




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

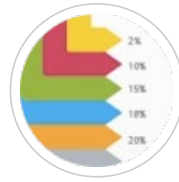
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

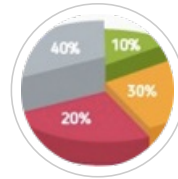


What is *PROPINSIGHT?*



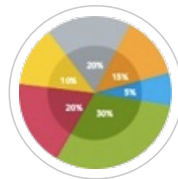
Price Insight

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.



Falco Developers Falco World


Ambivali, Mumbai


₹ 19.6 Lacs onwards

Livability Score



 Project Size
9 Towers

 Configurations
1,2,3 Bedroom Apartment

 Possession Starts
Dec '18



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

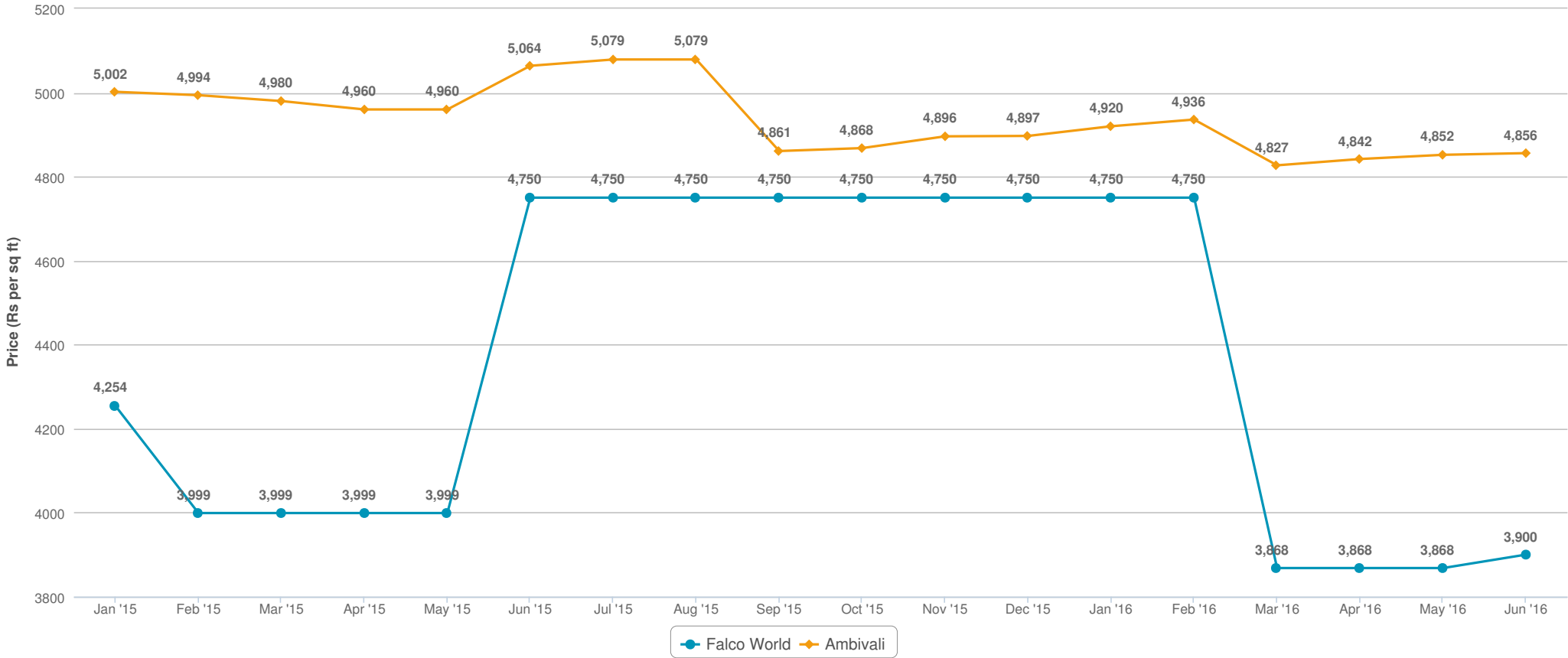


Demand Comparison

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

Price Trend Of Falco Developers Falco World

Falco Developers Falco World VS Ambivali, Mumbai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T
Area (sq.ft.)	460, 465, 486, 490, 495, 500, 525, 530, 560, 562, 575, 580, 590	730, 750, 755, 782	856, 920



