




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

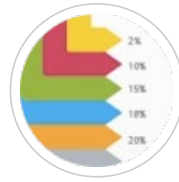
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

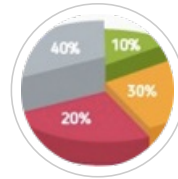


What is *PROPINSIGHT?*



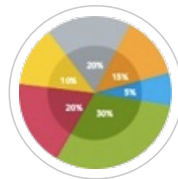
Price Insight

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.

PROPTIGER.com

Exotica Dreamville

Sector 16C Noida Extension, Noida

₹ 33.4 Lacs onwards

Livability Score

6.1/10



Project Size
15 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

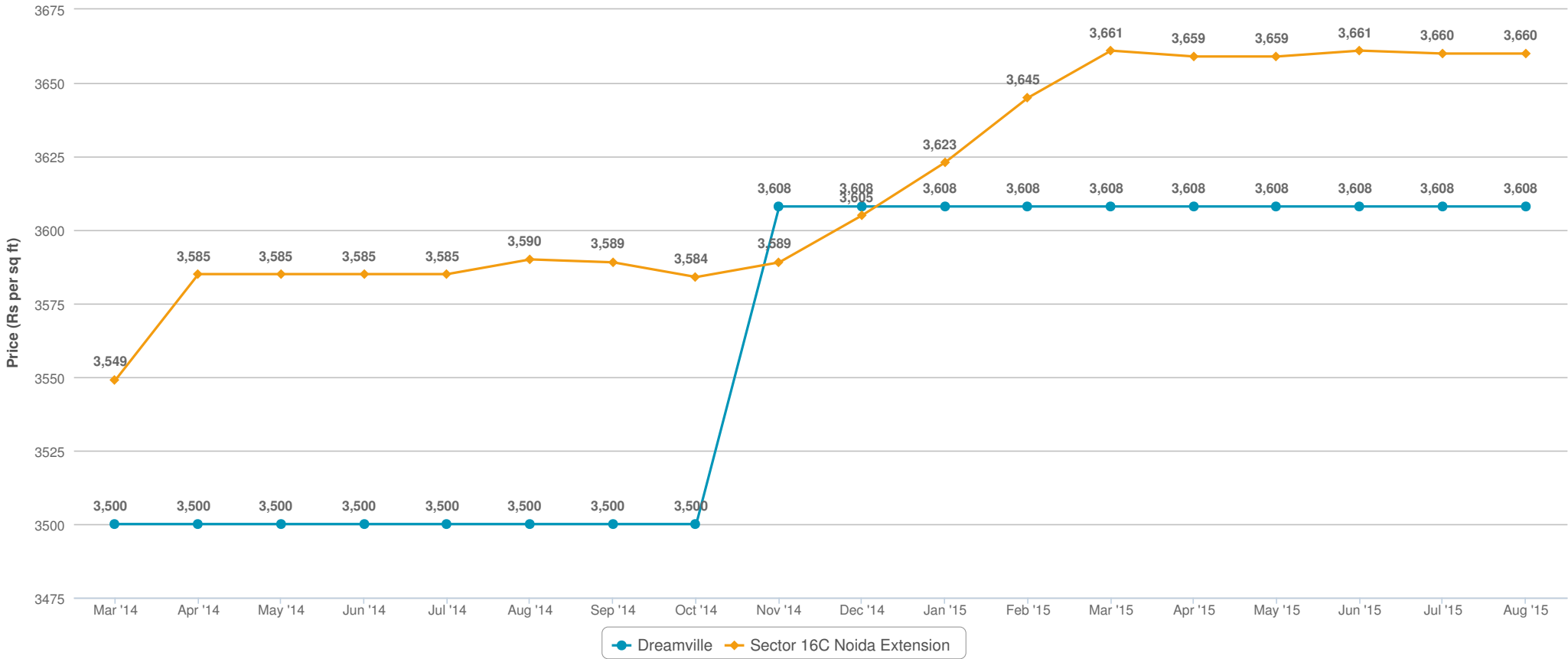


Demand Comparison

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

Price Trend Of Exotica Dreamville

Exotica Dreamville VS Sector 16C Noida Extension, Noida



Property Type	2BHK+2T	3BHK+2T	3BHK+3T
Area (sq.ft.)	920, 1035, 1235	1340	1705



Price Comparison With Other Projects Similar To Exotica Dreamville



Exotica Dreamville
Sector 16C Noida Extension,
Noida



Wall Rock Infratech Aishwaryam
Sector 16C Noida Extension,
