

PROPINSIGHT

A Detailed Property Analysis Report



40,000+
Projects



10,000+
Builders

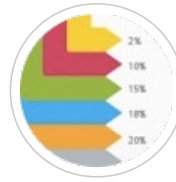


1,200+
Localities

Report Created On - 7 Oct, 2015

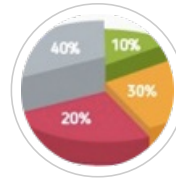


What is *PROPINSIGHT?*



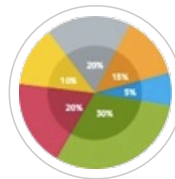
Price Insight

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.




Sobha Serene
Poonamallee, Chennai
₹ 33.9 Lacs onwards



 Project Size
8 Towers

 Configurations
1,2,3 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

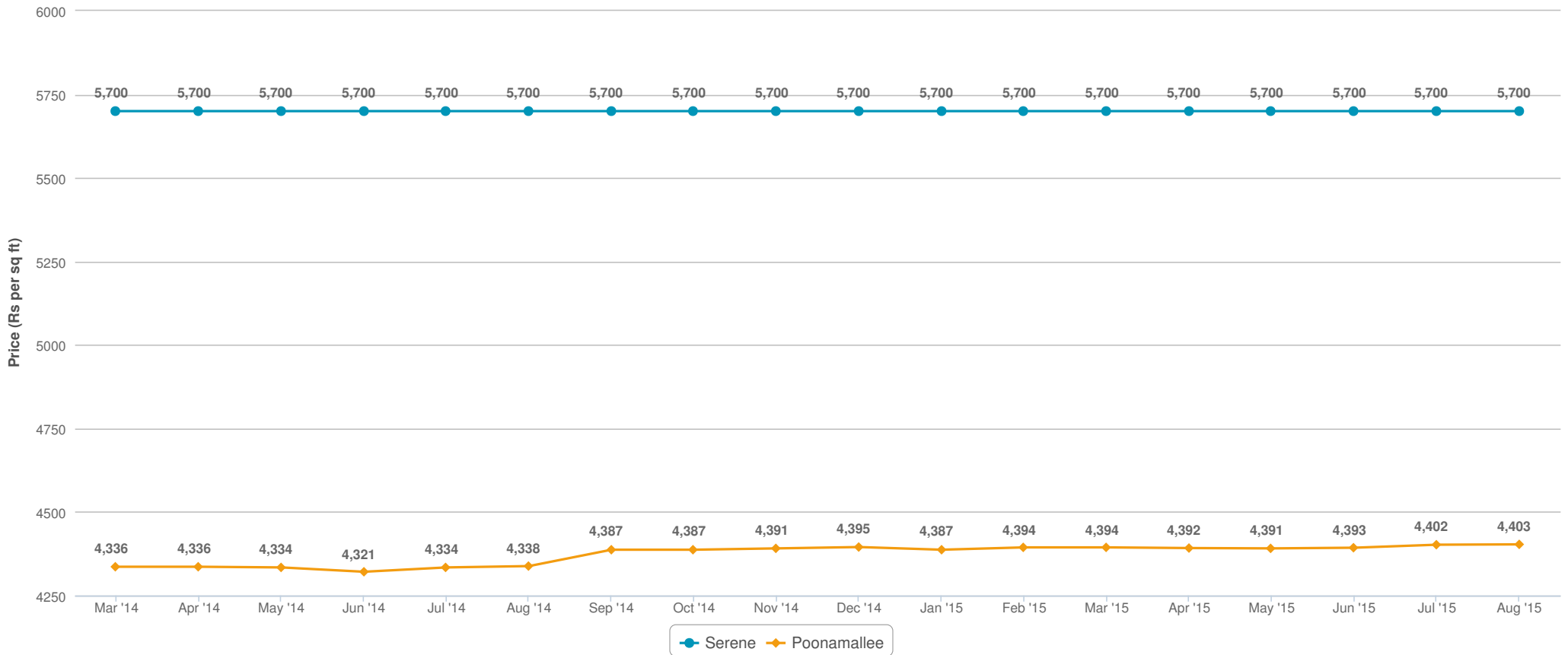


Demand Comparison

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

Price Trend Of Sobha Serene

Sobha Serene VS Poonamallee, Chennai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T
Area (sq.ft.)	595, 610	1315, 1372, 1525	1579, 1739