Price Comparison With Other Projects Similar To Falco Developers Falco World



Falco Developers Falco World
Ambivali, Mumbai



Mehta Amrut Siddhi
Titwala, Mumbai



Falco Developers Marigold
Titwala, Mumbai

Primary Purchase Price

4,250/sq.ft.

4,861/sq.ft.

4,000/sq.ft.

Advance Maintenance Charges (Month)

Rs. 24 (One time)

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.

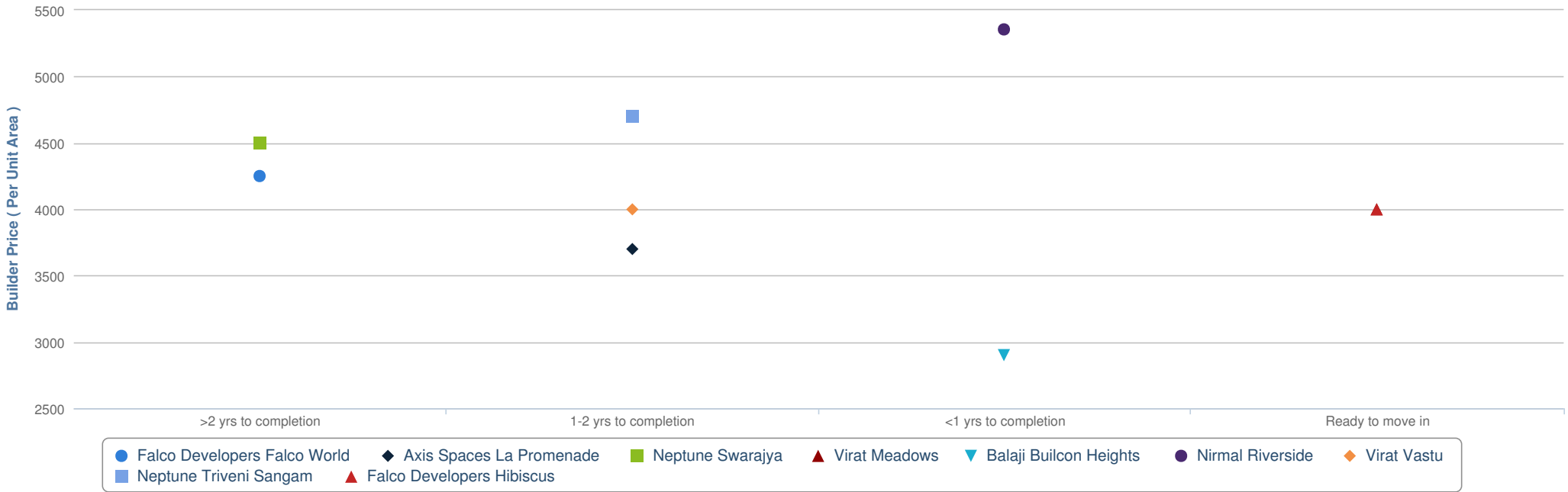
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Falco Developers Falco World



Falco Developers Falco World's current price is Rs. 4250/sq. ft. and it is in Under Construction stage.

In comparison to locality, Falco Developers Falco World is underpriced by Rs. 956.35/sq. ft.

