


PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

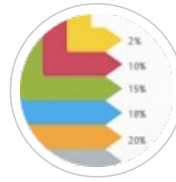
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

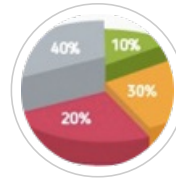


What is *PROPINSIGHT?*



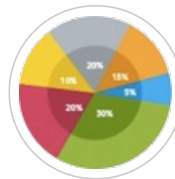
Price Insight

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.



Adani Pratham

Near Nirma University On SG Highway, Ahmedabad

₹ 18.8 Lacs onwards

Livability Score



Project Size
35 Towers



Configurations
1,2 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

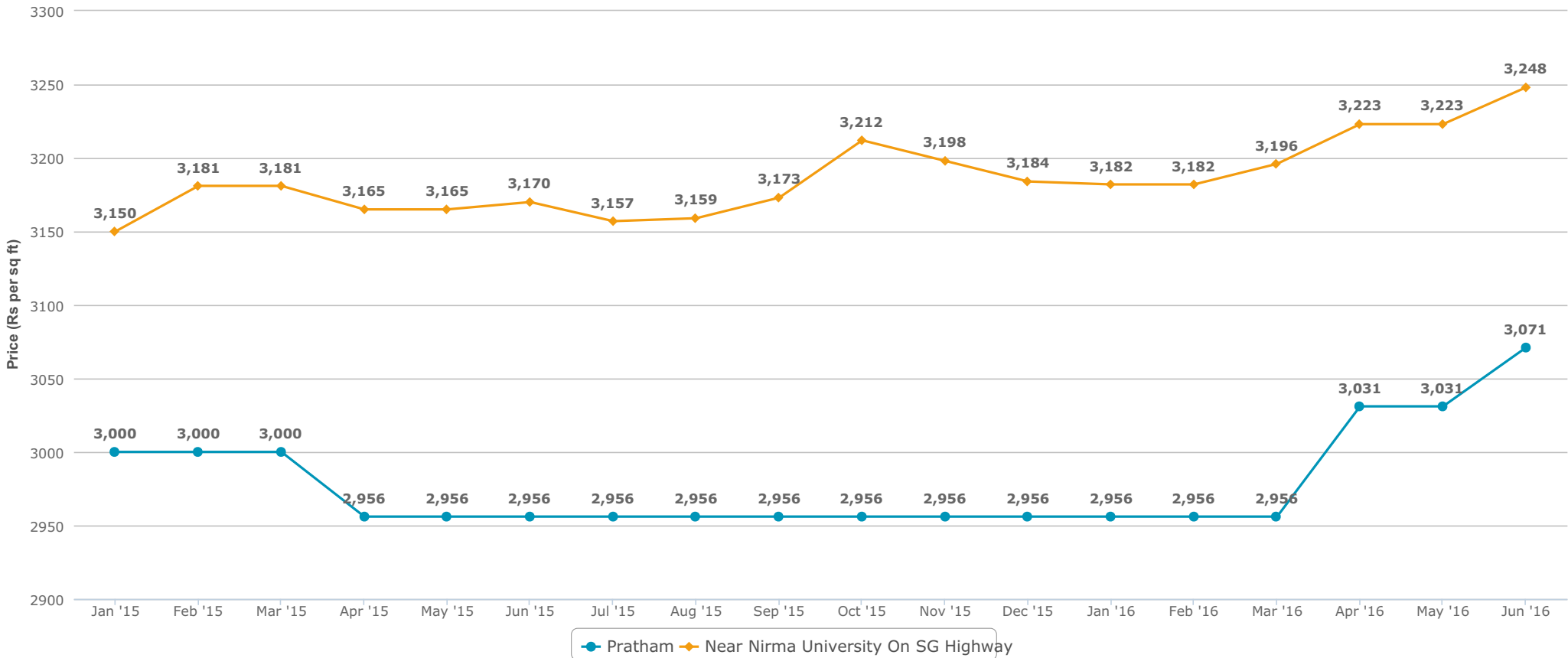


Demand Comparison

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

Price Trend Of Adani Pratham

Adani Pratham VS Near Nirma University On SG Highway, Ahmedabad



Property Type	1BHK+1T	2BHK+2T
Area (sq.ft.)	649, 658, 661, 672, 677	903, 925, 930, 953, 967

Price Comparison With Other Projects Similar To Adani Pratham



Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad



Pacifica North Enclave
Near Vaishno Devi Circle On SG
Highway, Ahmedabad



Gopinath Developer Swarnim
Square
Near Nirma University On SG
Highway, Ahmedabad

Primary Purchase Price

2,900/sq.ft.

