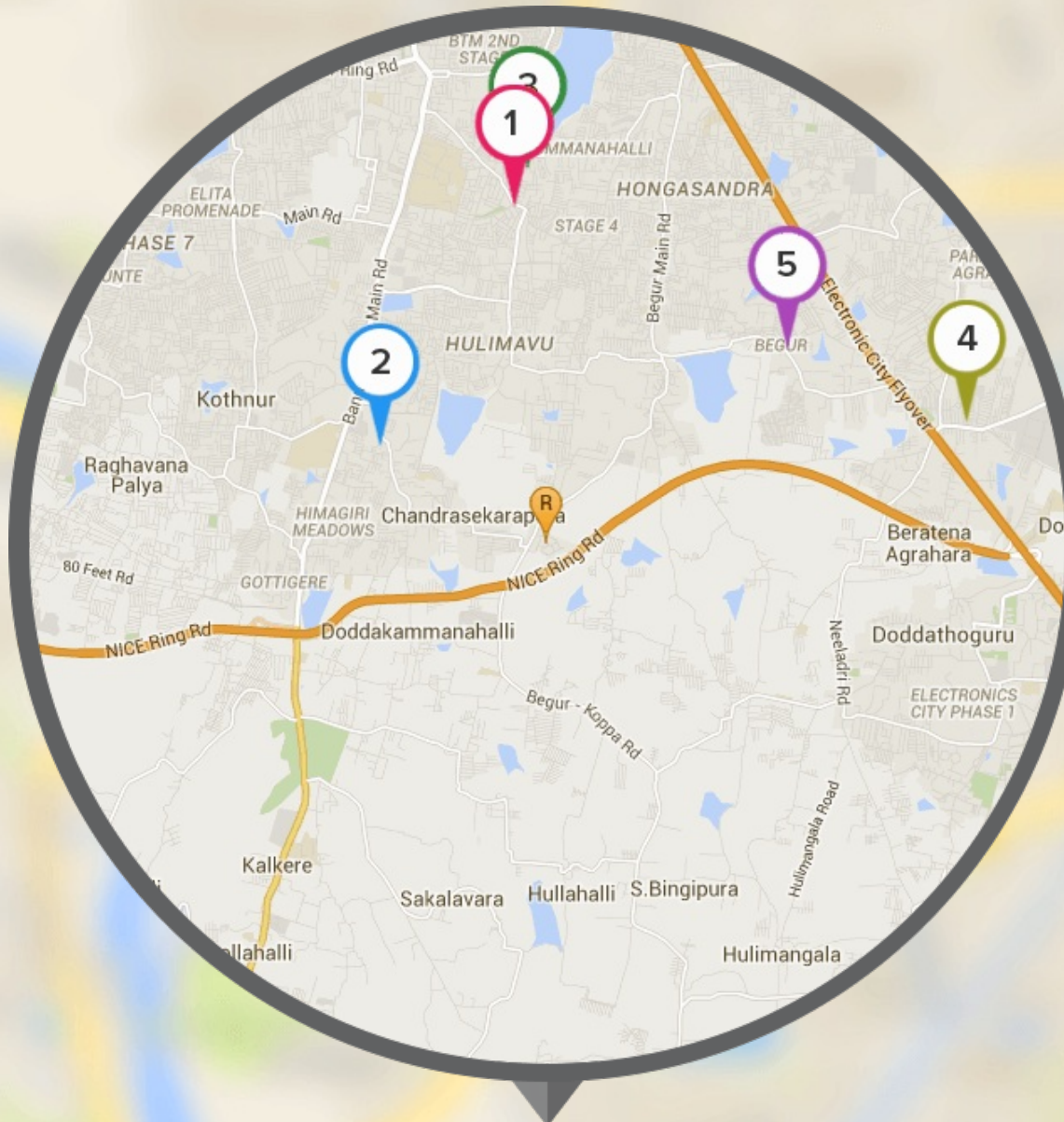
Project is expected to be delivered on Jan, 2016

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near SNN Raj Serenity, Bangalore



