




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

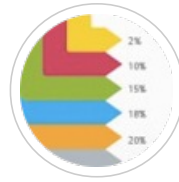
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 20 Jul, 2016

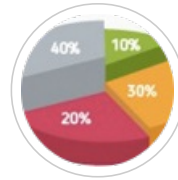


# What is *PROPINSIGHT?*



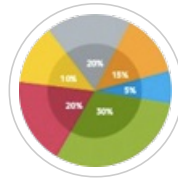
## Price Insight

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.



# ACE Group Ace City


Sector 1 Noida Extension, Noida


₹ 37.1 Lacs onwards

Livability Score



 Project Size  
11 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

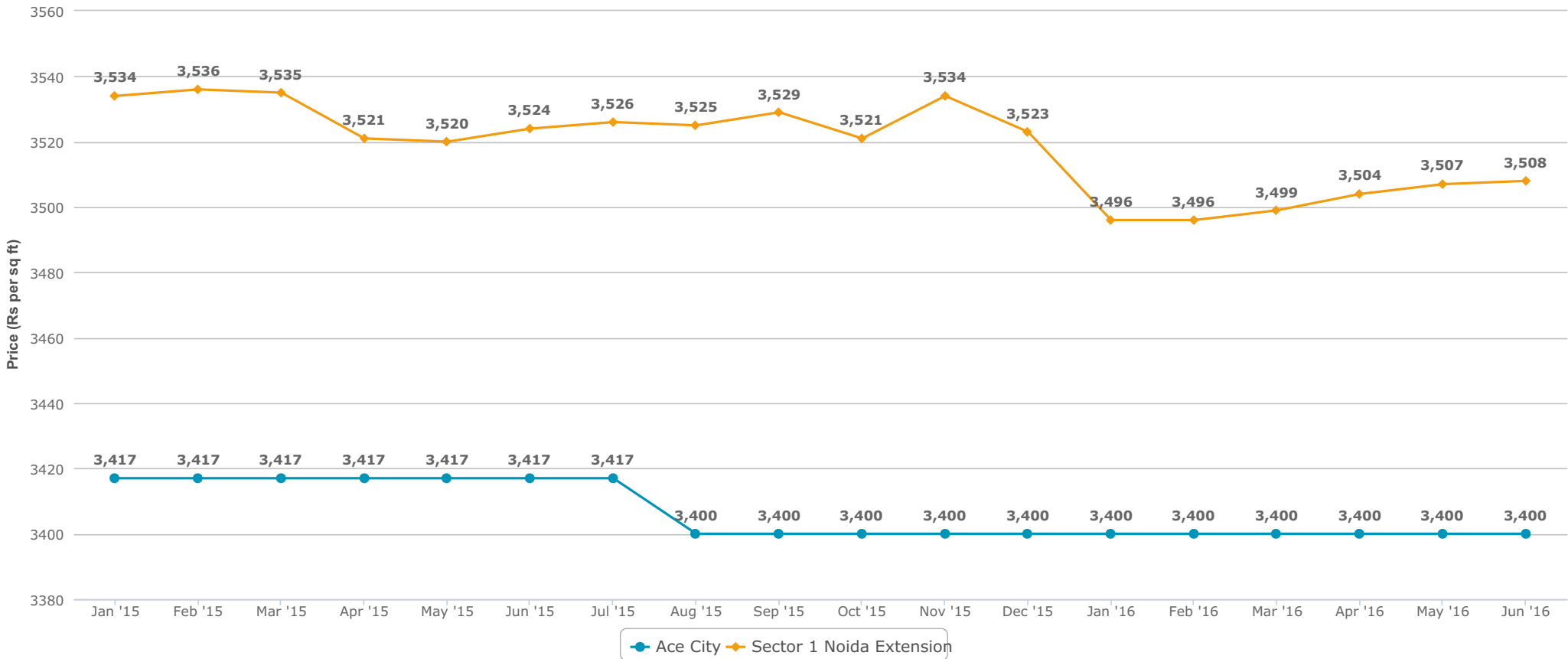


## Demand Comparison

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

# Price Trend Of ACE Group Ace City

## ACE Group Ace City VS Sector 1 Noida Extension, Noida



Property Type	2BHK+2T	3BHK+2T
Area (sq.ft.)	1090, 1150, 1325, 1385	1530