3,050/sq.ft.

2,944/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 24 (One time)

Rs. 24 (One time)

N.A.

Car Parking Charges

N.A.

Open : Rs. 1 Lacs (One time)

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

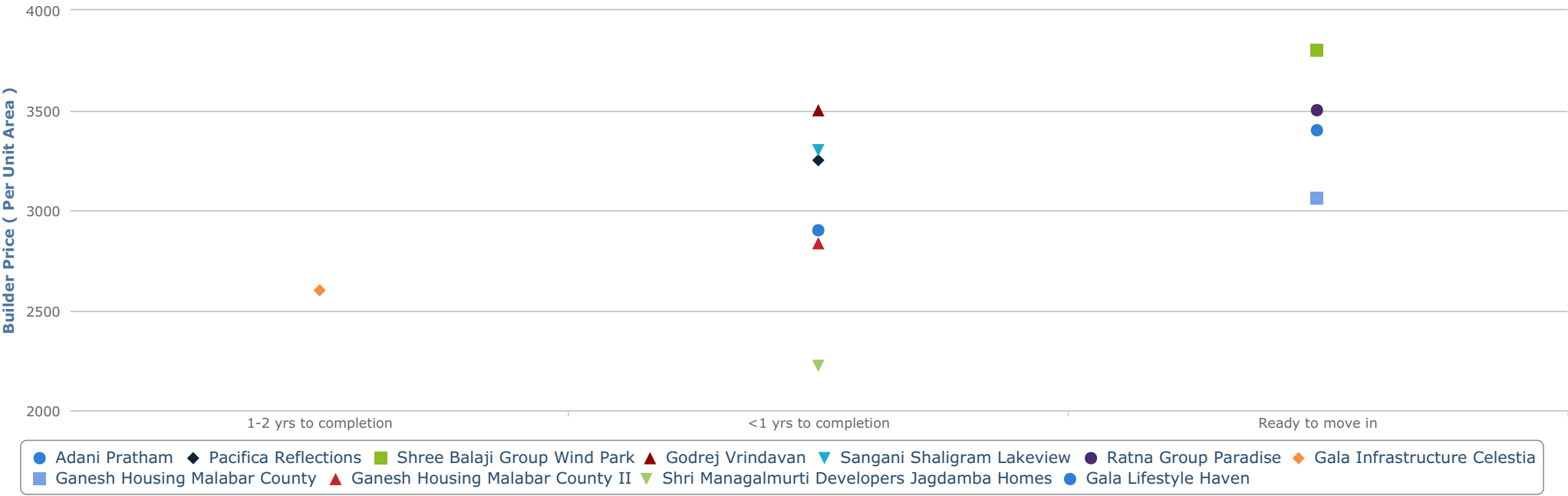
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Adani Pratham



Adani Pratham's current price is Rs. 2900/sq. ft. and it is in Under Construction stage.

In comparison to locality, Adani Pratham is underpriced by Rs. 176.94/sq. ft.

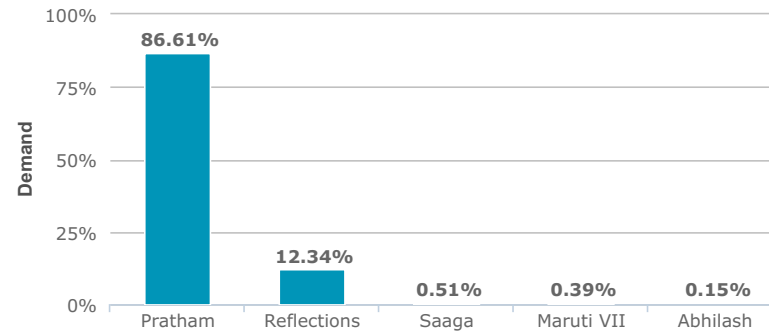
Highest price in the locality is for Shree Balaji Group Wind Park at 3800/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Shri Managalmurti Developers Jagdamba Homes at 2222/sq. ft. and it is in Under Construction stage.

