




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

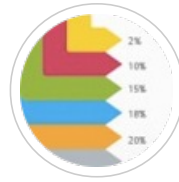
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

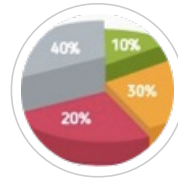


What is *PROPINSIGHT?*



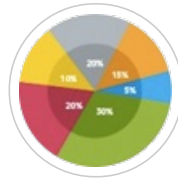
Price Insight

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.



Siroya Sunshine


Hebbal, Bangalore


₹ 52.6 Lacs onwards

Livability Score



 Project Size
5 Towers

 Configurations
1,2,3 Bedroom Apartment

 Possession Starts
Mar '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

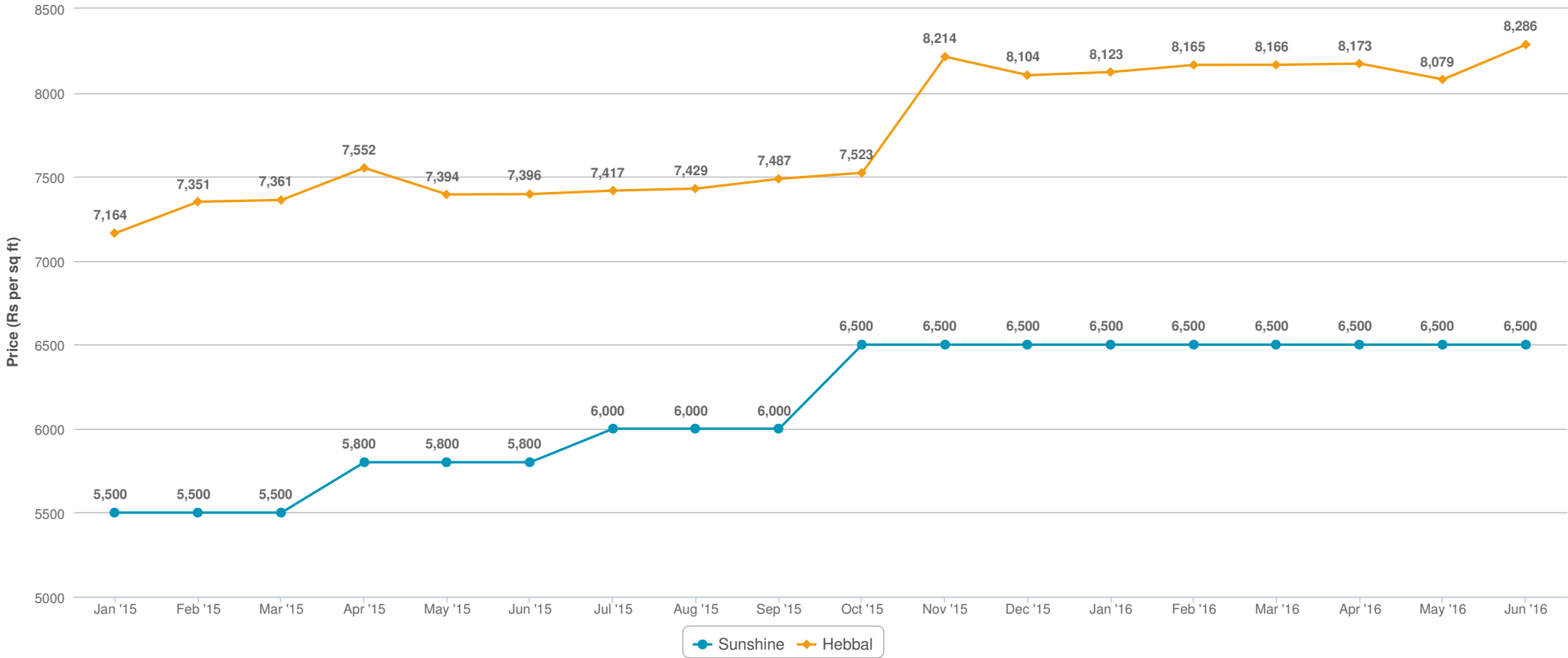


Demand Comparison

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

Price Trend Of Siroya Sunshine

Siroya Sunshine VS Hebbal, Bangalore



| Property Type | 1BHK+1T | 1BHK+2T | 2BHK+2T | 3BHK+3T |
|---------------|----------|---------|------------------------------------|------------------------------------|
| Area (sq.ft.) | 886, 888 | 809 | 1100, 1180, 1189, 1198, 1200, 1210 | 1400, 1505, 1553, 1565, 1600, 1667 |

Price Comparison With Other Projects Similar To Siroya Sunshine



Siroya Sunshine
Hebbal, Bangalore



NR Greenwood Constructions
Orchid Gardenia
Thanisandra, Bangalore



Sethna Constructions Power
Tower
Kalyan Nagar, Bangalore

Primary Purchase Price

6,500/sq.ft.

