




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

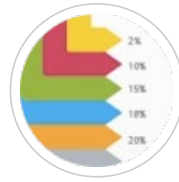
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

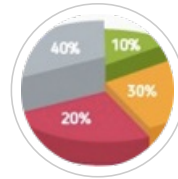


What is *PROPINSIGHT?*



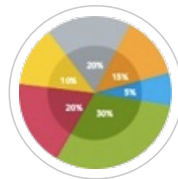
Price Insight

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.



The Ideal Group Ideal Regency


Kankurgachi, Kolkata


₹ 52.4 Lacs onwards

Livability Score



 Project Size
7 Towers

 Configurations
2,3,4 Bedroom Apartment

 Possession Starts
Dec '13



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

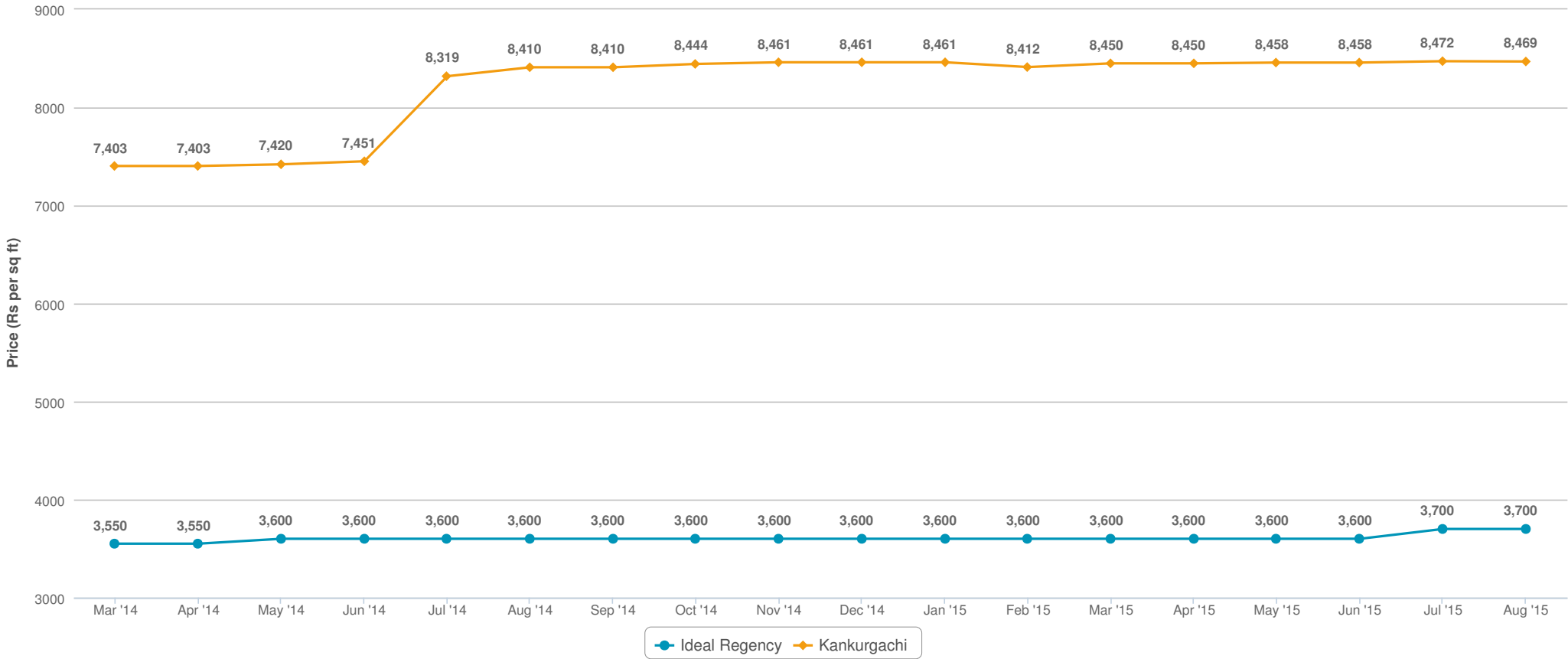


Demand Comparison

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

Price Trend Of The Ideal Group Ideal Regency

The Ideal Group Ideal Regency VS Kankurgachi, Kolkata



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1095	1415	1845