# Price Comparison With Other Projects Similar To ACE Group Ace City



ACE Group Ace City  
Sector 1 Noida Extension, Noida



Shubhkamna City  
Sector 1 Noida Extension, Noida



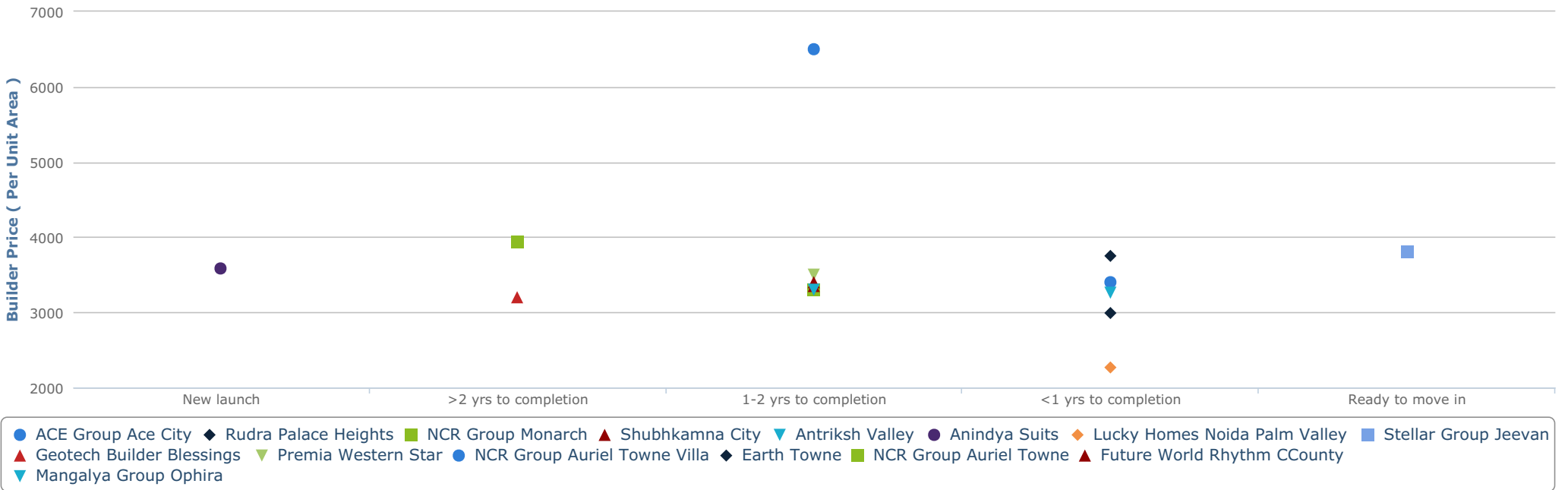
Future World Rhythm CCounty  
Sector 1 Noida Extension, Noida

Primary Purchase Price	3,400/sq.ft.	3,350/sq.ft.	3,400/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	N.A.	N.A.	Covered : Rs. 2.5 Lacs (One time)
Power Backup Charges	Rs. 15,000 (One time)	N.A.	Rs. 25,000 (One time)
Club House Charges	N.A.	N.A.	Rs. 1 Lacs (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of ACE Group Ace City



ACE Group Ace City's current price is Rs. 3400/sq. ft. and it is in Under Construction stage.

In comparison to locality, ACE Group Ace City is underpriced by Rs. 108.08/sq. ft.