Price Comparison With Other Projects Similar To Sobha Serene



Sobha Serene
Poonamallee, Chennai



Shreevelu Builder Alaka Palazzo
Poonamallee, Chennai



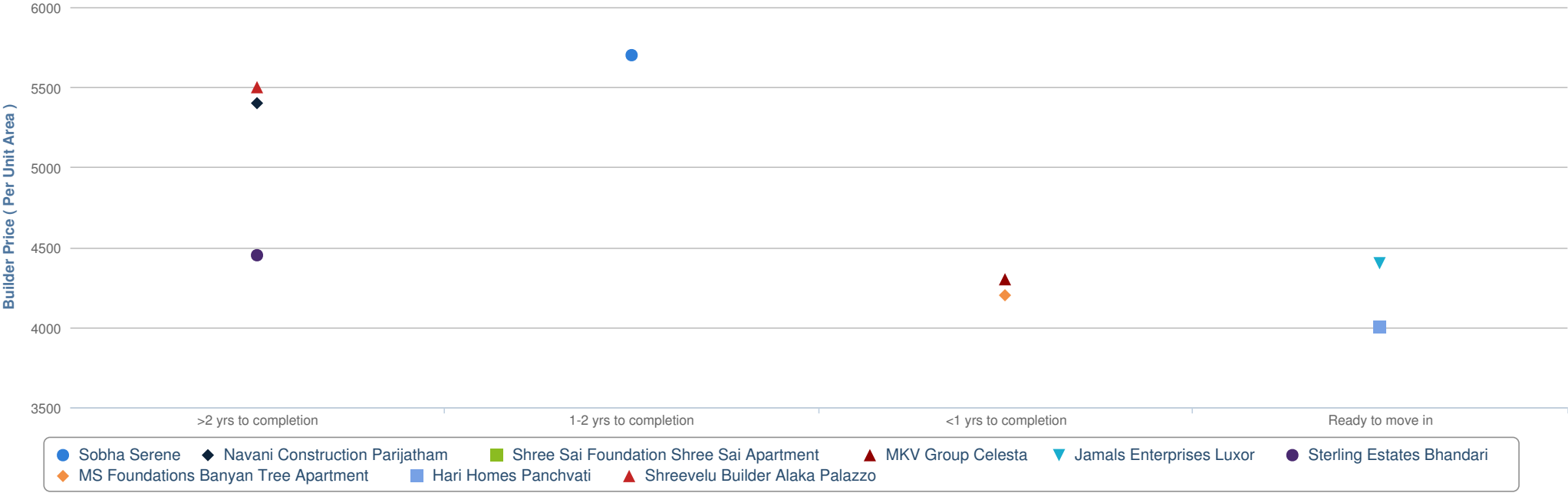
Prince Highlands
Iyappanthangal, Chennai

Primary Purchase Price	5,700/sq.ft.	5,500/sq.ft.	5,400/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	Rs. 1 (One time)
Car Parking Charges	N.A.	Covered : Rs. 3 Lacs (One time)	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	N.A.	Rs. 30 (psf*)	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Sobha Serene



Sobha Serene's current price is Rs. 5700/sq. ft. and it is in Under Construction stage.

In comparison to locality, Sobha Serene is overpriced by Rs. 1323.84/sq. ft.

Highest price in the locality is for Sobha Serene at 5700/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Shree Sai Foundation Shree Sai Apartment at 4000/sq. ft. and it is in Ready to Move In stage.

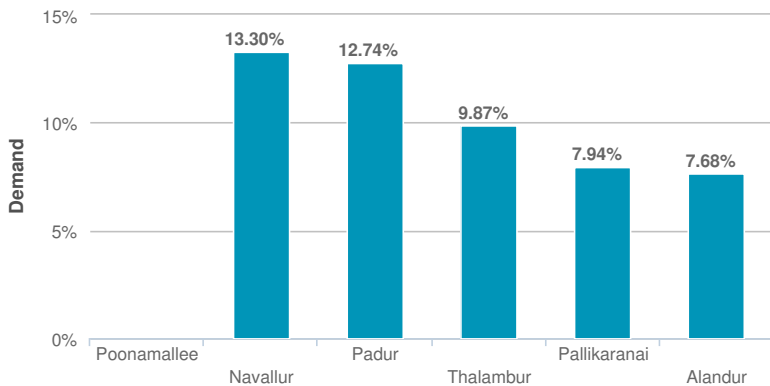
Analysis

- Serene has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for Serene.
- The lowest demand 0.00% in Chennai is for Shree Sai Apartment

