




# 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.



# Nila Infrastructure Atuulyam


Makarba, Ahmedabad


₹ 49.6 Lacs onwards

Livability Score



 Project Size  
5 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Dec '14



# 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

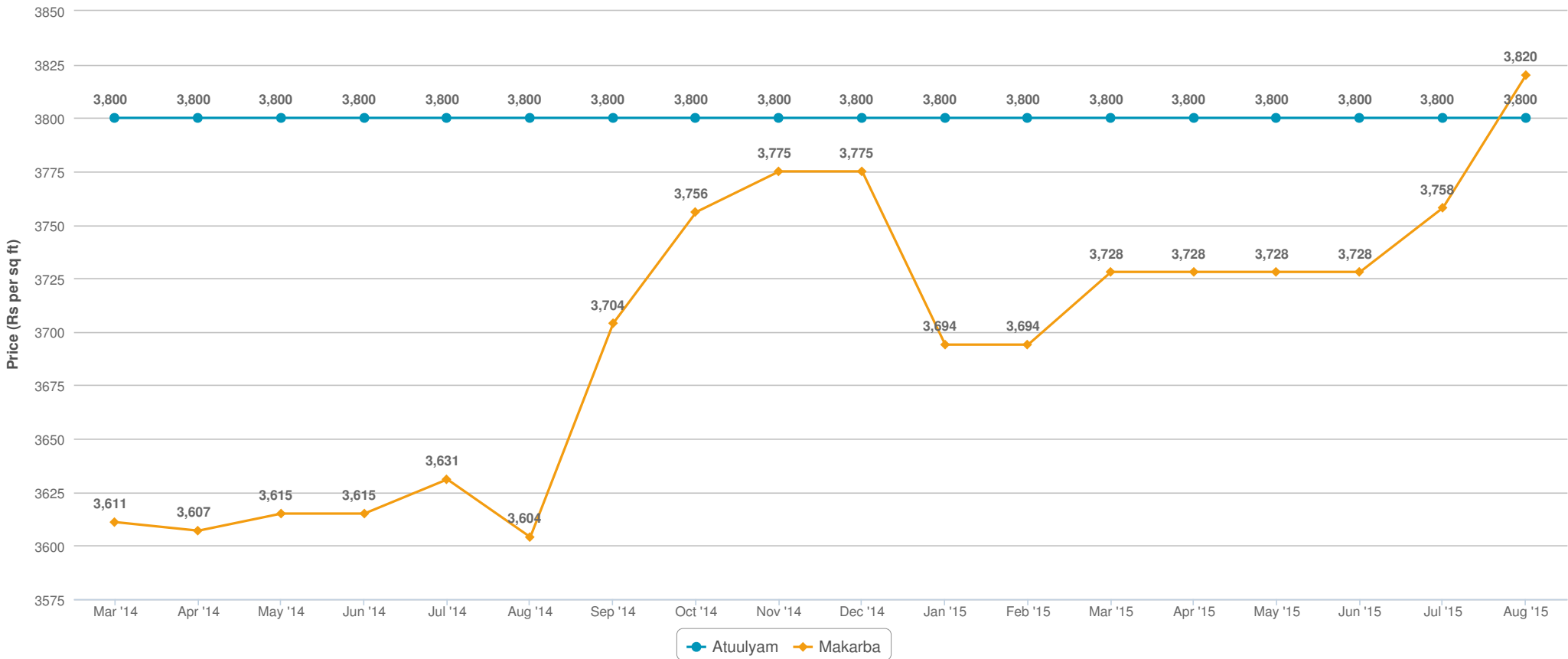


## Demand Comparison

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

# Price Trend Of Nila Infrastructure Atuulyam

## Nila Infrastructure Atuulyam VS Makarba, Ahmedabad



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	1305	1755



# Price Comparison With Other Projects Similar To Nila Infrastructure Atuulyam



Nila Infrastructure Atuulyam  
Makarba, Ahmedabad



Poddar Palm Meadows  
Makarba, Ahmedabad



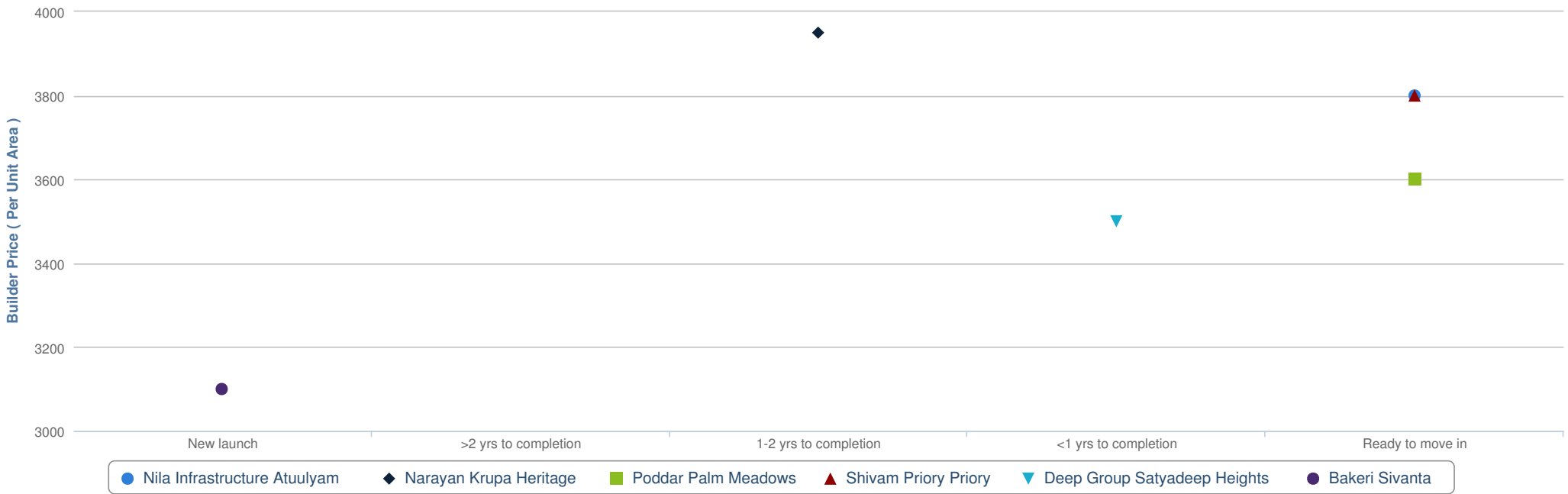
Shivam Priory Priory  
Makarba, Ahmedabad