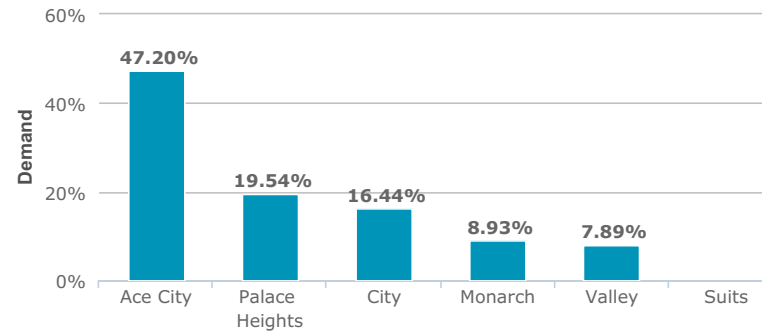
Highest price in the locality is for NCR Group Auriel Towne Villa at 6500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Lucky Homes Noida Palm Valley at 2266/sq. ft. and it is in Under Construction stage.

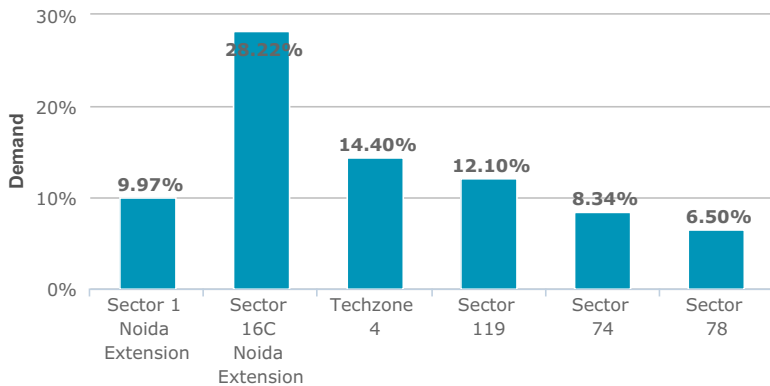
## Analysis

- Ace City has 47.20 % demand amongst all projects in Noida.
- The highest demand 47.20% in Noida is for Ace City.
- The lowest demand 0.00% in Noida is for Suits

Demand of projects in 5 km vicinity of ACE Group Ace City



Demand in popular localities of Noida



## Analysis

- Sector 1 Noida Extension has 9.97 % demand amongst all projects in Noida.
- The highest demand 28.22% in Noida is for Sector 16C Noida Extension.
- The lowest demand 6.50% in Noida is for Sector 78





## ***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

# ACE Group Ace City Comparison With Other Similar Projects



ACE Group Ace City  
Sector 1 Noida Extension, Noida



Shubhkamna City  
Sector 1 Noida Extension, Noida



Future World Rhythm CCounty  
Sector 1 Noida Extension, Noida

Livability Rating*	8.2/10	8.2/10	8.1/10
Safety Rating*	6.0/10	6.0/10	6.0/10
Builder	ACE Group	Shubhkamna	Future World
Locality	Sector 1 Noida Extension, Noida	Sector 1 Noida Extension, Noida	Sector 1 Noida Extension, Noida
Number of Towers	11	10	4
Project Land Area	15 Acres	N.A.	2.5 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

# ACE Group Ace City Comparison With Other Similar Projects (Continued ...)



ACE Group Ace City  
Sector 1 Noida Extension, Noida



Shubhkamna City  
Sector 1 Noida Extension, Noida



Future World Rhythm CCounty  
Sector 1 Noida Extension, Noida

Part of Township	No	No	No
Average Flats Per Floor	9.51	6	5.5
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Nov `12	Sep `10	Jul `14
Possession Date	Dec `16	Dec `17	Mar `18
Delay	12 month(s)	16 month(s)	3 month(s)

