

PROPINSIGHT

A Detailed Property Analysis Report



40,000+
Projects



10,000+
Builders

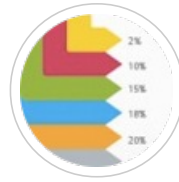


1,200+
Localities

Report Created On - 7 Oct, 2015

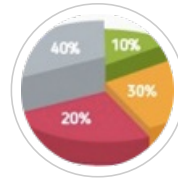


What is *PROPINSIGHT?*



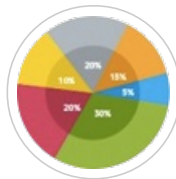
Price Insight

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.



Pioneer Urban Araya

Sector 62, Gurgaon

₹ 4.41 Cr onwards

Livability Score



Project Size
4 Towers



Configurations
3,4,5 Bedroom Apartment



Possession Starts
Dec '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

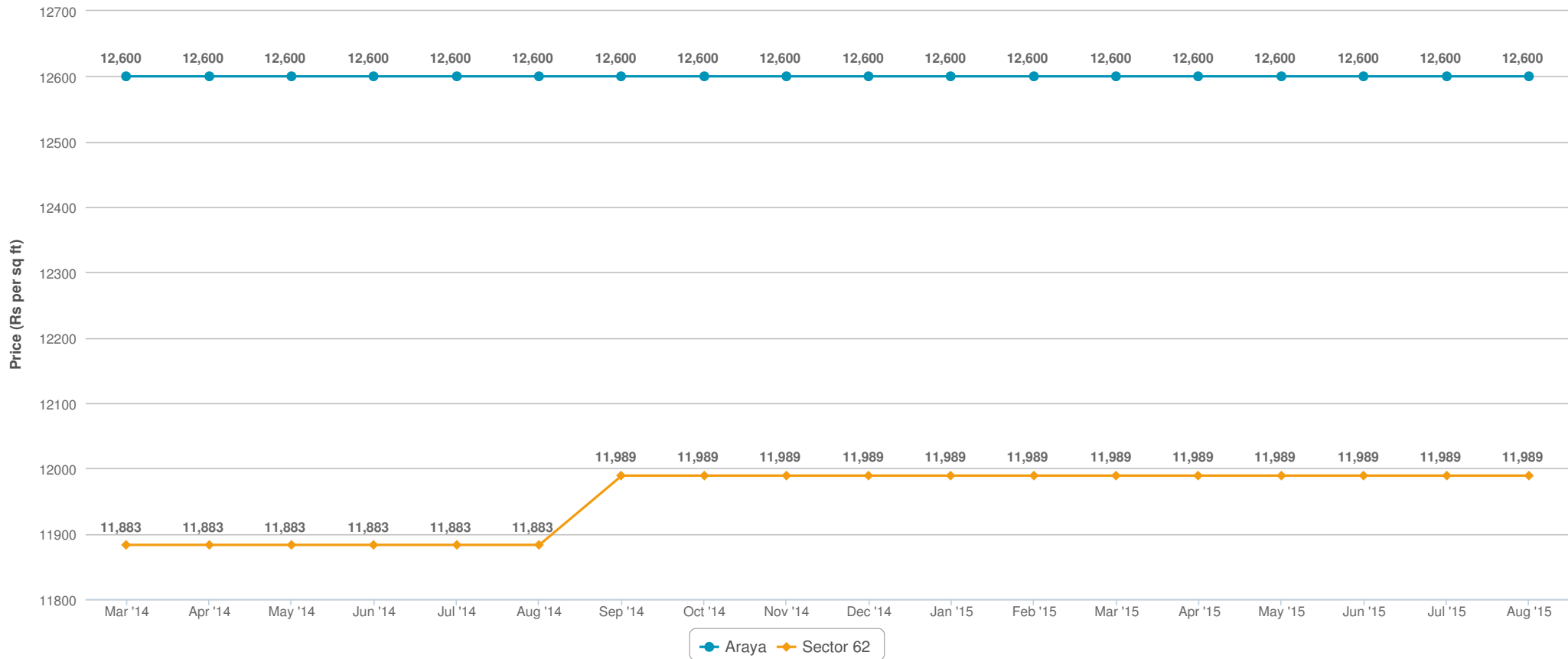


Demand Comparison

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

Price Trend Of Pioneer Urban Araya

Pioneer Urban Araya VS Sector 62, Gurgaon



Property Type	3BHK+3T	4BHK+4T	5BHK+5T
Area (sq.ft.)	3498, 3858	4279, 4403, 4690, 4983, 7673	10019