Primary Purchase Price	3,800/sq.ft.	3,600/sq.ft.	3,800/sq.ft.
Advance Maintenance Charges (Month)	Rs. 1 (One time)	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 Nila Infrastructure Atuulyam



Nila Infrastructure Atuulyam's current price is Rs. 3800/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Nila Infrastructure Atuulyam is underpriced by Rs. 20.73/sq. ft.

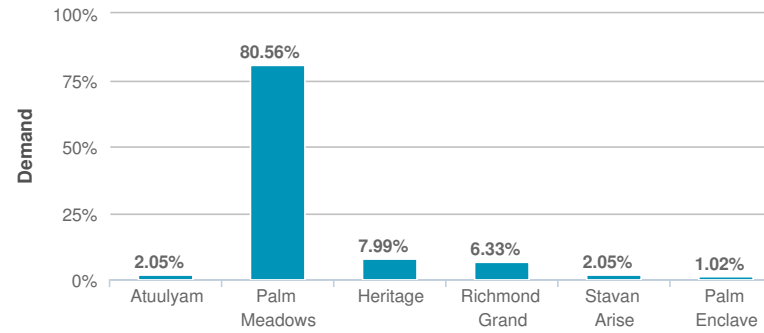
Highest price in the locality is for Narayan Krupa Heritage at 3950/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Bakeri Sivanta at 3100/sq. ft. and it is in Launching Soon stage.

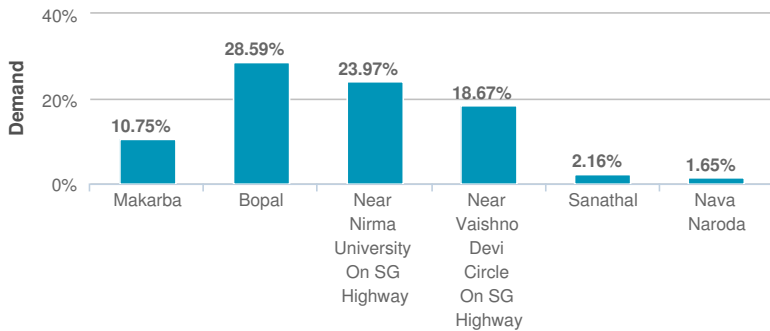
## Analysis

- Atuulyam has 2.05 % demand amongst all projects in Ahmedabad.
- The highest demand 80.56% in Ahmedabad is for Palm Meadows.
- The lowest demand 1.02% in Ahmedabad is for Palm Enclave