Noida



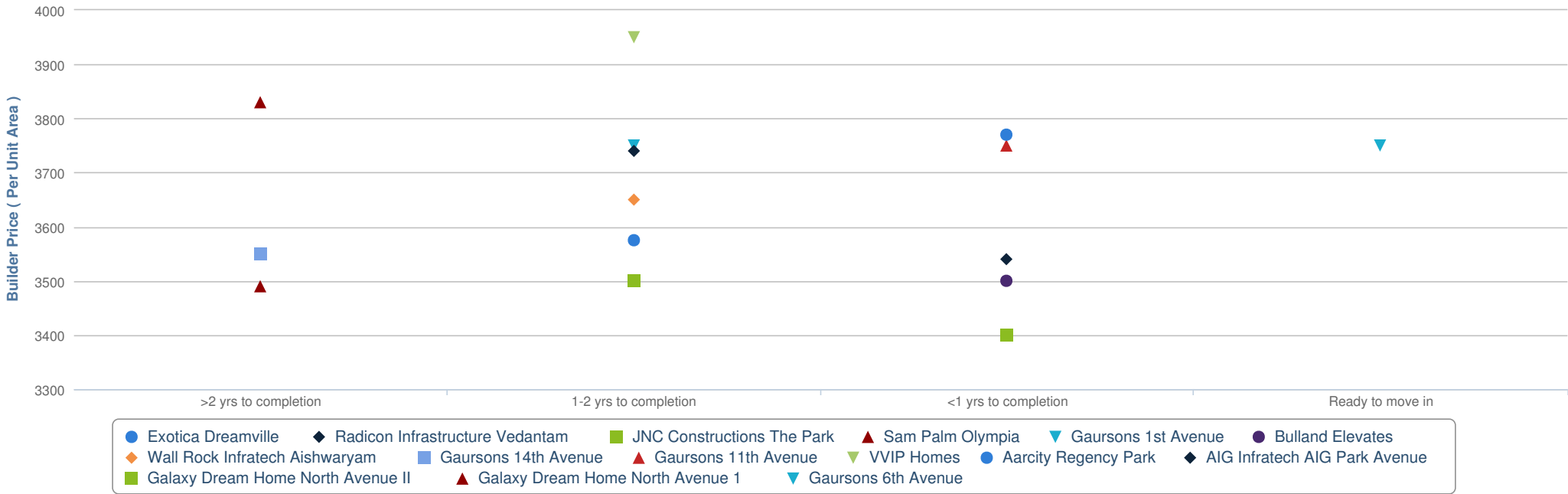
Geotech Homz Pristine Avenue
Sector 16C Noida Extension,
Noida

Primary Purchase Price	3,575/sq.ft.	3,650/sq.ft.	3,500/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	Rs. 1 (One time)
Car Parking Charges	Covered : Rs. 4 Lacs (One time)	Covered : Rs. 2.5 Lacs (One time)	Covered : Rs. 2 Lacs (One time)
Power Backup Charges	Rs. 25,000 (One time)	N.A.	Rs. 20,000 (One time)
Club House Charges	Rs. 1 Lacs (One time)	Rs. 50,000 (One time)	Rs. 50,000 (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Exotica Dreamville



Exotica Dreamville's current price is Rs. 3575/sq. ft. and it is in Under Construction stage.

In comparison to locality, Exotica Dreamville is underpriced by Rs. 44.43/sq. ft.

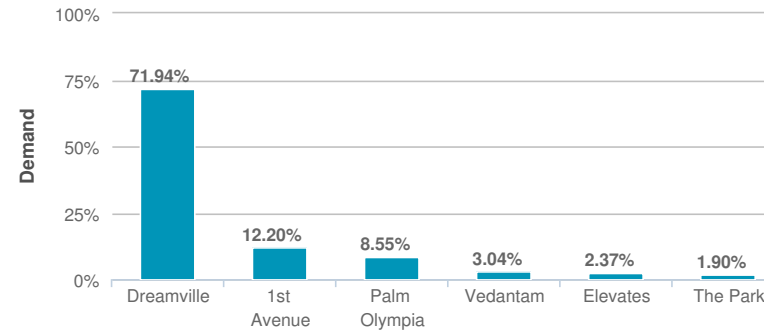
Highest price in the locality is for VVIP Homes at 3950/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Galaxy Dream Home North Avenue II at 3400/sq. ft. and it is in Under Construction stage.