Price Comparison With Other Projects Similar To Pioneer Urban Araya



Pioneer Urban Araya
Sector 62, Gurgaon



Ireo City Plots
Sector 59, Gurgaon



Era Resorts Casa Picasso
Sector 61, Gurgaon

Primary Purchase Price

12.6K/sq.ft.

13.3K/sq.ft.

13.5K/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 1 (One time)

Rs. 1 (One time)

Rs. 1 (One time)

Car Parking Charges

N.A.

N.A.

Covered : Rs. 4 Lacs (One time)

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 75,000 (One time)

N.A.

Rs. 2 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Pioneer Urban Araya



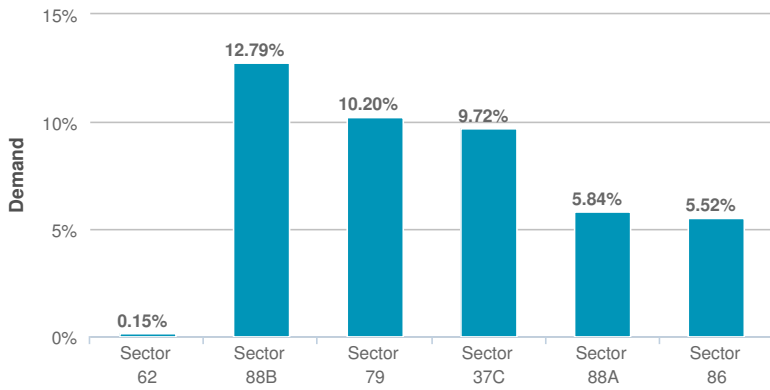
Pioneer Urban Araya's current price is Rs. 12600/sq. ft. and it is in Under Construction stage.

In comparison to locality, Pioneer Urban Araya is overpriced by Rs. 610.15/sq. ft.

Highest price in the locality is for Era Resorts Casa Picasso at 13500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Plus Projects Senate Court at 10500/sq. ft. and it is in Under Construction stage.

Demand in popular localities of Gurgaon



Analysis

- Sector 62 has 0.15 % demand amongst all projects in Gurgaon.
- The highest demand 12.79% in Gurgaon is for Sector 88B.
- The lowest demand 0.15% in Gurgaon is for Sector 62



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

Pioneer Urban Araya Comparison With Other Similar Projects



Pioneer Urban Araya
Sector 62, Gurgaon



Ireo City Plots
Sector 59, Gurgaon



Era Resorts Casa Picasso
Sector 61, Gurgaon

Livability Rating*	6.2/10	6.6/10	5.5/10
Safety Rating*	4.8/10	6.0/10	3.6/10
Builder	Pioneer Urban	Ireo	Era Resorts
Locality	Sector 62, Gurgaon	Sector 59, Gurgaon	Sector 61, Gurgaon
Number of Towers	4	N.A.	1
Project Land Area	N.A.	29 Acres	2.5 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



Pioneer Urban Araya
Sector 62, Gurgaon



Ireo City Plots
Sector 59, Gurgaon



Era Resorts Casa Picasso
Sector 61, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	N.A.	N.A.	15
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Nov `11	Dec `11	Mar `13
Possession Date	Dec `16	Dec `15	Oct `16
Delay	On time	12 month(s)	On time

Amenities Comparison Of Pioneer Urban Araya With Other Similar Projects



Pioneer Urban Araya
Sector 62, Gurgaon



Ireo City Plots
Sector 59, Gurgaon



Era Resorts Casa Picasso
Sector 61, Gurgaon

Indoor Games			
Table Tennis			
Children's play area			
Sports Facility			
Golf Course			

Common Amenities	Gymnasium Swimming Pool Club House		
Amenities not available in any project	24 X 7 Security Power Backup Landscaped Gardens Cafeteria Multipurpose Room Rain Water Harvesting Intercom 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



Experience	N.A
Project Delivered	3
Ongoing Projects	2

Pioneer Urban Land and Infrastructure Ltd is a leading real estate development company and has been operational in the market for two decades. Pioneer Urban has carved a niche in the realty industry with landmark and innovative projects over the years. The company is spearheaded by its Chairman and Managing Director, Mr. Manish Periwal.

