



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

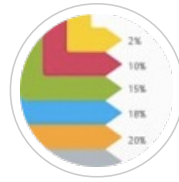
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 17 Aug, 2016

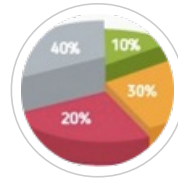


# What is *PROPINSIGHT?*



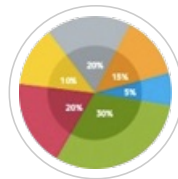
## Price Insight

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.




# Godrej Summit


Sector 104, Gurgaon


₹ 1.24 Cr onwards

Livability Score



 Project Size  
11 Towers

 Configurations  
2,3,4 Bedroom Apartment

 Possession Starts  
Dec '17



# 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

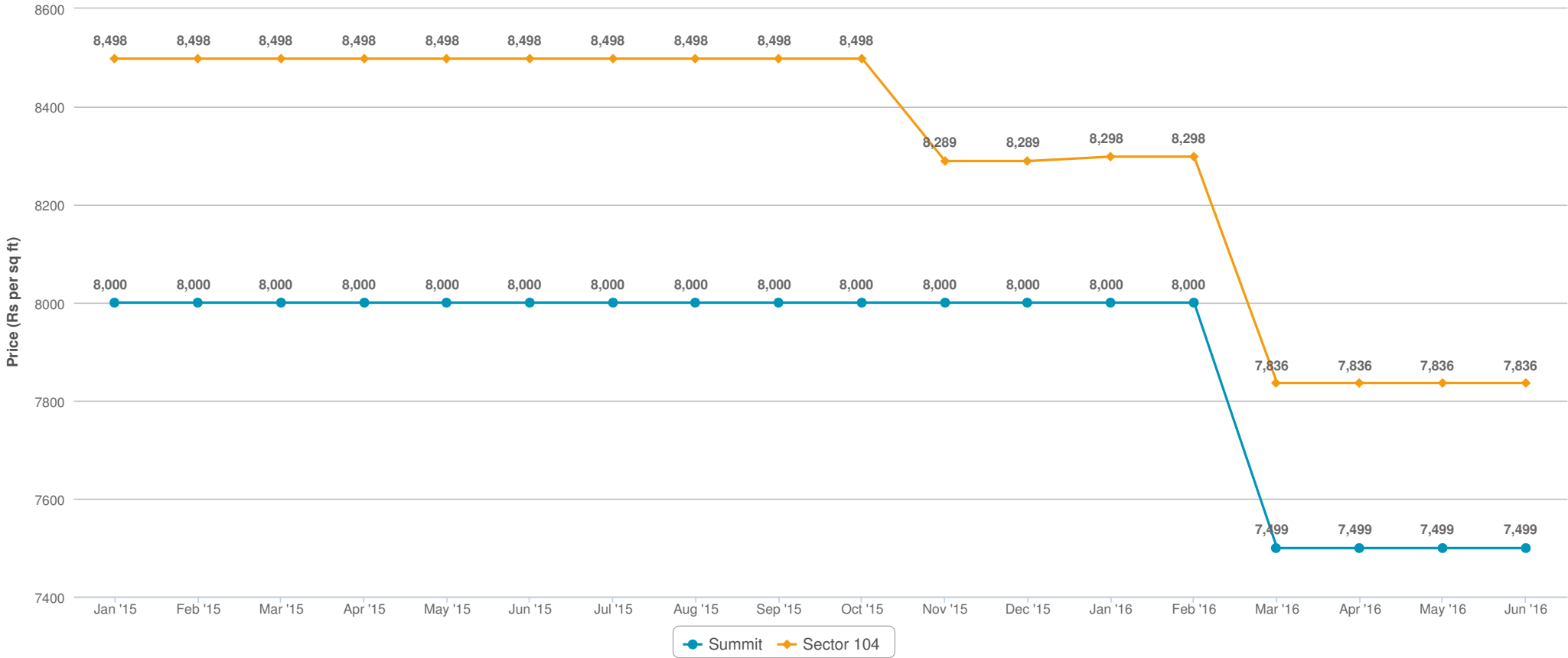


## Demand Comparison

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

# Price Trend Of Godrej Summit

## Godrej Summit VS Sector 104, Gurgaon



Property Type	2BHK+2T	3BHK+3T	3BHK+4T	4BHK+4T	4BHK+5T
Area (sq.ft.)	1269, 1446	1647, 1712	1816, 1844	4925	2324, 2692



# Price Comparison With Other Projects Similar To Godrej Summit



Godrej Summit  
Sector 104, Gurgaon



Godrej Signature Homes  
Sector 104, Gurgaon



Emaar MGF Imperial Gardens  
Sector 102, Gurgaon

Primary Purchase Price

7,499/sq.ft.