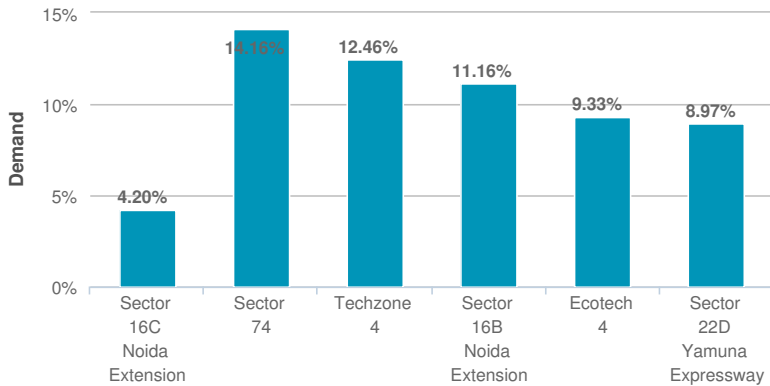
Analysis

- Dreamville has 71.94 % demand amongst all projects in Noida.
- The highest demand 71.94% in Noida is for Dreamville.
- The lowest demand 1.90% in Noida is for The Park

Demand of projects in 5 km vicinity of Exotica Dreamville



Demand in popular localities of Noida



Analysis

- Sector 16C Noida Extension has 4.20 % demand amongst all projects in Noida.
- The highest demand 14.16% in Noida is for Sector 74.
- The lowest demand 4.20% in Noida is for Sector 16C Noida Extension



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

Exotica Dreamville Comparison With Other Similar Projects



Exotica Dreamville
Sector 16C Noida Extension,
Noida



Wall Rock Infratech Aishwaryam
Sector 16C Noida Extension,
Noida



Geotech Homz Pristine Avenue
Sector 16C Noida Extension,
Noida

Livability Rating*	6.1/10	6.0/10	6.0/10
Safety Rating*	3.4/10	2.6/10	4.4/10
Builder	Exotica	Wall Rock Infratech	Geotech Homz
Locality	Sector 16C Noida Extension, Noida	Sector 16C Noida Extension, Noida	Sector 16C Noida Extension, Noida
Number of Towers	15	4	4
Project Land Area	13 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



Exotica Dreamville
Sector 16C Noida Extension,
Noida



Wall Rock Infratech Aishwaryam
Sector 16C Noida Extension,
Noida



Geotech Homz Pristine Avenue
Sector 16C Noida Extension,
Noida

Part of Township

No

Yes

No

Average Flats Per Floor

6

3.83

6

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Jan `11

Dec `12

Apr `13

Possession Date

Dec `16

Jun `17

May `17

Delay

On time

5 month(s)

21 month(s)

Amenities Comparison Of Exotica Dreamville With Other Similar Projects



Exotica Dreamville
Sector 16C Noida Extension, Noida



Wall Rock Infratech Aishwaryam
Sector 16C Noida Extension, Noida



Geotech Homz Pristine Avenue
Sector 16C Noida Extension, Noida

Cafeteria			
Landscaped Gardens			
Rain Water Harvesting			
24 X 7 Security			
Indoor Games			

Common Amenities Swimming Pool Children's play area Club House Jogging Track Gymnasium Power Backup

Amenities not available in any project 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

Overview Of Developer (Exotica)



Exotica Housing is a leading real estate development organization that is synonymous with enduring quality and trust. Exotica Housing offers top class architectural marvels to customers that are built using the latest and most innovative technologies and techniques along with the best materials. The company believes in integrating contemporary needs into every project through scientific construction and architectural innovation. The portfolio of property by Exotica Housing is primarily centred on the National Capital Region (NCR) and the company counts innumerable happy and satisfied customers as its clients till date. The company also has a team of skilled professional individuals working behind the scenes to execute projects on a grand scale. The company believes in offering market-leading, innovative and functional solutions to all its customers.

Unique Selling Point:

The company is one of the leading companies in the NCR and has launched several successful projects over the last few years. It is this experience, quality construction expertise and commitment that makes the company stand out from counterparts. Timely delivery is a huge USP of the company along with customer commitment. The core values of the company include teamwork, integrity, continual improvement, safety, quality, customer satisfaction, timely completion of projects and value added services. Every project is developed by highly trained construction specialists dealing with scheduling, cost engineering, purchasing, safety, community relations, planning, development, architecture, design, risk management and all other aspects.

