




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

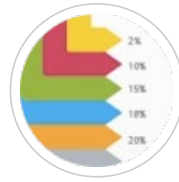
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

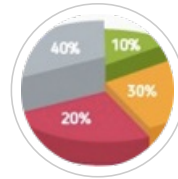


# What is *PROPINSIGHT?*



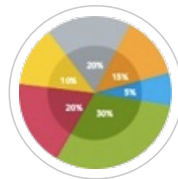
## Price Insight

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.



# Baani Group City Center


Sector 63, Gurgaon


₹ 72.9 Lacs onwards

Livability Score



 Project Size  
1 Towers

 Configurations  
1,2 Bedroom Apartment

 Possession Starts  
Mar `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

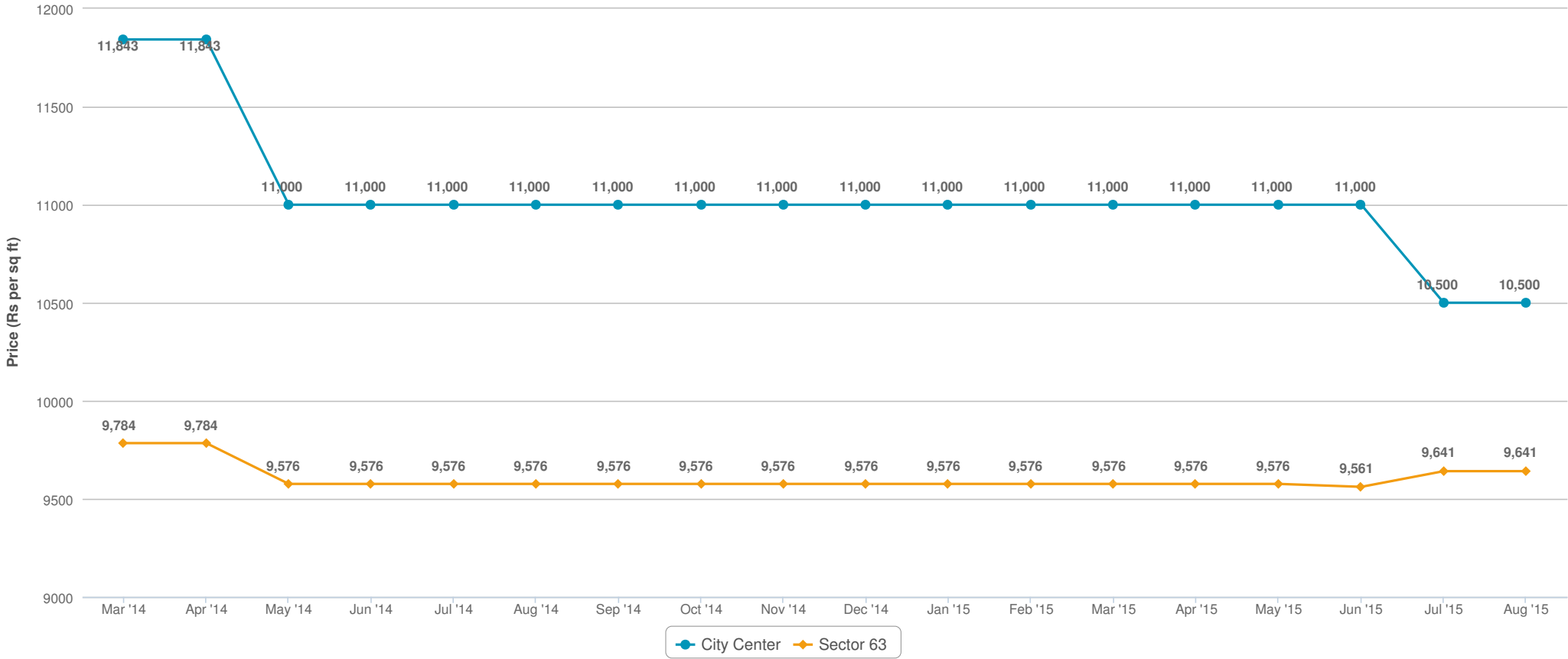


## Demand Comparison

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

# Price Trend Of Bani Group City Center

## Bani Group City Center VS Sector 63, Gurgaon



|               |                      |         |
|---------------|----------------------|---------|
| Property Type | 1BHK+1T              | 2BHK+2T |
| Area (sq.ft.) | 694, 811, 1042, 1104 | 1224    |



# Price Comparison With Other Projects Similar To Bani Group City Center



Bani Group City Center  
Sector 63, Gurgaon



Plus Projects Senate Court  
Sector 62, Gurgaon



Paros Square  
Sector 63, Gurgaon

Primary Purchase Price

10.5K/sq.ft.

