



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.





PBEL City
Peerancheru, Hyderabad
₹ 40.2 Lacs onwards

Livability Score



 Project Size
13 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Sep '15



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 Comparison With Other Projects Similar To PBEL City



PBEL City
Peerancheru, Hyderabad



Giridhari Executive Park
Peerancheru, Hyderabad



Prestige Royal Woods
Kismatpur, Hyderabad

Primary Purchase Price

3,350/sq.ft.

3,500/sq.ft.

8,214/sq.ft.

Advance Maintenance Charges (Month)

Rs. 24 (One time)

N.A.

N.A.

Car Parking Charges

Open : Rs. 2 Lacs (One time)

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

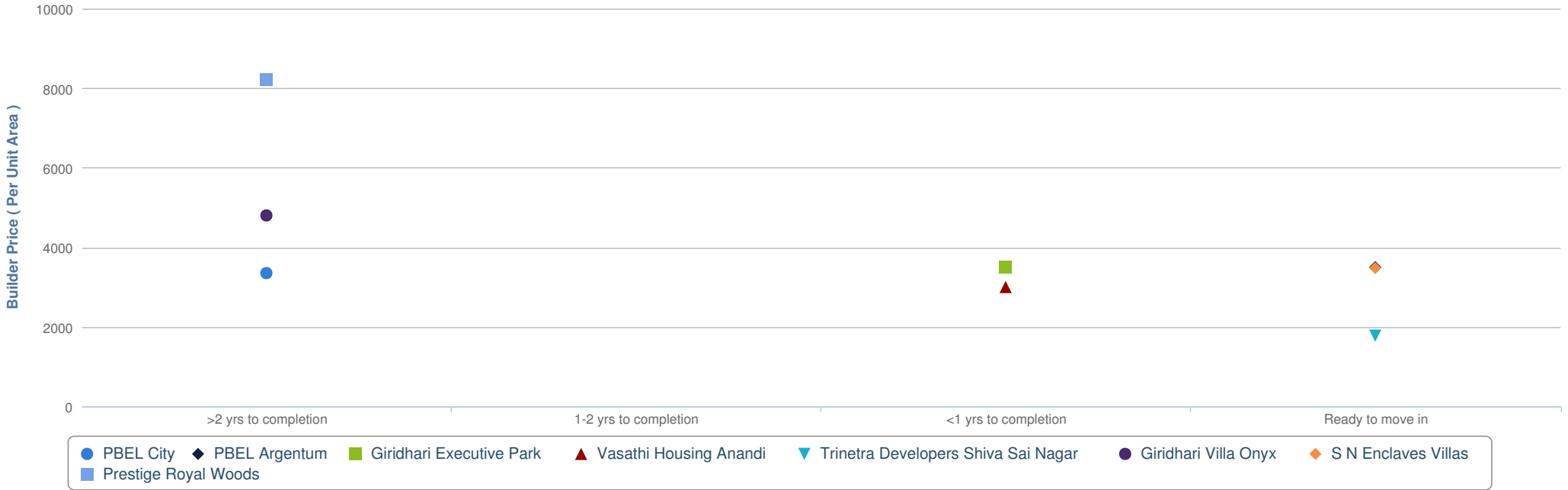
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of PBEL City



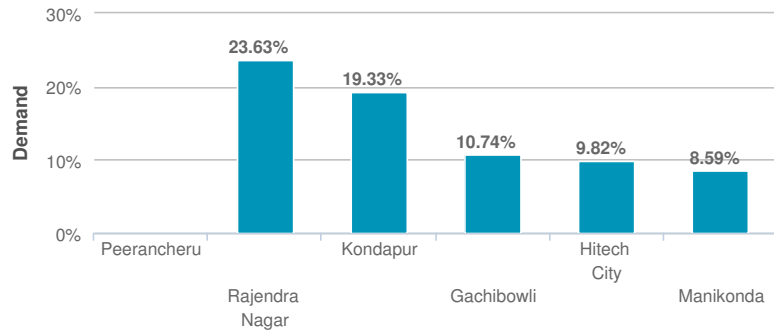
PBEL City's current price is Rs. 3350/sq. ft. and it is in Under Construction stage.