Landmark Projects:

Fresco is an environment friendly landmark project helmed by the company at Sector 137 in Noida. The project comes with 2, 3 and 4 BHK apartments for buyers along with several amenities like a gymnasium, swimming pool, basketball court, card room, badminton court, skating rink, amphitheatre and table tennis court. The project offers great connectivity to several company offices and other business destinations. The project consists of 800 units and spreads over an area of 7 acres in all. Exotica East Square at Ghaziabad is another landmark project offering well designed apartments to buyers along with several amenities and facilities.

Experience	N.A
Project Delivered	6
Ongoing Projects	2

Top Projects Delivered By Exotica



Livability Score

8.0

Exotica East Square
Ahinsa Khand 2, Ghaziabad

Project was delivered on Mar, 2011



EXOTICALivability Score

7.2

Exotica Exotica Elegance
Ahinsa Khand 2, Ghaziabad

Project was delivered on Mar, 2011



NOT AN ACTUAL PROJECT IMAGE

Livability Score

6.9

Exotica Eastern Court
Crossing Republik, Ghaziabad

Project was delivered on Dec, 2012



Livability Score

6.2

Exotica Fresco
Sector 137, Noida

Project was delivered on Mar, 2015 after a delay of 14 month(s).



Livability Score

6.1

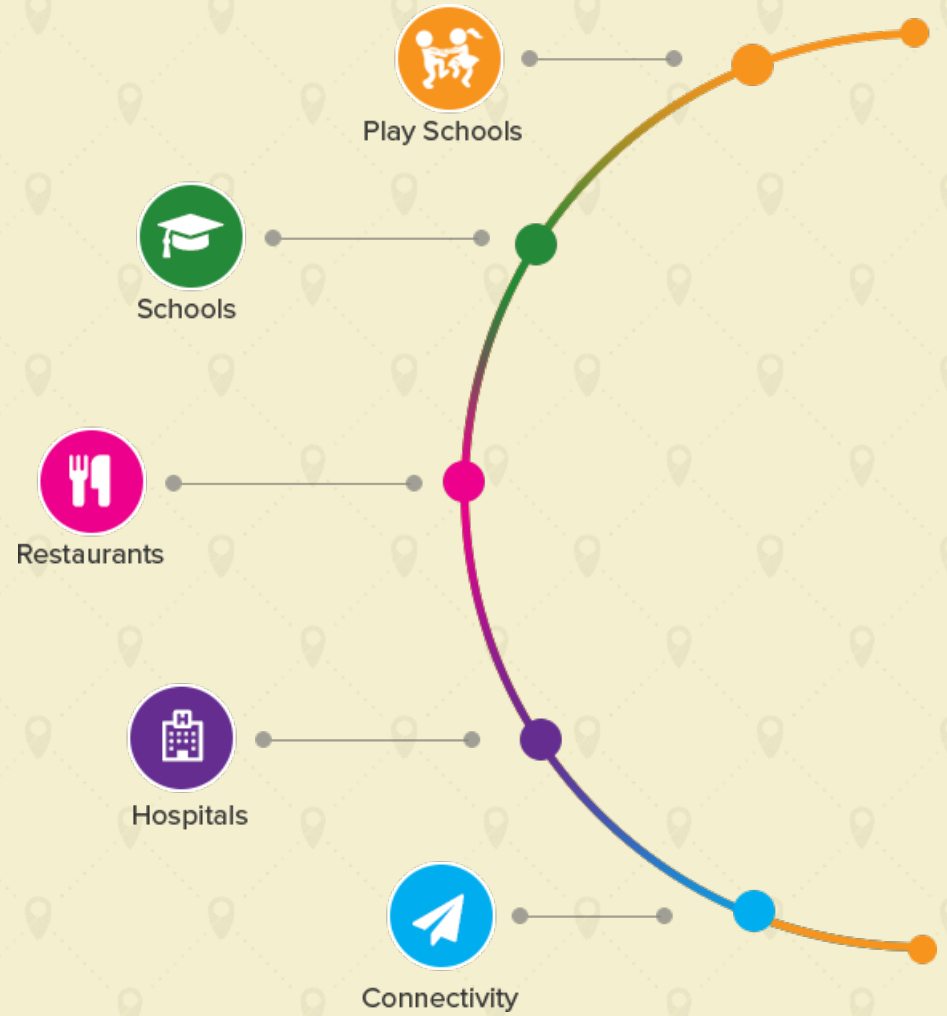
Exotica Dreamville

Sector 16C Noida Extension, Noida

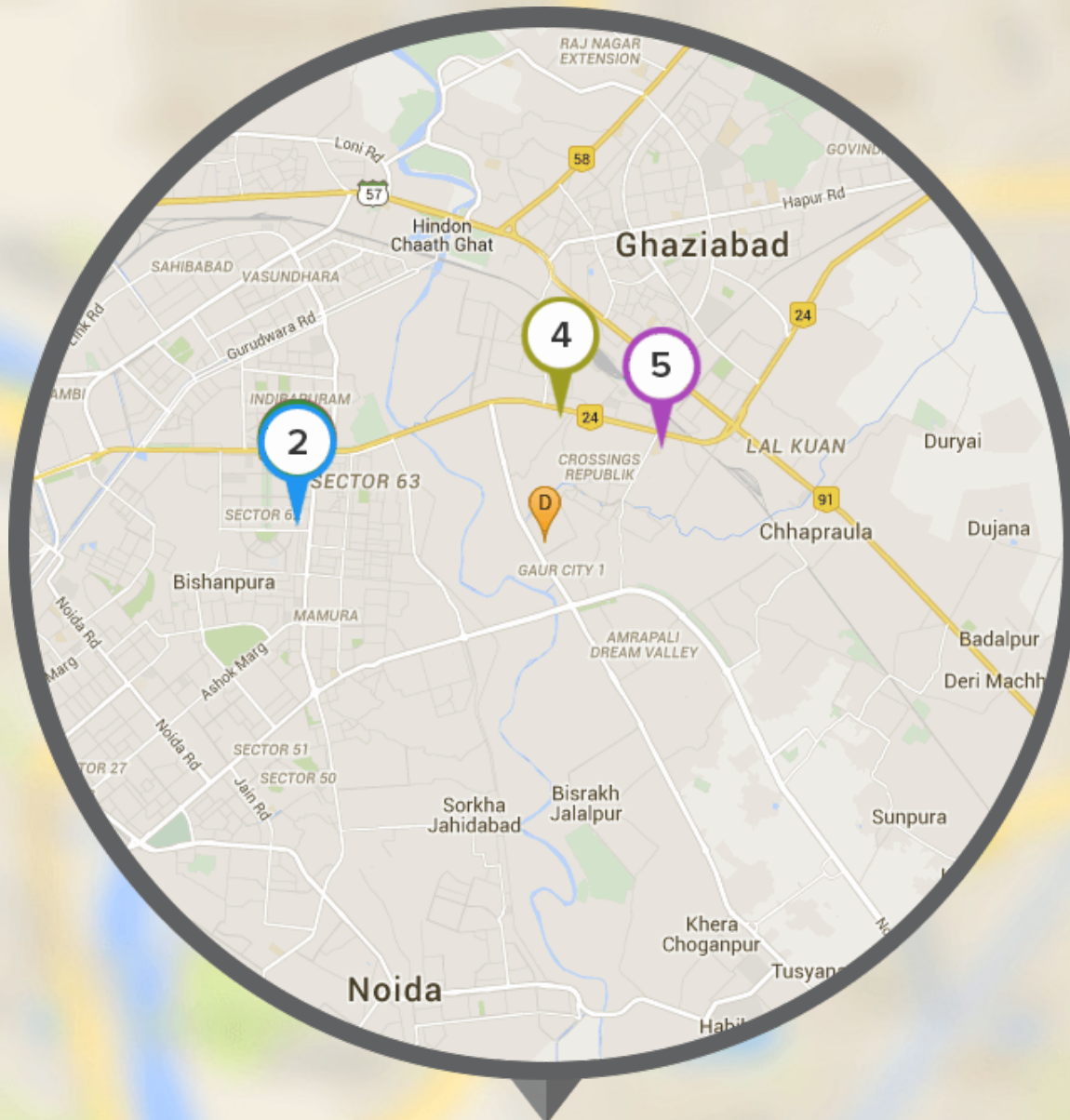
Project is expected to be delivered on Dec, 2016
Has seen a price appreciation of **10.2 %** over last **29**
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Exotica Dreamville, Noida