Price Comparison With Other Projects Similar To The Ideal Group Ideal Regency



The Ideal Group Ideal Regency
Kankurgachi, Kolkata



Unimark Group Heritage Srijan
Tower
Kankurgachi, Kolkata



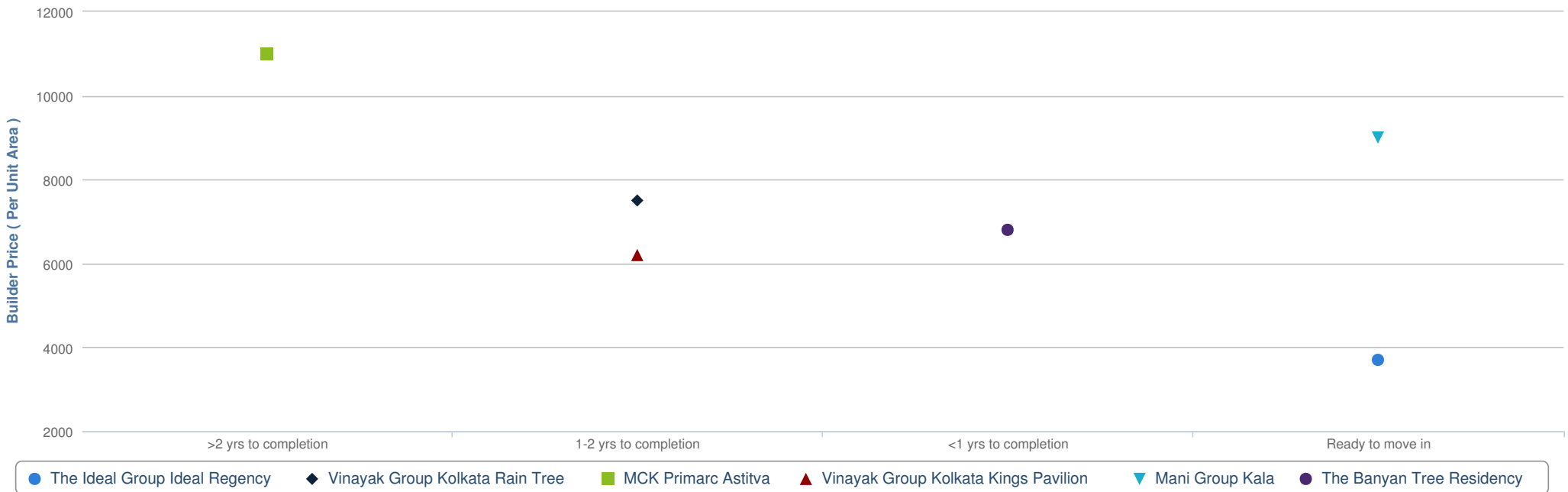
Neelkanth Nirman Pvt Ltd
Chitrakut Dham
Rajarhat New Town, Kolkata

Primary Purchase Price	3,700/sq.ft.	N.A.	3,500/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 The Ideal Group Ideal Regency



The Ideal Group Ideal Regency's current price is Rs. 3700/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, The Ideal Group Ideal Regency is underpriced by Rs. 4774.64/sq. ft.

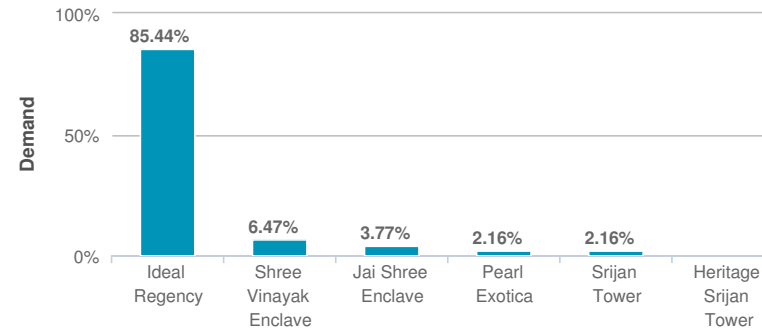
Highest price in the locality is for MCK Primarc Astitva at 11000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at The Ideal Group Ideal Regency at 3700/sq. ft. and it is in Ready to Move In stage.

