




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

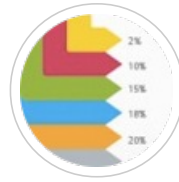
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

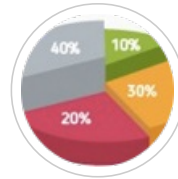


What is *PROPINSIGHT?*



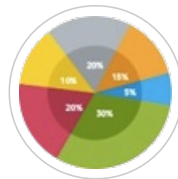
Price Insight

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.




Srijan Realty Greenfield City Elite


Behala, Kolkata


₹ 33.7 Lacs onwards

Livability Score



 Project Size
96 Towers

 Configurations
2,3 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

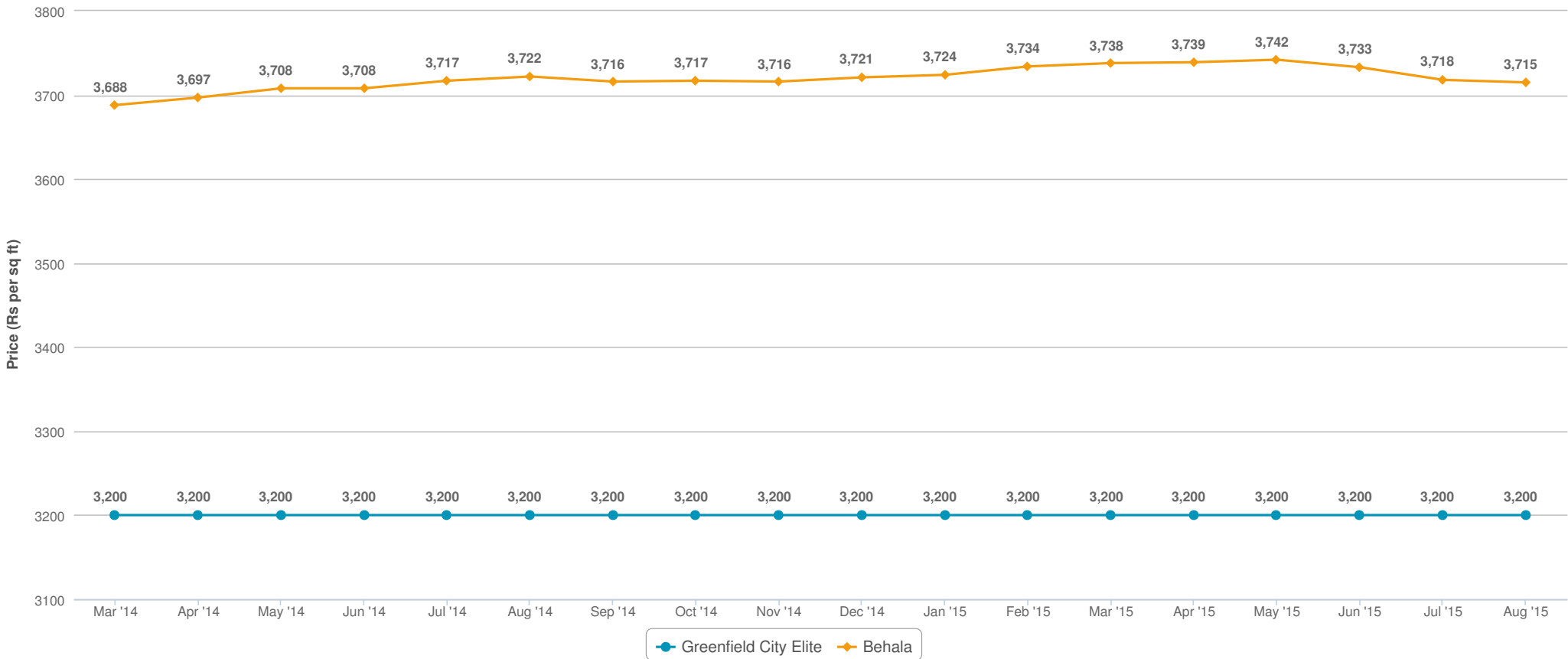


Demand Comparison

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

Price Trend Of Srijan Realty Greenfield City Elite

Srijan Realty Greenfield City Elite VS Behala, Kolkata



Property Type	2BHK+2T	3BHK+2T	3BHK+3T
Area (sq.ft.)	1052	1062, 1148, 1306, 1323	1358



Price Comparison With Other Projects Similar To Srijan Realty Greenfield City Elite