# Amenities Comparison Of ACE Group Ace City With Other Similar Projects



ACE Group Ace City  
Sector 1 Noida Extension, Noida



Shubhkamna City  
Sector 1 Noida Extension, Noida



Future World Rhythm CCounty  
Sector 1 Noida Extension, Noida

Multipurpose Room			
Jogging Track			
Power Backup			
Indoor Games			
24 X 7 Security			

Common Amenities      Gymnasium   Swimming Pool   Children's play area   Club House

Amenities not available in any project      Cafeteria   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



Ace Group India is a reputed real estate company based in Greater Noida West. Ace Group India is synonymous with professionalism, quality and timely project delivery. The portfolio of property by Ace Group India encompasses several landmark projects in the Delhi-NCR belt. The Group is known for developing both commercial and residential projects with adherence to high quality standards and contemporary designs. Style, luxury, innovation, space and comfort are key attributes at the Group. It uses the best materials and designs for its projects and was founded in the year 2005.

The Group builds structures that are aesthetically appealing and is committed towards offering superior lifestyles at immensely competitive prices. The Group also works as a property consultant and has seven years of experience in this division.

### Unique Selling Point:

The Group is known for its design and engineering prowess along with stringent quality standards. The Group makes use of the best materials and fuses space, luxury and comfort into a winning proposition for customers at competitive prices. The Group is known for making use of cutting-edge technology for its projects and has immense experience in the industry.

The Group believes in business ethics and transparency throughout the entire development cycle. Customer satisfaction is the Group's key driver, along with top-class finishing, detailing and timely project delivery. Professionalism, sustainability, quality, customer service and adherence to key industry standards are major USPs of the Group.

### Landmark Projects:

Parkway is a landmark project developed by the Group at Sector 150 in Noida and offers 2, 3 and 4 BHK apartments sized between 1,085 and 3,220 sq ft to buyers. The project consists of 336 units and offers several amenities to residents, including a golf course, a swimming pool, a jogging track, sports facilities, a playing area for children and a premium club house.

Golfshire is another landmark project developed by the Group at Sector 150 along the Noida Expressway. The project comes with 2 and 3 BHK apartments sized between 1,195 and 2,095 sq ft. The project consists of 420 units and offers several amenities to residents, including a gymnasium, 24x7 security services, a playing area for children, a club house, a multipurpose room, a swimming pool and a community zone.

### Type/Category of Projects:

The Group offers luxurious housing solutions to customers at competitive prices.

Experience	11 Years
Project Delivered	5
Ongoing Projects	4



Livability Score

8.0

### ACE Group Platinum Zeta 1

Zeta 1, Noida

Project was delivered on Feb, 2015



Livability Score

7.8

### ACE Group Aspire

Techzone 4, Noida

Project is expected to be delivered on Jun, 2016  
after a delay of 5 month(s).

Has seen a price appreciation of 7.1 % over last 38 month(s)