The portfolio of property by Pioneer Urban primarily comprises of properties developed in several locations across Gurgaon. The company also has a tie-up with leading real estate company, Unitech, for several projects. The company has developed several mega group housing projects and mini townships in several strategic locations with a view towards transforming Gurgaon's housing landscape. The company is also known for its innovative measures such as the introduction of villas with landscaped greens into the Gurgaon market.

The company has a team of specialist architects, including SOM from San Francisco, Callison Inc. USA, RMJM Hong Kong, ect. The company also collaborates with landscape architects, including the SWA Group, Canada and Shaheer Associates.

Unique Selling Point:

The company wishes to offer globally competitive housing products to customers with transparency, professionalism and supreme innovation. The company is also known for its environment-friendly outlook. The company seeks to create durable and functional living and work spaces for customers. The company also makes use of several green building techniques, including solar energy generation, CFL and other light fittings, thermally insulated, tinted and double-glazed glass for window panes and use of biodegradable and non-toxic materials. Customer satisfaction is also taken very seriously at the company.

Landmark Projects:

Pioneer Park is a landmark project developed by the company at Gurgaon's Sector 62. The project offers well-designed 2, 3 and 4 BHK apartments to buyers that are sized between 1,200 and 2,550 sq ft on an average. The project consists of 900 units and offers several amenities to residents, including a playing zone for children, a gymnasium, a community hall, indoor game facilities, a rainwater-harvesting system, health facilities, 24x7 security services and power backup facilities, among others. The project lies along the Golf Course Extension Road.

Pioneer Araya is another landmark project developed by the company at Gurgaon's Sector 62 and offers luxuriously designed 3, 4 and 5 BHK apartments that are sized between 3,498 and 10,000 sq ft on an average. The project consists of 270 units and offers sky garden verandahs for every

apartment, along with nature integrated architectural layouts. Premium amenities at this project, include a meditation-cum-yoga centre, a squash court, sports facilities, a basketball court, a swimming pool, multimedia entertainment rooms, a gymnasium, a playing zone for children, a badminton court and a club house.

Key Technologies Used:

The company makes use of cutting-edge green building technologies, including the usage of non-toxic and completely bio-degradable materials and double-glazed and thermally insulated glass for window panes. The company also emphasizes on using CFL lights and other such eco-friendly fittings.



Livability Score

Pioneer Urban Pioneer Park
Sector 62, Gurgaon

Project was delivered on Jun, 2014

7.1



Livability Score

6.8

Pioneer Urban Park Presidia

Sector 62, Gurgaon

Project is expected to be delivered on Dec, 2015
after a delay of 11 month(s).