Srijan Realty Greenfield City Elite
Behala, Kolkata



Omkar Group Kolkata Priyadarshini
Behala, Kolkata



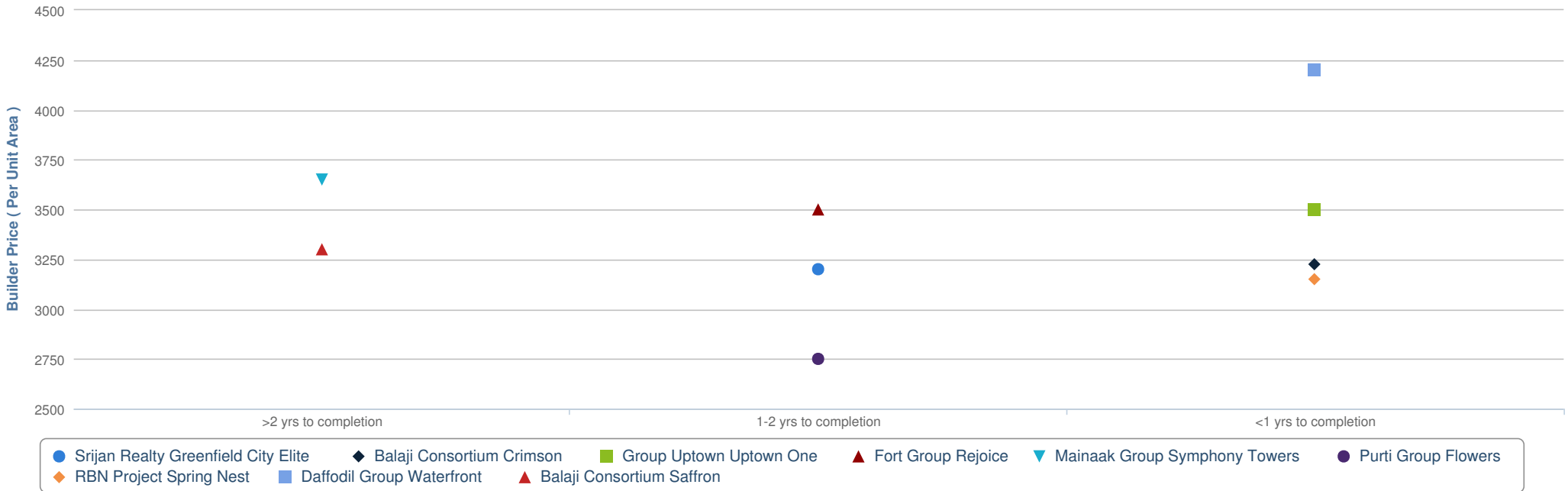
Group Uptown Uptown One
Behala, Kolkata

Primary Purchase Price	3,200/sq.ft.	3,300/sq.ft.	3,500/sq.ft.
Advance Maintenance Charges (Month)	Rs. 1 (One time)	N.A.	Rs. 1 (One time)
Car Parking Charges	Covered : Rs. 3.8 Lacs (One time) Open : Rs. 2.8 Lacs (One time)	N.A.	Open : Rs. 3.5 Lacs (One time)
Power Backup Charges	Rs. 30 (psf*)	N.A.	Rs. 50,000 (One time)
Club House Charges	N.A.	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Srijan Realty Greenfield City Elite



Srijan Realty Greenfield City Elite's current price is Rs. 3200/sq. ft. and it is in Under Construction stage.

In comparison to locality, Srijan Realty Greenfield City Elite is underpriced by Rs. 522.27/sq. ft.

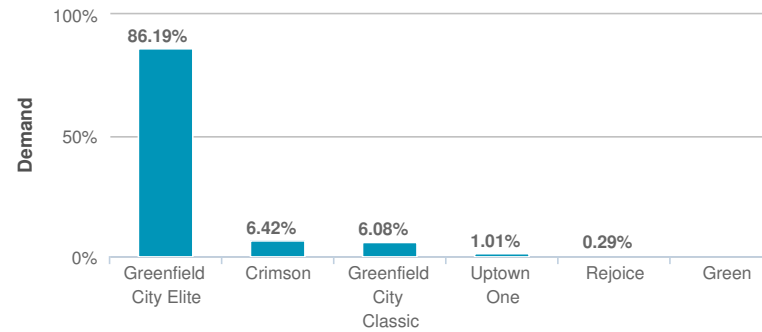
Highest price in the locality is for Daffodil Group Waterfront at 4200/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Purti Group Flowers at 2750/sq. ft. and it is in Under Construction stage.

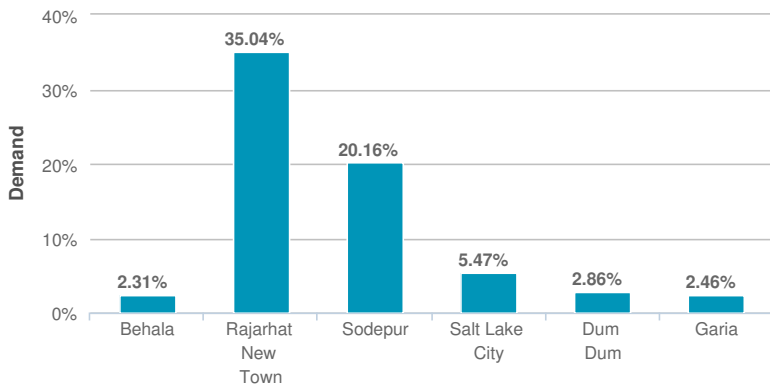
Analysis

- Greenfield City Elite has 86.19 % demand amongst all projects in Kolkata.
- The highest demand 86.19% in Kolkata is for Greenfield City Elite.
- The lowest demand 0.00% in Kolkata is for Green