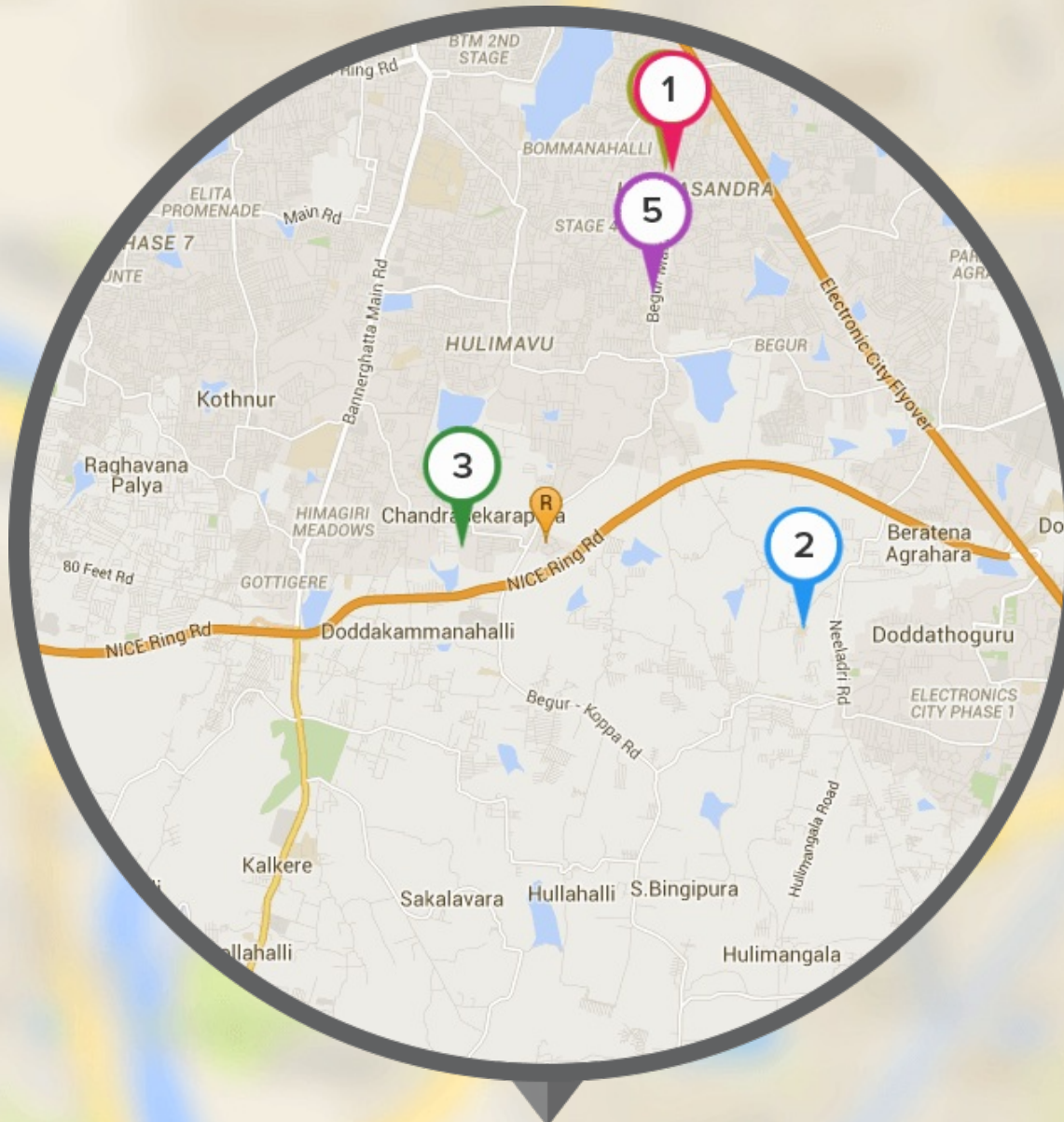
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** EuroKids Vijaya bank Colony, Bannerghatta Rd., Ban
★★★★★ 3.71Km
- 2** Bright Kid Montessori House
★★★★★ 2.12Km
- 3** I Play I Learn, Bannerghatta Road
★★★★★ 4.14Km
- 4** Lewana Kids Play School, Nursery & Day care
★★★★★ 4.83Km
- 5** Kiddo
★★★★★ 3.42Km