7,499/sq.ft.

7,500/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

N.A.

Covered : Rs. 3.8 Lacs (One time)  
Open : Rs. 2 Lacs (One time)

Covered : Rs. 3.5 Lacs (One time)

Power Backup Charges

Rs. 2.6 Lacs (One time)

Rs. 37,500 (One time)

N.A.

Club House Charges

Rs. 2.3 Lacs (One time)

Rs. 2.3 Lacs (One time)

Rs. 75,000 (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Godrej Summit



Godrej Summit's current price is Rs. 7499/sq. ft. and it is in Under Construction stage.

In comparison to locality, Godrej Summit is underpriced by Rs. 337.98/sq. ft.

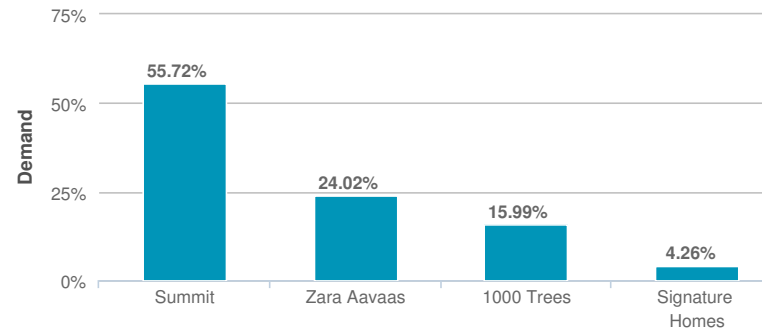
Highest price in the locality is for Puri Construction Emerald Bay at 7750/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Indiabulls Gulmohar Avenue at 5200/sq. ft. and it is in Under Construction stage.

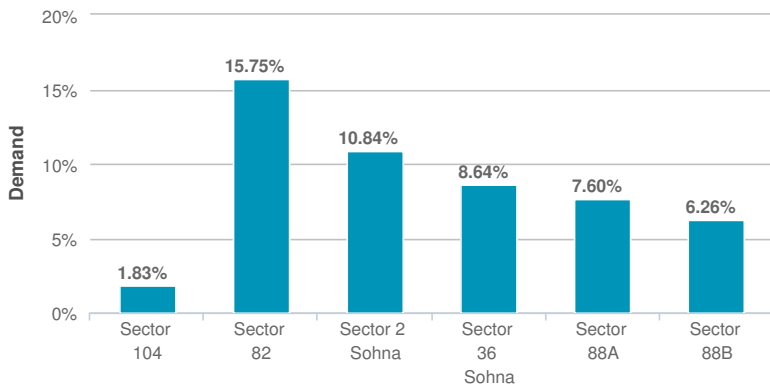
## Analysis

- Summit has 55.72 % demand amongst all projects in Gurgaon.
- The highest demand 55.72% in Gurgaon is for Summit.
- The lowest demand 4.26% in Gurgaon is for Signature Homes

### Demand of projects in 5 km vicinity of Godrej Summit



### Demand in popular localities of Gurgaon



## Analysis

- Sector 104 has 1.83 % demand amongst all projects in Gurgaon.
- The highest demand 15.75% in Gurgaon is for Sector 82.
- The lowest demand 1.83% in Gurgaon is for Sector 104





## ***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

# Godrej Summit Comparison With Other Similar Projects



Godrej Summit  
Sector 104, Gurgaon



Godrej Signature Homes  
Sector 104, Gurgaon



Emaar MGF Imperial Gardens  
Sector 102, Gurgaon

Livability Rating*	9.0/10	9.0/10	8.7/10
Safety Rating*	6.0/10	N.A.	6.0/10
Builder	Godrej	Godrej	Emaar MGF
Locality	Sector 104, Gurgaon	Sector 104, Gurgaon	Sector 102, Gurgaon
Number of Towers	11	N.A.	9
Project Land Area	22 Acres	22 Acres	12 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