Demand of projects in 5 km vicinity of Srijan Realty Greenfield City Elite



Demand in popular localities of Kolkata



Analysis

- Behala has 2.31 % demand amongst all projects in Kolkata.
- The highest demand 35.04% in Kolkata is for Rajarhat New Town.
- The lowest demand 2.31% in Kolkata is for Behala



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

Srijan Realty Greenfield City Elite Comparison With Other Similar Projects



Srijan Realty Greenfield City Elite
Behala, Kolkata



Omkar Group Kolkata Priyadarshini
Behala, Kolkata



Group Uptown Uptown One
Behala, Kolkata

Livability Rating*	7.6/10	7.3/10	7.2/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Srijan Realty	Omkar Group Kolkata	Group Uptown
Locality	Behala, Kolkata	Behala, Kolkata	Behala, Kolkata
Number of Towers	96	3	4
Project Land Area	45.69 Acres	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

Srijan Realty Greenfield City Elite Comparison With Other Similar Projects (Continued ...)



Srijan Realty Greenfield City Elite
Behala, Kolkata



Omkar Group Kolkata Priyadarshini
Behala, Kolkata



Group Uptown Uptown One
Behala, Kolkata

Part of Township	No	No	No
Average Flats Per Floor	6.05	3	1.6
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jun `09	Aug `13	Apr `13
Possession Date	Dec `16	Feb `16	Jun `16
Delay	On time	On time	On time

Amenities Comparison Of Srijan Realty Greenfield City Elite With Other Similar Projects



Srijan Realty Greenfield City Elite
Behala, Kolkata



Omkar Group Kolkata
Priyadarshini
Behala, Kolkata



Group Uptown Uptown One
Behala, Kolkata

Indoor Games			
Jogging Track			
Rain Water Harvesting			
Car Parking			
Swimming Pool			

Common Amenities Children's play area 24 X 7 Security Club House Intercom Power Backup Landscaped Gardens

Amenities not available in any project Sports Facility Cafeteria Multipurpose Room 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 (Srijan Realty)



Since its inception, 5 years back, Srijan Realty has grown manyfolds and has gained top reputation in eastern part of India. The company has been in the business of construction & development of residential & commercial projects in and around Kolkata .

Srijan Realty would also be entering infrastructure industry soon, to be a part of developing India. Like every growing builder Srijan Realty also works with a vision in mind, to provide complete customer satisfaction, and that vision drives them to success.

Srijan is driven by capable hands of Shyam Agarwal, a real estate veteran with 2 decades of real estate experience.

Prestigious Awards:

- ABD Award for continuous & outstanding service
- CNBC Award for Best Residential Project in Eastern India-Sherwood Estate
- Best Commercial Building Award-PS Srijan Tech Park

Top Properties Developed by Srijan Realty:

- Srijan Midlands located in Madhyamgram , Kolkata offers 314 units of 1, 2 & 3 BHK apartments with 548 to 1,239 sq. ft. of units areas to choose from.
- Heritage Enclave stands tall in Rajarhat New Town , Kolkata . The project houses 145 units of ready-to-move-in 2, 3 & 4 BHK apartments with 966 sq. ft. To 1,806 sq. ft. of unit area.

Srijan Realty, a well known builder, would soon add the following in its completed projects list:

- Cloud 9-Located in Alipore , Kolkata , Cloud 9 offers 78 units of 4 BHK apartments with 2,200 sq. ft. to 2,800 sq. ft. of unit areas.
- South Winds-Set in Sonarpur , Kolkata , the project houses 654 units of 2 and 3 BHK apartments with 881 to 1,294 sq. ft. unit areas to choose from.
- Greenfield City Elite-Standing tall in Behala , Kolkata , Greenfield City Elite offers 814 units of 2 and 3 BHK apartments with 1,062 sq. ft. To 1,358 sq. ft. unit areas to choose from.

Experience	5 Years
Project Delivered	14
Ongoing Projects	7

Top Projects Delivered By Srijan Realty



Livability Score **7.7**

Srijan Realty Jubilee Park
Tollygunge, Kolkata

Project was delivered on Apr, 2010



Livability Score **7.6**

Srijan Realty Palazzo
Ballygunge, Kolkata

Project was delivered on Nov, 2011



Livability Score **7.4**

Srijan Realty Heritage Enclave
Rajarhat New Town, Kolkata

Project was delivered on Dec, 2010



Livability Score **7.2**

Srijan Realty Midlands
Madhyamgram, Kolkata

Project was delivered on May, 2013



Livability Score

7.8

Srijan Realty PS Srijan Ozone

Garia, Kolkata

Project is expected to be delivered on Dec, 2017

Has seen a price appreciation of 4.2 % over last 21 month(s)