10.5K/sq.ft.

10.3K/sq.ft.

Advance Maintenance Charges (Month)

Rs. 1 (One time)

Rs. 1 (One time)

Rs. 1 (One time)

Car Parking Charges

Covered : Rs. 4 Lacs (One time)

Covered : Rs. 4 Lacs (One time)

Covered : Rs. 3 Lacs (One time)

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

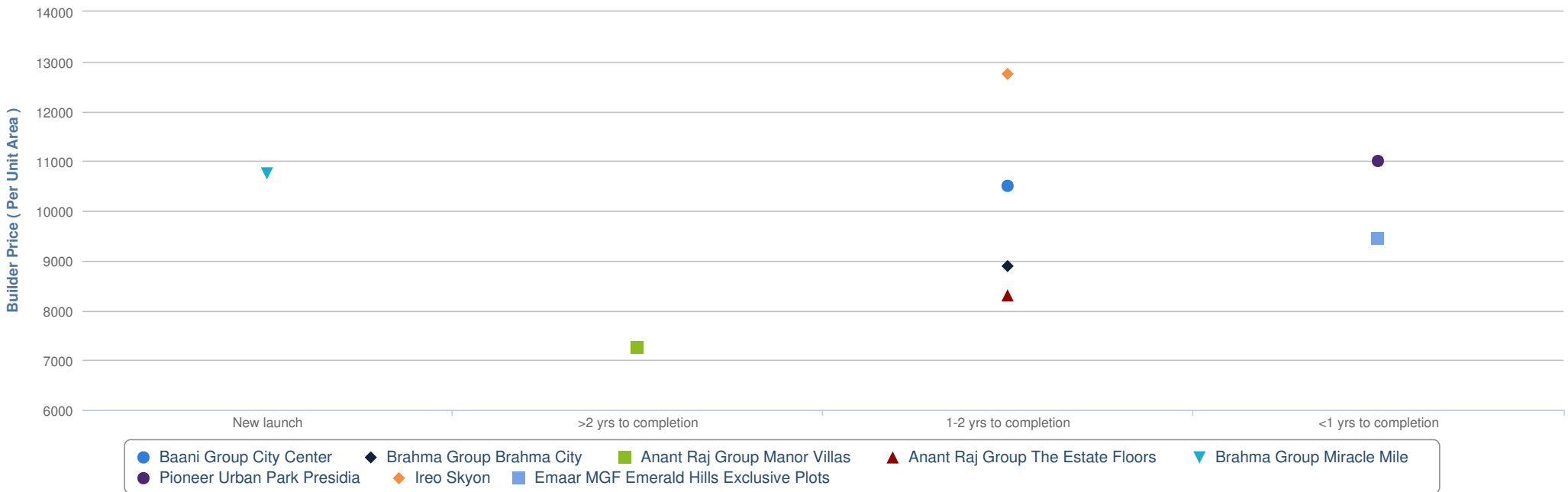
N.A.

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Bani Group City Center



Bani Group City Center's current price is Rs. 10500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Bani Group City Center is overpriced by Rs. 858.46/sq. ft.