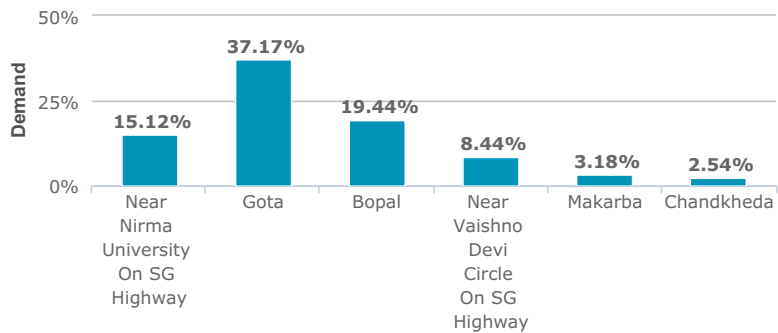
Analysis

- Pratham has 86.61 % demand amongst all projects in Ahmedabad.
- The highest demand 86.61% in Ahmedabad is for Pratham.
- The lowest demand 0.15% in Ahmedabad is for Abhilash

Demand of projects in 5 km vicinity of Adani Pratham



Demand in popular localities of Ahmedabad



Analysis

- Near Nirma University On SG Highway has 15.12 % demand amongst all projects in Ahmedabad.
- The highest demand 37.17% in Ahmedabad is for Gota.
- The lowest demand 2.54% in Ahmedabad is for Chandkheda



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

Adani Pratham Comparison With Other Similar Projects



Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad



Pacifica North Enclave
Near Vaishno Devi Circle On SG
Highway, Ahmedabad



Gopinath Developer Swarnim
Square
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Livability Rating*	9.0/10	8.7/10	8.7/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Adani	Pacifica	Gopinath Developer
Locality	Near Nirma University On SG Highway, Ahmedabad	Near Vaishno Devi Circle On SG Highway, Ahmedabad	Near Nirma University On SG Highway, Ahmedabad
Number of Towers	35	11	3
Project Land Area	6 Acres	5 Acres	1.03 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



Adani Pratham
Near Nirma University On SG
Highway, Ahmedabad



Pacifica North Enclave
Near Vaishno Devi Circle On SG
Highway, Ahmedabad



Gopinath Developer Swarnim
Square
Near Nirma University On SG
Highway, Ahmedabad

Part of Township

No

No

No

Average Flats Per Floor

4.57

3.69

3.88

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Jan `13

N.A.

Jul `13

Possession Date

Dec `16

Dec `18

Mar `17

Delay

2 month(s)

16 month(s)

21 month(s)

Amenities Comparison Of Adani Pratham With Other Similar Projects


















Adani Pratham
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Highway, Ahmedabad



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Gopinath Developer Swarnim
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Intercom			
Gymnasium			
Swimming Pool			
Club House			
Landscaped Gardens			

Common Amenities	Children's play area 24 X 7 Security Power Backup Indoor Games		
Amenities not available in any project	Cafeteria Multipurpose Room Golf Course		



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



Established in 1988, Adani is a well-known real estate development company headquartered in Ahmedabad . Mr. Gautam Adani is the Chairman and Mr. Rajesh Adani is the Managing Director of the company.

The primary business of Adani builder involves development of properties for the residential sector. In addition to this, their business vertical also spans across coal mining, multimodal logistics, power, coal trading, generation & transmission, oil & gas exploration, gas distribution and shipping.

Key residential projects by Adani currently under construction are:

- Grande in Sector 102 , Gurgaon by Adani construction comprising 749 units of 3, 4 and 5 BHK apartments with sizes ranging from 1,689 sq. ft. to 6,999 sq. ft.
- Pratham near Nirma University on SG Highway , Ahmedabad comprising 800 units of 1 and 2 BHK apartments with sizes ranging from 658 sq. ft. to 953 sq. ft.
- One of the new Adani projects is Elysium near Vaishno Devi Circle on SG Highway , Ahmedabad comprising 900 units of 2 BHK apartments with sizes ranging from 1,145 sq. ft. to 1,427 sq. ft.
- Aangan near Vaishno Devi Circle on SG Highway , Ahmedabad comprising 546 units of 1 and 2 BHK apartments with sizes ranging from 650 sq. ft. to 1,300 sq. ft.
- [Water Lily](#) near Vaishno Devi Circle on SG Highway , Ahmedabad comprising 1344 units of 3 and 4 BHK apartments with sizes ranging from 2,433 sq. ft. to 3,780 sq. ft.
- Meadows near Vaishno Devi Circle on SG Highway , Ahmedabad comprising 2,048 units of 2 and 3 BHK apartments with sizes ranging from 1,080 sq. ft. to 2,280 sq. ft.
- The North Park near Vaishno Devi Circle on SG Highway , Ahmedabad by Adani real estate comprising 315 units of 4, 5 and 6 BHK villas with sizes ranging from 5,400 sq. ft. to 15,300 sq. ft.