Livability Score

7.6

Srijan Realty Greenfield City Elite

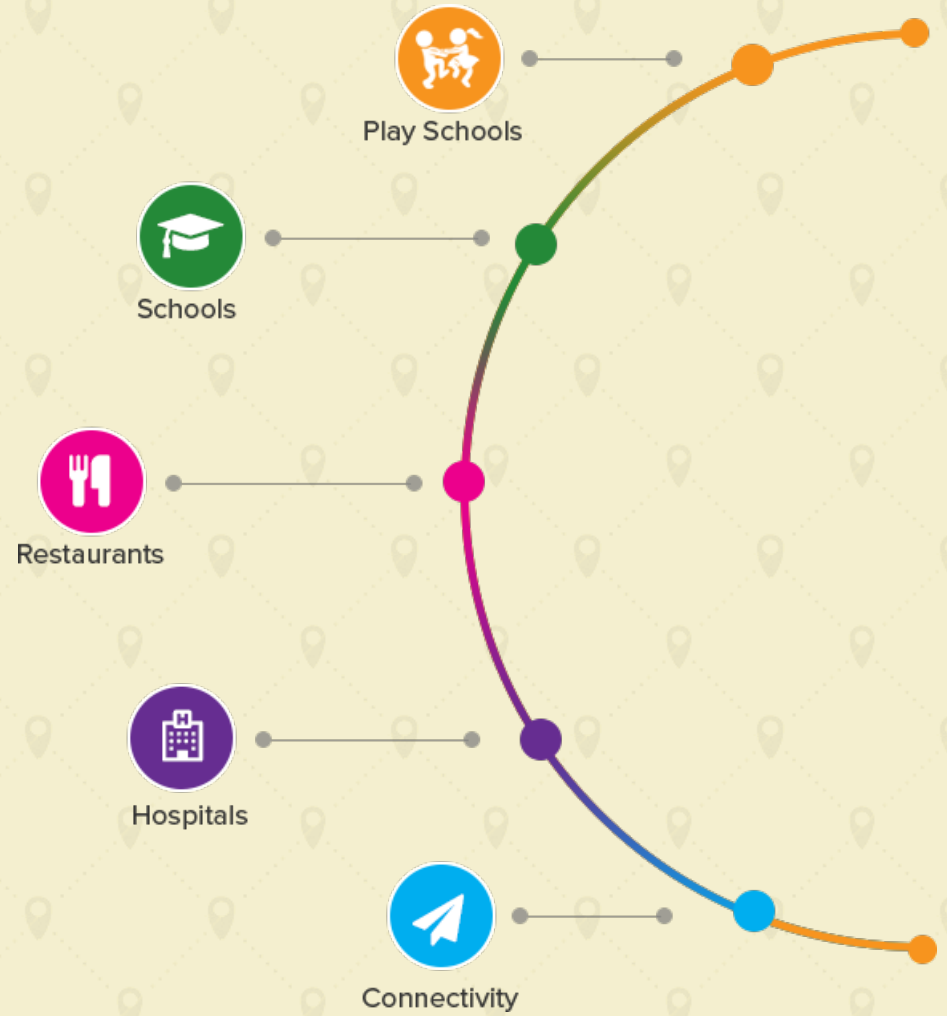
Behala, Kolkata

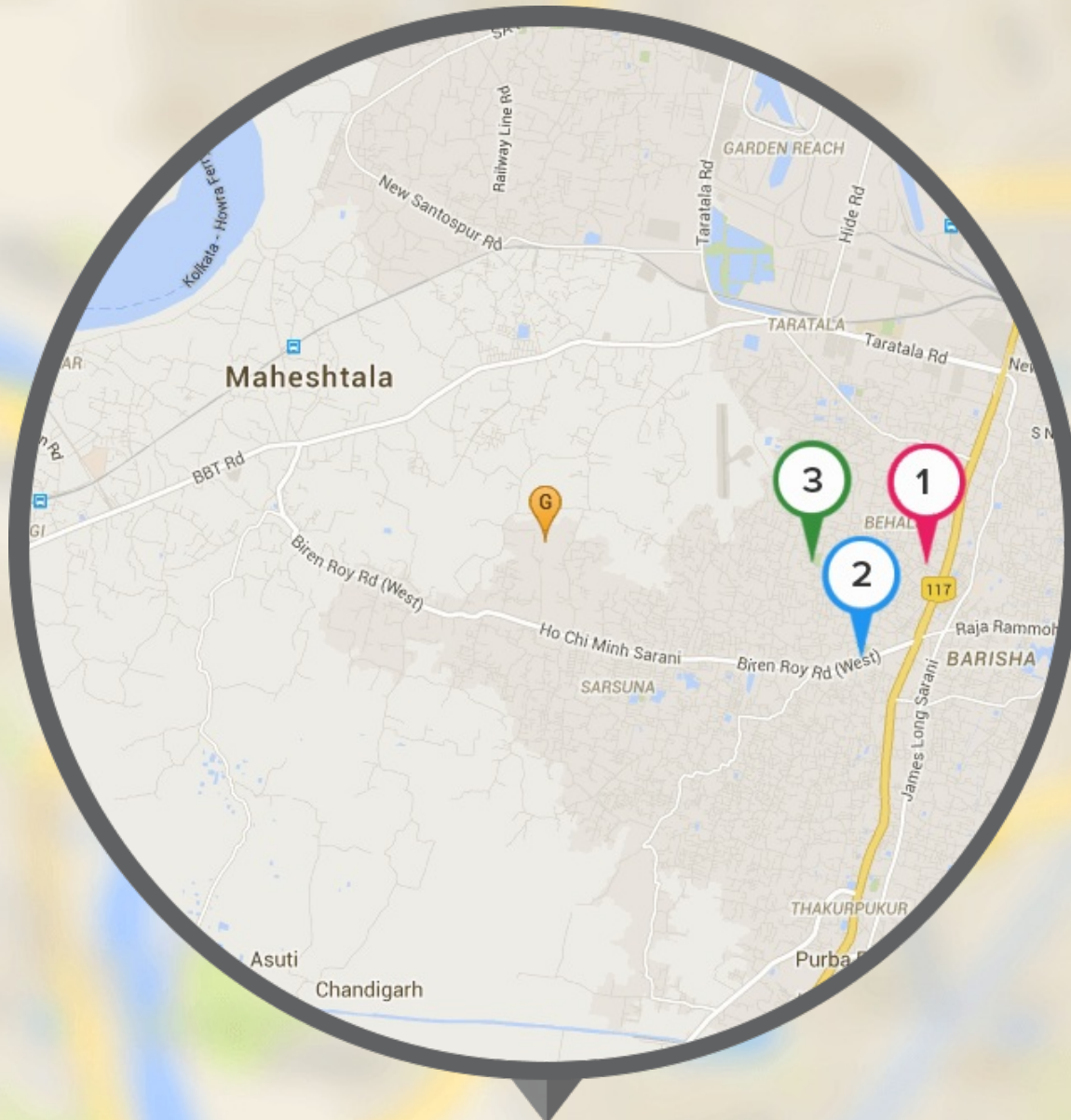
Project is expected to be delivered on Dec, 2016

Has seen a price appreciation of 3.2 % over last 29 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