6,270/sq.ft.

6,400/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 12 (One time)

Rs. 12 (One time)

N.A.

Car Parking Charges

Covered : Rs. 2.5 Lacs (One time)

Covered : Rs. 2.5 Lacs (One time)

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 1 Lacs (One time)

Rs. 4 Lacs (One time)

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Siroya Sunshine



Siroya Sunshine's current price is Rs. 6500/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Siroya Sunshine is underpriced by Rs. 1850.38/sq. ft.

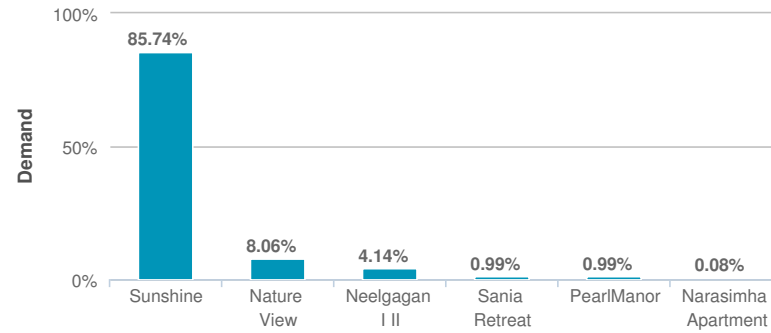
Highest price in the locality is for Siroya Sunshine at 6500/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at SSV Projects Emerald at 4100/sq. ft. and it is in Ready to Move In stage.

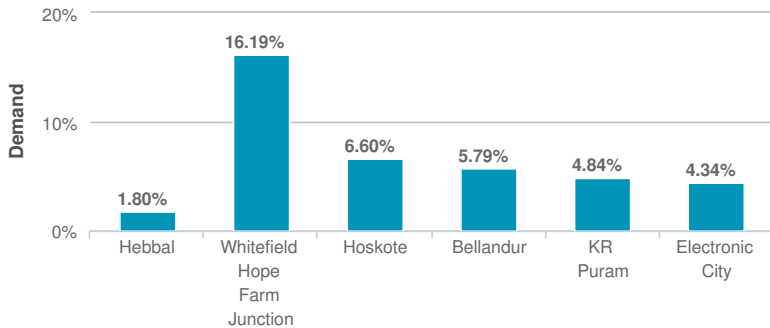
Analysis

- Sunshine has 85.74 % demand amongst all projects in Bangalore.
- The highest demand 85.74% in Bangalore is for Sunshine.
- The lowest demand 0.08% in Bangalore is for Narasimha Apartment

Demand of projects in 5 km vicinity of Siroya Sunshine



Demand in popular localities of Bangalore



Analysis

- Hebbal has 1.80 % demand amongst all projects in Bangalore.
- The highest demand 16.19% in Bangalore is for Whitefield Hope Farm Junction.
- The lowest demand 1.80% in Bangalore is for Hebbal



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

Siroya Sunshine Comparison With Other Similar Projects



Siroya Sunshine
Hebbal, Bangalore



NR Greenwood Constructions
Orchid Gardenia
Thanisandra, Bangalore



Sethna Constructions Power
Tower
Kalyan Nagar, Bangalore

| | | | |
|--------------------|-------------------|----------------------------|-------------------------|
| Livability Rating* | 8.5/10 | 8.5/10 | 8.4/10 |
| Safety Rating* | N.A. | N.A. | N.A. |
| Builder | Siroya | NR Greenwood Constructions | Sethna Constructions |
| Locality | Hebbal, Bangalore | Thanisandra, Bangalore | Kalyan Nagar, Bangalore |
| Number of Towers | 5 | 4 | 1 |
| Project Land Area | 2.5 Acres | 3 Acres | 3.5 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

Siroya Sunshine Comparison With Other Similar Projects (Continued ...)