Livability Score

6.2

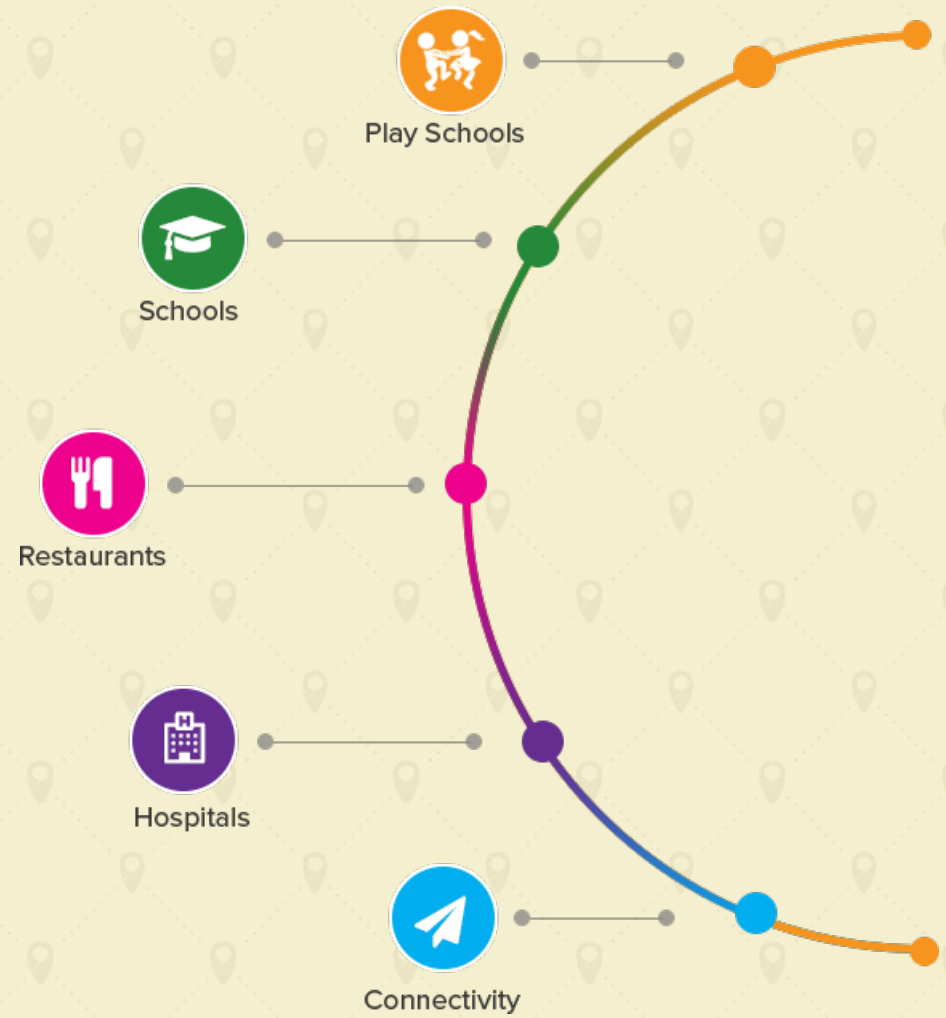
Pioneer Urban Araya

Sector 62, Gurgaon

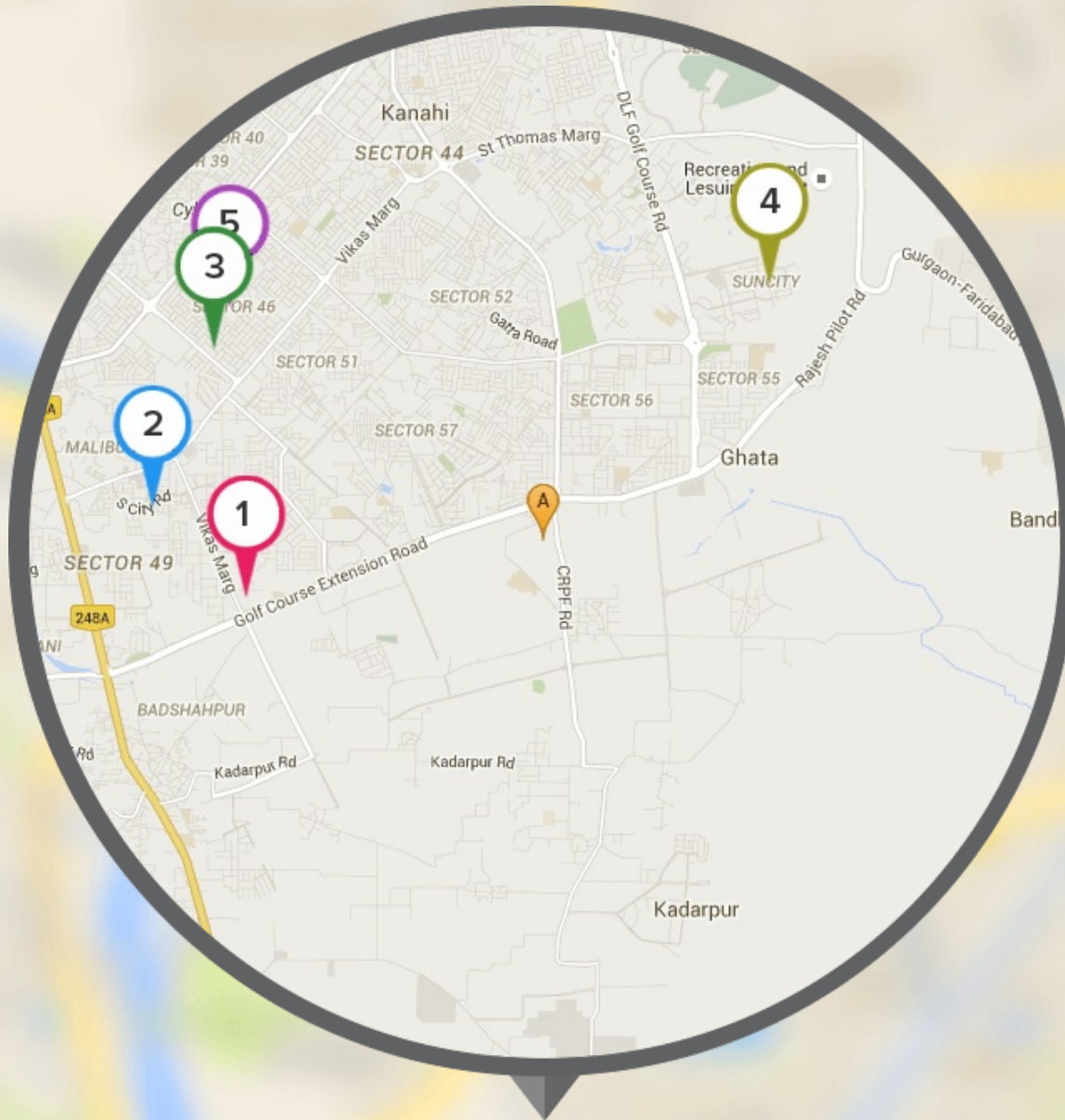
Project is expected to be delivered on Dec, 2016

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Pioneer Urban Araya, Gurgaon