Livability Score

8.2

### ACE Group Ace City

Sector 1 Noida Extension, Noida

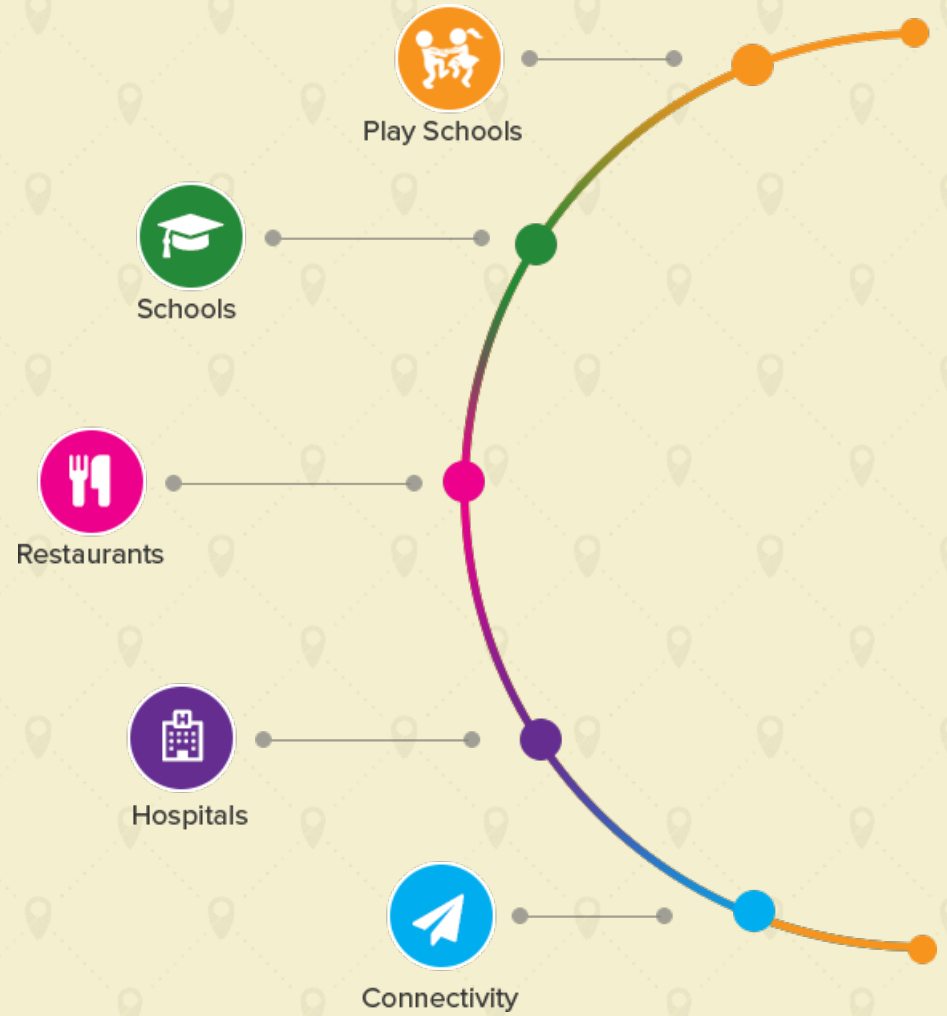
Project is expected to be delivered on Dec, 2016  
after a delay of 12 month(s).