Demand of projects in 5 km vicinity of Nila Infrastructure Atuulyam



Demand in popular localities of Ahmedabad



## Analysis

- Makarba has 10.75 % demand amongst all projects in Ahmedabad.
- The highest demand 28.59% in Ahmedabad is for Bopal.
- The lowest demand 1.65% in Ahmedabad is for Nava Naroda





## ***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

# Nila Infrastructure Atuulyam Comparison With Other Similar Projects



Nila Infrastructure Atuulyam  
Makarba, Ahmedabad



Poddar Palm Meadows  
Makarba, Ahmedabad



Shivam Priory Priory  
Makarba, Ahmedabad

Livability Rating*	7.6/10	7.4/10	7.0/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Nila Infrastructure	Poddar	Shivam Priory
Locality	Makarba, Ahmedabad	Makarba, Ahmedabad	Makarba, Ahmedabad
Number of Towers	5	4	3
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

# Nila Infrastructure Atuulyam Comparison With Other Similar Projects (Continued ...)



Nila Infrastructure Atuulyam  
Makarba, Ahmedabad



Poddar Palm Meadows  
Makarba, Ahmedabad



Shivam Priory Priory  
Makarba, Ahmedabad

Part of Township	No	No	No
Average Flats Per Floor	4	3.75	3.96
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Feb `12	Dec `10	Oct `11
Possession Date	Dec `14	May `14	Jun `14
Delay	6 month(s)	1 month(s)	12 month(s)

# Amenities Comparison Of Nila Infrastructure Atuulyam With Other Similar Projects


















Nila Infrastructure Atuulyam  
Makarba, Ahmedabad



Poddar Palm Meadows  
Makarba, Ahmedabad



Shivam Priory Priority  
Makarba, Ahmedabad

Intercom			
24x7 Security			
Garden			
Gymnasium			
Club House			

## Common Amenities

Children's play area

Amenities not available in any project

24 X 7 Security Power Backup Landscaped Gardens Indoor Games Cafeteria Jogging Track  
Rain Water Harvesting Golf Course 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.

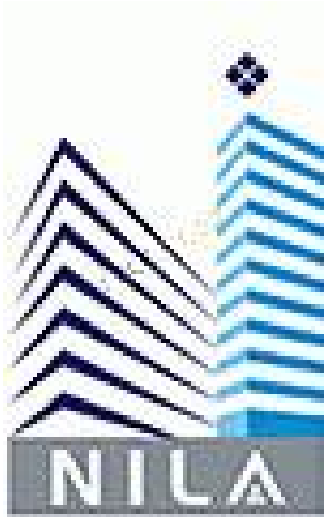


### **Under-Construction Projects**

Info about top under-construction projects of the builder along with their price appreciation trends

## Overview Of Developer (Nila Infrastructure)

Nila Infrastructures is a growing entity in the real estate and urban infrastructure space. The company has been engaged in turnkey civic infrastructure constructions, besides the development and marketing of residential real estate schemes. The company's growth has picked up considerably in the last two financial years on the back of a strong revival of the Indian economy, especially the infrastructure and residential real estate sector. A Sambhaav Group company, Nila is headquartered in 'megacity' Ahmedabad, the commercial nerve-centre of India's fastest growing state, Gujarat. Nila Infrastructures is a public limited company listed on Bombay Stock Exchange. The company is ISO 9001:2008 accredited. The company was very recently listed as 38th fastest growing mid-sized company in India by the exclusive annual ranking by leading world magazine INC. In their India Edition



Experience	N.A
Project Delivered	6



# Top Projects Delivered By Nila Infrastructure



Livability Score

8.4

**Nila Infrastructure Asmaakam**  
Prahlad Nagar, Ahmedabad

Project was delivered on Nov, 2010



Livability Score

8.3

**Nila Infrastructure Anaahata**  
Makarba, Ahmedabad

Project was delivered on Dec, 2011



Livability Score

7.6

**Nila Infrastructure Atuulyam**  
Makarba, Ahmedabad

Project was delivered on Dec, 2014 after a delay of 6 month(s).