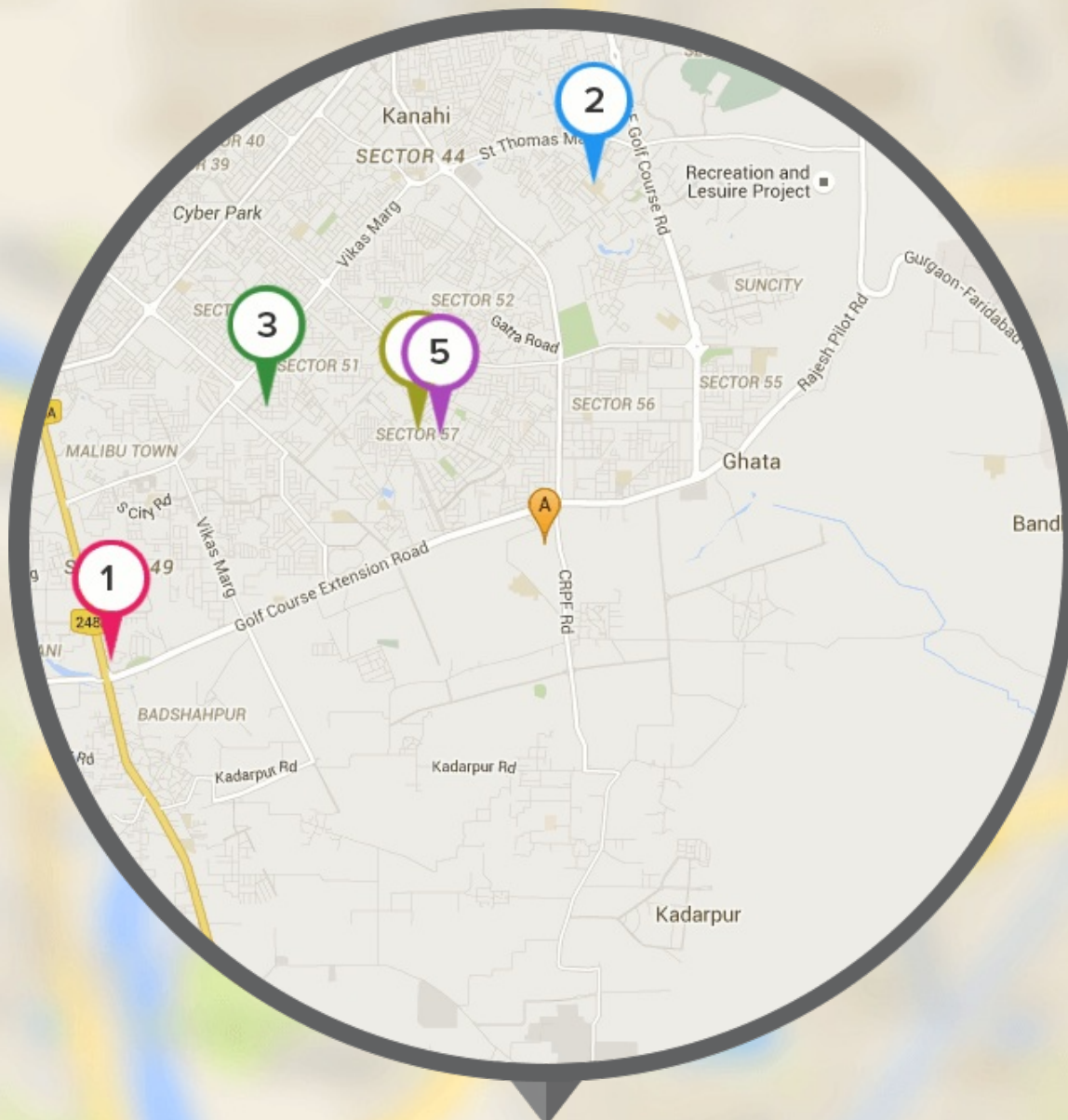
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | FasTracKids Pre-School and Day care center | ★★★★★ | 3.05Km |
| 2 | Kaiser Education Center | ★★★★★ | 3.95Km |
| 3 | iDiscoveri Preschool Sector 46 Gurgaon | ★★★★★ | 3.82Km |
| 4 | Fairies World Play School | ★★★★★ | 3.43Km |
| 5 | Basant Valley Play School, Sector 46, Gurgaon | ★★★★★ | 3.91Km |