Represents the location of SNN Raj Serenity

Schools Near SNN Raj Serenity, Bangalore

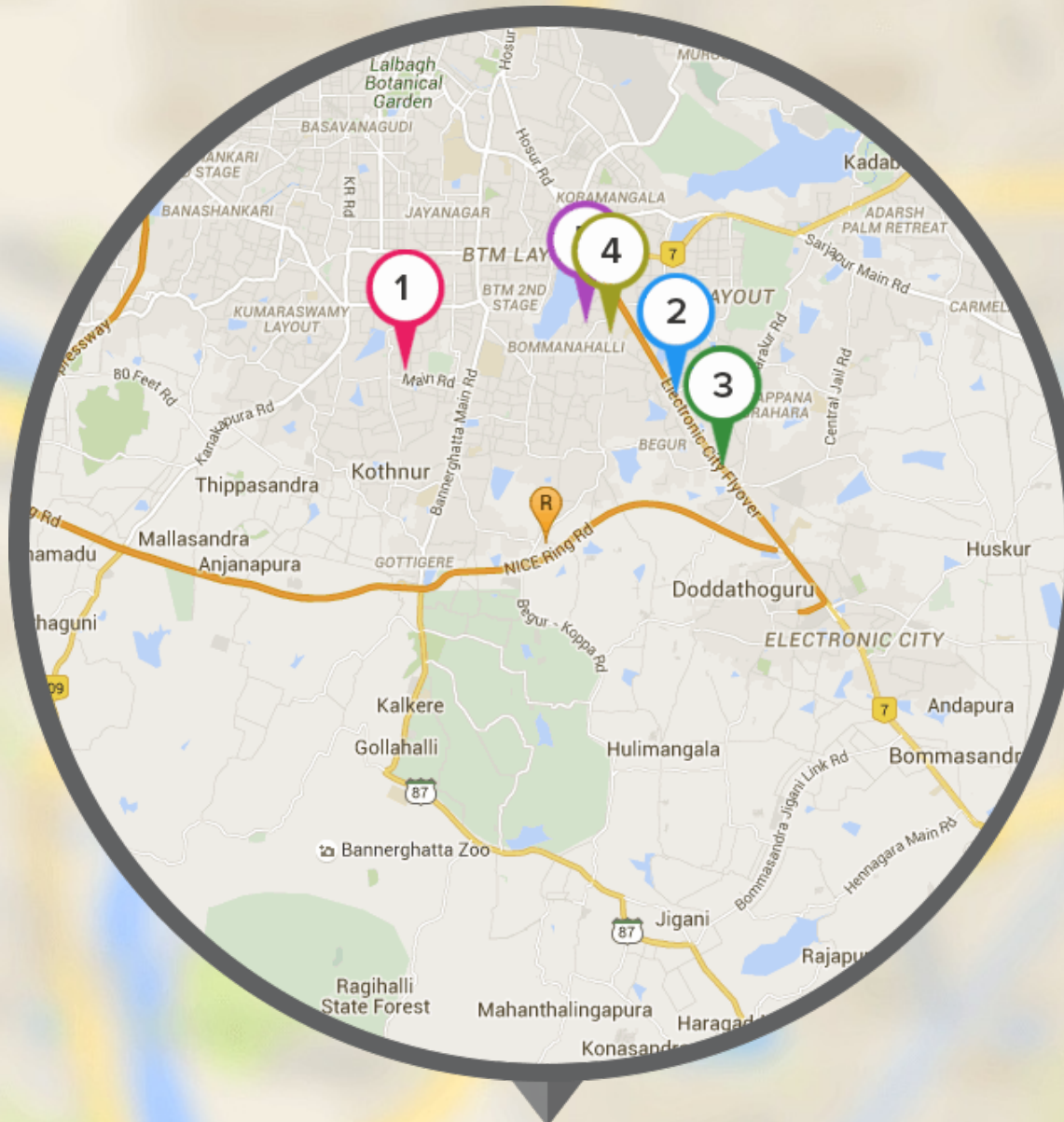


Schools

Top 5 Schools (within 5 kms)

1	Oxford Public School	★★★★★	4.30Km
2	VIBGYOR High School	★★★★★	3.00Km
3	VIBGYOR High School	★★★★★	0.95Km
4	Oxford Public school	★★★★★	4.30Km
5	Royal Concored school	★★★★★	2.98Km