Livability Score

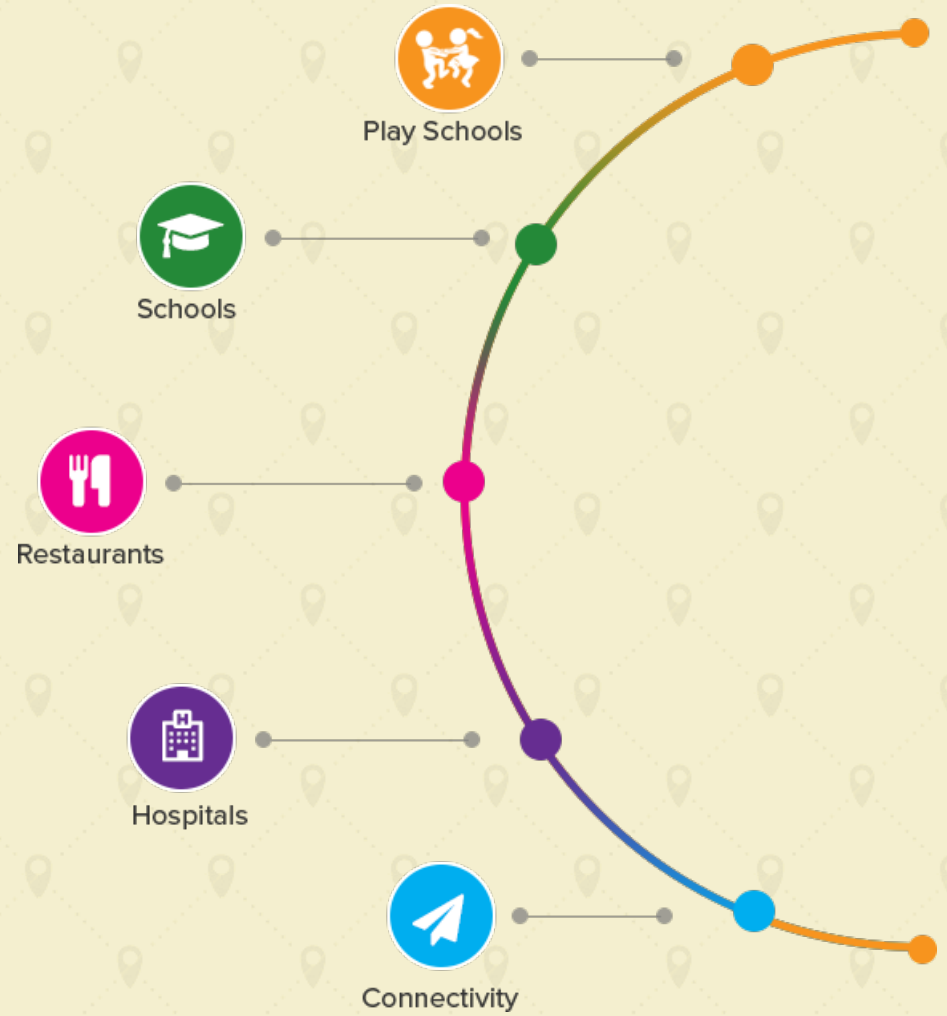
7.5

**Nila Infrastructure Ananya**  
Ghodsar, Ahmedabad

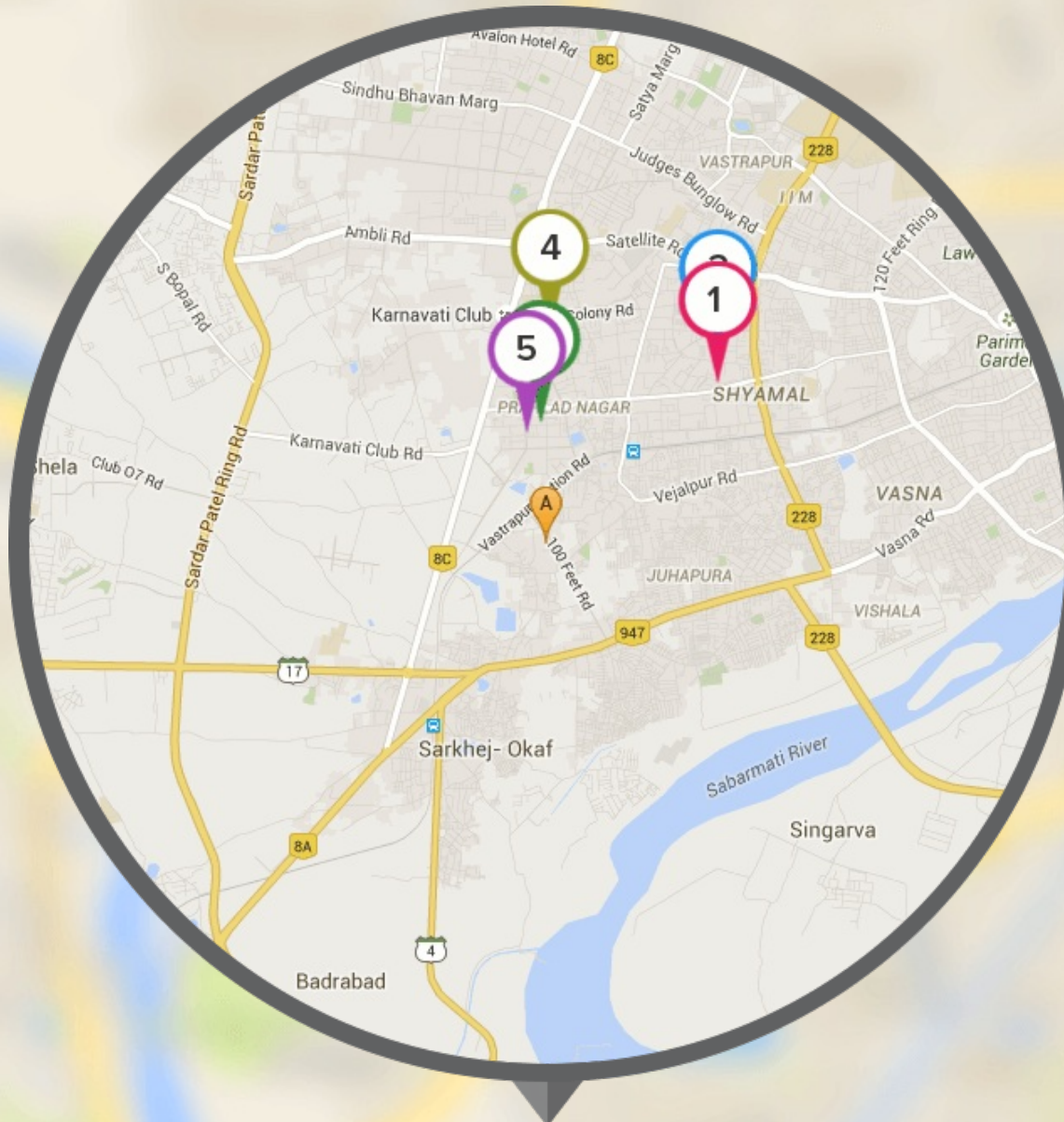
Project was delivered on Sep, 2011

# LOCALITY INSIGHT

Everything you want to know about the locality