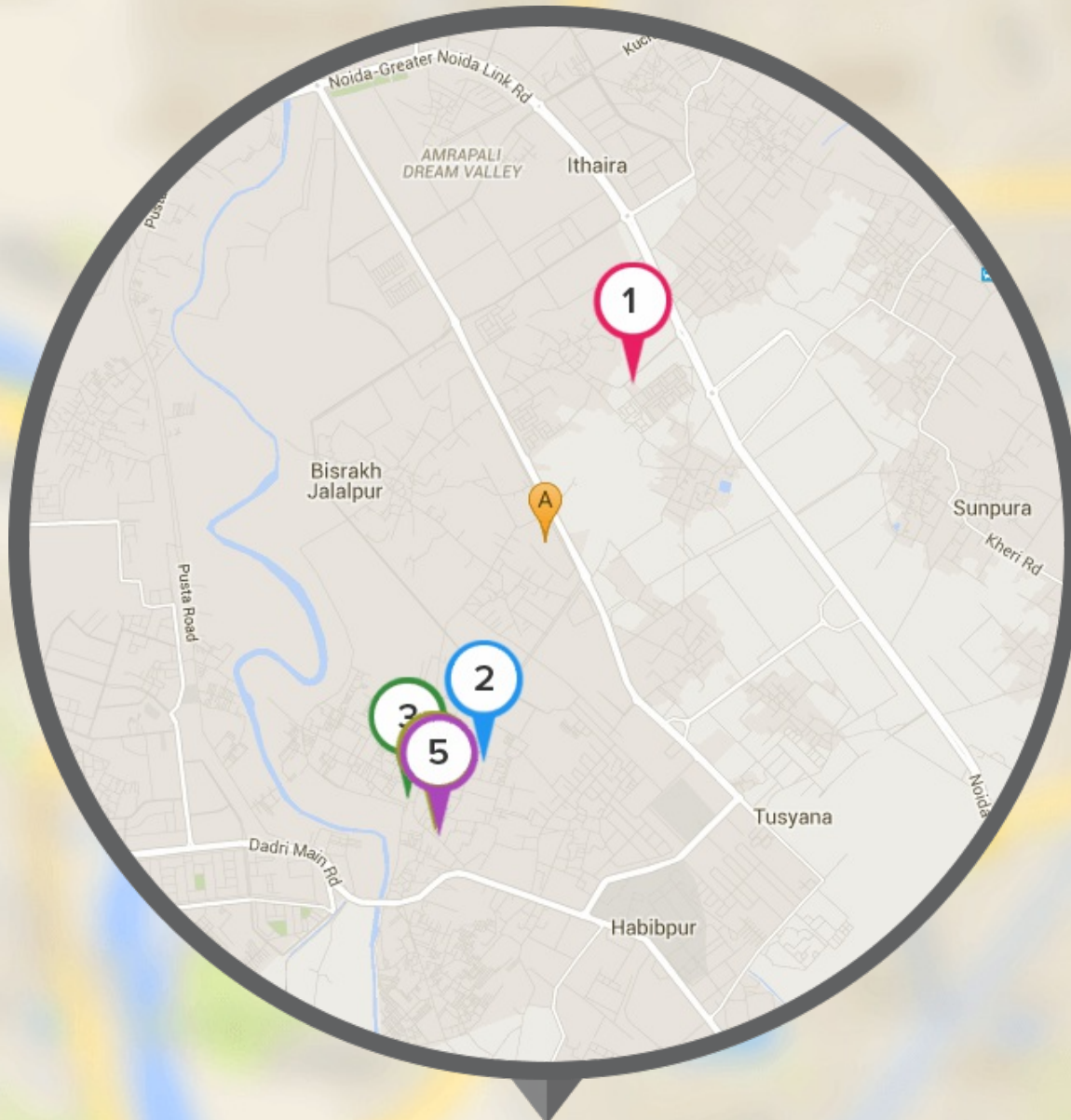
Has seen a price appreciation of 1.5 % over last 38 month(s)