Experience	28 Years
Project Delivered	11
Ongoing Projects	9

Top Projects Delivered By Adani



Livability Score

9.2

Adani The Meadows

Near Vaishno Devi Circle On SG Highway, Ahmedabad

Project was delivered on Apr, 2016



Livability Score

8.9

Adani The North Park

Near Vaishno Devi Circle On SG Highway, Ahmedabad

Project was delivered on Apr, 2016



Livability Score

9.1

Adani Shantigram Aangan

Near Vaishno Devi Circle On SG Highway, Ahmedabad

Project is expected to be delivered on Dec, 2016
after a delay of 16 month(s).

Has seen a price appreciation of 13.6 % over last 37
month(s)



Livability Score

9.2

Adani Water Lily

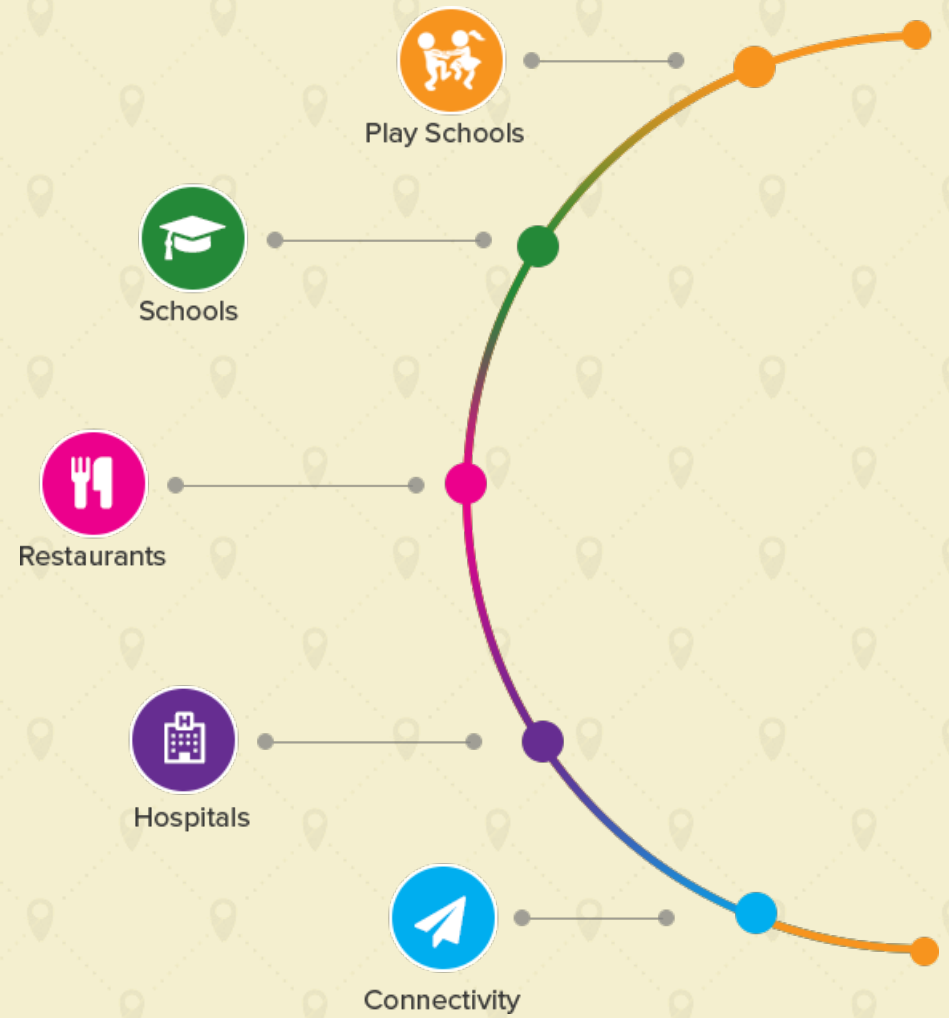
Near Vaishno Devi Circle On SG Highway, Ahmedabad