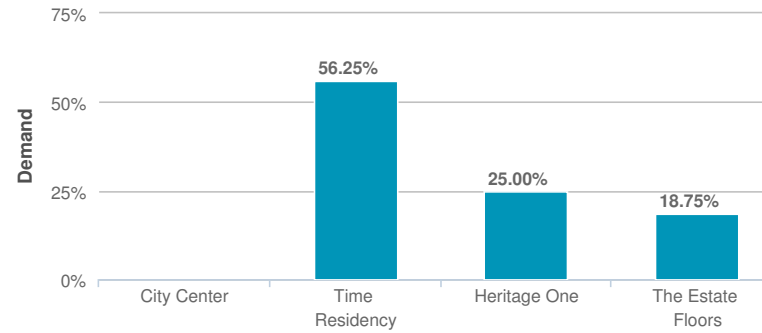
Highest price in the locality is for Ireo Skyon at 12750/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Anant Raj Group Manor Villas at 7260/sq. ft. and it is in Under Construction stage.

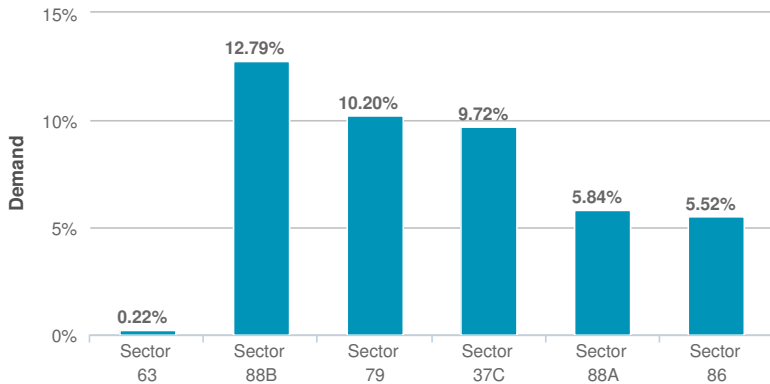
## Analysis

- City Center has 0.00 % demand amongst all projects in Gurgaon.
- The highest demand 56.25% in Gurgaon is for Time Residency.
- The lowest demand 0.00% in Gurgaon is for City Center

### Demand of projects in 5 km vicinity of Bani Group City Center



### Demand in popular localities of Gurgaon



## Analysis

- Sector 63 has 0.22 % demand amongst all projects in Gurgaon.
- The highest demand 12.79% in Gurgaon is for Sector 88B.
- The lowest demand 0.22% in Gurgaon is for Sector 63





## ***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

# Baani Group City Center Comparison With Other Similar Projects



Baani Group City Center  
Sector 63, Gurgaon



Plus Projects Senate Court  
Sector 62, Gurgaon



Paras Square  
Sector 63, Gurgaon

|                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|
| Livability Rating* | 5.7/10             | 5.7/10             | 5.9/10             |
| Safety Rating*     | 6.0/10             | 7.4/10             | N.A.               |
| Builder            | Baani Group        | Plus Projects      | Paras              |
| Locality           | Sector 63, Gurgaon | Sector 62, Gurgaon | Sector 63, Gurgaon |
| Number of Towers   | 1                  | 1                  | 1                  |
| 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



Baani Group City Center  
Sector 63, Gurgaon



Plus Projects Senate Court  
Sector 62, Gurgaon



Paras Square  
Sector 63, Gurgaon

|                         |             |            |            |
|-------------------------|-------------|------------|------------|
| Part of Township        | No          | No         | No         |
| Average Flats Per Floor | 8           | 14         | 9.6        |
| Loading Percentage      | N.A.        | N.A.       | N.A.       |
| Launch Date             | Sep `12     | Dec `12    | Sep `13    |
| Possession Date         | Mar `17     | Jun `16    | Apr `17    |
| Delay                   | 11 month(s) | 3 month(s) | 6 month(s) |

# Amenities Comparison Of Bani Group City Center With Other Similar Projects



Bani Group City Center  
Sector 63, Gurgaon



Plus Projects Senate Court  
Sector 62, Gurgaon



Paras Square  
Sector 63, Gurgaon

|                      |  |  |  |
|----------------------|--|--|--|
| 24Hr Backup          |  |  |  |
| Gymnasium            |  |  |  |
| Children's play area |  |  |  |
| Cafeteria            |  |  |  |

Amenities not available in any project

24 X 7 Security Swimming Pool Power Backup Sports Facility Landscaped Gardens Indoor Games  
Club House Jogging Track Multipurpose Room 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



Baani Group is an established real estate company that specializes in several sectors of development and infrastructure. The list of property by Baani Group includes projects in residential, commercial and institutional categories. Baani Group has its own team of skilled and dedicated professionals and has a disciplined working environment in addition to ample technical expertise. The company is known for timely project delivery and has developed several IT campuses, office spaces, retail spaces, hospitality projects and malls, in addition to residential projects.