Godrej Summit  
Sector 104, Gurgaon



Godrej Signature Homes  
Sector 104, Gurgaon



Emaar MGF Imperial Gardens  
Sector 102, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	5.94	N.A.	4
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `12	Nov `15	Nov `12
Possession Date	Dec `17	Mar `18	Jul `17
Delay	On time	On time	On time

# Amenities Comparison Of Godrej Summit With Other Similar Projects



Godrej Summit  
Sector 104, Gurgaon



Godrej Signature Homes  
Sector 104, Gurgaon

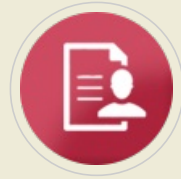


Emaar MGF Imperial Gardens  
Sector 102, Gurgaon

Multipurpose Room			
Rain Water Harvesting			
Power Backup			
Indoor Games			
School			

Common Amenities	Gymnasium	Swimming Pool	Children's play area	Club House	Intercom	24 X 7 Security	Jogging Track
Amenities not available in any project	Sports Facility	Cafeteria	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 (Godrej)



Established in the year 1990, Godrej Properties Limited is a leading real estate developer and part of the distinguished Godrej Group. Mr. Adi Godrej, Chairman of the Godrej Group is also the Director of Godrej Properties. Godrej Properties have expertise in developing residential and commercial infrastructure and is also the first real estate company to have ISO certification.

The group is currently developing landmark projects in 12 cities across India, spanning over 74 million sq. ft. of space.

### Top Projects till Date:

- [Sky Garden](#) in Panvel, Mumbai offering 160 units of 1 and 2 BHK apartments.
- Woodsman Estate Hebbal, Bangalore comprising 924 units of 2 and 3 BHK apartments with sizes ranging from 1,470 sq. ft. to 1,790 sq. ft.
- Riverside in Kalyan West, Mumbai comprising 188 units of 2 and 4 BHK apartments with sizes ranging from 1,106 sq. ft. to 2,200 sq. ft.

### Few of its key under construction residential projects are:

- Frontier in Sector 80, Gurgaon comprising 483 units of 3, 4 and 5 BHK apartments with sizes ranging from 1,812 sq. ft. to 4,611 sq. ft.
- Serenity in Chembur, Mumbai comprising 68 units of 3 and 4 BHK apartments with sizes ranging from 1,422 sq. ft. to 2,006 sq. ft.
- Palm Grove in Mevalurkuppam , Chennai comprising 500 units of 3 and 4 BHK apartments with sizes ranging from 1,194 sq. ft. to 1,489 sq. ft.
- Anandam in Ganeshpeth, Nagpur comprising 684 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,321 sq. ft. to 5,953 sq. ft.
- Platinum in Vikhroli, Mumbai comprising 412 units of 2, 3 and 4 BHK apartments with sizes ranging from 843 sq. ft. to 1,762 sq. ft.

Godrej Properties has received numerous awards and recognitions over the years. Godrej Frontier developed by Godrej Properties won the Best 50% Complete Residential Project award under Luxury Segment in NCR Region at the CNBC AWAAZ Real Estate Awards (2013). The company also won the Real Estate Developer of The Year (Maharashtra) award at the Brands Academy Real Estate Awards.

Experience	26 Years
Project Delivered	48
Ongoing Projects	29

# Top Projects Delivered By Godrej



Livability Score **9.3**

**Godrej Planet**  
Mahalaxmi, Mumbai

Project was delivered on Aug, 2010



Livability Score **9.2**

**Godrej Garden Enclave**  
Vikhroli, Mumbai

Project was delivered on Sep, 2007



Livability Score **9.1**

**Godrej Bayview**  
Worli, Mumbai

Project was delivered on Jun, 2010



Livability Score **9.1**

**Godrej Woodsman Estate**  
Hebbal, Bangalore

Project was delivered on Dec, 2010



Livability Score

8.9

### Godrej Azure

Padur, Chennai

Project is expected to be delivered on Aug, 2018  
after a delay of 6 month(s).