Project is expected to be delivered on Dec, 2016

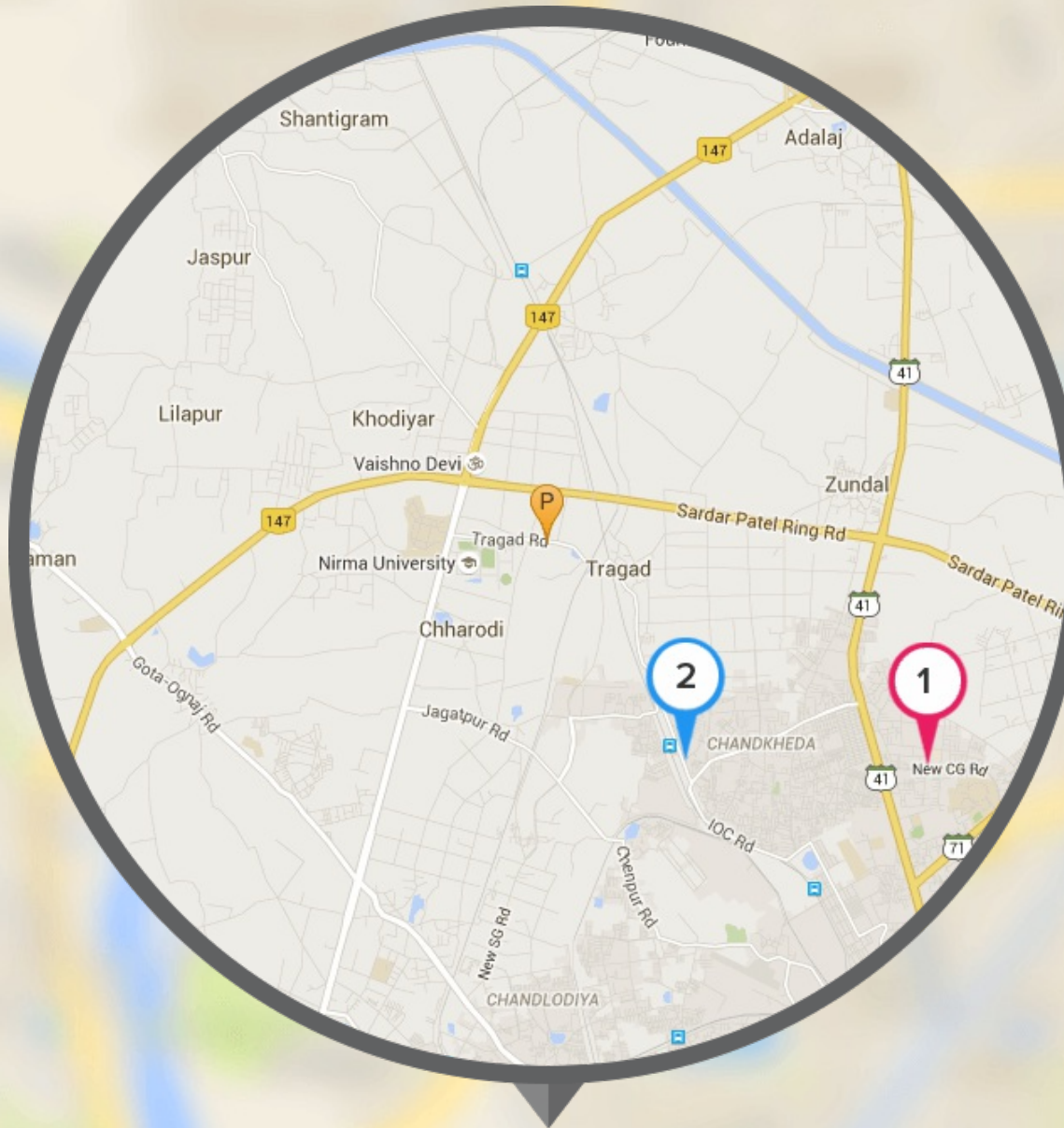
Has seen a price appreciation of 6 % over last 38 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Adani Pratham, Ahmedabad