Demand of projects in 5 km vicinity of Sobha Serene



Demand in popular localities of Chennai



Analysis

- Poonamallee has 0.00 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 0.00% in Chennai is for Poonamallee



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

Sobha Serene Comparison With Other Similar Projects



Sobha Serene
Poonamallee, Chennai



Shreevelu Builder Alaka Palazzo
Poonamallee, Chennai



Prince Highlands
Iyappanthangal, Chennai

Livability Rating*	7.3/10	7.0/10	7.5/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Sobha	Shreevelu Builder	Prince
Locality	Poonamallee, Chennai	Poonamallee, Chennai	Iyappanthangal, Chennai
Number of Towers	8	5	13
Project Land Area	3.15 Acres	4 Acres	5.68 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



Sobha Serene
Poonamallee, Chennai



Shreevelu Builder Alaka Palazzo
Poonamallee, Chennai



Prince Highlands
Iyappanthangal, Chennai

Part of Township	No	No	No
Average Flats Per Floor	5.5	4.67	4.89
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Aug `13	Jun `10	May `13
Possession Date	Dec `16	Oct `15	Dec `16
Delay	On time	1 month(s)	6 month(s)

Amenities Comparison Of Sobha Serene With Other Similar Projects


















Sobha Serene
Poonamallee, Chennai



Shreevelu Builder Alaka Palazzo
Poonamallee, Chennai



Prince Highlands
Iyappanthangal, Chennai

Sports Facility			
Indoor Games			
24 X 7 Security			
Jogging Track			
Power Backup			

Common Amenities Gymnasium Swimming Pool Children's play area Club House Multipurpose Room Landscaped Gardens

Amenities not available in any project Cafeteria Rain Water Harvesting 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.



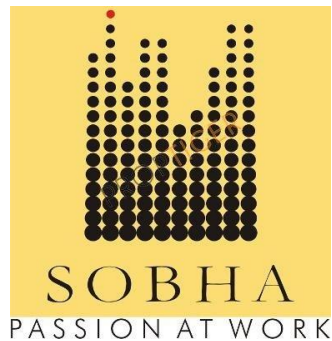
Delivered Projects

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



Founded in the year 1995, Sobha Limited is one of the largest real estate development company in India. It is a Rs. 22 billion company headquartered in Bangalore , having projects spread across 13 states and 24 cities.

Sobha Limited is primarily focused on development of residential and contractual projects. The residential projects include villas, row houses, plotted development, presidential apartments, luxury and super luxury apartments equipped with all amenities such as shopping complex, clubhouse and swimming pool.

Presently, over 45 residential projects are under construction aggregating to 27.32 million sq. ft. of space under development, 18.90 million sq. ft. of saleable space and 34 ongoing contractual projects adding up to 9.50 million square feet of area.

Sobha has constructed wide array of structures for prestigious corporate clients namely Dell, Institute of Public Enterprises (IPE), Taj Group, Hotel Leela Ventures, Infosys, Bosch, HP, Biocon and Timken. Corporate focused projects include software development blocks, corporate offices, research centres, multiplex theatres, restaurants, convention centers, club houses, hostel facilities, food courts and guest houses.

Top Projects till Date:

- Garden in Bangalore , Mysore Road, Mysore comprising 83 plots with area ranging from 2,325 sq. ft. to 4,651 sq.ft.
- Petunia in Nagawara , Bangalore comprising 156 units of 3 and 4 BHK apartments with sizes ranging from 2,311 sq. ft. to 4,510 sq.ft.
- Carnation in Bellandur , Bangalore comprising 216 units of 3 BHK apartments with sizes ranging from 1,564 sq. ft. to 1,635 sq.ft.

Few of its key under construction residential projects are:

- Serene in Poonamallee , Chennai comprising 176 units of 1, 2 and 3 BHK apartments with sizes ranging from 595 sq. ft. to 1,739 sq.ft.
- Ivory in Kondhwa, Pune comprising 140 units of 3 BHK apartments with sizes ranging from 1,455 sq. ft. to 1,896 sq.ft.
- Orion in Kondhwa, Pune comprising 112 units of 2 BHK apartments with sizes ranging from 1,100 sq. ft. to 1,285 sq.ft.