# LOCALITY INSIGHT

Everything you want to know about the locality



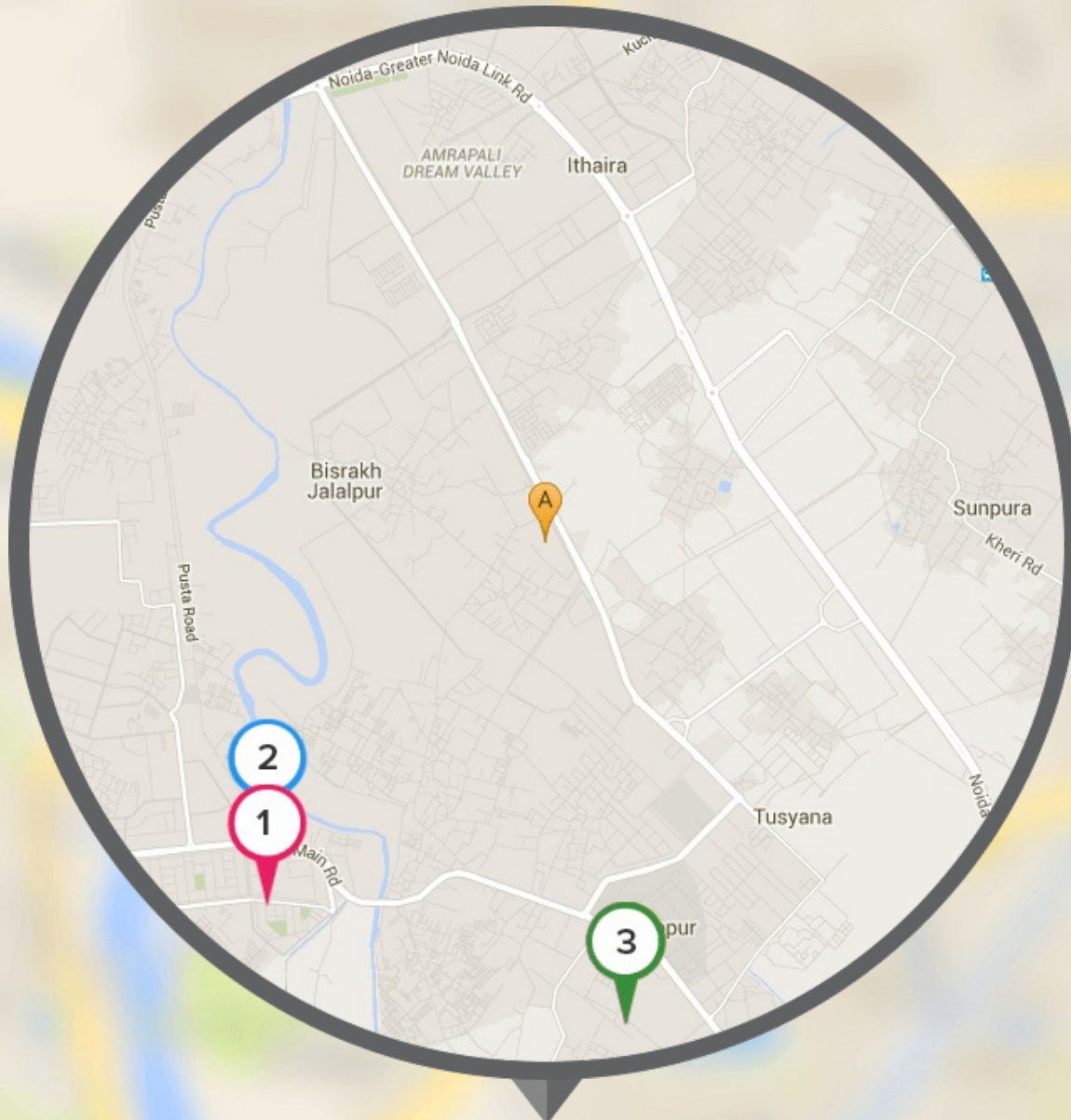


Schools

## Top 5 Schools (within 5 kms)

1	Aster Public School	★★★★	1.79Km
2	Unnamed Rd	★	2.29Km
3	Jamia Scholar School	★	2.92Km
4	Bal Uday Middle School	★	3.12Km
5	JJP School	★	3.12Km