The Group was founded in the year 1981 and has been successfully meeting the needs of global customers in competitive business environments. The Group started off its journey in the clothing production and fashion design segment and ventured into realty in the year 2003. There are several other verticals of the Group, including project management, facility management and hospitality. The Group believes in innovative thinking, when it comes to its real estate business and offers integrated solutions across retail, residential, hotels, office, industrial and IT. The Group's realty company is valued at a whopping US\$ 500 million. The Group has already developed 2.5 million sq ft of space across 15 projects and is currently developing 1 million sq ft of high-street shopping, commercial and hospitality spaces.

The Group has several office space clients, including Aviva, IBM, Ingersoll Rand, Hyundai, Chambal Fertilizer and Chemicals and Oriflame among others. The Group has its own 201-room hotel managed by Hilton and two more are being built. This hotel is named HGI Baani Square. Facility and project management services are also offered by the Group to several commercial, corporate and real estate clients.

#### Unique Selling Point:

The Group is synonymous with experience, reliability and quality. Its immense experience and operational diversity are its biggest USPs, in addition to a strong focus on customer satisfaction and innovation alike. The Group makes use of the best practices and latest technologies for its projects and is always evolving according to changing needs and requirements of urban individuals.

#### Landmark Projects:

Baani City Center at Gurgaon's Sector 63 is a landmark project offering serviced apartments, retail stores, commercial spaces, residential properties and hospitality services together in an eclectic mix for buyers. The project lies near the Golf Course Extension Road and comes with 1 and 2 BHK apartments, sized between 694 and 1,224 sq ft on an average. The project consists of 96 units and comes with restaurants, beauty clinics, delis, health clubs, specialty outlets and cafes. There are

|                          |          |
|--------------------------|----------|
| <b>Experience</b>        | 34 Years |
| <b>Project Delivered</b> | 2        |
| <b>Ongoing Projects</b>  | 1        |

various townships located near the project and it also comes with other amenities like a 24x7 water supply and power backup and huge open spaces.

Baani Center Point is another landmark project located at Sector 80 in Gurgaon. The project comes with 1 and 2 BHK apartments that are sized between 640 and 1,775 sq ft on an average. The project consists of 30 units and lies in close proximity to several schools, hospitals, colleges, petrol pumps, restaurants and banks. The project offers several amenities to residents, including a club house, firefighting equipment, rainwater harvesting systems, an ATM, a gymnasium and a swimming pool. The project offers Vaastu-compliant architectural layouts and pollution free living environments to buyers.

**Number of Projects in a Year:**

The Group usually takes up 1-2 projects every year.