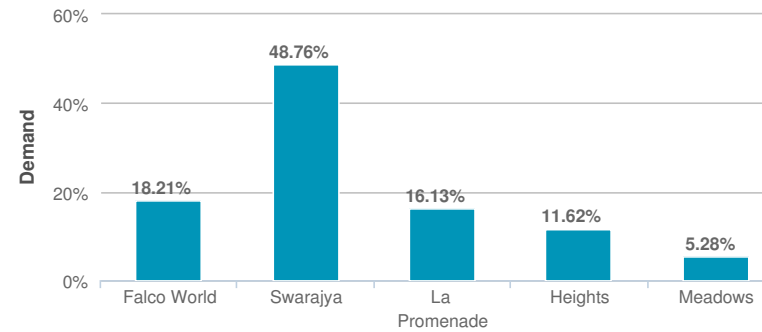
Highest price in the locality is for Nirmal Riverside at 5355/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Balaji Bulcon Heights at 2900/sq. ft. and it is in Under Construction stage.

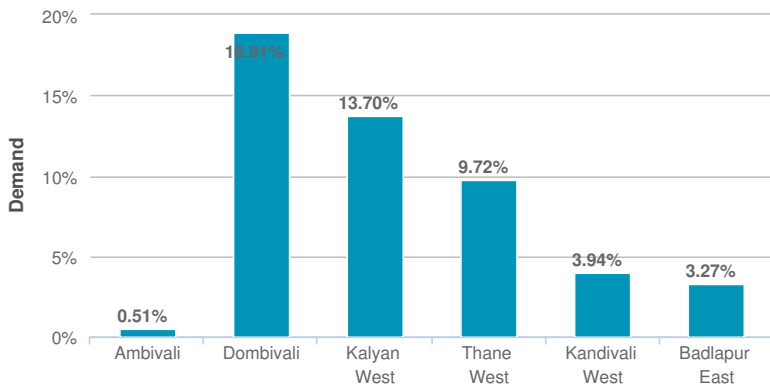
Analysis

- Falco World has 18.21 % demand amongst all projects in Mumbai.
- The highest demand 48.76% in Mumbai is for Swarajya.
- The lowest demand 5.28% in Mumbai is for Meadows

Demand of projects in 5 km vicinity of Falco Developers Falco World



Demand in popular localities of Mumbai



Analysis

- Ambivali has 0.51 % demand amongst all projects in Mumbai.
- The highest demand 18.91% in Mumbai is for Dombivali.
- The lowest demand 0.51% in Mumbai is for Ambivali



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

Falco Developers Falco World Comparison With Other Similar Projects



Falco Developers Falco World
Ambivali, Mumbai



Mehta Amrut Siddhi
Titwala, Mumbai



Falco Developers Marigold
Titwala, Mumbai

Livability Rating*	8.4/10	8.3/10	8.0/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Falco Developers	Mehta	Falco Developers
Locality	Ambivali, Mumbai	Titwala, Mumbai	Titwala, Mumbai
Number of Towers	9	14	1
Project Land Area	50 Acres	3.5 Acres	5.5 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



Falco Developers Falco World
Ambivali, Mumbai



Mehta Amrut Siddhi
Titwala, Mumbai



Falco Developers Marigold
Titwala, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	11.2	3.91	6
Loading Percentage	N.A.	N.A.	42.77%
Launch Date	Jan `12	Nov `12	Jul `13
Possession Date	Dec `18	Dec `18	Mar `17
Delay	29 month(s)	45 month(s)	9 month(s)

Amenities Comparison Of Falco Developers Falco World With Other Similar Projects



Falco Developers Falco World
Ambivali, Mumbai



Mehta Amrut Siddhi
Titwala, Mumbai



Falco Developers Marigold
Titwala, Mumbai

Swimming Pool



Club House



Multipurpose Room



Gymnasium



Landscaped Gardens



Common Amenities

Children's play area Intercom

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 (Falco Developers)



Falco Developers is characterized by its entrepreneurial spirit, community commitment and industry expertise. The company is one of the leading real estate developers in Mumbai and Maharashtra. The portfolio of property by Falco Developers covers Kalyan, Thane and Titwala among other areas. Falco Developers is currently developing in excess of 20, 00, 000 sq ft in Kalyan alone. The company is comprised of several talented professionals from all fields relevant to the industry. The company derives its name from the migratory bird Falcon which is known for its flight, vision and intellectual superiority.