Siroya Sunshine
Hebbal, Bangalore



NR Greenwood Constructions
Orchid Gardenia
Thanisandra, Bangalore



Sethna Constructions Power
Tower
Kalyan Nagar, Bangalore

| | | | |
|-------------------------|---------|---------|---------|
| Part of Township | No | No | No |
| Average Flats Per Floor | N.A. | 3.56 | 9.73 |
| Loading Percentage | N.A. | N.A. | N.A. |
| Launch Date | May `12 | Nov `11 | Jun `06 |
| Possession Date | Mar `16 | Oct `14 | Sep `12 |
| Delay | On time | On time | On time |

Amenities Comparison Of Siroya Sunshine With Other Similar Projects


















Siroya Sunshine
Hebbal, Bangalore



NR Greenwood Constructions
Orchid Gardenia
Thanisandra, Bangalore



Sethna Constructions Power
Tower
Kalyan Nagar, Bangalore

| | | | |
|-----------------------|---|---|---|
| Indoor Games |  |  |  |
| Rain Water Harvesting |  |  |  |
| Landscaped Gardens |  |  |  |
| Intercom |  |  |  |
| Car Parking |  |  |  |

Common Amenities Gymnasium Swimming Pool Club House Power Backup Children's play area 24 X 7 Security

Amenities not available in any project Sports Facility Golf Course



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 (Siroya)



Siroya is a leading real estate entity having expertise in developing high-end properties. This multi-faceted real estate development organisation works with renowned architects and specialists from all over the world. Under the expert leadership of its Chairman, Shrenik D Siroya, Siroya has successfully delivered over 20 million sq ft of projects. The portfolio of property by Siroya encompasses projects in Bengaluru as well as some other cities.

Unique Selling Point

Innovation, architectural and design excellence and reliability are key USPs of the company. The group is synonymous with uncompromising quality, competitive pricing and prompt delivery schedules. The group lays immense emphasis on innovative concepts and technologies, personalised service, absolute transparency, and impeccable quality standards.

Landmark Projects

Sunshine is a landmark project that offers well-designed 1, 2, and 3 BHK apartments, sized between 809 and 1,600 sq ft. The project offers 165 units in total and is spread over an area of 2.5 acres. The residents can enjoy modern amenities such as a gymnasium, a swimming pool, a children's play area, a club house, rainwater harvesting system, intercom facility, 24x7 security and power backup provision, indoor games provisions, landscaped gardens and more. Located at Hebbal, Bengaluru, the project lies close to many IT/ITES conglomerates. The Hebbal flyover, coupled with an intricate network of roads make this area easily accessible. A number of renowned hotels, educational institutions, hospitals, shopping malls and other social infrastructure are present in the locality.

Environ is another landmark project offering spacious and luxurious apartments, with the configurations of 2, 3, 4 and 5 BHK. The sizes of the flats range from 1,296 to 5,800 sq ft. The project offers 212 units in total and spreads over an area of 9.5 acres. It also provides a host of amenities such as a gymnasium, a swimming pool, a club house, rainwater harvesting system, intercom facility, 24x7 security and power backup provision, indoor games facility, landscaped gardens, a multipurpose room, a community hall, a library, a Jacuzzi, elevators, a CCTV surveillance system, an amphitheatre and more. Located at Hebbal, Bengaluru, the project is close to a number of business hubs, as well as the international airport. The famous Hebbal Lake also lie nearby. This area boasts of smooth connectivity to the rest of the city via an extensive network of roads. There are several hotels, educational institutions, hospitals, shopping malls and other social infrastructure in the vicinity.