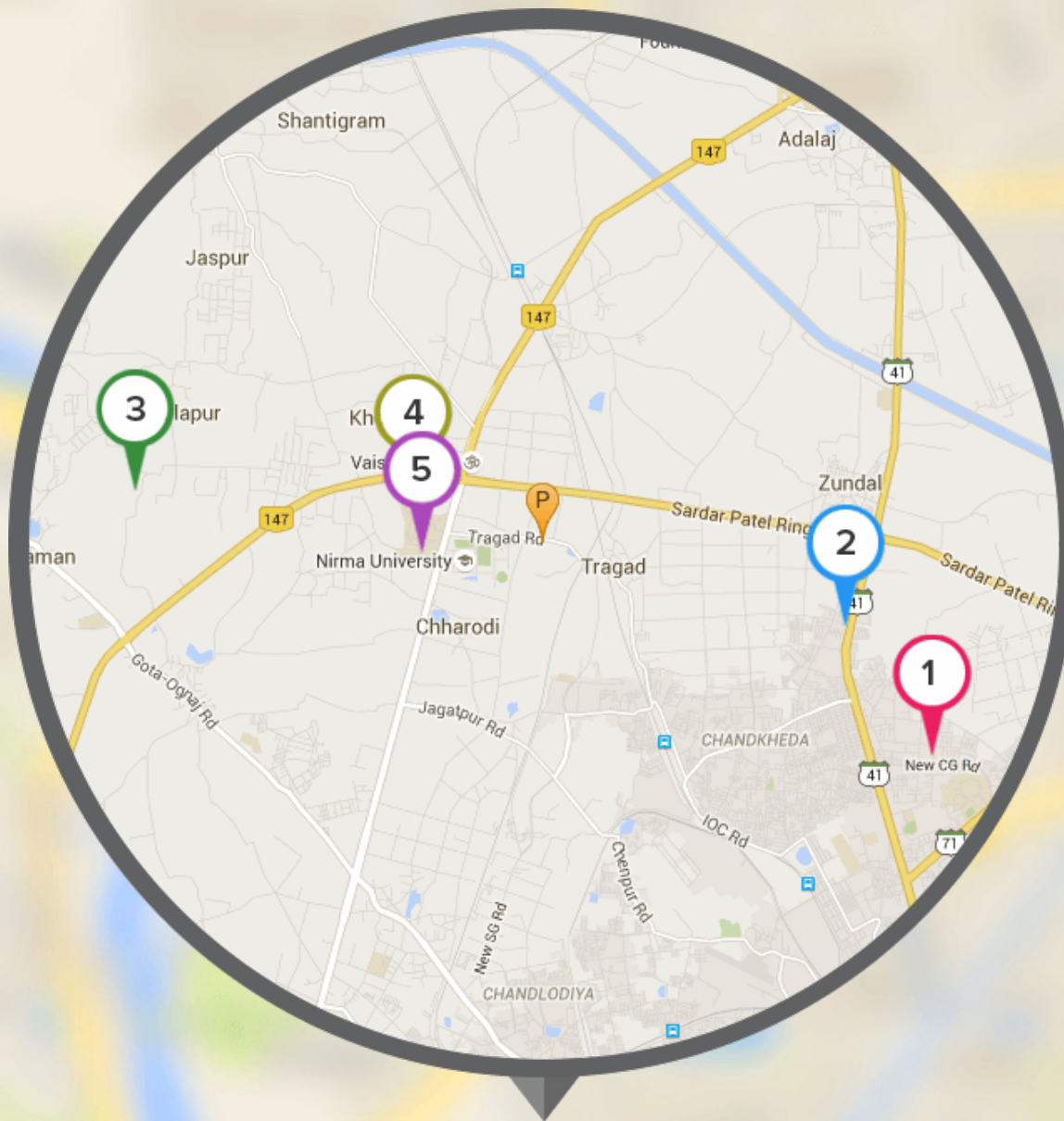
Play Schools

Top 2 Play Schools (within 5 kms)

- | | | |
|---|------------------------|--------|
| 1 | Tree House
★★★★★ | 4.61Km |
| 2 | Shanti Juniors
★★★★ | 2.69Km |