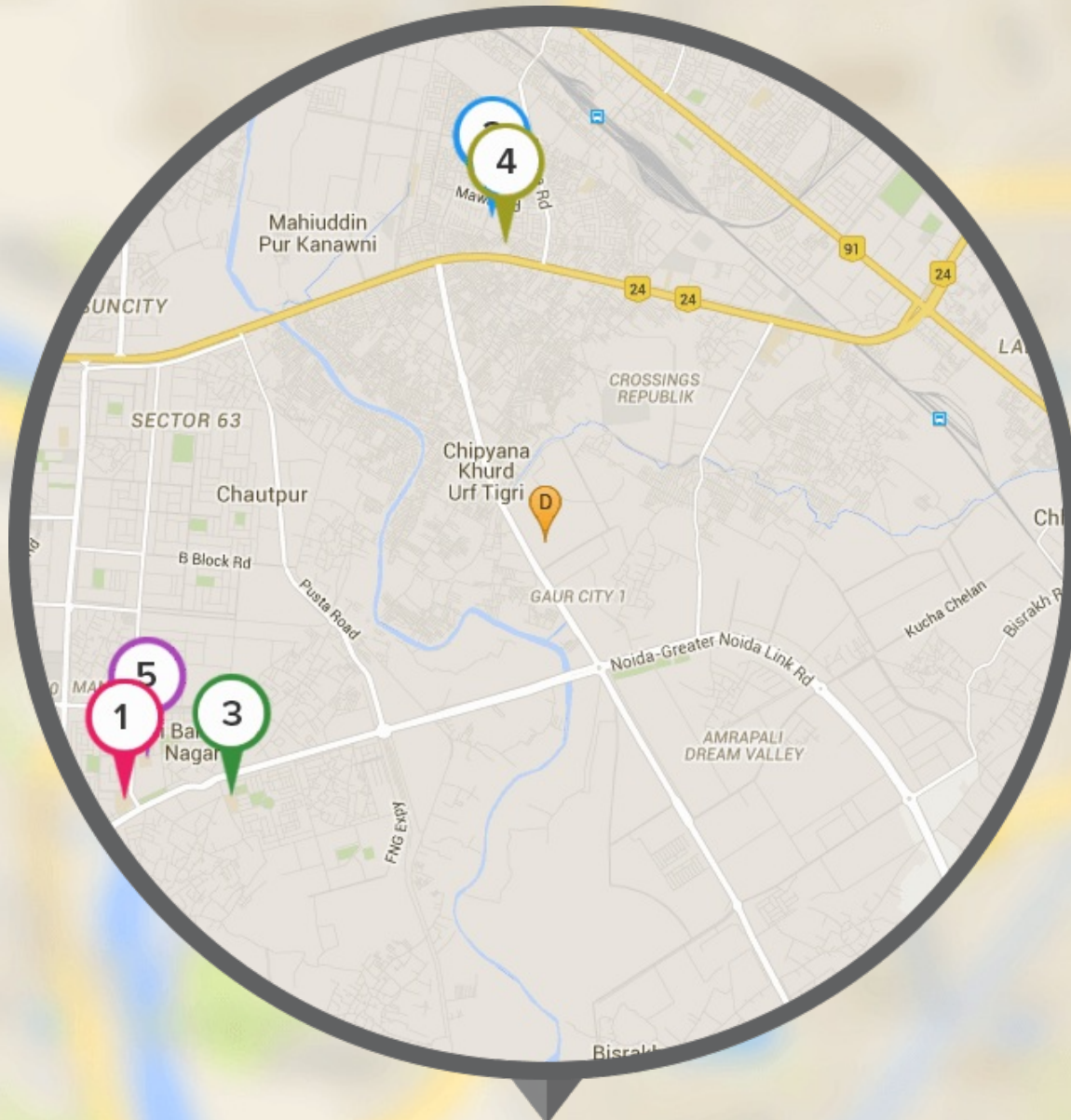
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|-------------------------|-------|--------|
| 1 | Mothers Pride School | ★★★★★ | 4.97Km |
| 2 | Mothers Pride Noida- 62 | ★★★★★ | 4.96Km |
| 3 | Euro Kids International | ★★★★★ | 4.98Km |
| 4 | Bachpan...a play school | ★★★★★ | 2.46Km |
| 5 | SHEMROCK Foundation | ★★★★★ | 2.98Km |