In comparison to locality, PBEL City is overpriced by Rs. null/sq. ft.

Highest price in the locality is for Prestige Royal Woods at 8214/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Trinetra Developers Shiva Sai Nagar at 1777/sq. ft. and it is in Ready to Move In stage.

Demand in popular localities of Hyderabad



Analysis

- Peerancheru has 0.00 % demand amongst all projects in Hyderabad.
- The highest demand 23.63% in Hyderabad is for Rajendra Nagar.
- The lowest demand 0.00% in Hyderabad is for Peerancheru



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

PBEL City Comparison With Other Similar Projects



PBEL City
Peerancheru, Hyderabad



Giridhari Executive Park
Peerancheru, Hyderabad



Prestige Royal Woods
Kismatpur, Hyderabad

Livability Rating*	6.7/10	6.6/10	6.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	PBEL	Giridhari	Prestige
Locality	Peerancheru, Hyderabad	Peerancheru, Hyderabad	Kismatpur, Hyderabad
Number of Towers	13	10	N.A.
Project Land Area	25 Acres	N.A.	24 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

PBEL City Comparison With Other Similar Projects (Continued ...)



PBEL City
Peerancheru, Hyderabad



Giridhari Executive Park
Peerancheru, Hyderabad



Prestige Royal Woods
Kismatpur, Hyderabad

Part of Township

No

No

No

Average Flats Per Floor

N.A.

7.4

N.A.

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Jun `08

Oct `08

Mar `11

Possession Date

Sep `15

Nov `15

Oct `15

Delay

On time

10 month(s)

16 month(s)

Amenities Comparison Of PBEL City With Other Similar Projects



PBEL City
Peerancheru, Hyderabad



Giridhari Executive Park
Peerancheru, Hyderabad



Prestige Royal Woods
Kismatpur, Hyderabad

Power Backup			
Landscaped Gardens			
Round the Clock Security			
Intercom with CC TV			
Jogging Track			

Common Amenities

Gymnasium Swimming Pool Children's play area Club House

Amenities not available in any project

24 X 7 Security Sports Facility Indoor Games Cafeteria Golf Course Intercom 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 (PBEL)



Property Development India Pvt Ltd, also known as PBEL, is a leading developer in the country and is a joint venture between four leading entities. The main shareholders of PBEL include PBC, a business conglomerate listed on the Tel Aviv Stock Exchange in Israel and possesses assets worth more than \$36 billion; Electra, which is a subsidiary of Israel's ELCO Holdings Limited, and possesses ownership of 109 revenue generating assets across the globe; INCOR, a real estate company operating in South India with a land bank spanning 218, 592 sq meters for mixed use development; and IDB, which owns Israel's PBC business Group, with assets over \$30 billion.

The portfolio of property by PBEL primarily comprises residential projects. The company has also been planning to foray into mixed-use developments in the near future. The company is known for its futuristic vision and emphasis on customer satisfaction.

Unique Selling Point:

The company believes in earning the loyalty and respect of its customers through quality projects, superior delivery of assets and a timely project delivery. The company aims at manifesting futuristic and innovative visions at its projects, in addition to using global expertise, core competencies, customer insights and technical expertise to create functional and innovative working and living spaces. The unique design values and functionality offered by the company complement its environment-friendly construction techniques to the fullest.

Landmark Projects:

Aroa is a landmark project developed by the company at Kelambakkam in Chennai. The project offers well-designed 1, 2 and 3 BHK apartments to buyers that are sized between 1,003 and 1,733 sq ft on an average. The project consists of 112 units and comes with several amenities for residents, including a cricket ground, parks, a jogging track, a basketball court, a tennis court, a crèche and 24x7 security services. The project also offers a pollution-free living ambience to residents.