Livability Score

5.7

## Bani Group City Center

Sector 63, Gurgaon

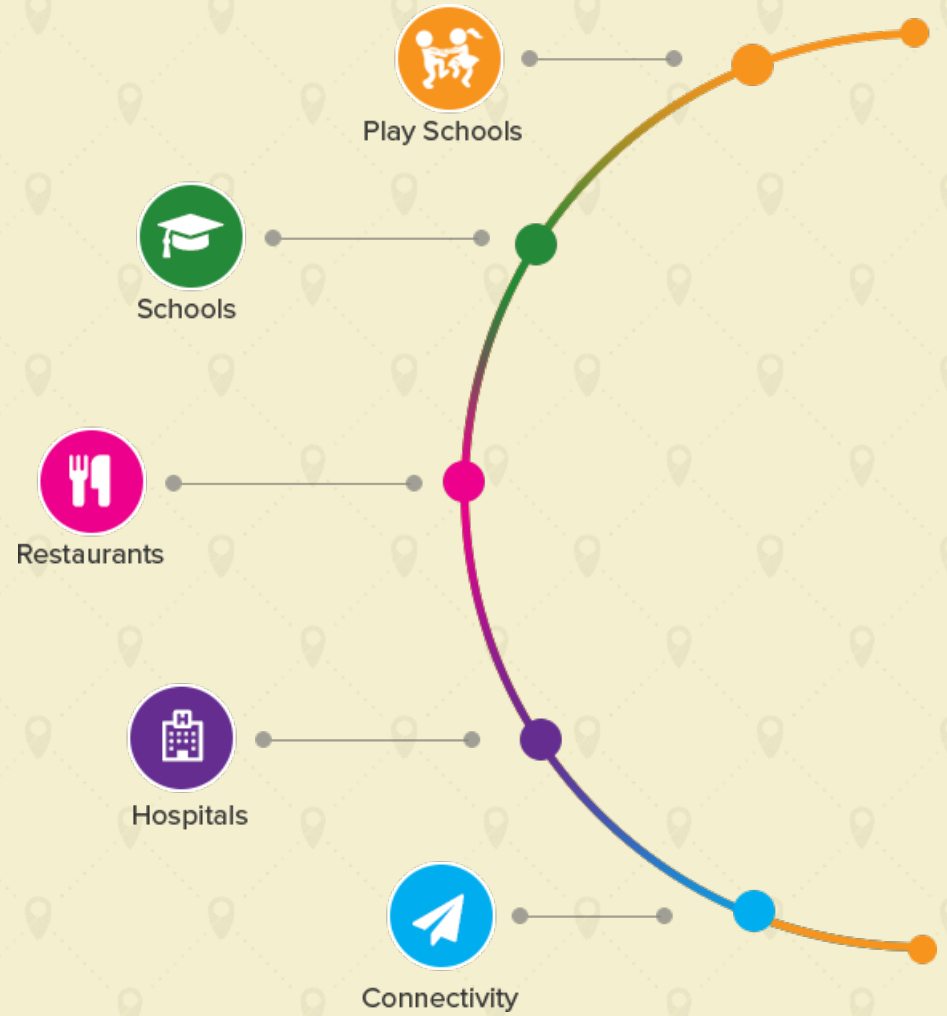
Project is expected to be delivered on Mar, 2017  
after a delay of 11 month(s).

Has seen a price appreciation of -11.3 % over last 29  
month(s)