# Play Schools Near Nila Infrastructure Atuulyam, Ahmedabad



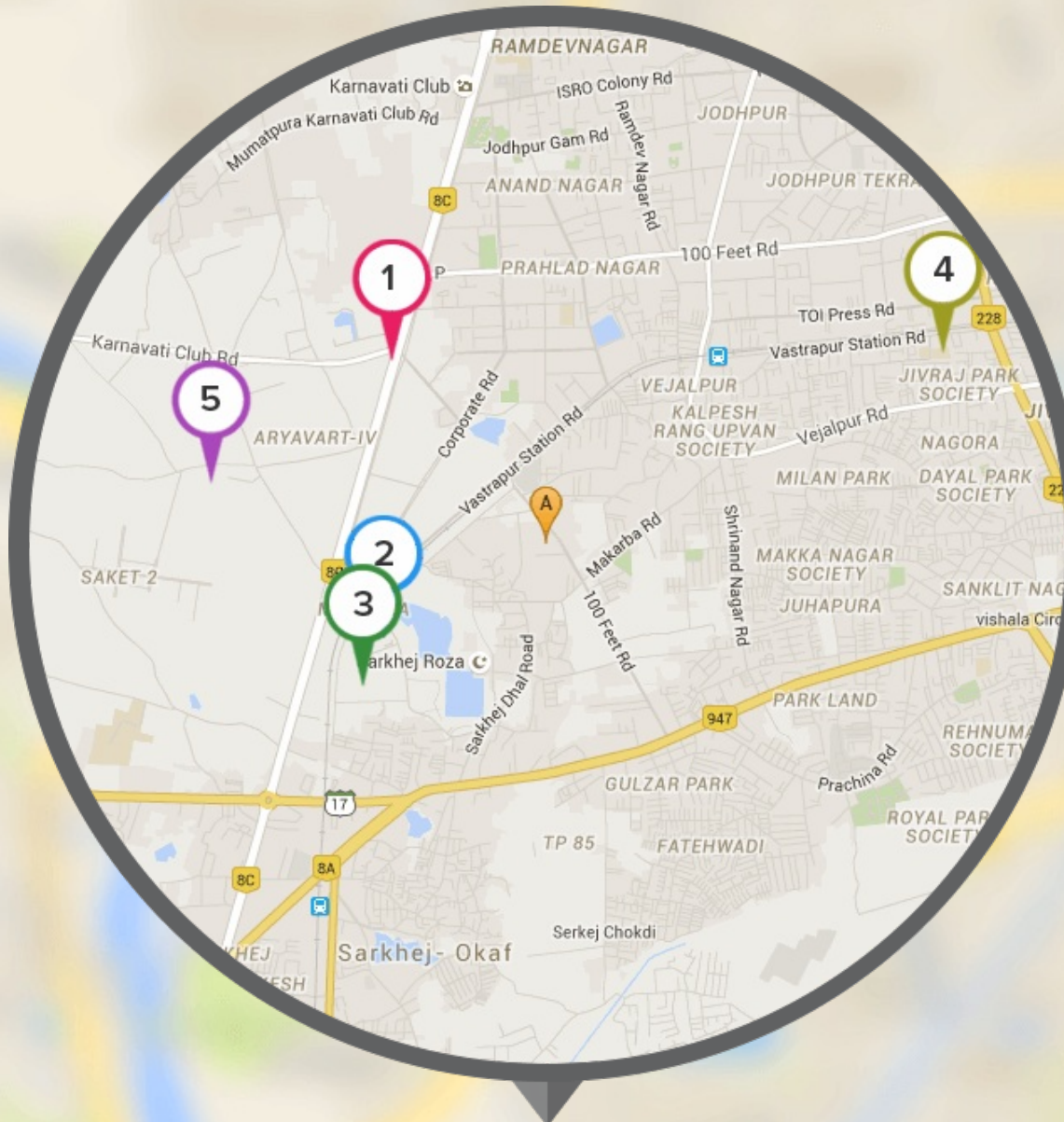
Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |                                     |       |        |
|---|-------------------------------------|-------|--------|
| 1 | Serra International                 | ★★★★★ | 2.44Km |
| 2 | EuroKids Shivranjani, Ahmedabad     | ★★★★★ | 2.68Km |
| 3 | I Play I Learn Prahladnagar         | ★★★★  | 1.26Km |
| 4 | L'il Penguinz                       | ★★★★  | 2.19Km |
| 5 | Shanti Juniors- Prahladnagar Centre | ★★★★  | 1.17Km |