| | |
|-------------------|-----|
| Experience | N.A |
| Project Delivered | 2 |

Top Projects Delivered By Siroya



Livability Score

8.5

Siroya Environ
Hebbal, Bangalore

Project was delivered on Jan, 2014



Livability Score

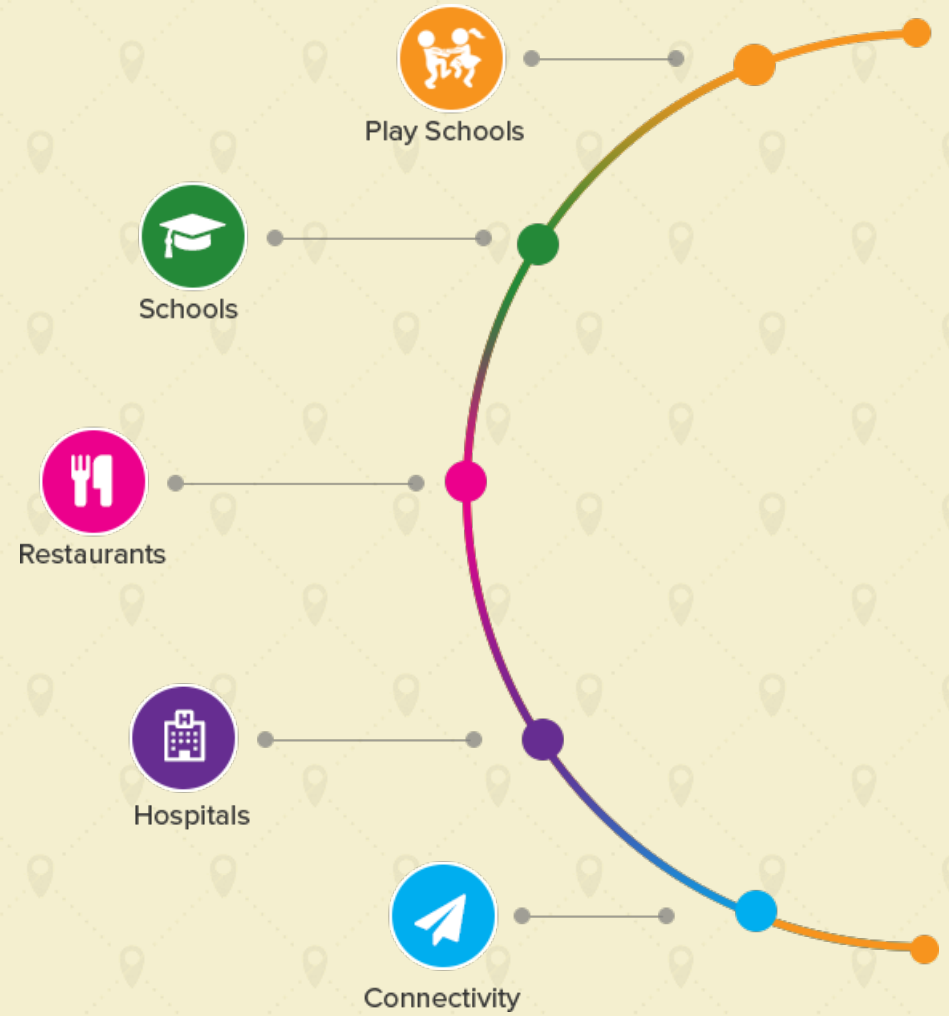
8.5

Siroya Sunshine
Hebbal, Bangalore

Project was delivered on Mar, 2016

LOCALITY INSIGHT

Everything you want to know about the locality






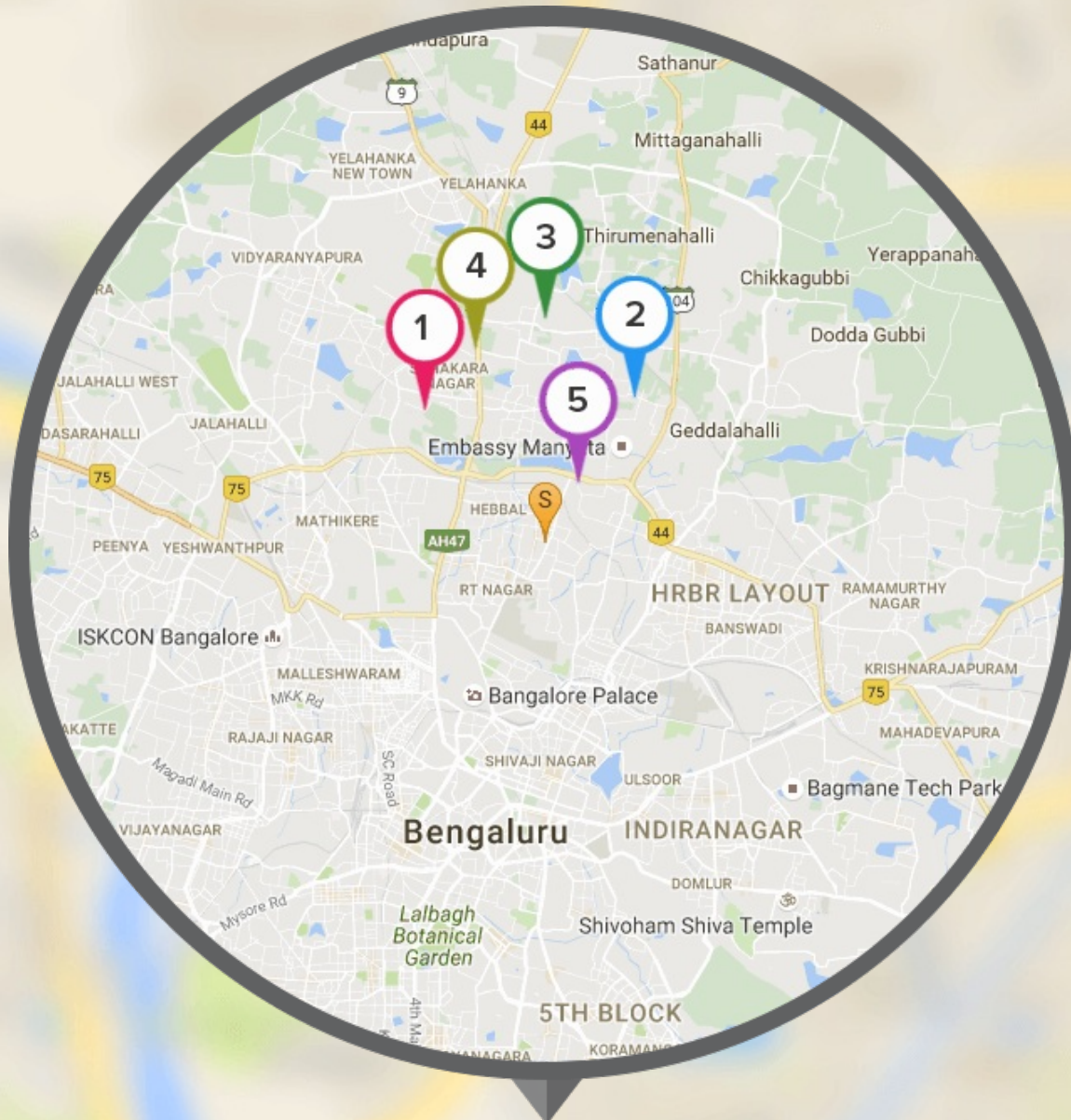
Play Schools

Top 5 Play Schools (within 5 kms)

| | | |
|---|-------------------------------------|--------|
| 1 | EuroKids ★★★★★ | 3.51Km |
| 2 | Edify Kids ★★★★★ | 3.62Km |
| 3 | Avishkar Montessori School ★★★★★ | 4.50Km |
| 4 | Little Elly Preschool ★★★★★ | 4.07Km |
| 5 | Bachpan Play School ★★★★★ | 3.79Km |

 Represents the location of Siroya Sunshine


Schools Near Siroya Sunshine, Bangalore



Schools

Top 5 Schools (within 5 kms)


- 1** Godwin Public School
★★★★★ 3.93Km
- 2** Blossoms International Play School, Rachenahalli