The company aims at developing quality residences for its clients which harness this same spirit of freedom and convenience along with being symbolic of success. The company attempts at beautifying lives of customers through its projects along with continually learning and growing on the job. The company is known for its corporate social responsibility initiatives and has set up a fully operational medical facility at Ambivli where basic medical aid was unavailable earlier. This centre has been set up in partnership with the Rotary Club of Mumbai. The same association is used to organize medical camps every couple of months while school books and other essentials are also donated to schoolchildren on a regular basis. The Falco World project also attempts to engage with the rural population in Ambivli with a view towards making them self sufficient.

Unique Selling Point:

The company attempts at manifesting a world class vision through all its projects and plans projects that are natural fits with lifestyles of customers from all segments. Practicality, design and style are key attributes visible at every project by the company while it thrives on the principles of honesty, professionalism and integrity. The company also prides itself on its skilled and young team of professionals who possess ample expertise in the industry across several divisions including engineering, legal, marketing, architecture, customer support, front and back office operations and accounts. Customer satisfaction is the prime motto at the company and this is indeed its biggest USP as well.

Landmark Projects:

Some of the landmark projects helmed by the company include Falco Cheshire which offers premium 1 and 2 BHK apartments for residents along with several amenities and other facilities. Falco Hillshire is another landmark project offering uniquely designed and super cozy terrace apartments amidst a pollution free and soothing living ambience near Kalyan. Video door phones and high speed elevators are provided at the project along with several amenities.

Experience	N.A
Project Delivered	5
Ongoing Projects	2

The River at Vasind is another landmark project helmed by the company and is a fusion home with a difference. This project lies approximately 0.4 kilometres away from the Vasind railway station and spreads over an area of 10 acres. 1, 2 and 3 BHK apartments are offered to buyers at this project along with several other amenities. The entire residential structure is completely resistant to earthquakes as well. Falco Chambers at Thane is a pioneering commercial project helmed by the company and offers a great frontage along with several facilities. The project aims at being a perfect fit for small businesses and offices including architects, retailers, chartered accountants and lawyers.



Livability Score

7.7

Falco Developers Hibiscus

Titwala, Mumbai

Project was delivered on Apr, 2015



Livability Score

8.0

Falco Developers Marigold

Titwala, Mumbai

Project is expected to be delivered on Mar, 2017
after a delay of 9 month(s).