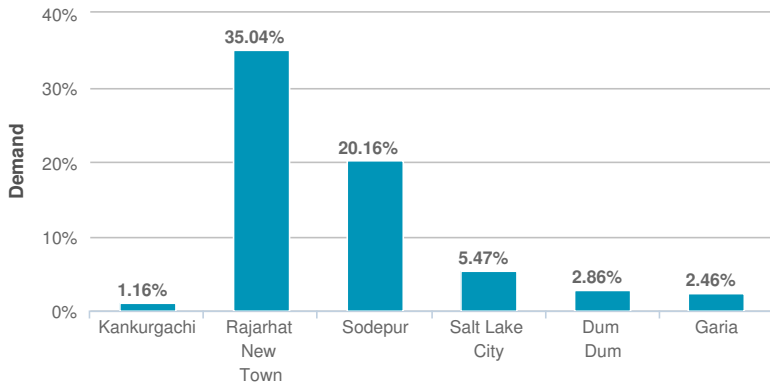
Analysis

- Ideal Regency has 85.44 % demand amongst all projects in Kolkata.
- The highest demand 85.44% in Kolkata is for Ideal Regency.
- The lowest demand 0.00% in Kolkata is for Heritage Srijan Tower

Demand of projects in 5 km vicinity of The Ideal Group Ideal Regency



Demand in popular localities of Kolkata



Analysis

- Kankurgachi has 1.16 % demand amongst all projects in Kolkata.
- The highest demand 35.04% in Kolkata is for Rajarhat New Town.
- The lowest demand 1.16% in Kolkata is for Kankurgachi



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

The Ideal Group Ideal Regency Comparison With Other Similar Projects



The Ideal Group Ideal Regency
Kankurgachi, Kolkata



Unimark Group Heritage Srijan
Tower
Kankurgachi, Kolkata



Neelkanth Nirman Pvt Ltd
Chittrakut Dham
Rajarhat New Town, Kolkata

Livability Rating*	6.9/10	6.9/10	6.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	The Ideal Group	Unimark Group	Neelkanth Nirman Pvt Ltd
Locality	Kankurgachi, Kolkata	Kankurgachi, Kolkata	Rajarhat New Town, Kolkata
Number of Towers	7	N.A.	6
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

The Ideal Group Ideal Regency Comparison With Other Similar Projects (Continued ...)



The Ideal Group Ideal Regency
Kankurgachi, Kolkata



Unimark Group Heritage Srijan
Tower
Kankurgachi, Kolkata



Neelkanth Nirman Pvt Ltd
Chitrakut Dham
Rajarhat New Town, Kolkata

Part of Township	No	No	No
Average Flats Per Floor	N.A.	N.A.	5.83
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jan `10	N.A.	Apr `12
Possession Date	Dec `13	Apr `11	Jul `15
Delay	On time	On time	7 month(s)

Amenities Comparison Of The Ideal Group Ideal Regency With Other Similar Projects


















The Ideal Group Ideal Regency
Kankurgachi, Kolkata



Unimark Group Heritage Srijan
Tower
Kankurgachi, Kolkata



Neelkanth Nirman Pvt Ltd
Chitrakut Dham
Rajarhat New Town, Kolkata

Roof-top garden			
Community hall			
Landscape gardens			
24Hr Backup			
24/7 security			

Common Amenities

Children's play area

Amenities not available in any project

Indoor Games Club House Cafeteria Multipurpose Room Golf Course



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 (The Ideal Group)



The IDEAL Group has developed a firm footing in the business arena conformed by ventures in Real Estate, Automobile Dealership, Logistics and Minerals with offices at Kolkata , Jamshedpur , Muzaffarpur, Surat , Dahej, Gandhidham, Udaipur, Wani, Nagpur , Chennai , Vijaywada, Wardha and Mumbai & many other cities. In the initial years few partnership firms were formed in the brand name of IDEAL and were subsequently converted into Private Limited Companies. The year 1992-93 witnessed major reconstruction in the Group Companies with various companies merging under a single umbrella.

Experience	42 Years
Project Delivered	7
Ongoing Projects	2

Top Projects Delivered By The Ideal Group



Livability Score

7.3

The Ideal Group Ideal Lake View
Topsia, Kolkata

Project was delivered on Jun, 2011



Livability Score

7.0

The Ideal Group Legacy
Ballygunge, Kolkata

Project was delivered on Feb, 2015 after a delay of 10 month(s).