Has seen a price appreciation of 6.6 % over last 14 month(s)



Livability Score

9.5

### Godrej Garden City

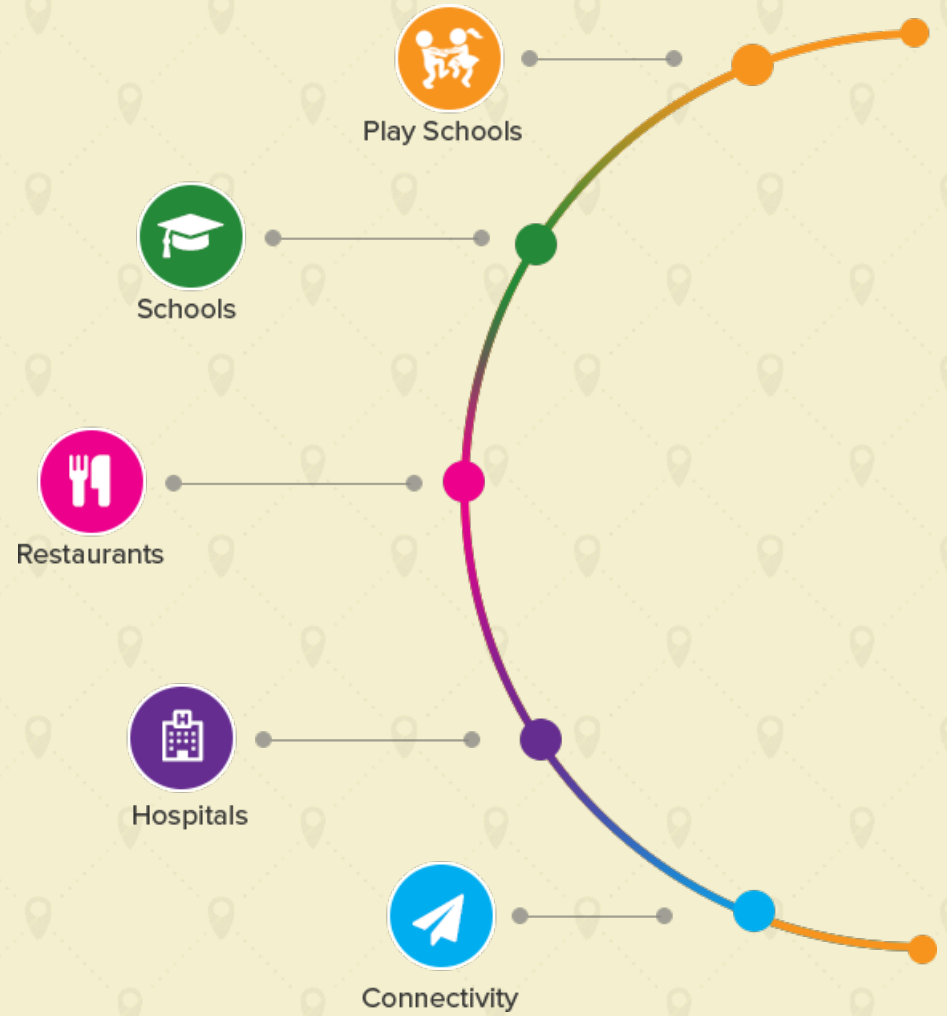
Gota, Ahmedabad