Livability Score

8.4

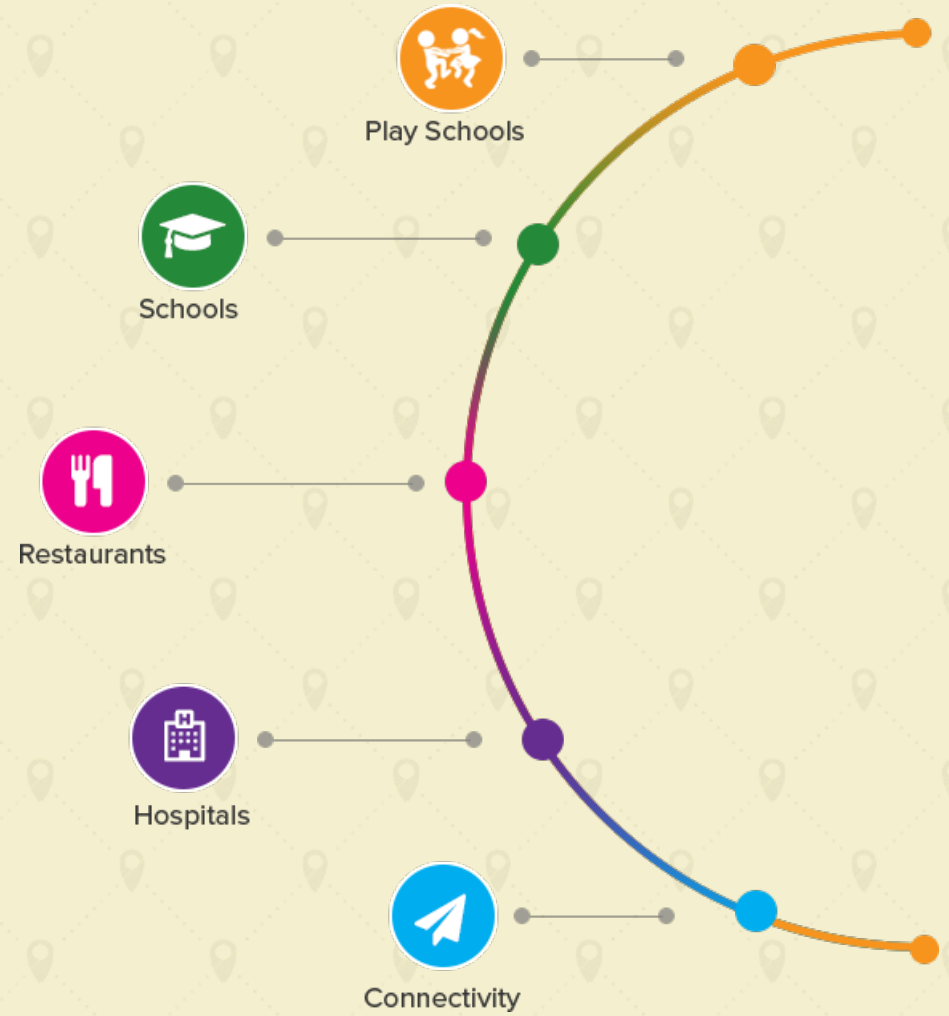
Falco Developers Falco World

Ambivali, Mumbai

Project is expected to be delivered on Dec, 2018
after a delay of 29 month(s).
Has seen a price appreciation of -11.4 % over last 38
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality





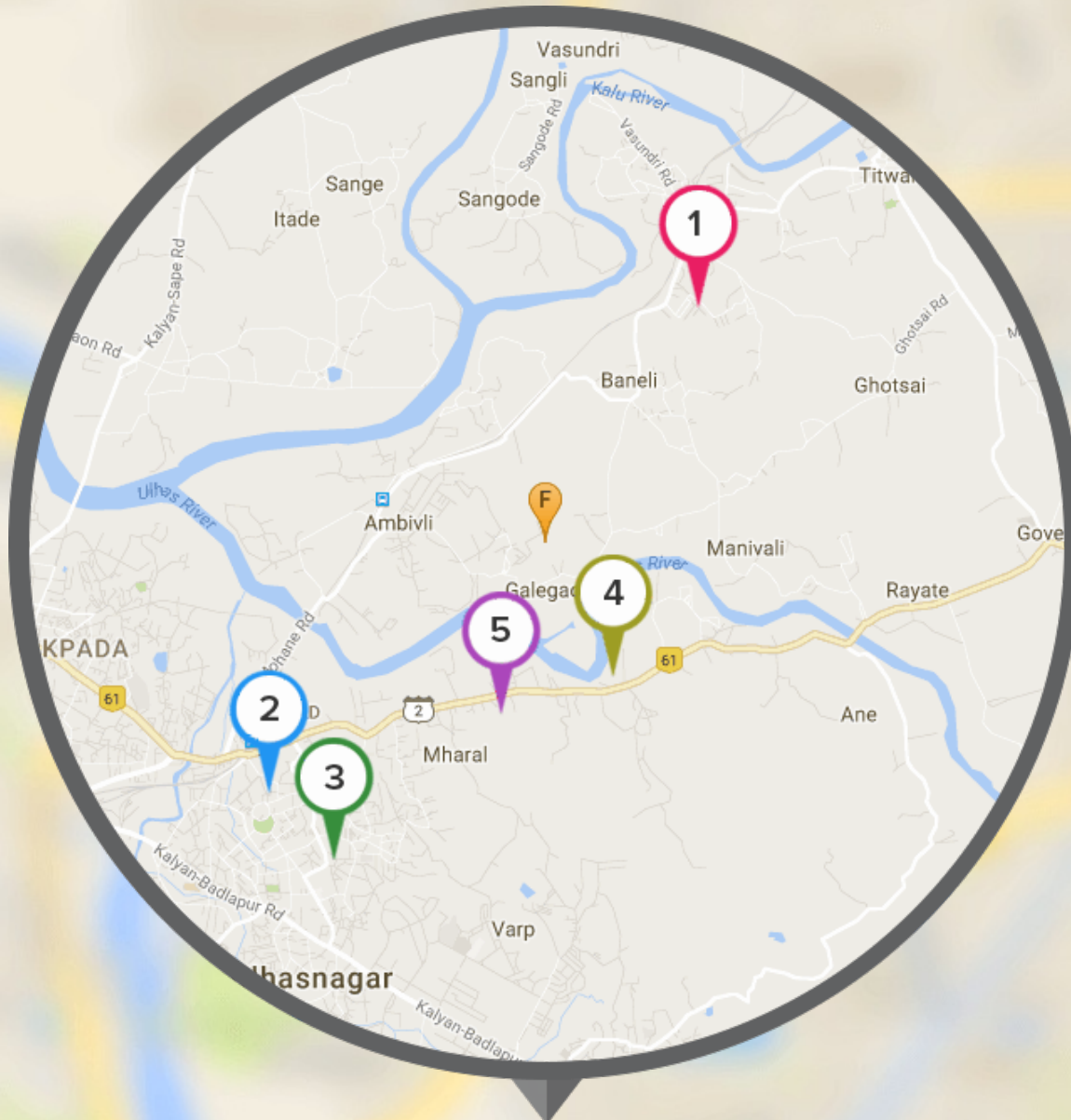
Top 2 Play Schools (within 5 kms)

- | | | | |
|---|----------------------------------|-------|--------|
| 1 | Tree House International School | ★★★★★ | 4.62Km |
| 2 | Mount Mary Academy (Kidz Castle) | ★★★ | 4.17Km |