Livability Score

6.9

The Ideal Group Ideal Regency
Kankurgachi, Kolkata

Project was delivered on Dec, 2013



Livability Score

6.1

The Ideal Group Ideal Villas
Rajarhat New Town, Kolkata

Project was delivered on Mar, 2010



Livability Score

7.2

The Ideal Group Greens

Tollygunge, Kolkata

Project is expected to be delivered on Dec, 2018



Livability Score

6.7

The Ideal Group Ideal Exotica

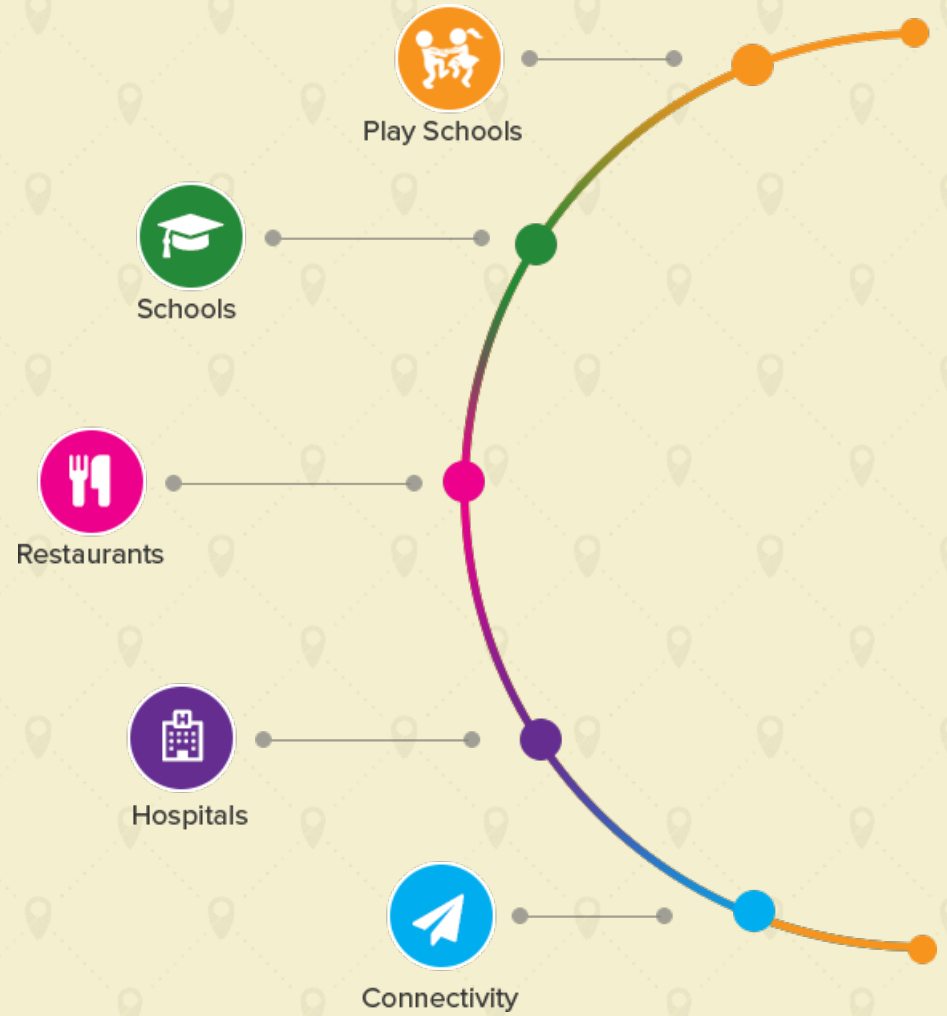
Alipore, Kolkata

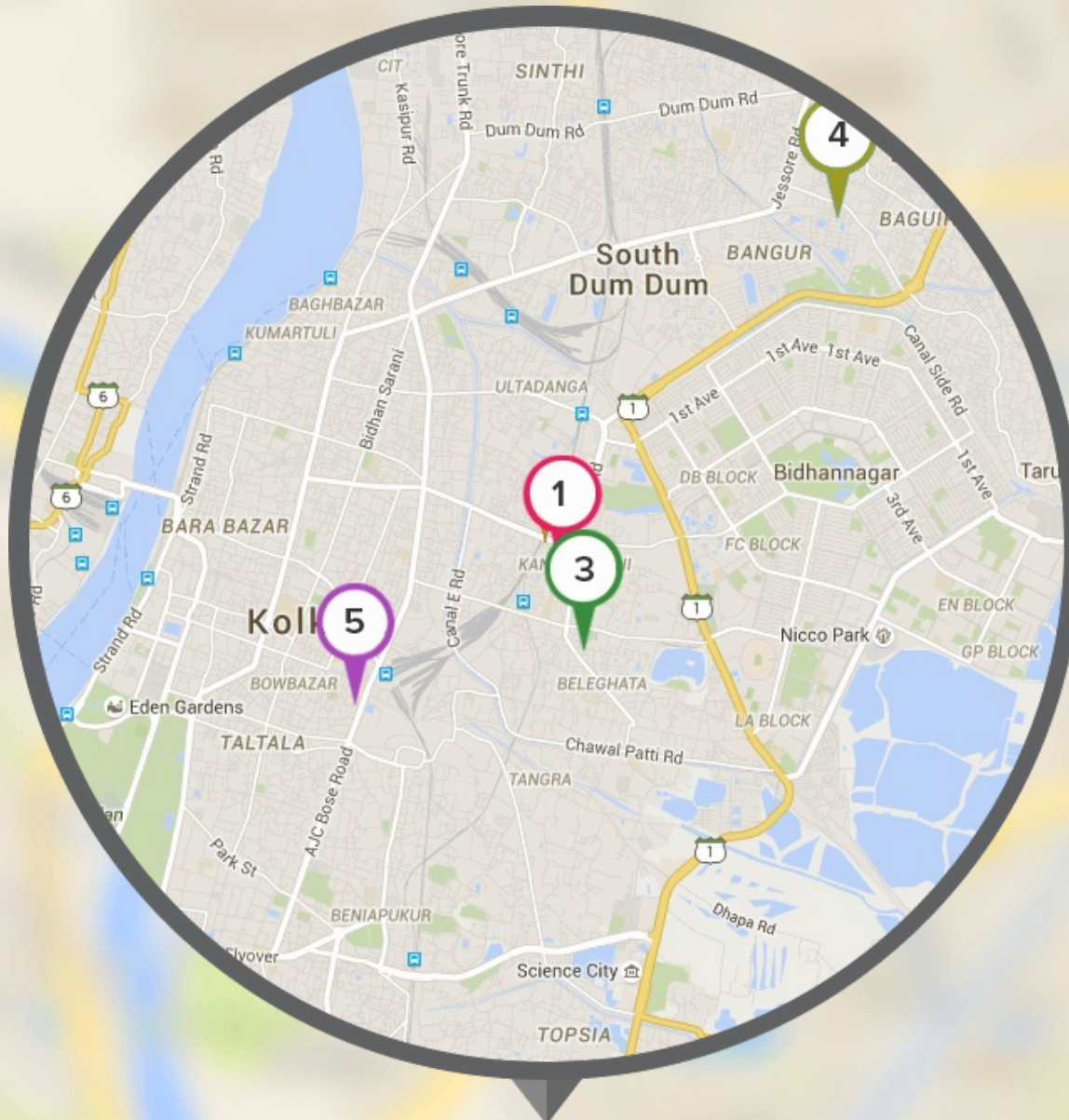
Project is expected to be delivered on Oct, 2016
after a delay of 10 month(s).

Has seen a price appreciation of -19 % over last 29 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