Experience	20 Years
Project Delivered	107
Ongoing Projects	35

Sobha Limited has also received ISO 14001:2004 and OHSAS 18001:2007 certifications for environmental, health and safety management systems. The company is also honoured with several prestigious awards including 'India's Top 10 Builders Award' by Construction World, 'Builder of the Year' and 'Most Reliable Builder Award' by CNBC, 'Employer of the Year Award' by Realty Plus and 'Top Indian Real Estate Company' by Dun & Bradstreet.

Top Projects Delivered By Sobha



Livability Score

8.9

Sobha Ivory II
Ulsoor, Bangalore

Project was delivered on Jun, 2008



Livability Score

8.7

Sobha Turquoise
Ulsoor, Bangalore

Project was delivered on Feb, 2005



Livability Score

8.7

Sobha Tulip
JP Nagar Phase 6, Bangalore

Project was delivered on Jan, 2012



Livability Score

8.4

Sobha Garnet
Kondhwa, Pune

Project was delivered on Jun, 2015 after a delay of 5 month(s).



Livability Score

8.7

Sobha Elan

Ganapathy, Coimbatore

Project is expected to be delivered on Mar, 2017
Has seen a price appreciation of **6.7 %** over last **21 month(s)**



Livability Score

8.5

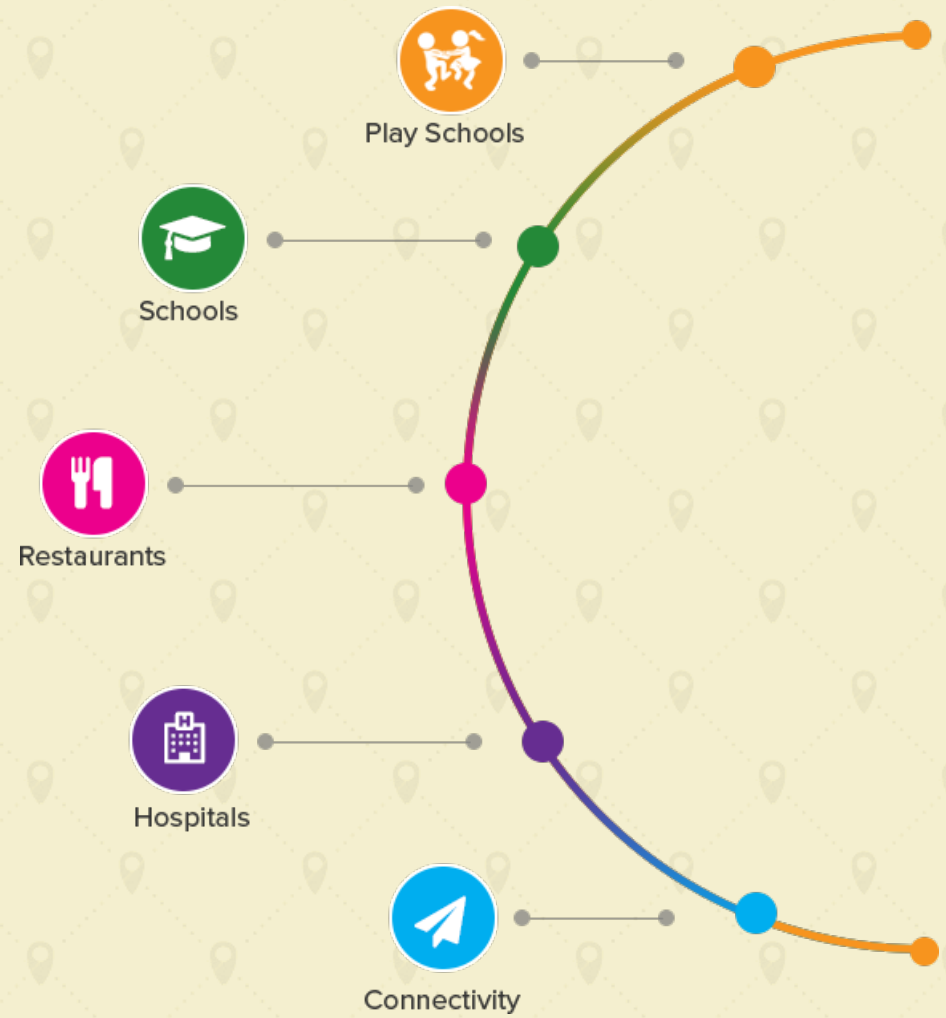
Sobha Marvella

Bellandur, Bangalore

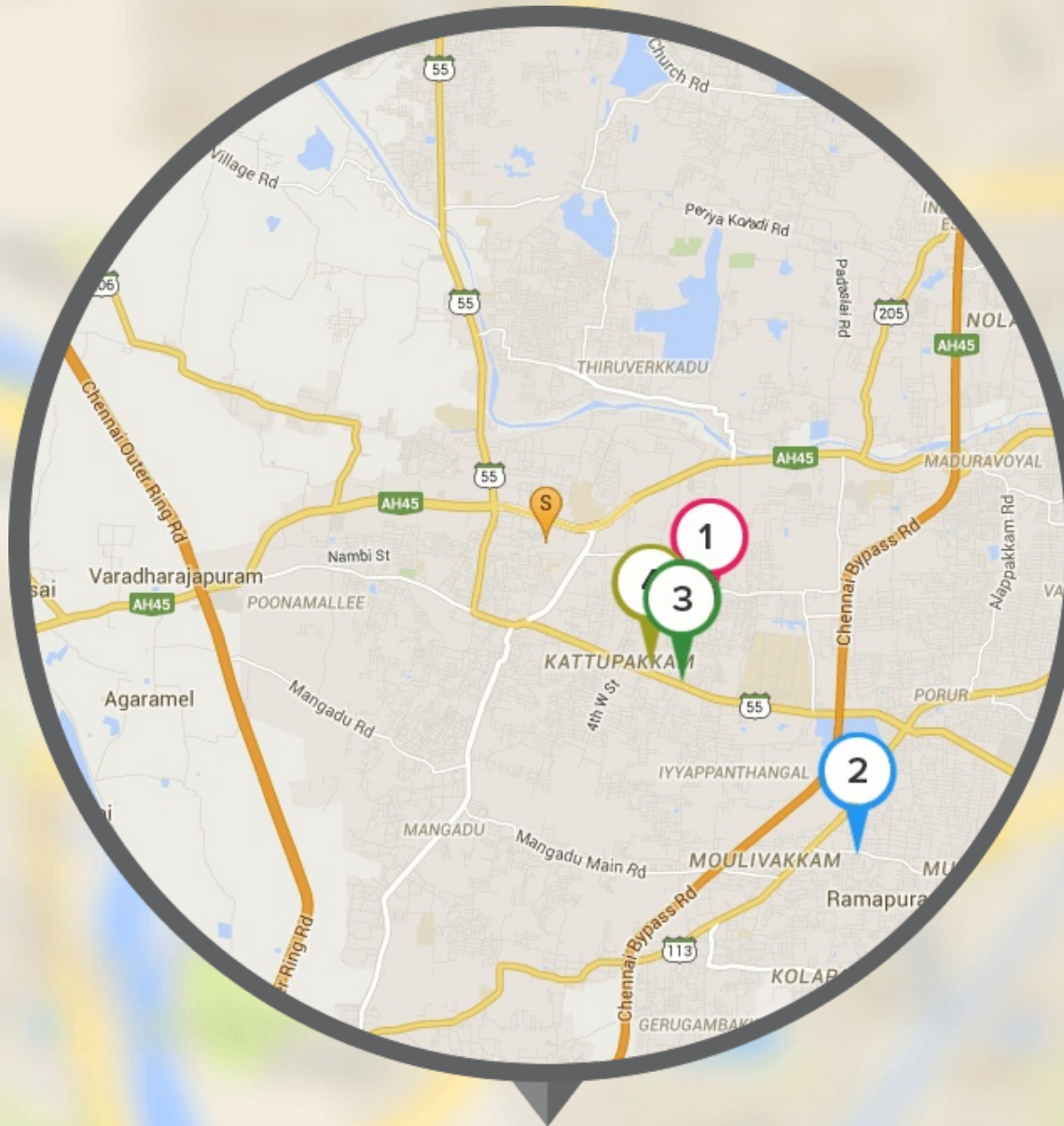
Project is expected to be delivered on Dec, 2015