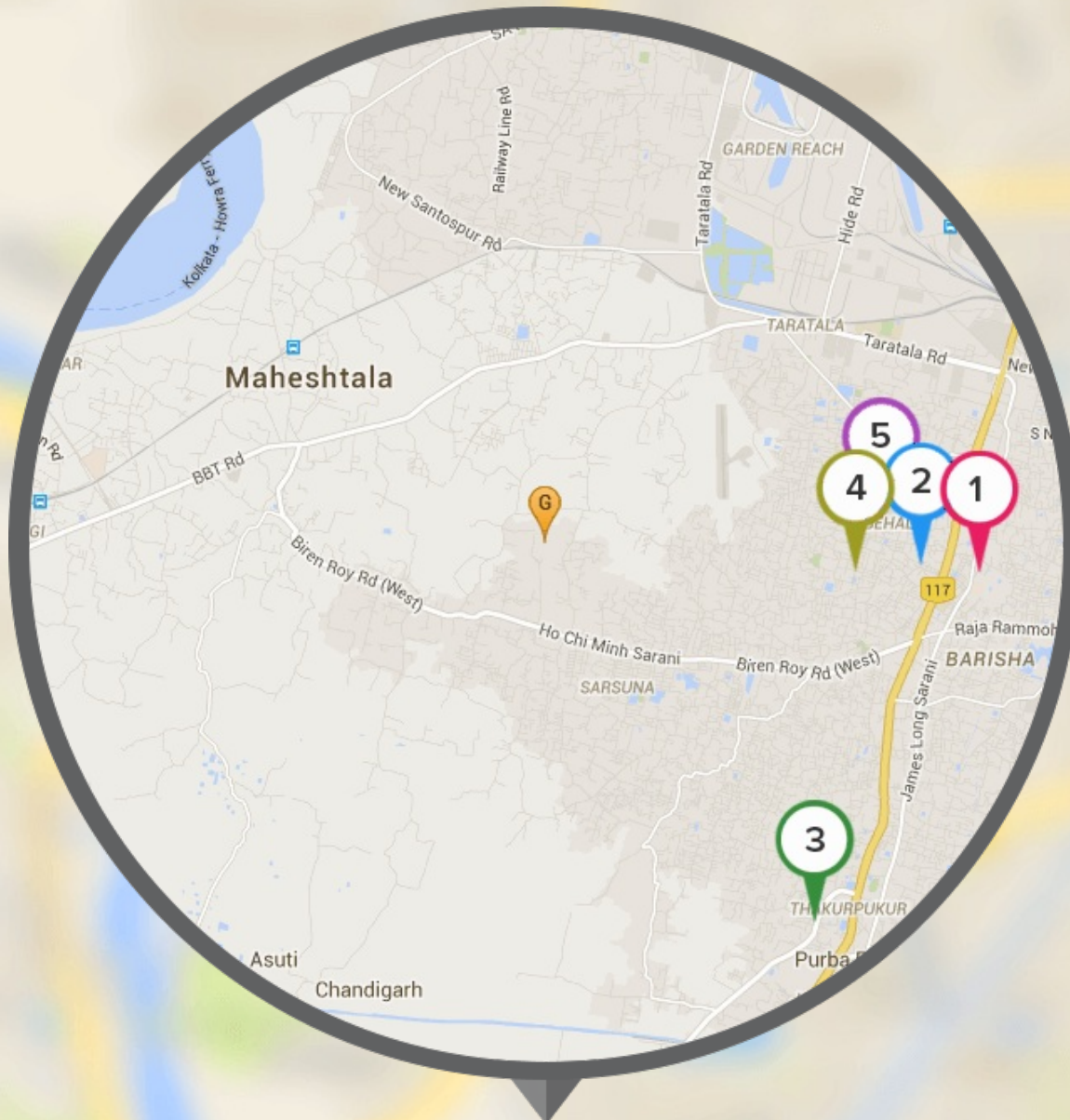


Play Schools

Top 3 Play Schools (within 5 kms)

- 1 Euro Kids ★★★★★ 4.02Km
- 2 EuroKids Biren Roy Road, Kolkata ★★★★★ 3.54Km