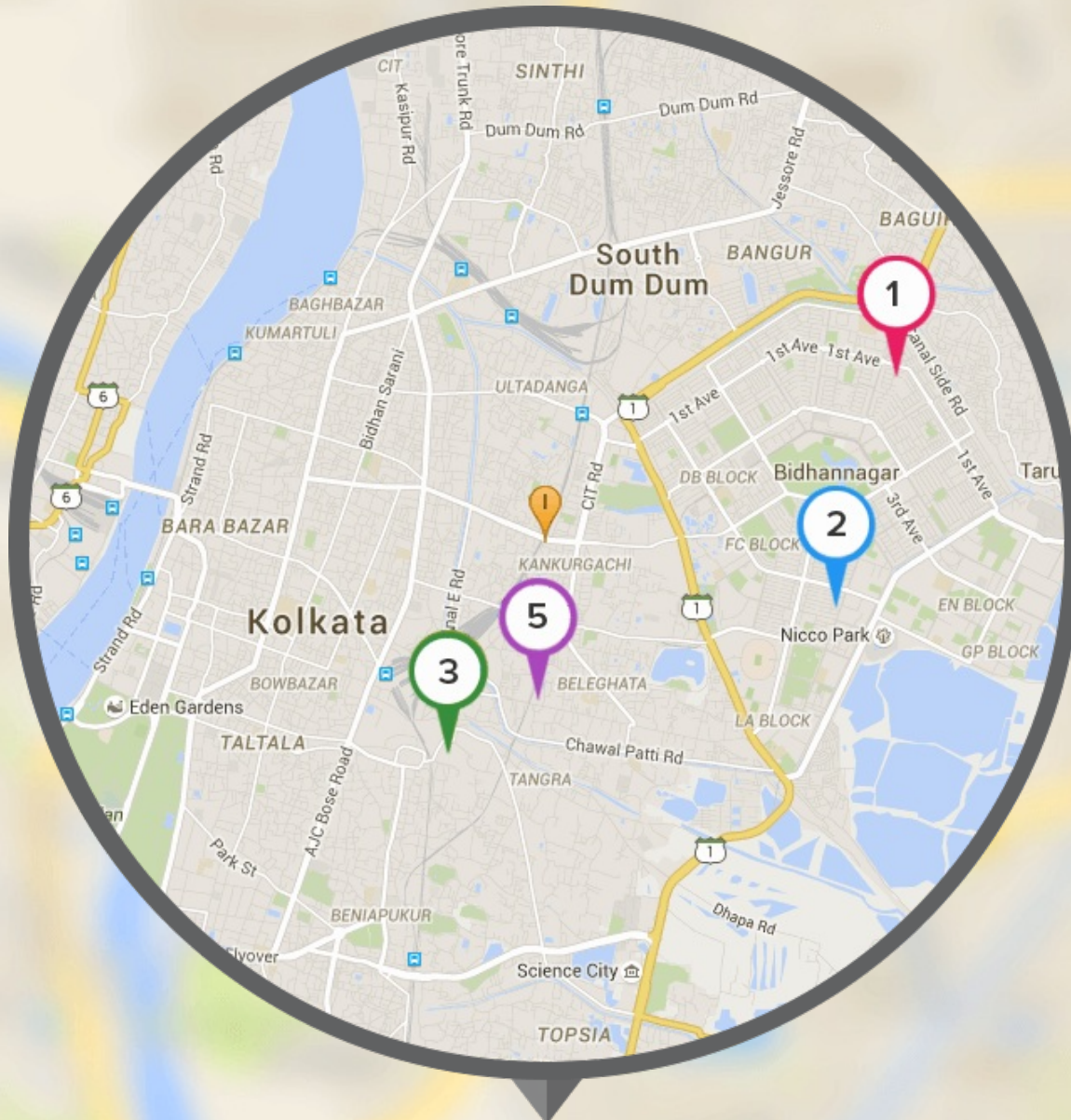


Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Kidzee Sanskar Kolkata, Kankurgachi
★★★★★ 0.43Km
- 2** EUROKIDS DUMDUM PARK
★★★★★ 4.57Km
- 3** Moon Dust Nursery & KG School
★★★★★ 1.22Km
- 4** EuroKids Dum Dum Park, Kolkata
★★★★★ 4.57Km
- 5** Loreto Day School, Sealdah
★★★★★ 2.62Km