F Represents the location of Falco Developers Falco World

Play Schools

Schools Near Falco Developers Falco World, Mumbai



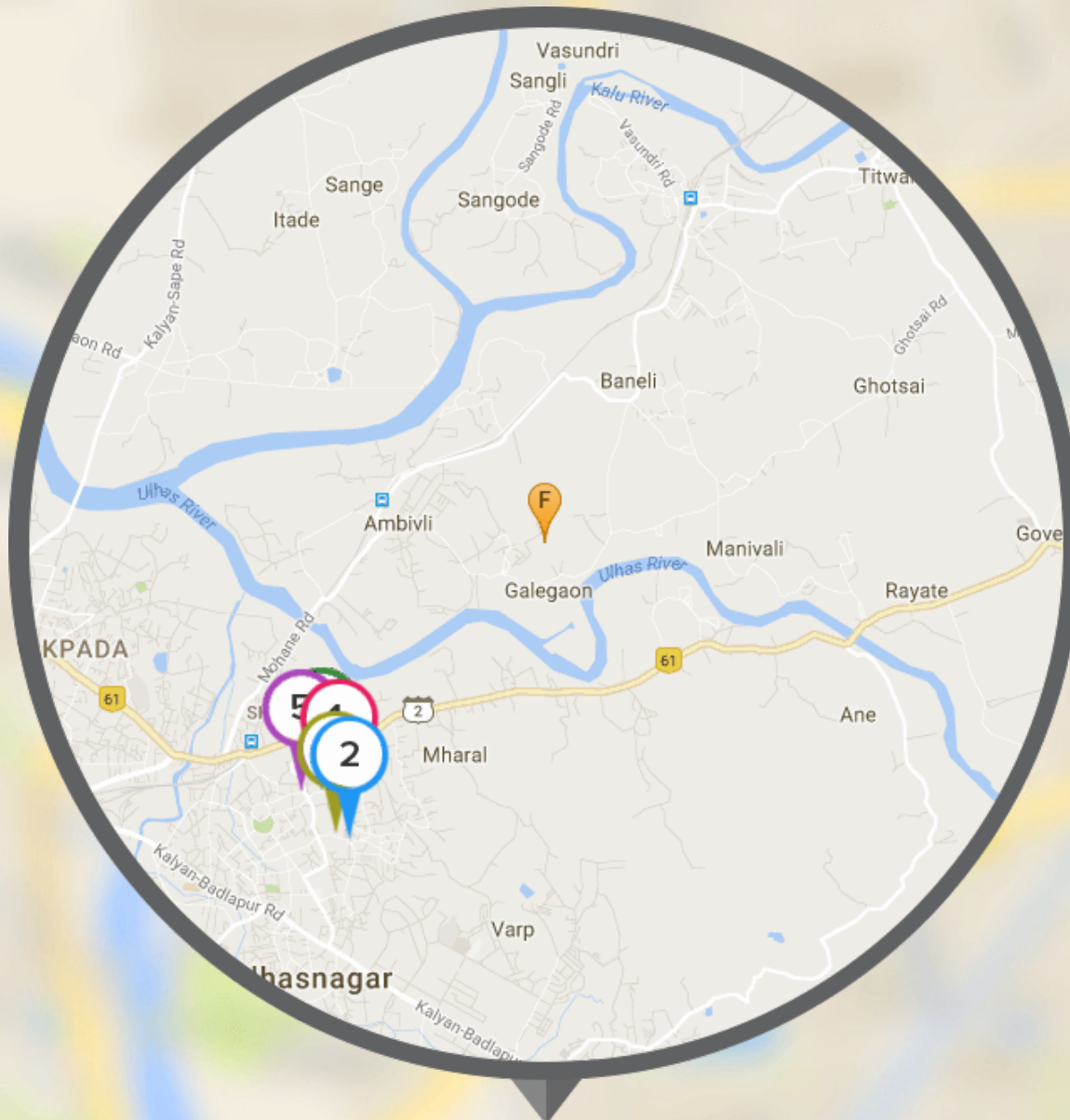
Top 5 Schools (within 5 kms)

- | | | |
|---|---------------------------------|--------|
| 1 | EuroKids Titwala
★★★★★ | 2.98Km |
| 2 | Swami Vivekanand School
★★★★ | 4.03Km |
| 3 | Jhulelal Trust School
★★★★ | 4.11Km |
| 4 | Meridian School
★★★★ | 1.63Km |
| 5 | Sacred Heart School
★★★★ | 1.91Km |

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Schools

Restaurants Near Falco Developers Falco World, Mumbai



Top 5 Restaurants (within 5 kms)

- 1** Maa Sherawali Restaurant ★ 3.57Km
- 2** Raj Mandir Sweets ★ 3.84Km
- 3** Ram Chinese Corner ★ 3.59Km
- 4** Kumar Mutton House ★ 3.87Km
- 5** VAISHNU HOTEL ★ 3.75Km

Represents the location of Falco Developers Falco World

Restaurants

Hospitals Near Falco Developers Falco World, Mumbai



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Shree Maha Ganapati Hospital
★★★★ 4.99Km
- 2** Central Hospital
★★★ 4.50Km
- 3** Shradha Hospital
★★★ 4.47Km
- 4** Dr. mahapatras hospital
★★★ 4.52Km
- 5** Creative Group's - 'Shree Mahaganapati Hospital', Titwala
★★★ 5.00Km

F Represents the location of Falco Developers Falco World



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