 Represents the location of Pioneer Urban Araya

Schools Near Pioneer Urban Araya, Gurgaon



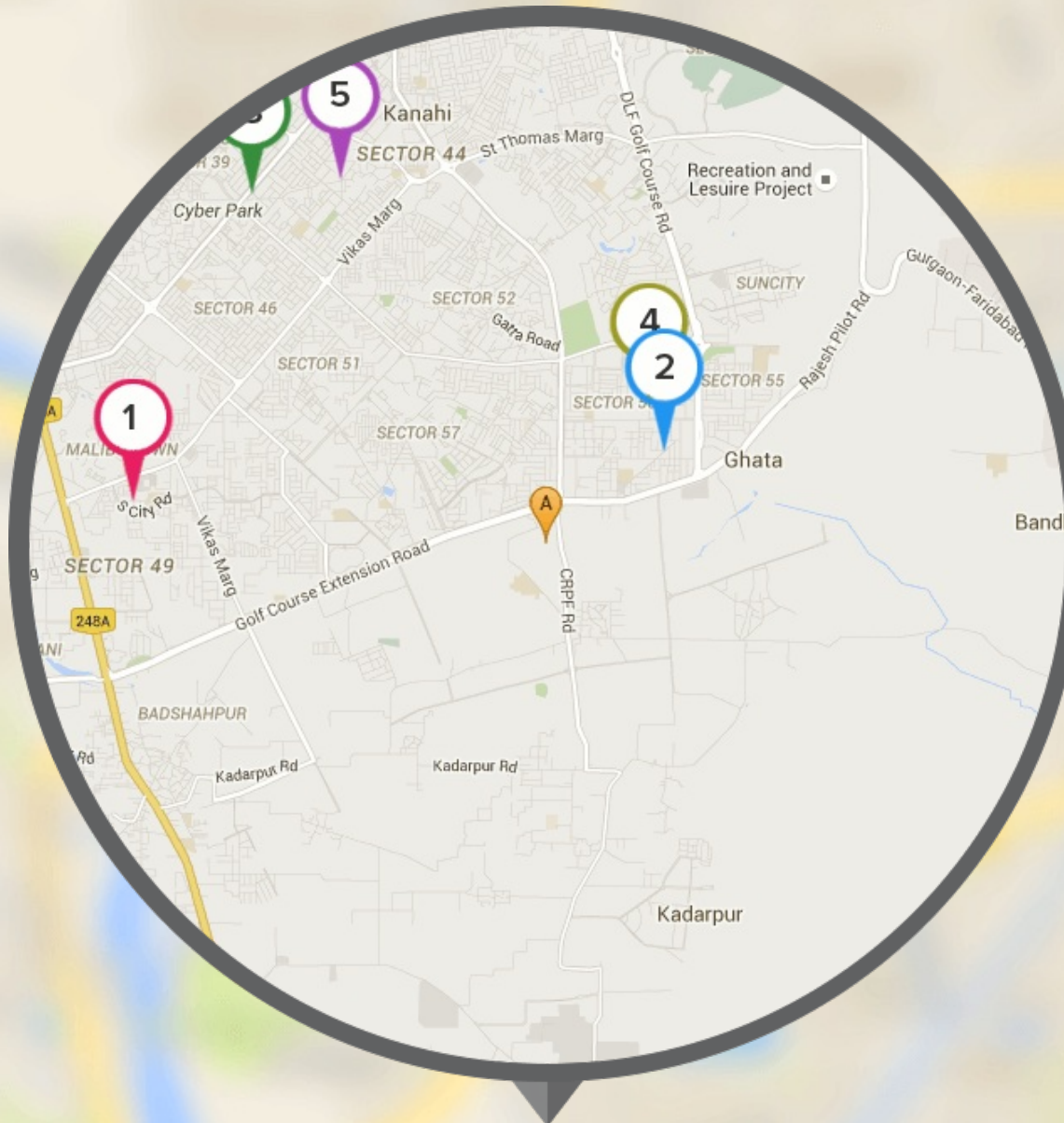
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|------------------------------|-------|--------|
| 1 | MatriKiran School | ★★★★★ | 4.51Km |
| 2 | Lancers International School | ★★★★★ | 3.63Km |
| 3 | Mothers Pride | ★★★★★ | 3.10Km |
| 4 | Presidium Primary School | ★★★★★ | 1.70Km |
| 5 | The HDFC School | ★★★★★ | 1.50Km |