 Represents the location of The Ideal Group Ideal Regency

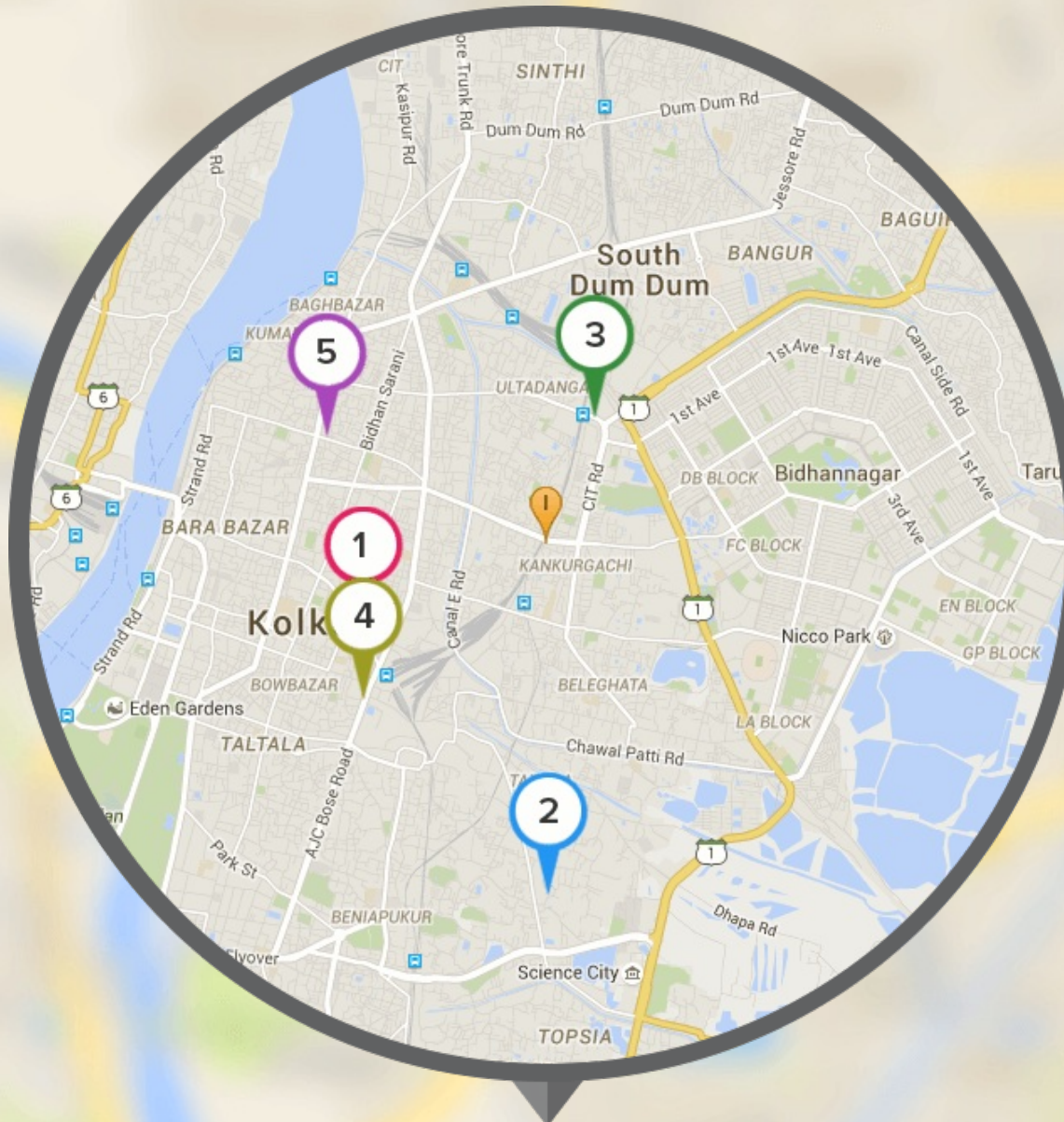


Schools

Top 5 Schools (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Apeejay School
★★★★★ | 4.08Km |
| 2 | Our Lady Queen of the Missions School
★★★★★ | 3.14Km |
| 3 | Loreto Convent
★★★★★ | 2.45Km |
| 4 | Secretary Loreto St Mary's School
★★★★★ | 2.45Km |
| 5 | Calcutta Boys School - Beliaghata Branch
★★★★★ | 1.66Km |


1 Represents the location of The Ideal Group Ideal Regency



Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Annapurna Restaurant ★ 2.12Km
- 2** Kim Li Loi ★ 3.70Km
- 3** South Indian Best Food ★ 1.40Km
- 4** Sarada - Khao Piyo ★ 2.52Km
- 5** KHAANDAN RESTAURANT ★ 2.54Km