 Represents the location of Adani Pratham


Schools Near Adani Pratham, Ahmedabad



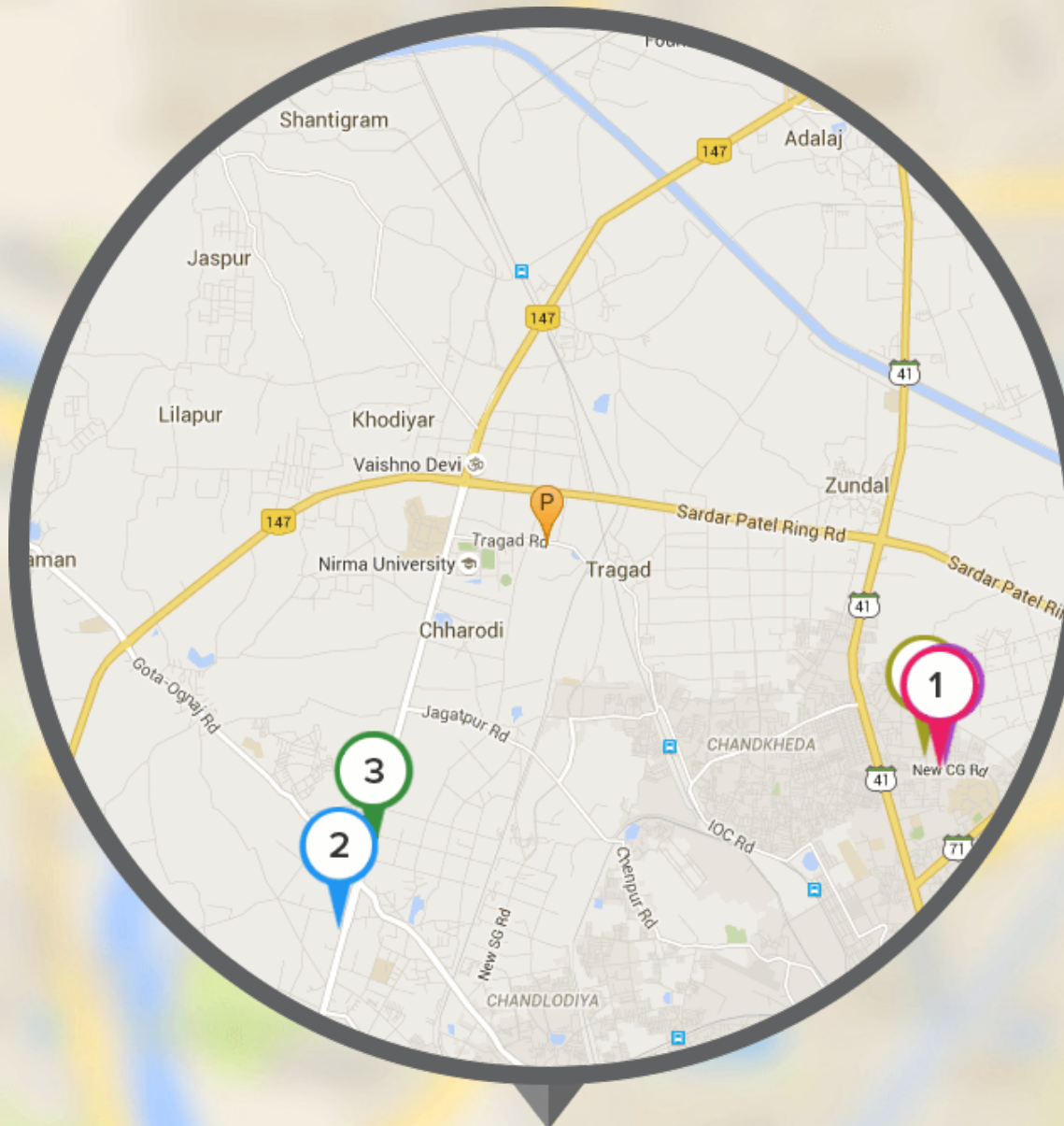
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|----------------------------------|-------|--------|
| 1 | Podar International School | ★★★★★ | 4.68Km |
| 2 | Bachpan A Play School | ★★★★★ | 3.31Km |
| 3 | DPS Greenwood | ★★★★★ | 4.31Km |
| 4 | Darshanam Sanskrit MahaVidyalaya | ★★★★ | 1.44Km |
| 5 | Hiramani School | ★★★★ | 1.26Km |