Daytona is another landmark project developed by the company in Chennai and comes with 2 and 3 BHK apartments for buyers that are sized between 1,033 and 1,518 sq ft on an average. The project consists of 84 units and lies in close proximity to several schools, banks, petrol pumps, bus stations, ATMs, hospitals, parks and restaurants. The project offers multiple amenities to residents, including a gymnasium, a playing zone for children, a swimming pool, a club house, indoor game facilities, a tennis court, volleyball and billiards facilities, a basketball court, a badminton court, a rainwater harvesting system and a jogging track.

Experience	N.A
Project Delivered	15
Ongoing Projects	11

Top Projects Delivered By PBEL



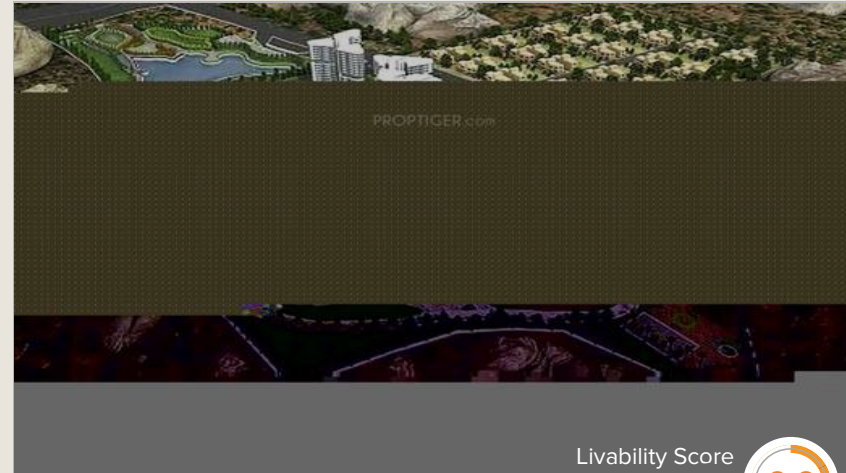
Livability Score

6.6

PBEL Argentum

Peerancheru, Hyderabad

Project was delivered on Jan, 2015 after a delay of 3 month(s).



Livability Score

6.6

PBEL Titanium

Peerancheru, Hyderabad

Project was delivered on Nov, 2011



Livability Score

5.9

PBEL Aurum

Peerancheru, Hyderabad

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



Livability Score

5.0

PBEL Platinum

Peerancheru, Hyderabad

Project was delivered on Nov, 2011



Livability Score

7.3

PBEL Aroa

Kelambakkam, Chennai

Project is expected to be delivered on Dec, 2015
after a delay of 2 month(s).

Has seen a price appreciation of 14.3 % over last 24
month(s)