Represents the location of SNN Raj Serenity

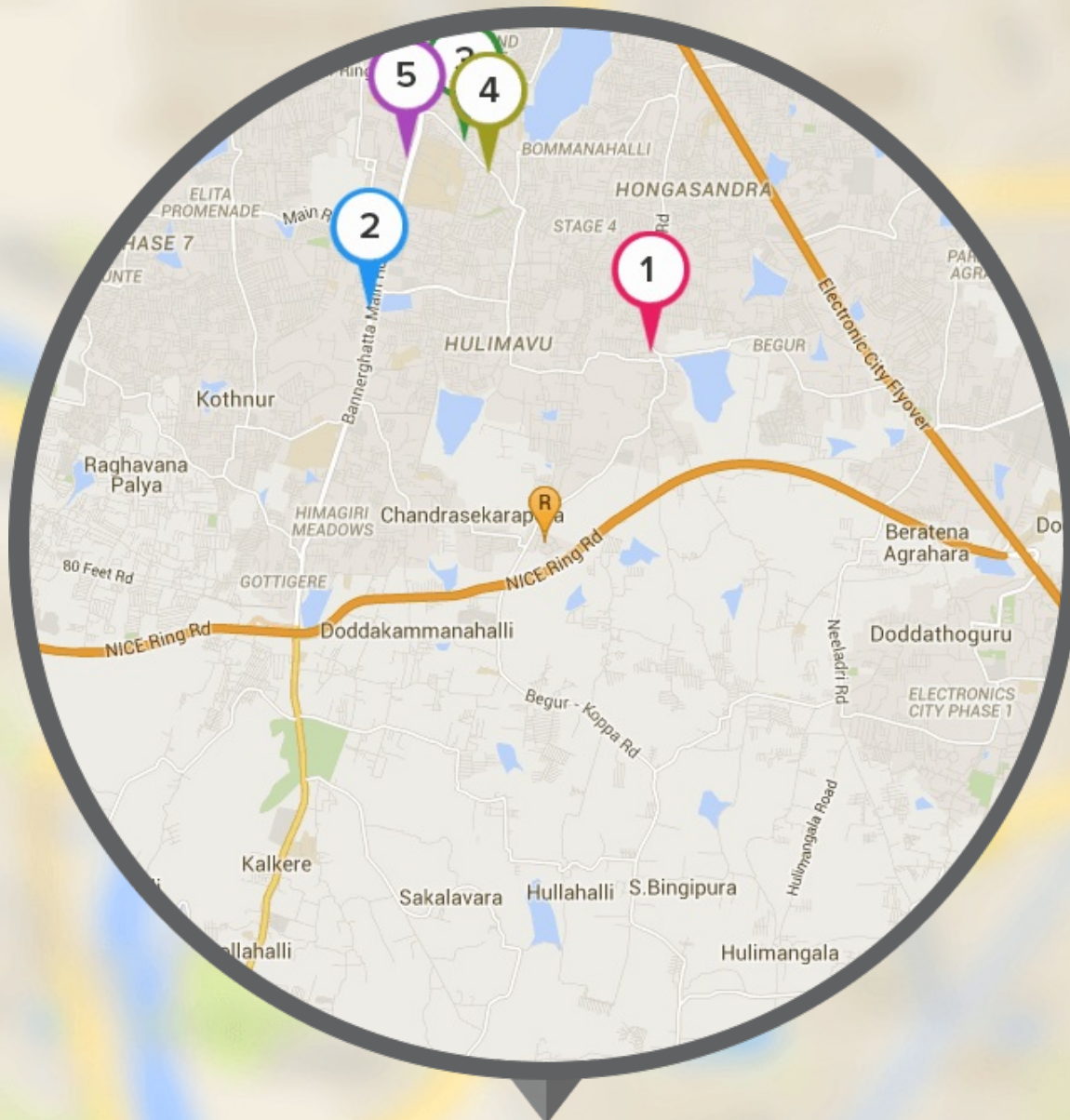


Restaurants

Top 5 Restaurants (within 5 kms)


- | | | | |
|---|--|-------|--------|
| 1 | Cafe And Patisserie | ★★★★★ | 4.90Km |
| 2 | Ambur Biryani Center | ★ | 4.31Km |
| 3 | E-City Restaurant | ★ | 4.24Km |
| 4 | Sri Lakshmi Venkateshwara Bar & Restaurant | ★ | 4.79Km |
| 5 | Brahmasri Upahara | ★ | 4.91Km |

 Represents the location of SNN Raj Serenity



Top 5 Hospitals (within 5 kms)

- 1** Government Hospital Begur
★★★★★ 2.40Km
- 2** Vasan Eye Care
★★★★★ 3.23Km
- 3** Akshara Eye Hospital
★★★★★ 4.52Km
- 4** The Family Doctor
★★★★★ 4.12Km
- 5** Apollospecialtyhospital
★★★★★ 4.50Km

 Represents the location of SNN Raj Serenity

Hospitals



PROPTIGER



End to End Services



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