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Sobha Serene, Chennai

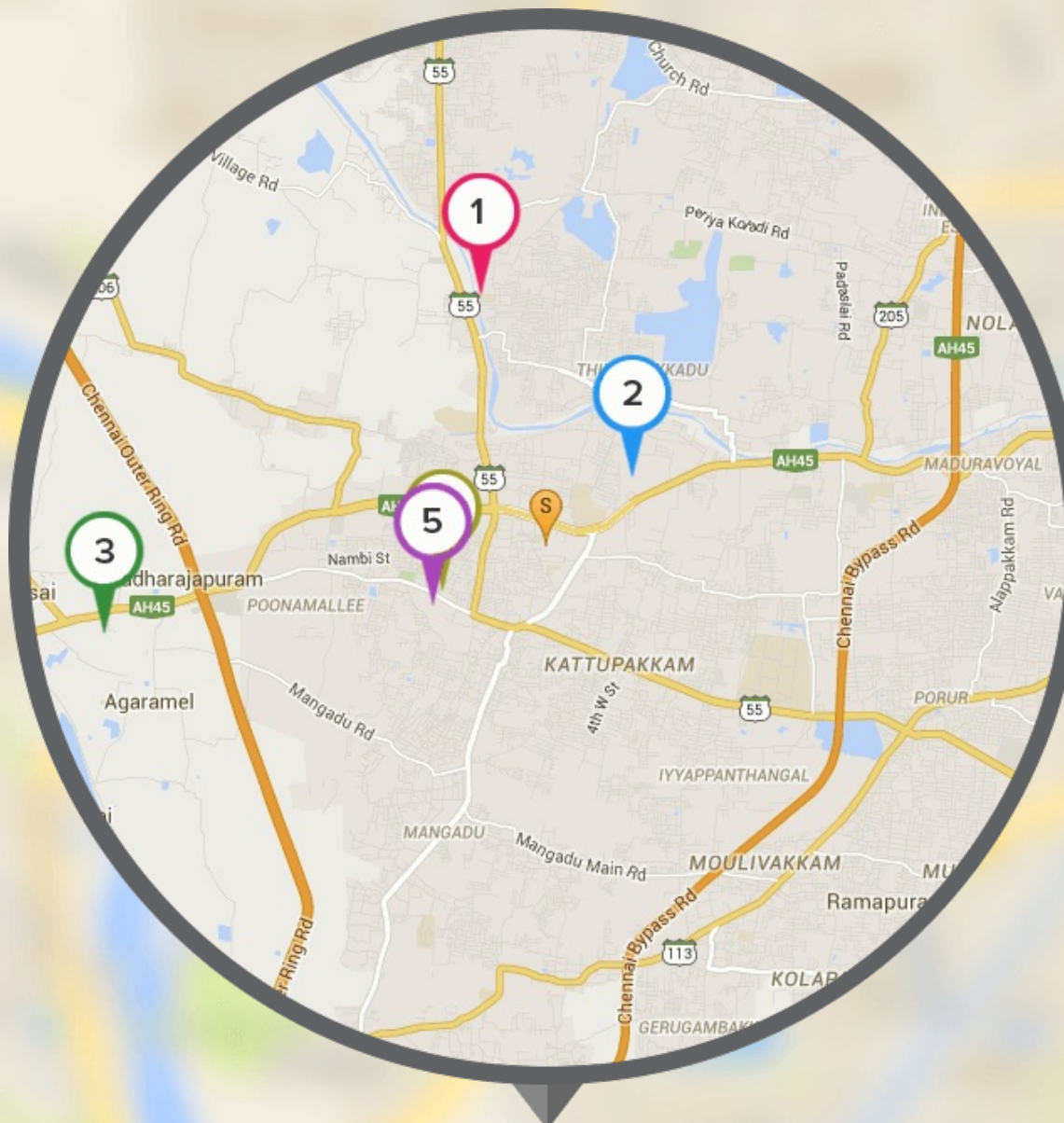


Play Schools

Top 4 Play Schools (within 5 kms)

- | | | |
|---|--|--------|
| 1 | Kids school
★★★★★ | 2.00Km |
| 2 | Little Elly Preschool
★★★★★ | 4.88Km |
| 3 | Apple Kids International Pre School
★★★★★ | 2.17Km |
| 4 | Happy Kids
★★★★ | 1.81Km |