Livability Score

7.3

PBEL Daytona

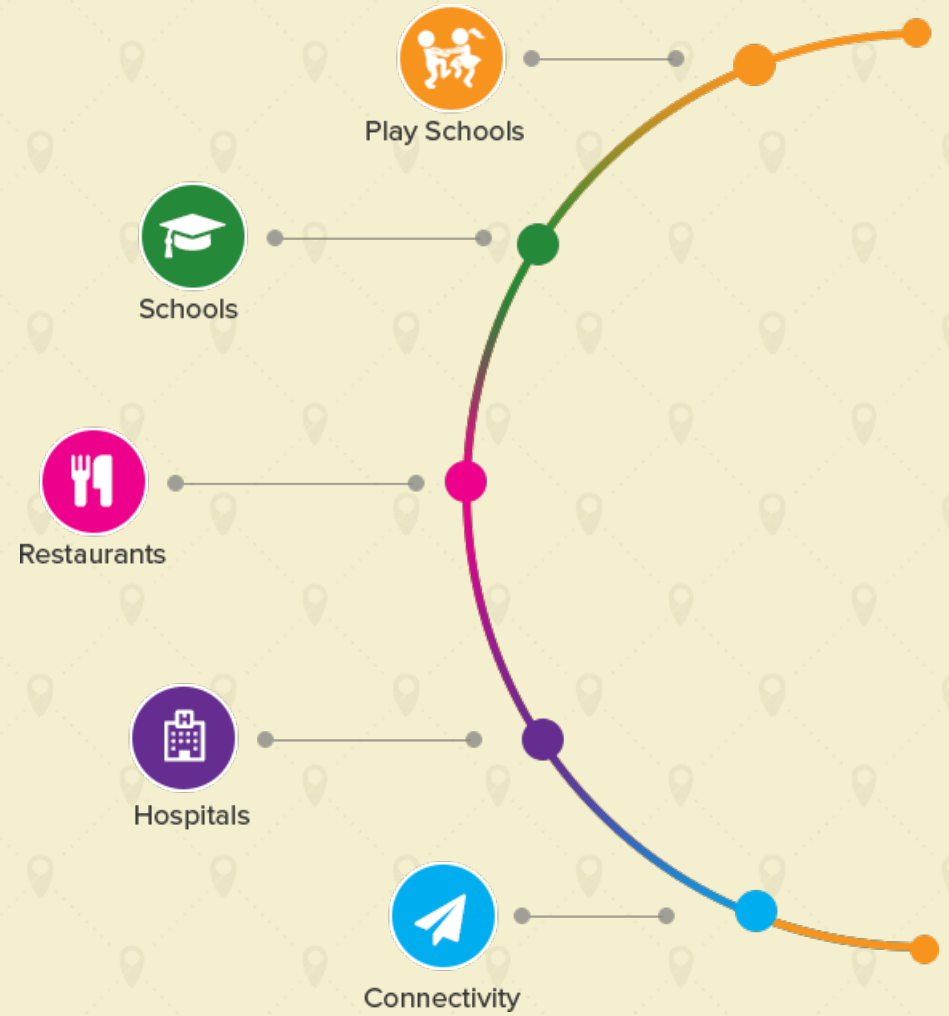
Kelambakkam, Chennai

Project is expected to be delivered on Dec, 2015
after a delay of 14 month(s).

Has seen a price appreciation of 14.3 % over last 29
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality






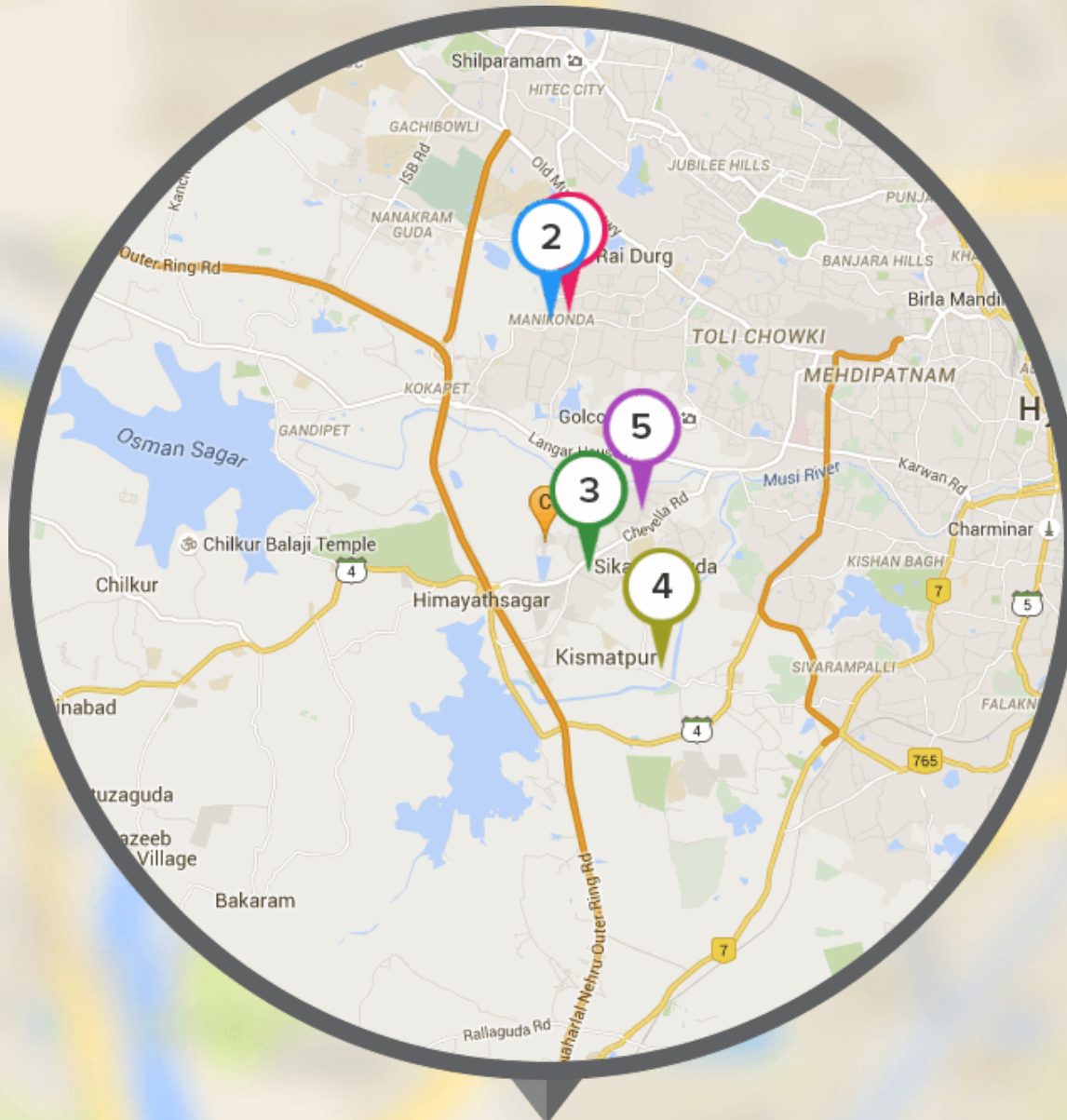
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Usha Day Care Center
★★★★★ 4.79Km
- 2** Litte Medhavi
★★★★★ 4.48Km
- 3** Little Buds Day Care At Manikonda
★★★★★ 4.67Km
- 4** Bachpan
★★★★★ 2.06Km
- 5** I Play I Learn
★★★★★ 2.48Km