 Represents the location of Adani Pratham

Restaurants Near Adani Pratham, Ahmedabad



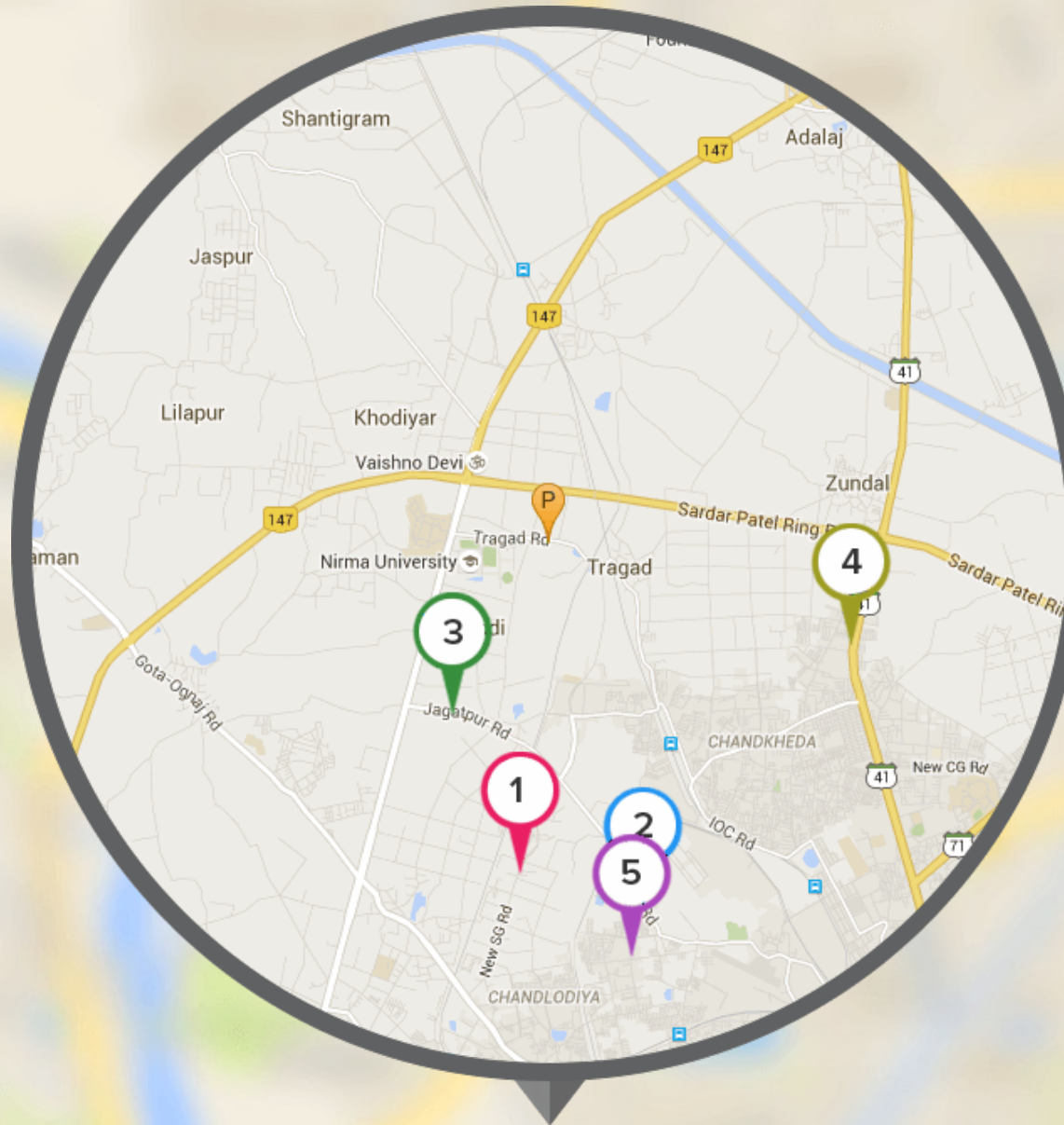
Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Joy Chinese Food Restaurant ★ 4.73Km
- 2** Kathiawadi Daal Baati ★ 4.57Km
- 3** Sankalp Restaurant ★ 3.71Km
- 4** Pizza F&C ★ 4.53Km
- 5** Maharaja Rest Lounge ★ 4.77Km

P Represents the location of Adani Pratham

Hospitals Near Adani Pratham, Ahmedabad



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Lifeline Multispeciality Hospital
★★★★ 3.50Km
- 2** Vishwas Health Care
★★ 3.97Km
- 3** Aai Shree Surgicals
★★ 2.07Km
- 4** Satyamev Hospital
★★ 3.34Km
- 5** Medisure Hospital
★★ 4.43Km

P Represents the location of Adani Pratham



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