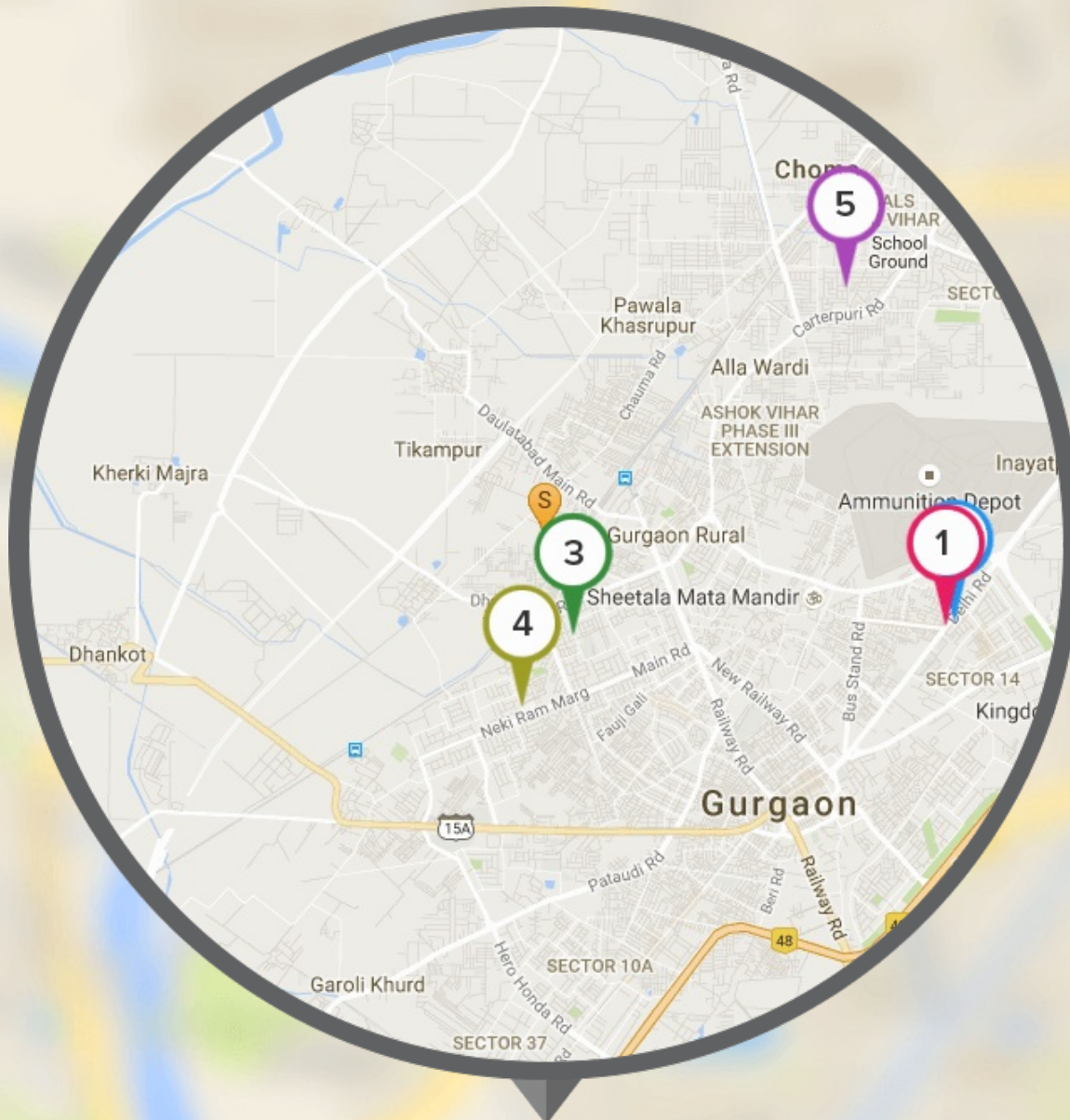
Project is expected to be delivered on Mar, 2017  
Has seen a price appreciation of 12.8 % over last 38  
month(s)