 Represents the location of Nila Infrastructure Atuulyam





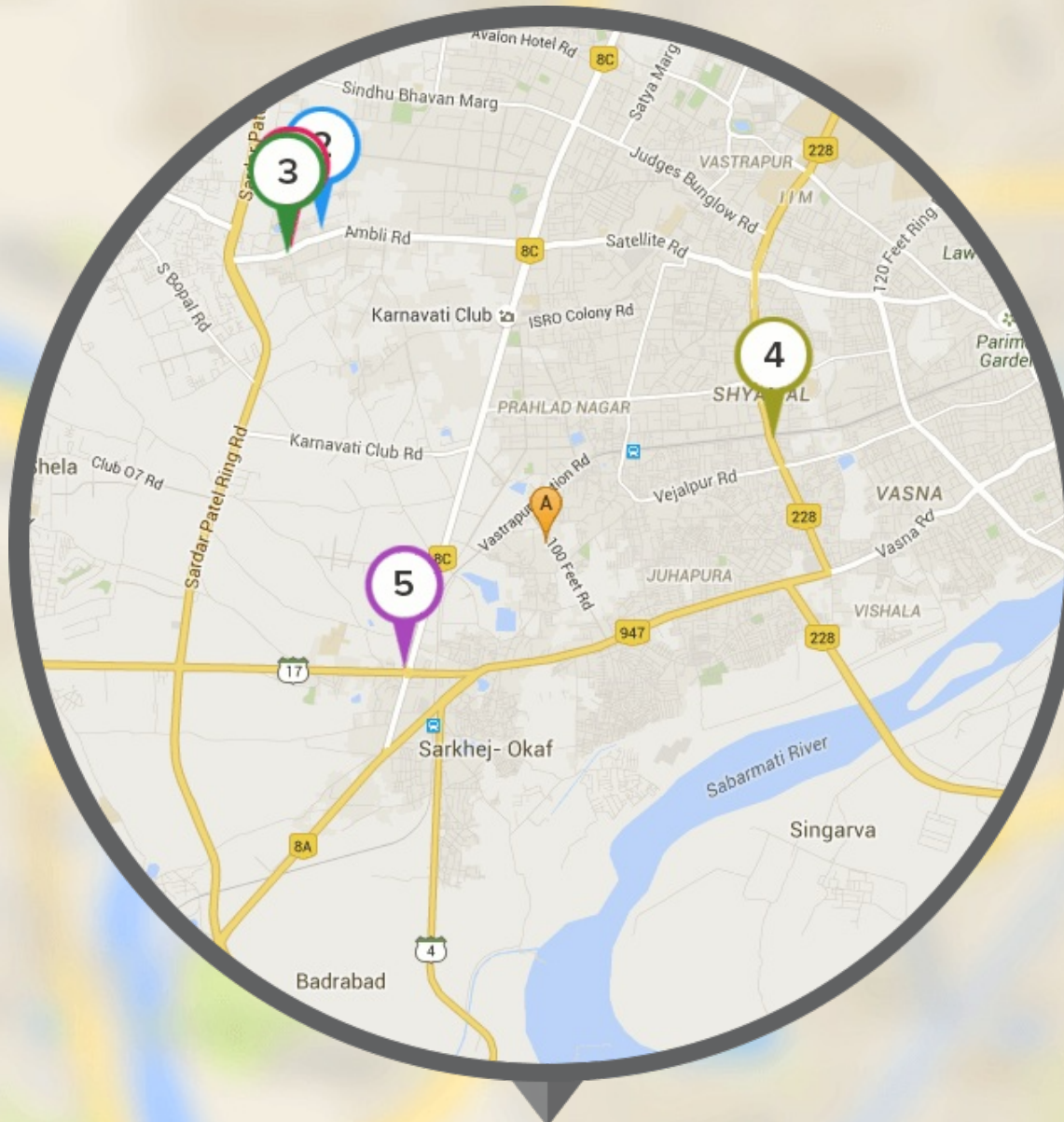
Schools

## Top 5 Schools (within 5 kms)

- |   |   |      |        |
|---|---|------|--------|
| 1 | D A V International School<br>Ahmedabad | ★★★★ | 1.23Km |
| 2 | DAV International School                | ★★★★ | 0.99Km |
| 3 | Adani Vidhya Mandir                     | ★★★★ | 1.22Km |
| 4 | Zydus School                            | ★★★★ | 2.30Km |
| 5 | Cosmos Castle International<br>School   | ★★★★ | 1.77Km |