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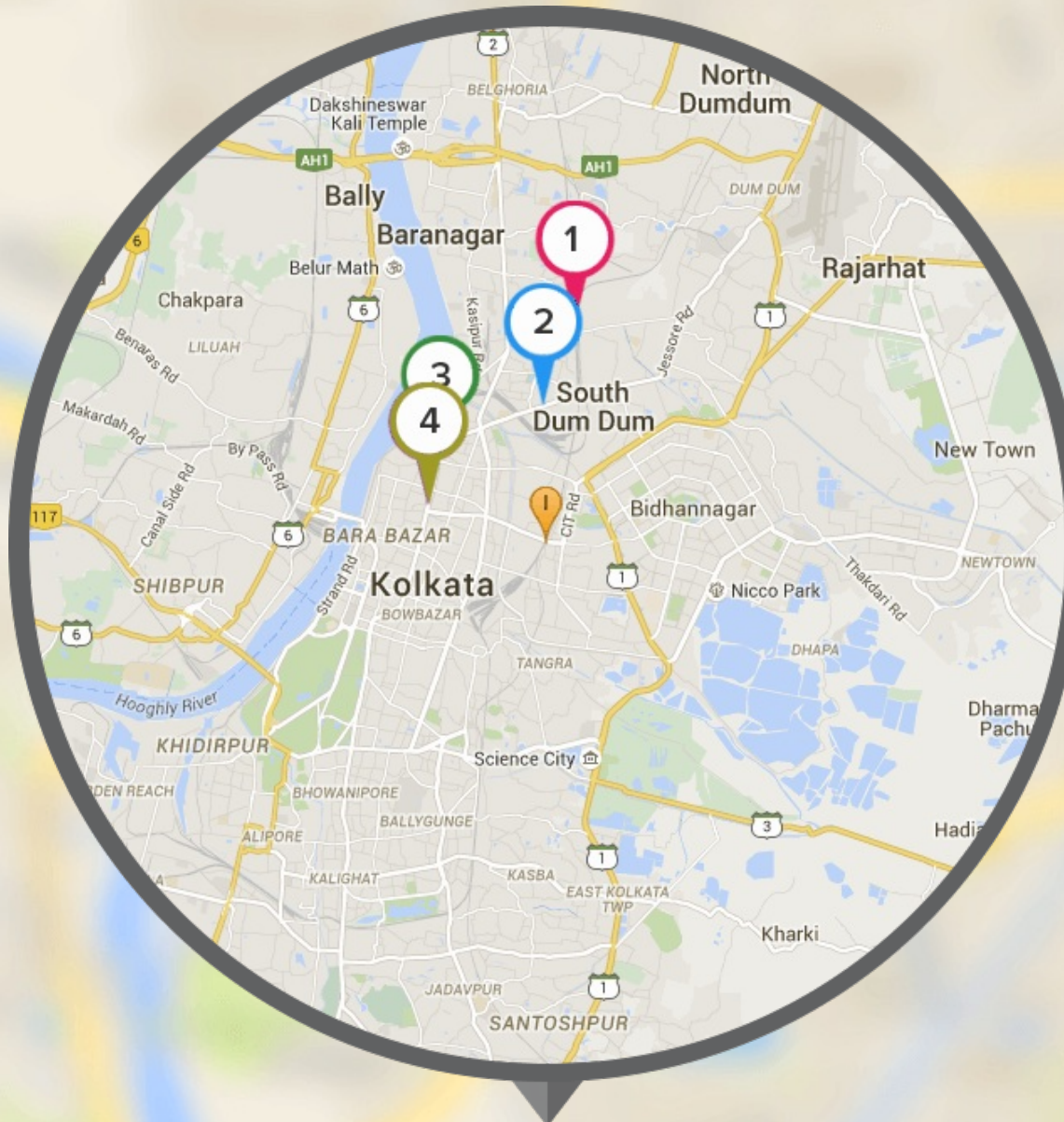
Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Apollo Clinic and Pharmacy
★★★★★ 3.98Km
- 2** The Apollo Clinic
★★★★★ 4.92Km
- 3** B R Singh Hospital
★★★★★ 2.30Km
- 4** Anandalok Charitable Hospital
★★★★★ 3.86Km
- 5** The Apollo Clinic
★★★★★ 3.89Km

 Represents the location of The Ideal Group Ideal Regency

Connectivity Near The Ideal Group Ideal Regency, Kolkata



Top 5 Connectivity (within 5 kms)

- | | | | |
|---|-------------------------------------|-------|--------|
| 1 | Dum Dum | ★★★★★ | 4.63Km |
| 2 | Belgachhia(Under Ground) | ★★★★★ | 2.87Km |
| 3 | Shyambazaar(Under Ground) | ★★★★★ | 2.87Km |
| 4 | Shobhabazar Sutanuti (Under Ground) | ★★★★★ | 2.59Km |
| 5 | Girish Park (Under Ground) | ★★★★★ | 2.60Km |

1 Represents the location of The Ideal Group Ideal Regency

Connectivity



PROPTIGER



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