★★★★★ 3.74Km
- 3** Little Feet Euro Kids
★★★★★ 4.90Km
- 4** Shri Vinayaka Vidya Kendra
★★★★★ 4.52Km
- 5** Little Glady's Public School
★★★★★ 1.47Km

 Represents the location of Siroya Sunshine



Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------|-------|--------|
| 1 | Cafe Coffee Day | ★★★★★ | 3.82Km |
| 2 | Swadishta | ★★★★★ | 3.96Km |
| 3 | Hotel Naveena | ★ | 3.93Km |
| 4 | Five Star Chicken | ★ | 3.13Km |
| 5 | 18 China Town | ★ | 4.51Km |

 Represents the location of Siroya Sunshine

Restaurants


Hospitals Near Siroya Sunshine, Bangalore



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Bhagawan Mahaveer Jain Hospital
★★★★★ 4.17Km
- 2** Bhagwan Mahaveer Jain Hospital
★★★★★ 4.36Km
- 3** Fortis Hospital
★★★★★ 4.72Km
- 4** Columbia Asia Hospital - Hebbal
★★★★★ 2.81Km
- 5** Nova IVI Fertility Sadashivangar | Bangalore | Karnataka
★★★★★ 3.52Km

 Represents the location of Siroya Sunshine



PROPTIGER



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