 Represents the location of Sobha Serene



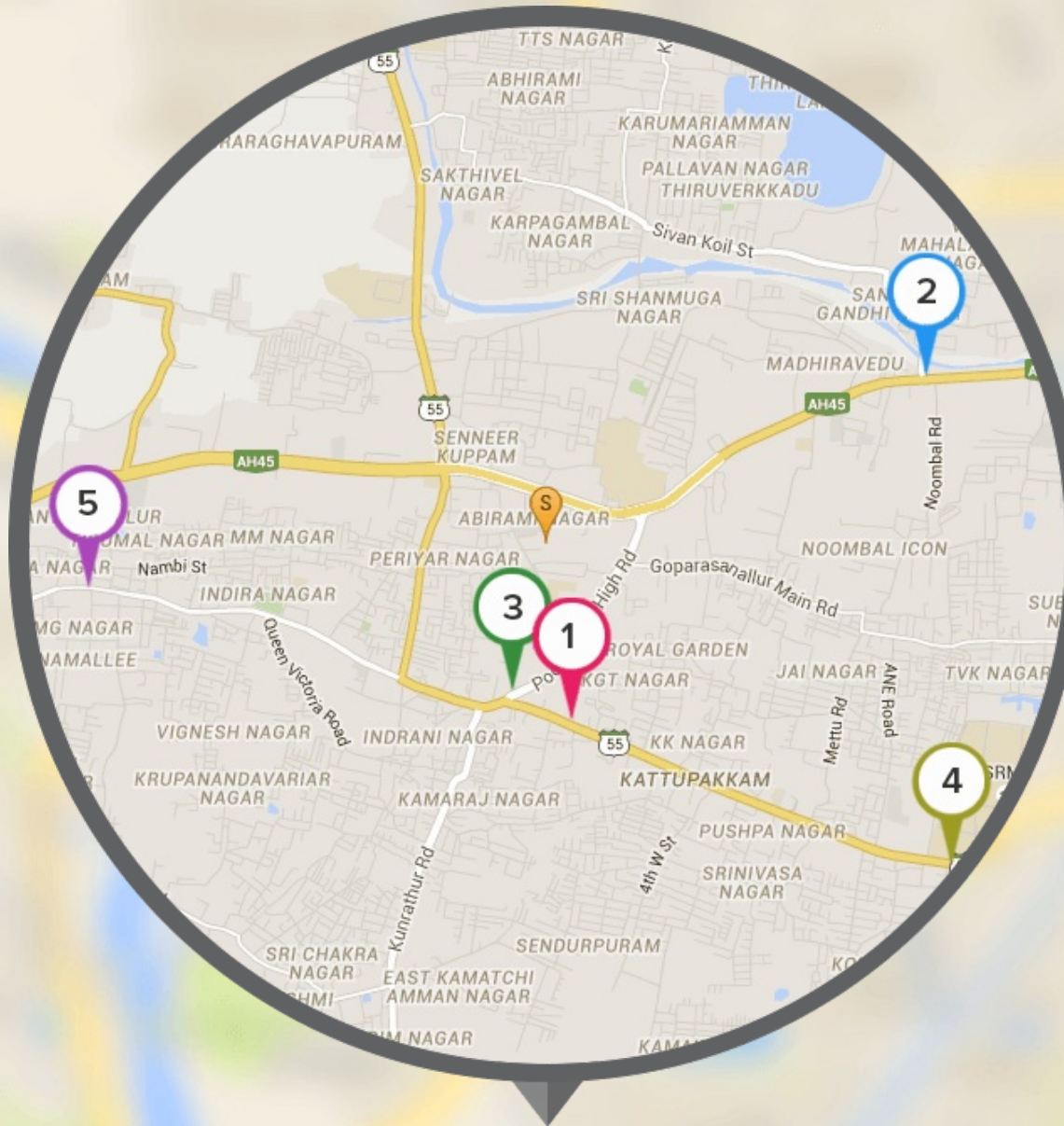
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|----------------------------------|-------|--------|
| 1 | RMK International | ★★★★★ | 2.84Km |
| 2 | ACS Medical College and Hospital | ★★★★★ | 1.20Km |
| 3 | SJS International School | ★★★★★ | 4.99Km |
| 4 | TBM School | ★★★ | 1.26Km |
| 5 | Poonamalle Blind School | ★★★ | 1.41Km |