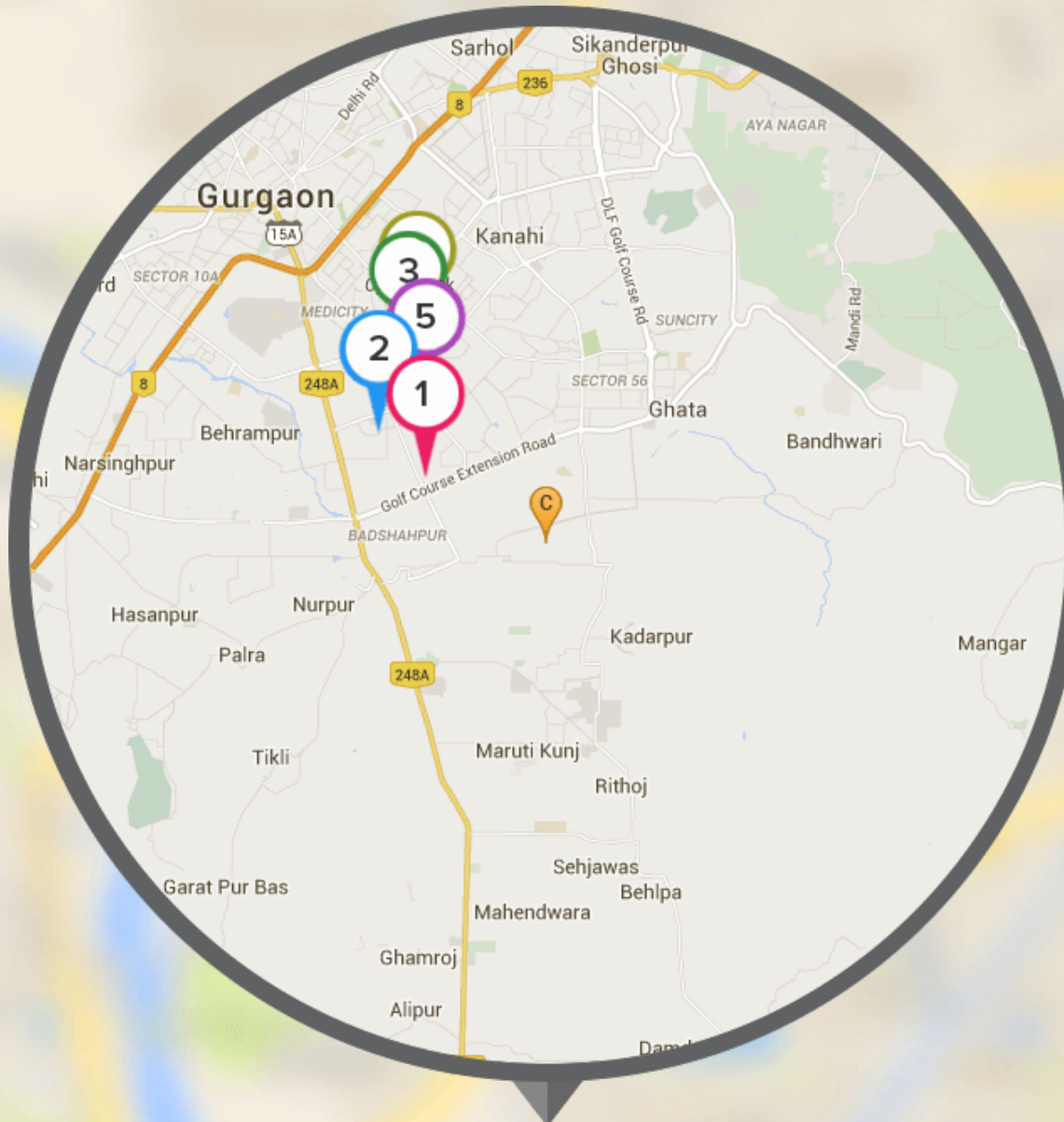


# LOCALITY INSIGHT

Everything you want to know about the locality




# Play Schools Near Baani Group City Center, Gurgaon



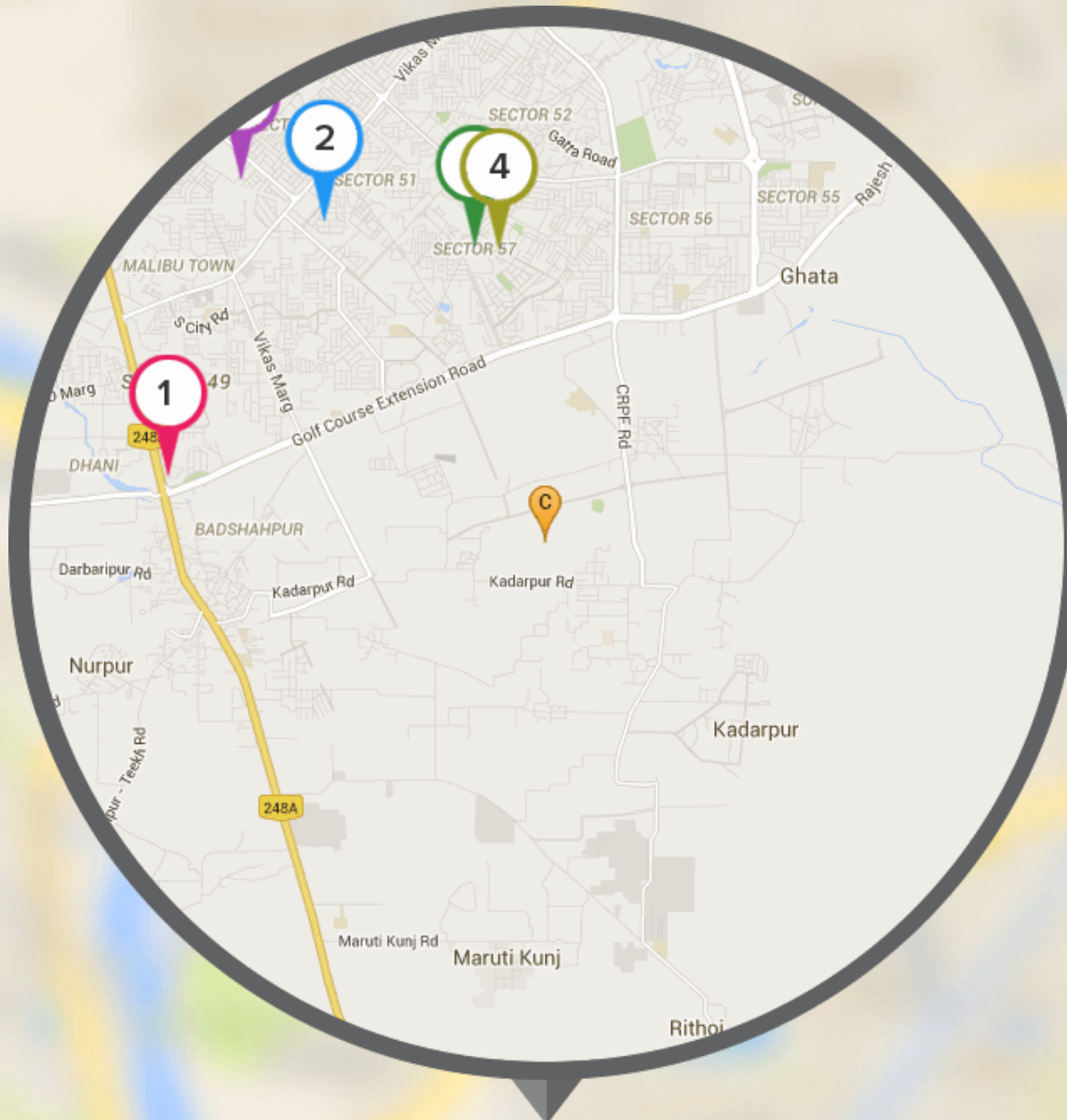
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** FasTracKids Pre-School and Day care center  
★★★★★ 2.72Km
- 2** Kaiser Education Center  
★★★★★ 3.99Km
- 3** iDiscoveri Preschool Sector 46 Gurgaon  
★★★★★ 4.63Km
- 4** Basant Valley Play School, Sector 46, Gurgaon  
★★★★★ 4.89Km
- 5** Bachpan...a play school  
★★★★★ 3.66Km