A Represents the location of Nila Infrastructure Atuulyam

# Restaurants Near Nila Infrastructure Atuulyam, Ahmedabad



Restaurants

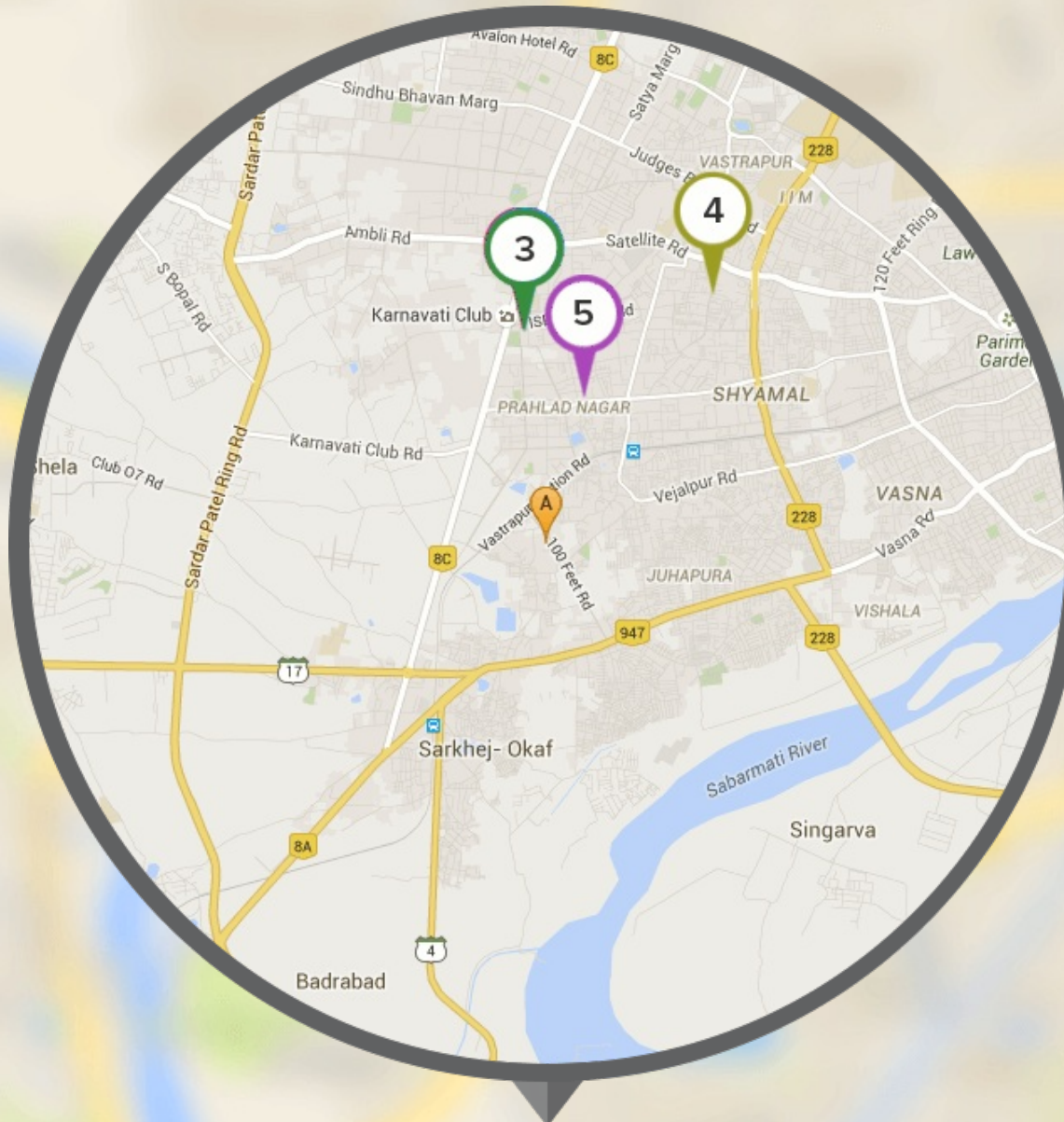
## Top 5 Restaurants (within 5 kms)

- |   |                        |   |        |
|---|------------------------|---|--------|
| 1 | US Pizza - Bopal       | ★ | 4.07Km |
| 2 | Madhurya Dinning Hall  | ★ | 4.03Km |
| 3 | Just Mexican           | ★ | 4.05Km |
| 4 | Shreeji Mamara Bhandar | ★ | 2.61Km |
| 5 | Bar Restaurant         | ★ | 1.98Km |

A Represents the location of Nila Infrastructure Atuulyam



# Hospitals Near Nila Infrastructure Atuulyam, Ahmedabad



Hospitals

## Top 5 Hospitals (within 5 kms)

1	Shalby Hospital ★★★★★	2.23Km
2	Shalby Hospitals ★★★★	2.23Km
3	Shalby Hospital ★★★★	2.22Km
4	Rathi Hospital ★★★★	3.12Km
5	NIRAMAY HOSPITAL ★★★★	1.56Km

A Represents the location of Nila Infrastructure Atuulyam





PROPTIGER



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