 Represents the location of Sobha Serene


Restaurants Near Sobha Serene, Chennai



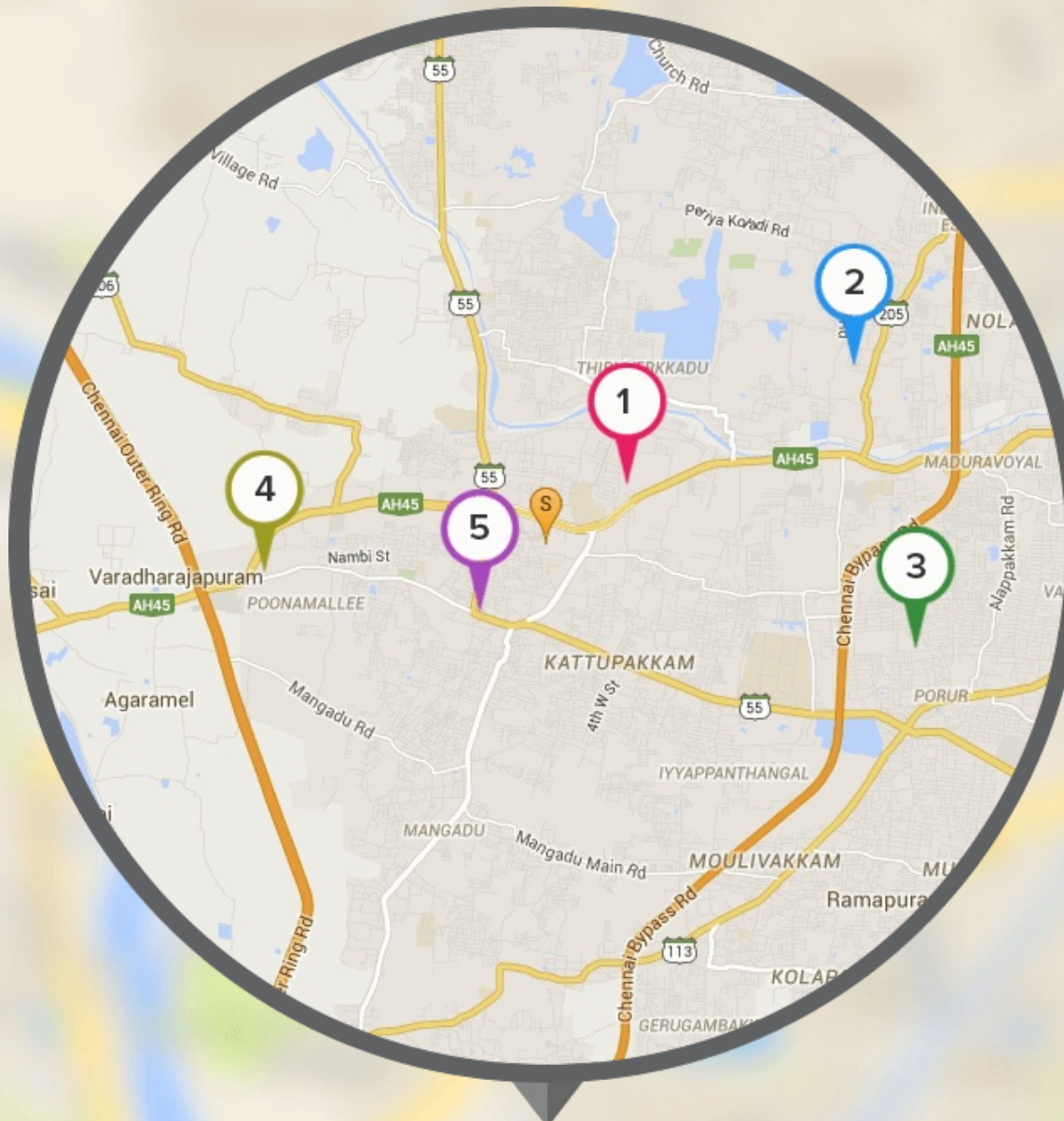
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---------------------|---|--------|
| 1 | Sudha Snacks | ★ | 1.00Km |
| 2 | Star A/C Restaurant | ★ | 2.29Km |
| 3 | Sri Soundari Hotel | ★ | 0.85Km |
| 4 | Marrybrown | ★ | 2.86Km |
| 5 | Ashwins | ★ | 2.55Km |

 Represents the location of Sobha Serene


Hospitals Near Sobha Serene, Chennai



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | ACS Medical College and Hospital | ★★★★★ | 1.10Km |
| 2 | Apollo Hospitals | ★★★★★ | 3.92Km |
| 3 | Ramachandra Medical College & Reasearch Institute | ★★★★★ | 4.27Km |
| 4 | Ramadoss Multi Speciality | ★★★★★ | 3.15Km |
| 5 | ESI | ★★ | 1.05Km |

 Represents the location of Sobha Serene



PROPTIGER



End to End Services



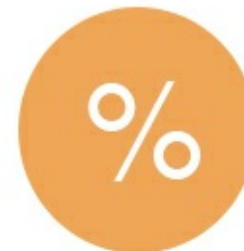
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