- 3 Kathlin Day School ★★★★★ 2.82Km

G Represents the location of Srijan Realty Greenfield City Elite

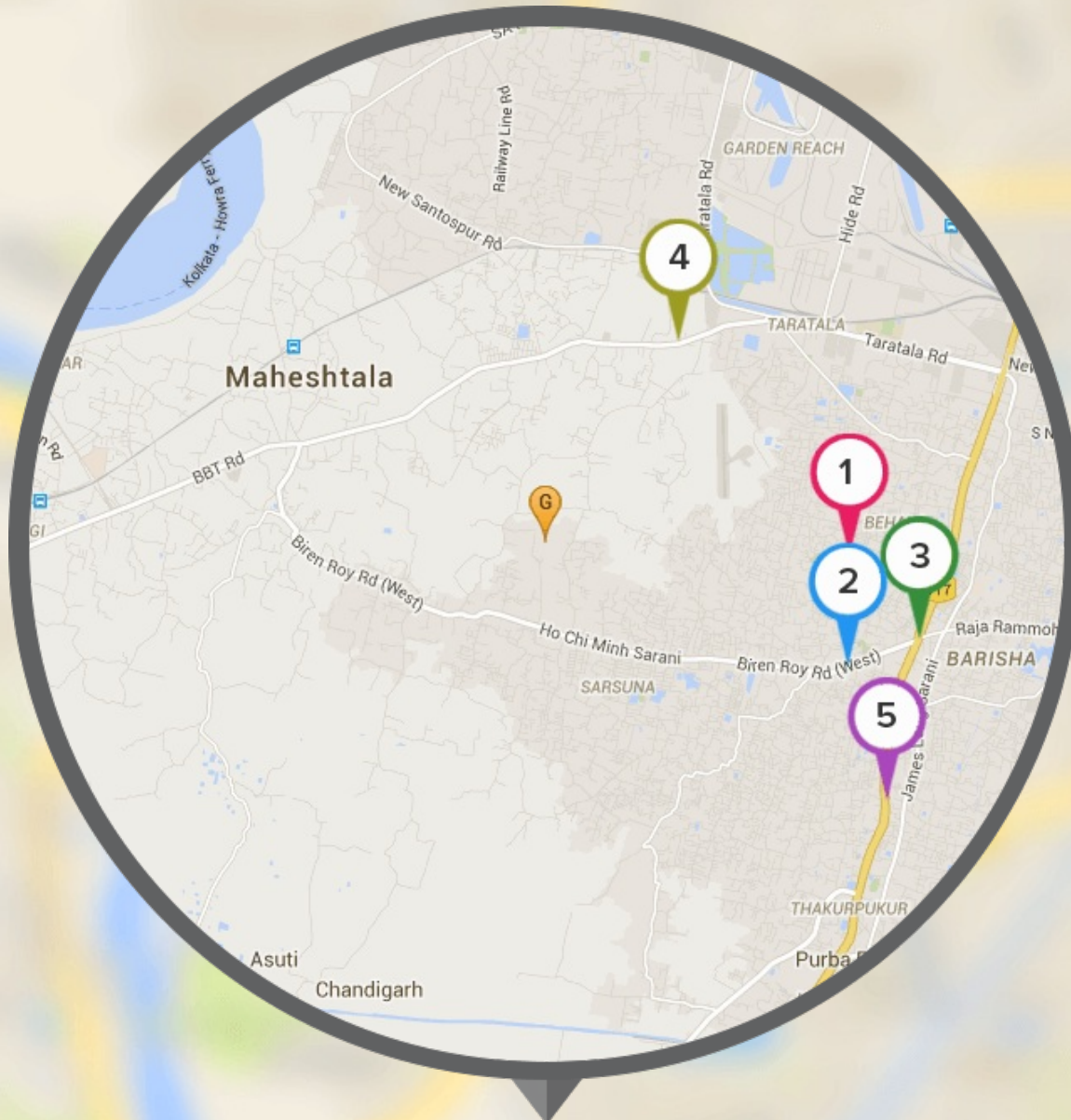


Schools

Top 5 Schools (within 5 kms)