 Represents the location of PBEL City

Schools Near PBEL City, Hyderabad



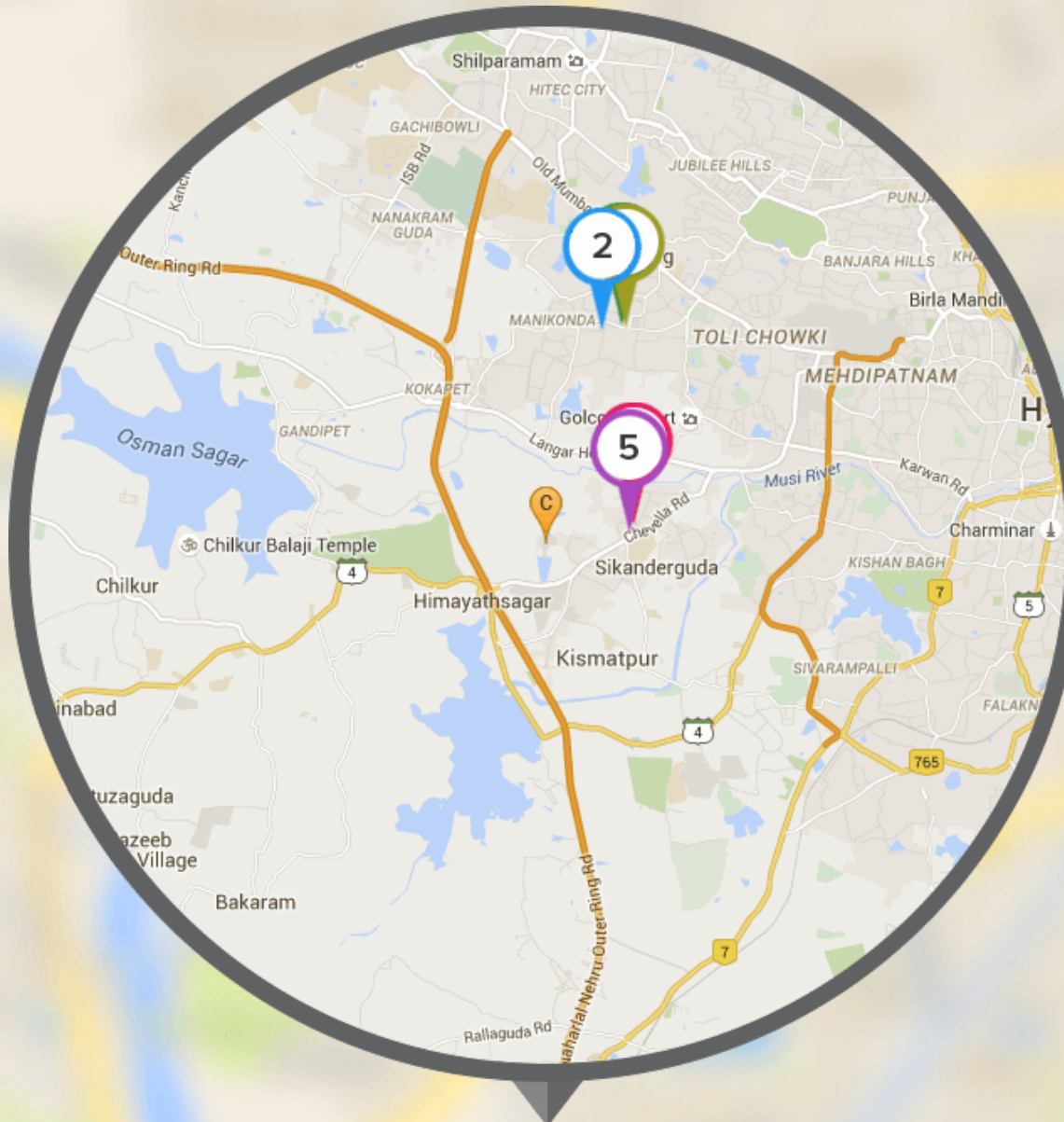
Schools

Top 5 Schools (within 5 kms)

- 1** Delhi School Of Excellence
★★★★★ 4.93Km
- 2** Pavitra International School
★★★★ 4.76Km
- 3** ARCHANGELS HIGH SCHOOL
★★★★ 1.16Km
- 4** Little Scholars Public School
★★★★ 3.77Km
- 5** Sreenidhi Concept School
★★★ 2.19Km