# LOCALITY INSIGHT

Everything you want to know about the locality






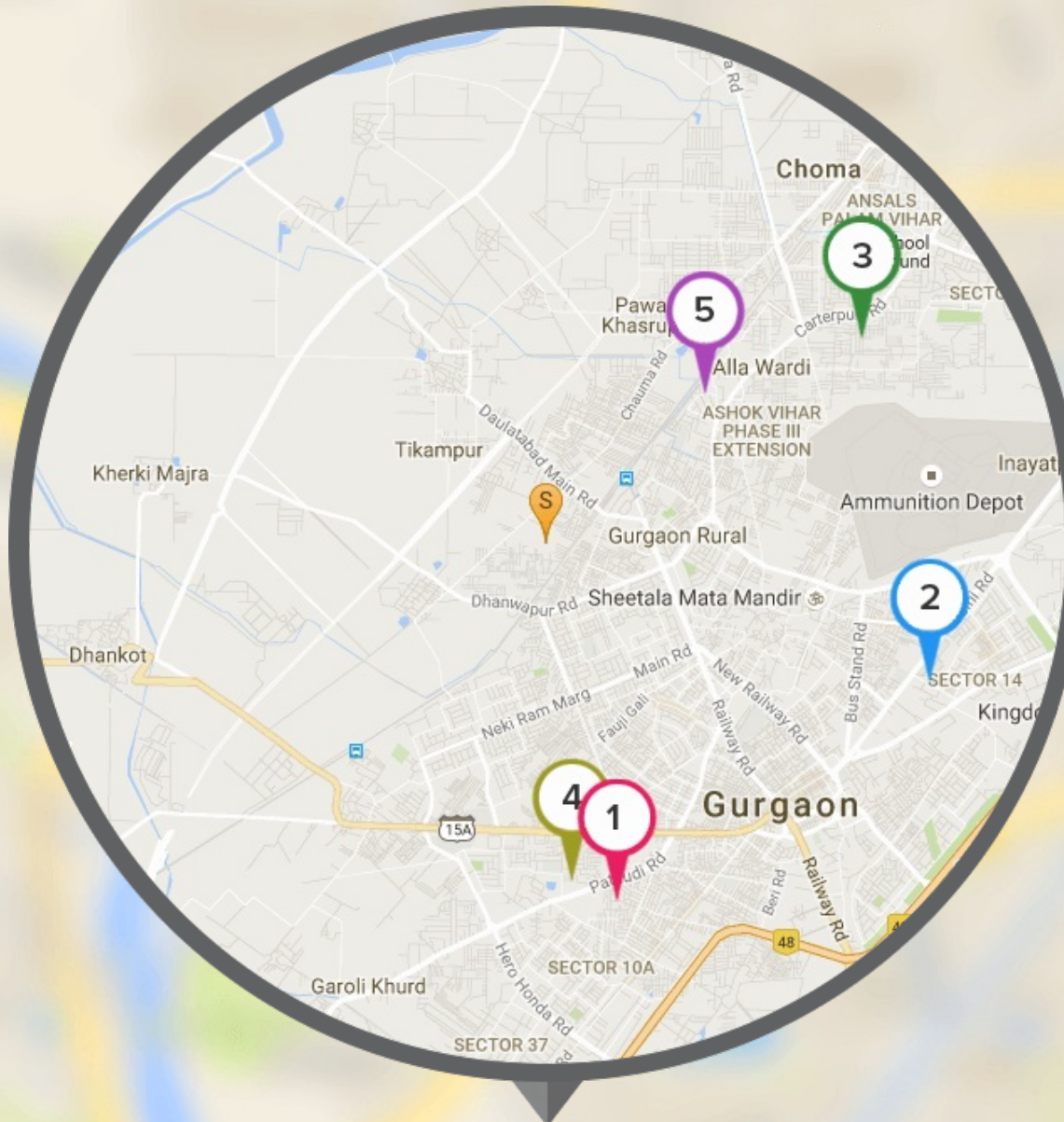
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Kidzee Playschool, Sector 14 Gurgaon  
★★★★★ 4.10Km
- 2** Camp Giraffe Preschool  
★★★★★ 4.17Km
- 3** Maria Montessori Play School - Sector 8, Gurgaon  
★★★★★ 0.99Km
- 4** Kidz Castle Day Care  
★★★★★ 1.68Km
- 5** EuroKids Palam Vihar, Gurgaon  
★★★★★ 3.95Km