A Represents the location of Pioneer Urban Araya

Restaurants Near Pioneer Urban Araya, Gurgaon



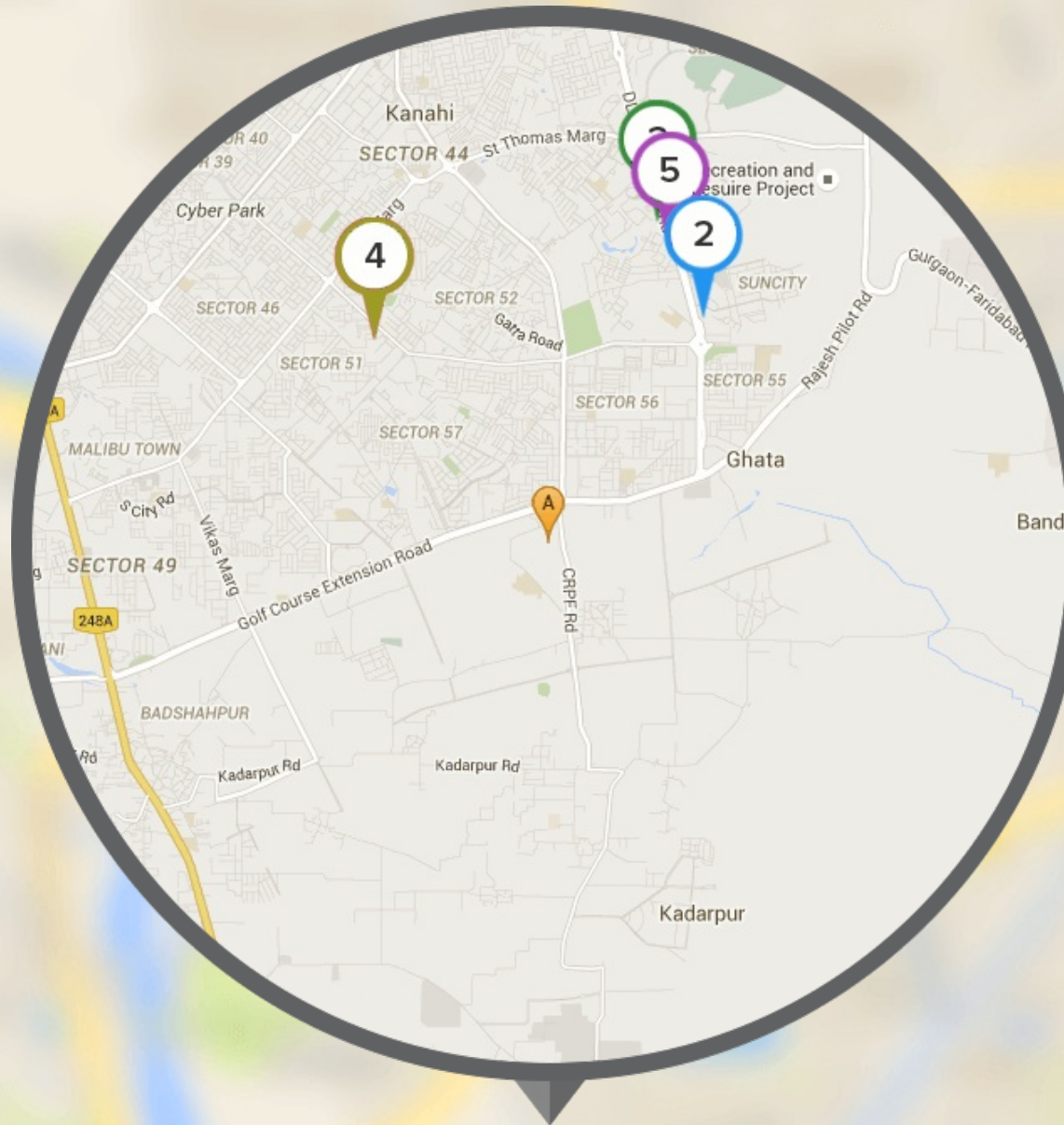
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-----------------------|-------|--------|
| 1 | Sagar Ratna | ★★★★★ | 4.14Km |
| 2 | Earth Spices | ★ | 1.50Km |
| 3 | Raj Restaurant | ★ | 4.56Km |
| 4 | Wah Ji Wah | ★ | 1.70Km |
| 5 | Chirag Kitchen Corner | ★ | 4.17Km |

A Represents the location of Pioneer Urban Araya

Hospitals Near Pioneer Urban Araya, Gurgaon



Top 5 Hospitals (within 5 kms)

- | | | | |
|---|--------------------------|-------|--------|
| 1 | Artemis Health Institute | ★★★★★ | 2.67Km |
| 2 | HCL Avitas | ★★★★★ | 2.72Km |
| 3 | ALCHEMIST | ★★★★★ | 3.37Km |
| 4 | Artemis | ★★★★★ | 2.67Km |
| 5 | Alchemist Hospital | ★★★★★ | 3.12Km |

A Represents the location of Pioneer Urban Araya

Hospitals



PROPTIGER



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