- 1** M.P. Birla Foundation Higher Secondary School
★★★★★ 4.58Km
- 2** Sunny Prep and High School
★★★★★ 3.97Km
- 3** St Convent School
★★★★ 4.91Km
- 4** Sammilani Aurobinda Palli School
★★★★ 3.28Km
- 5** Kisholoy Primary School
★★★ 3.56Km

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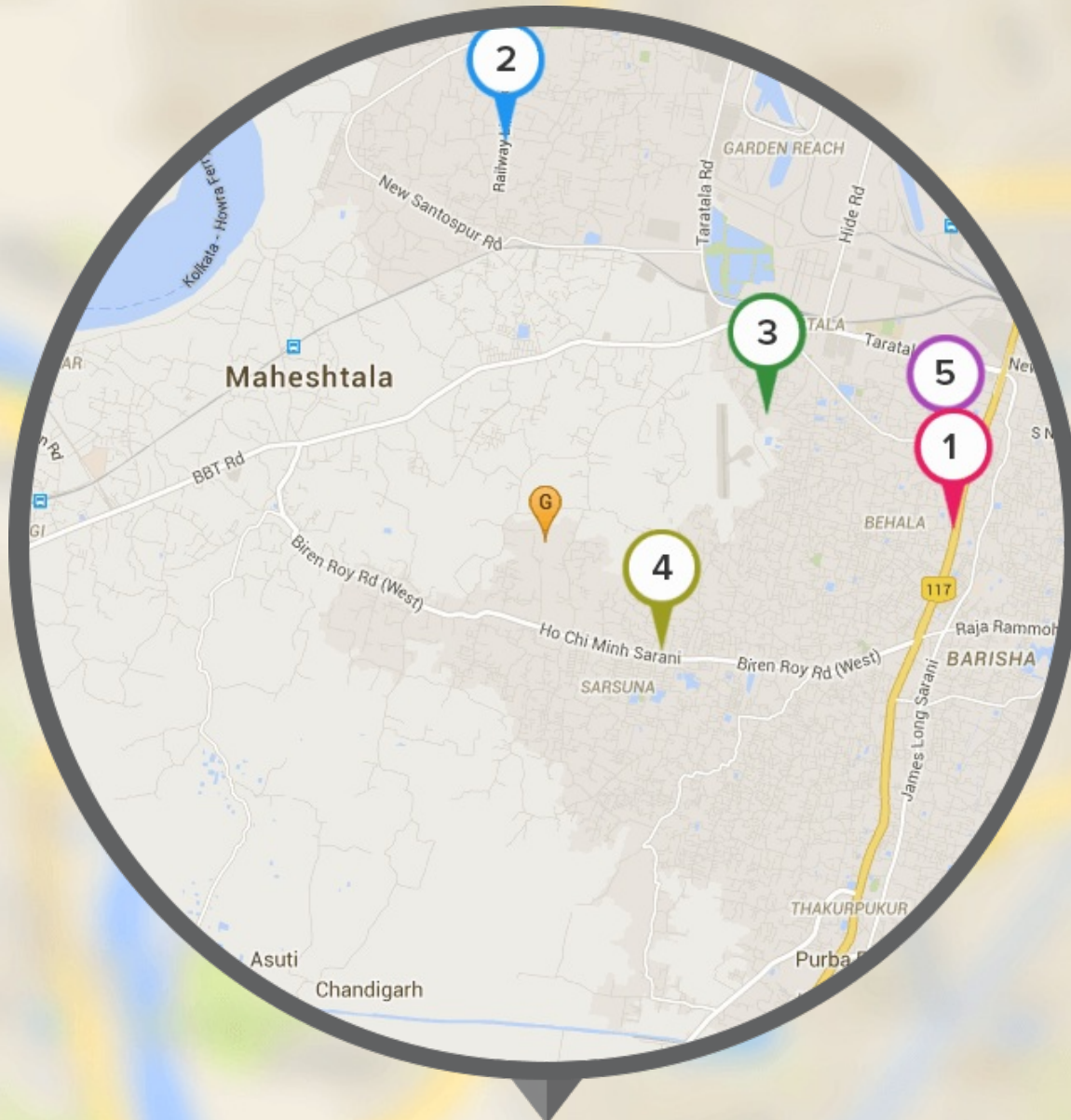


Restaurants

Top 5 Restaurants (within 5 kms)

- 1 Manna's Roll Centre 3.19Km
- 2 China Palace 3.44Km
- 3 Ganguly Hotel & Restaurant 4.07Km
- 4 Subham Enterprise 2.52Km
- 5 Sannyasi-r Egg Roll er Dokan 4.50Km