 Represents the location of Godrej Summit


# Schools Near Godrej Summit, Gurgaon



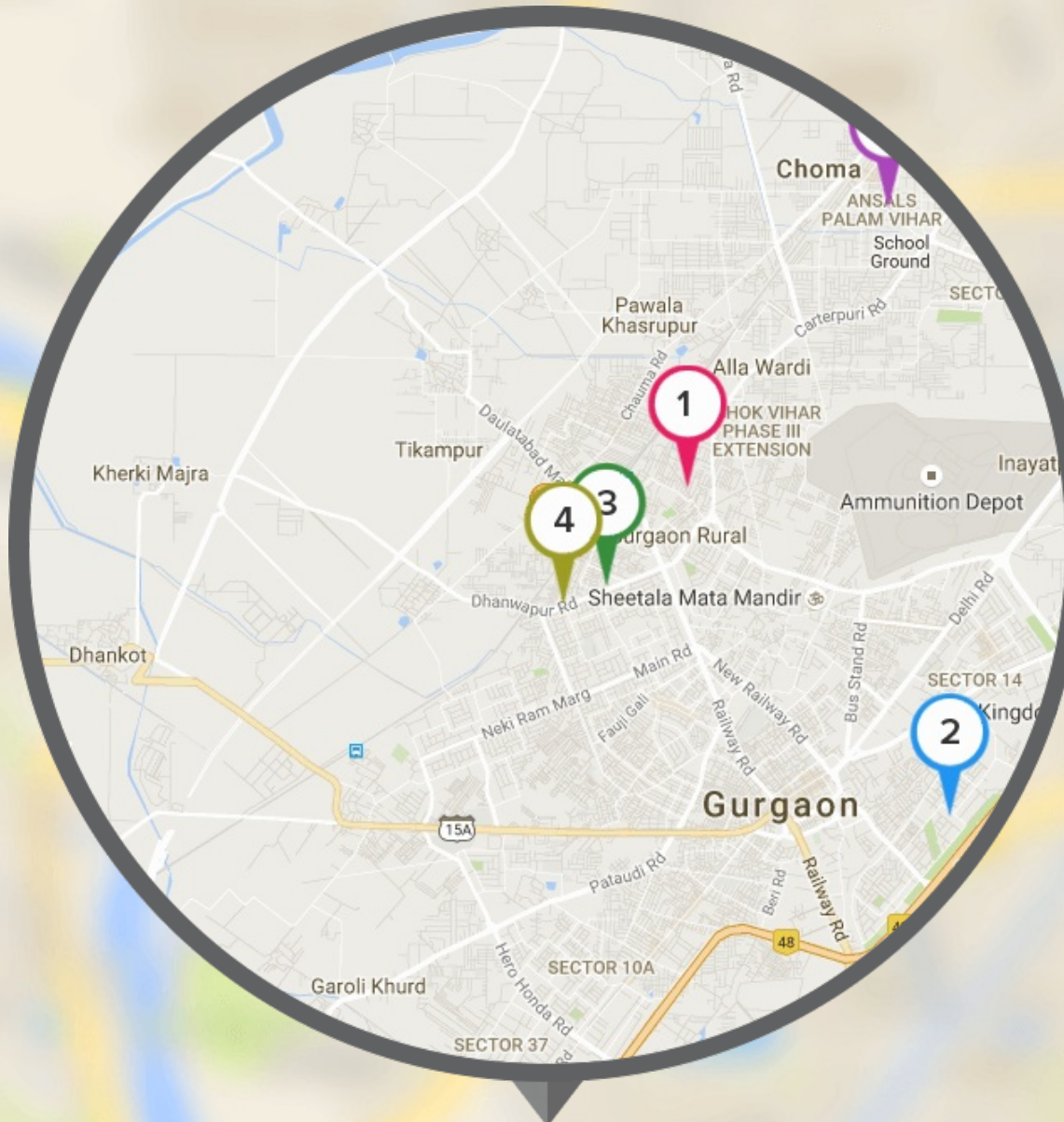
Schools

## Top 5 Schools (within 5 kms)

- |   |                             |       |        |
|---|-----------------------------|-------|--------|
| 1 | Sharda International School | ★★★★★ | 3.66Km |
| 2 | Kidzee                      | ★★★★★ | 4.08Km |
| 3 | Rainbow Kidz Pre-School     | ★★★★★ | 3.75Km |
| 4 | Nest Preparatory School     | ★★★★★ | 3.41Km |
| 5 | DPSG STARZ Preschool        | ★★★★★ | 2.17Km |