 Represents the location of Baani Group City Center


# Schools Near Bani Group City Center, Gurgaon



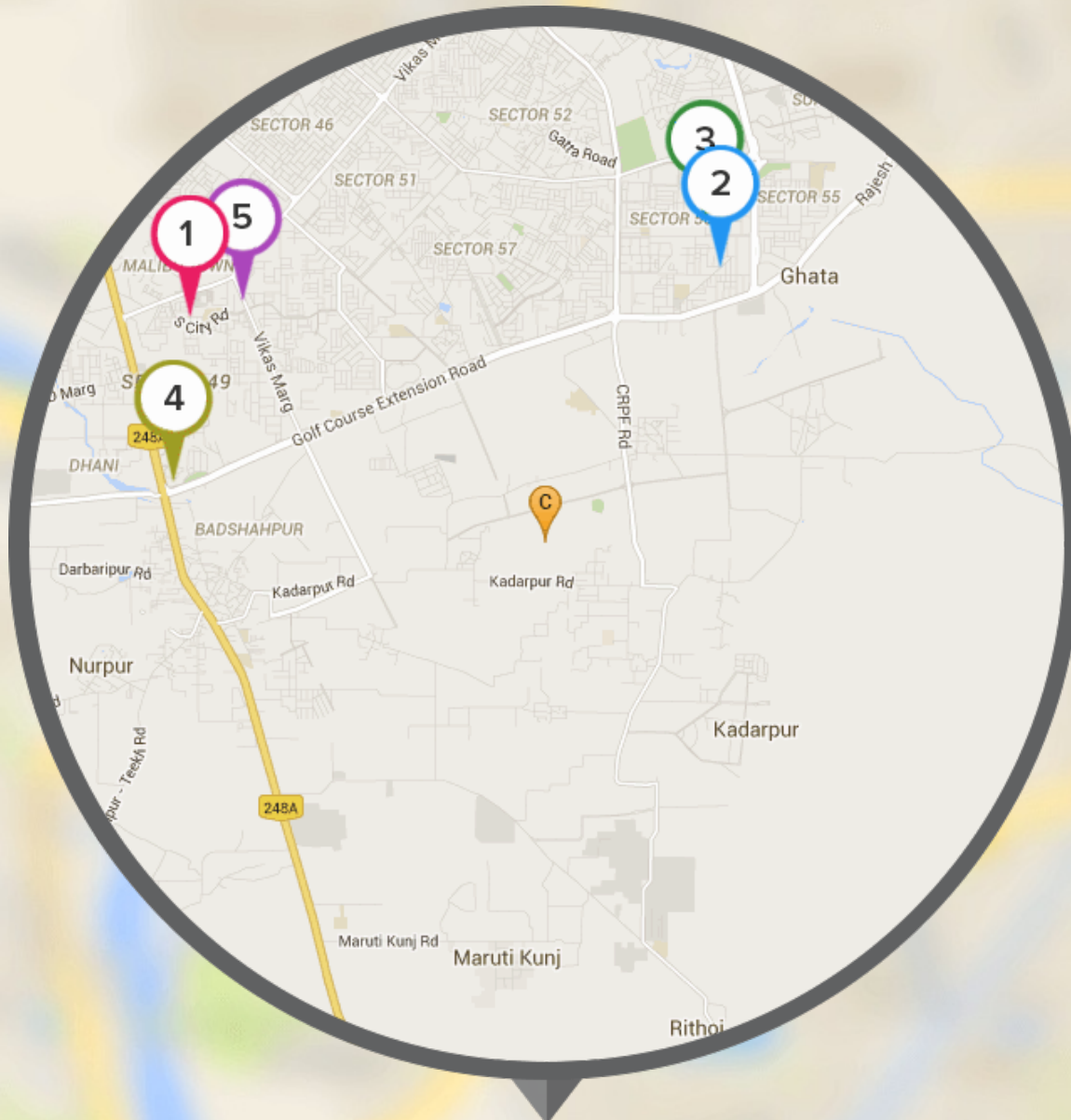
Schools

## Top 5 Schools (within 5 kms)

- |   |                                   |        |
|---|-----------------------------------|--------|
| 1 | MatriKiran School<br>★★★★★        | 3.82Km |
| 2 | Mothers Pride<br>★★★★★            | 3.89Km |
| 3 | Presidium Primary School<br>★★★★★ | 3.03Km |
| 4 | The HDFC School<br>★★★★★          | 2.94Km |
| 5 | Delhi Public School<br>★★★★★      | 4.72Km |

 Represents the location of Bani Group City Center


# Restaurants Near Bani Group City Center, Gurgaon



Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                                |        |
|---|--------------------------------|--------|
| 1 | Sagar Ratna<br>★★★★★           | 4.19Km |
| 2 | Earth Spices<br>★              | 3.26Km |
| 3 | Wah Ji Wah<br>★                | 3.57Km |
| 4 | Ayurveda Clinic - Ayulife<br>★ | 3.76Km |
| 5 | Delhi Belly<br>★               | 3.86Km |


 Represents the location of Bani Group City Center

# Hospitals Near Baani Group City Center, Gurgaon



## Top 5 Hospitals (within 5 kms)

- |   |                          |       |        |
|---|--------------------------|-------|--------|
| 1 | Artemis Health Institute | ★★★★★ | 4.03Km |
| 2 | HCL Avas                 | ★★★★★ | 4.58Km |
| 3 | Artemis                  | ★★★★★ | 4.03Km |
| 4 | Alchemist Hospital       | ★★★★★ | 3.30Km |
| 5 | Sanjeevani Hospital      | ★★★★  | 3.65Km |

 Represents the location of Baani Group City Center

Hospitals



PROPTIGER



End to End Services



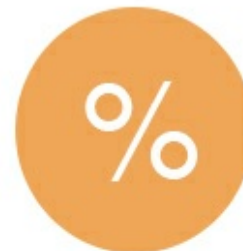
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