C Represents the location of PBEL City

Restaurants Near PBEL City, Hyderabad



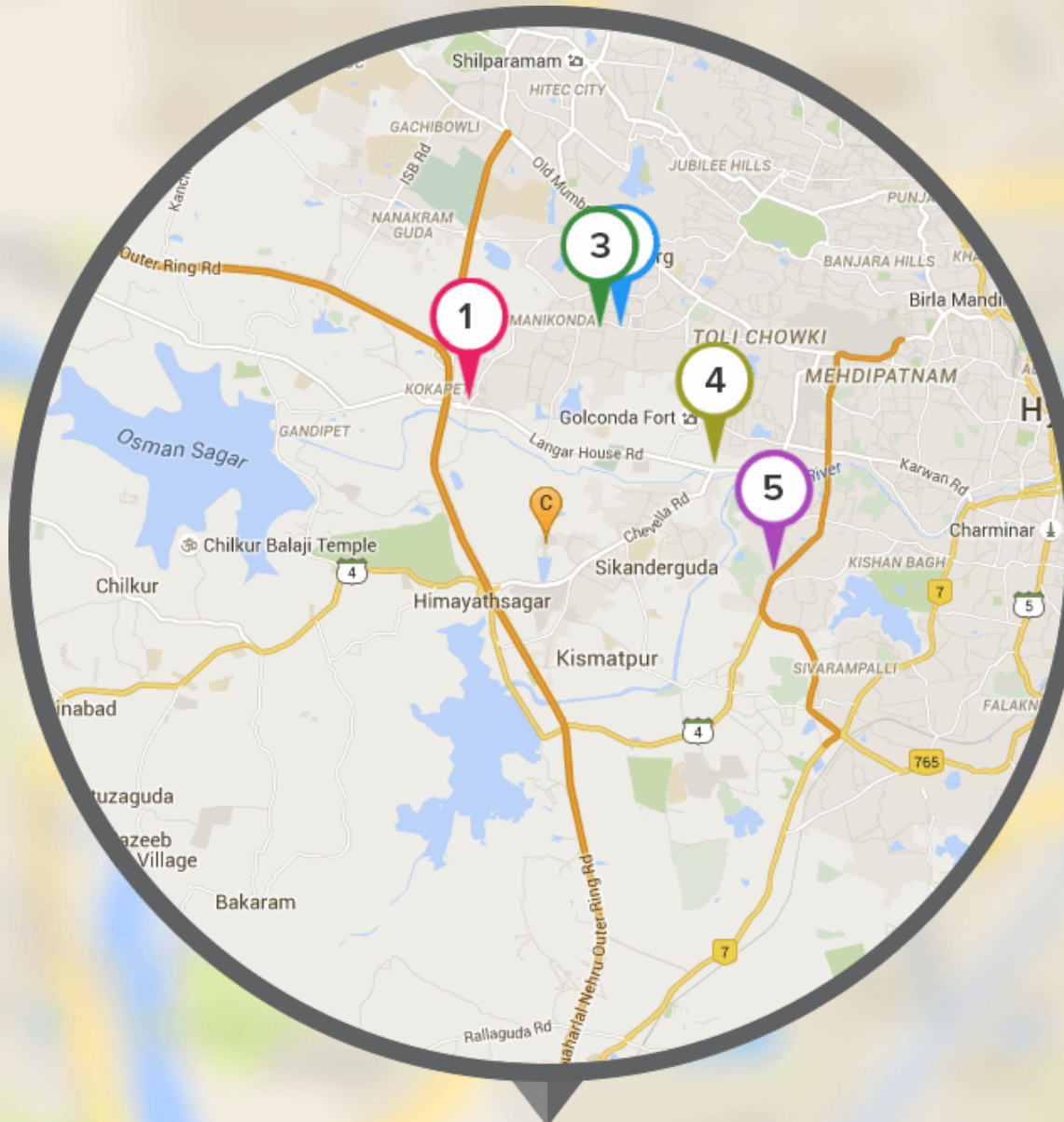
Top 5 Restaurants (within 5 kms)

- 1** Ambika Fast Food Centre ★ 1.91Km
- 2** Tiffin Shop ★ 4.73Km
- 3** Hussain Tiffin & Tea Point ★ 4.95Km
- 4** The Golden Season ★ 4.94Km
- 5** R K Tiffins & Meals ★ 1.82Km

C Represents the location of PBEL City

Restaurants


Hospitals Near PBEL City, Hyderabad



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---------------------------------------|------|--------|
| 1 | Nursing Home | ★★★★ | 3.50Km |
| 2 | Prerana Women's and Children Hospital | ★★★ | 4.91Km |
| 3 | Shoba Hospital | ★★★ | 4.74Km |
| 4 | K V R Hospital | ★★★ | 3.97Km |
| 5 | HUMAN TOUCH HOSPITAL | ★★★ | 4.97Km |

 Represents the location of PBEL City



PROPTIGER



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