A Represents the location of ACE Group Ace City

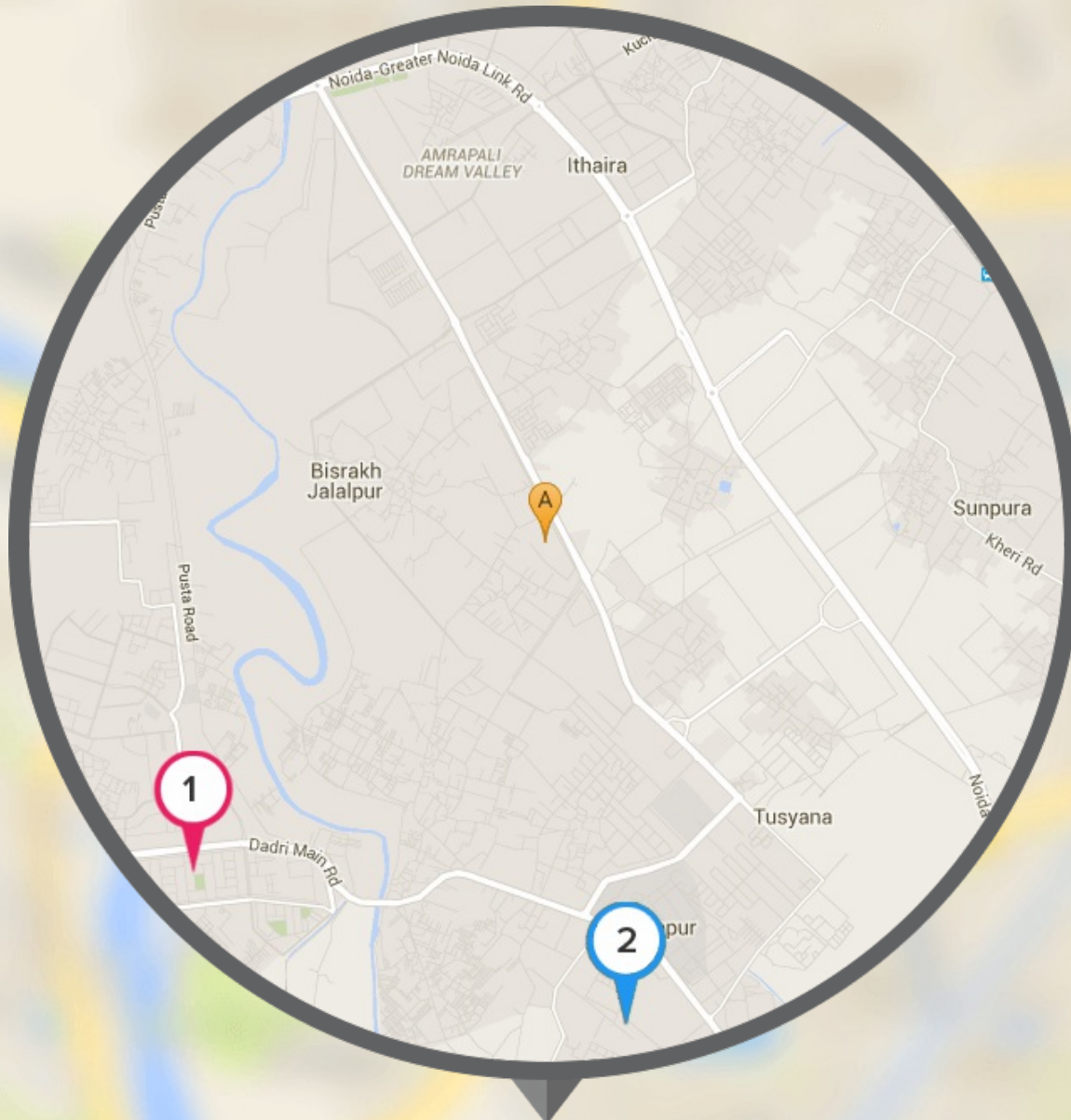


Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                                |   |        |
|---|--------------------------------|---|--------|
| 1 | RUM Foods Pvt Ltd              | ★ | 4.59Km |
| 2 | Sataguru Vaishno Dhaba         | ★ | 4.09Km |
| 3 | Sachin Chaumin & Burger Corner | ★ | 4.88Km |
| 4 | tusar sweets centre            | ★ | 4.88Km |
| 5 | K.K. FOODS                     | ★ | 4.88Km |

Represents the location of ACE Group Ace City



Hospitals

## Top 5 Hospitals (within 5 kms)

1	ESIC Dispensary	★	4.83Km
2	Mahima Medical Store	★	4.88Km
3	Shah Medical Agency	★	4.88Km
4	Suraj Medical Store	★	4.88Km
5	sahara medical centre	★	4.88Km

A Represents the location of ACE Group Ace City



PROPTIGER



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