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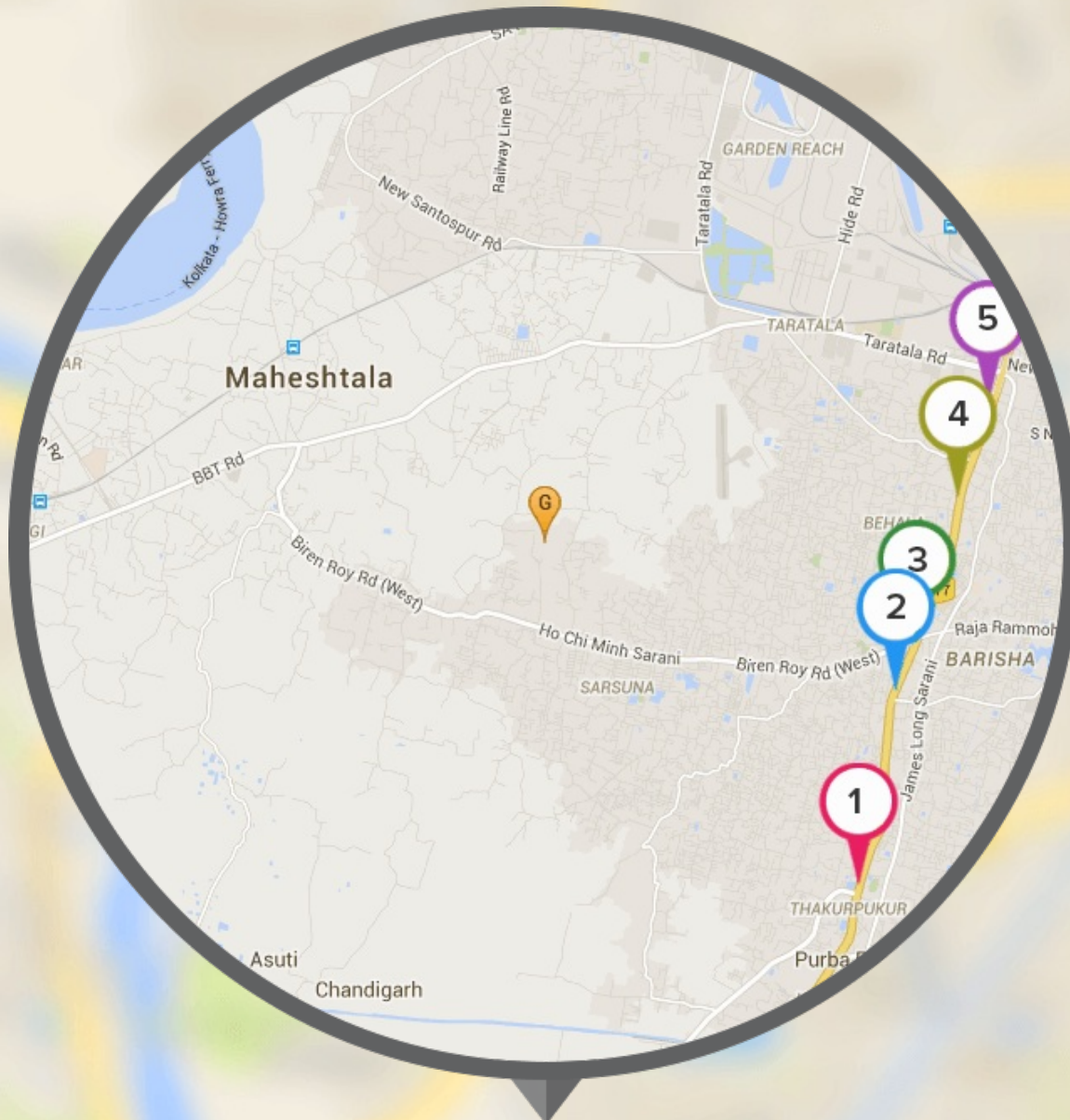


Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---|------|--------|
| 1 | Behala Balananda Brahmachari Hospital and Research Center | ★★★★ | 4.29Km |
| 2 | Sishu Hospital | ★★★★ | 4.20Km |
| 3 | V Poly Clinic | ★★★ | 2.67Km |
| 4 | Shakuntala Park Nursing Home | ★★★ | 1.69Km |
| 5 | Behala Hospital | ★★★ | 4.31Km |


 Represents the location of Srijan Realty Greenfield City Elite



Connectivity

Top 5 Connectivity (within 5 kms)

1	Thakurpukur	★★★★★	4.89Km
2	Shilpara (Sakherbazar)	★★★★★	4.01Km
3	Barisha (Behala Chowrasta)	★★★★★	4.05Km
4	Behala Bazar	★★★★★	4.36Km
5	Taratala	★★★★★	4.90Km

 Represents the location of Srijan Realty Greenfield City Elite



PROPTIGER



End to End Services



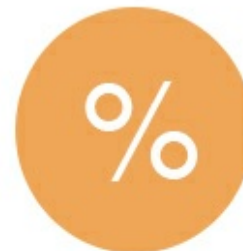
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