 Represents the location of Godrej Summit

# Restaurants Near Godrej Summit, Gurgaon



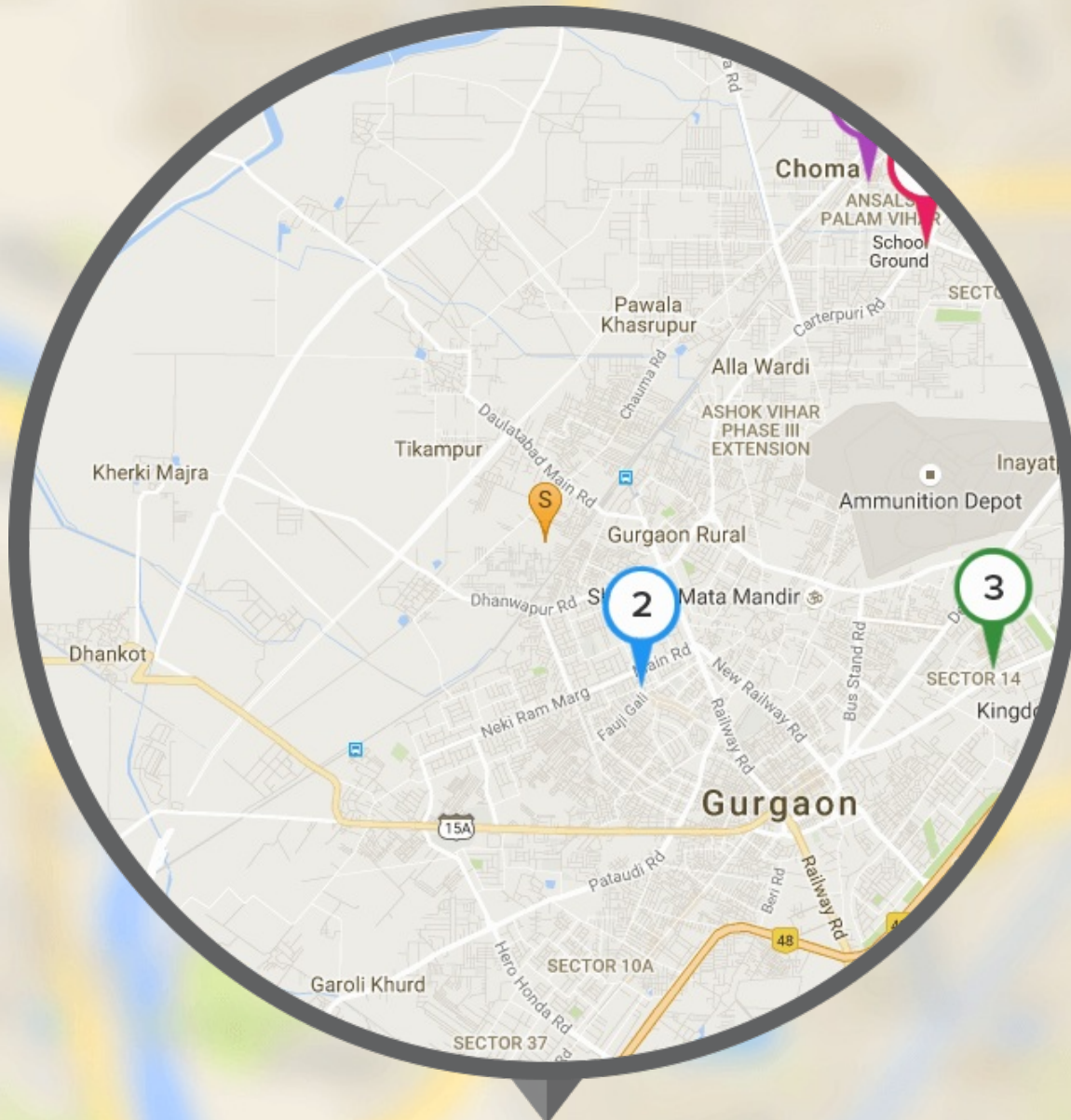
## Top 5 Restaurants (within 5 kms)

- |   |   |   |        |
|---|---|---|--------|
| 1 | Panjabi Dhaba                                 | ★ | 1.52Km |
| 2 | Subway  | ★ | 4.87Km |
| 3 | Aadish Dhaba                                  | ★ | 0.75Km |
| 4 | Radhe Ka Dhaba                                | ★ | 0.65Km |
| 5 | Lumbini Restaurant & Catters<br>Veg & Non Veg | ★ | 4.79Km |

 Represents the location of Godrej Summit


Restaurants

# Hospitals Near Godrej Summit, Gurgaon



## Top 5 Hospitals (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | Colobmia Asia<br>★★★★★                        | 4.80Km |
| 2 | Prakash Maternity and Child Hospital<br>★★★★★ | 1.76Km |
| 3 | HCL Avitas<br>★★★★★                           | 4.67Km |
| 4 | Columbia Asia Hospital<br>★★★★★               | 4.81Km |
| 5 | Metro Hospitals & Heart Institute<br>★★★★★    | 4.83Km |

 Represents the location of Godrej Summit

Hospitals



PROPTIGER



End to End Services



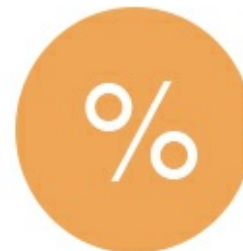
Free Site Visit



Most Accurate Prices



10,000+ Satisfied Customers



Best Deals and Discounts

For any assistance on this property  
Call us at +91 92788 92788  
or email us [info@proptiger.com](mailto:info@proptiger.com)



FOLLOW US ON



To enjoy our end-to-end home buying experience,  
DOWNLOAD OUR APP