Represents the location of Exotica Dreamville


Schools Near Exotica Dreamville, Noida



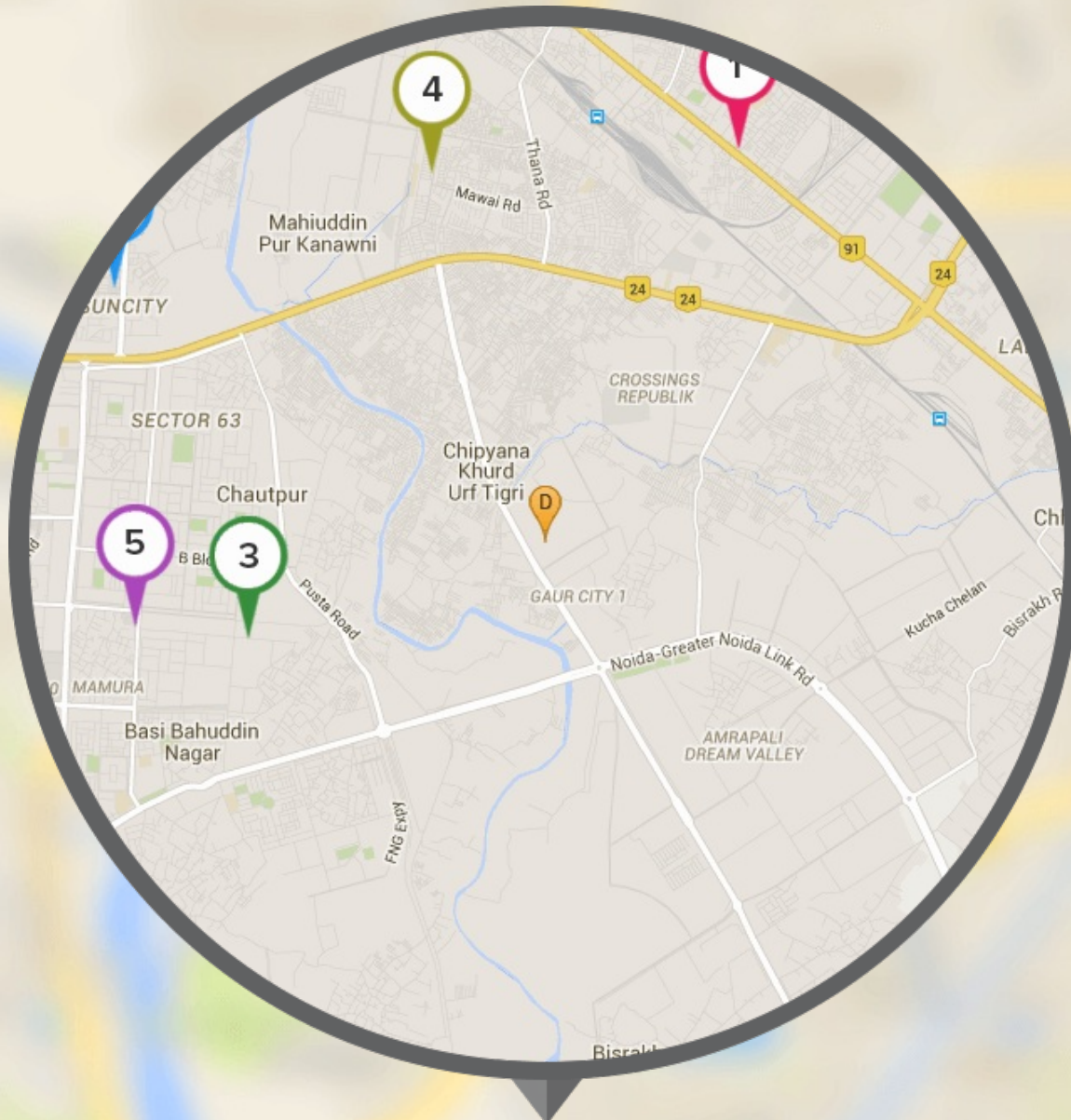
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|------------------------------------|-------|--------|
| 1 | Global Indian International School | ★★★★★ | 4.95Km |
| 2 | DAV Public School | ★★★★ | 3.26Km |
| 3 | Raghav Global School | ★★★ | 4.05Km |
| 4 | Saint Teresas Convent School | ★★★ | 2.97Km |
| 5 | Sapphire International School | ★★★ | 4.54Km |


 Represents the location of Exotica Dreamville

Restaurants Near Exotica Dreamville, Noida



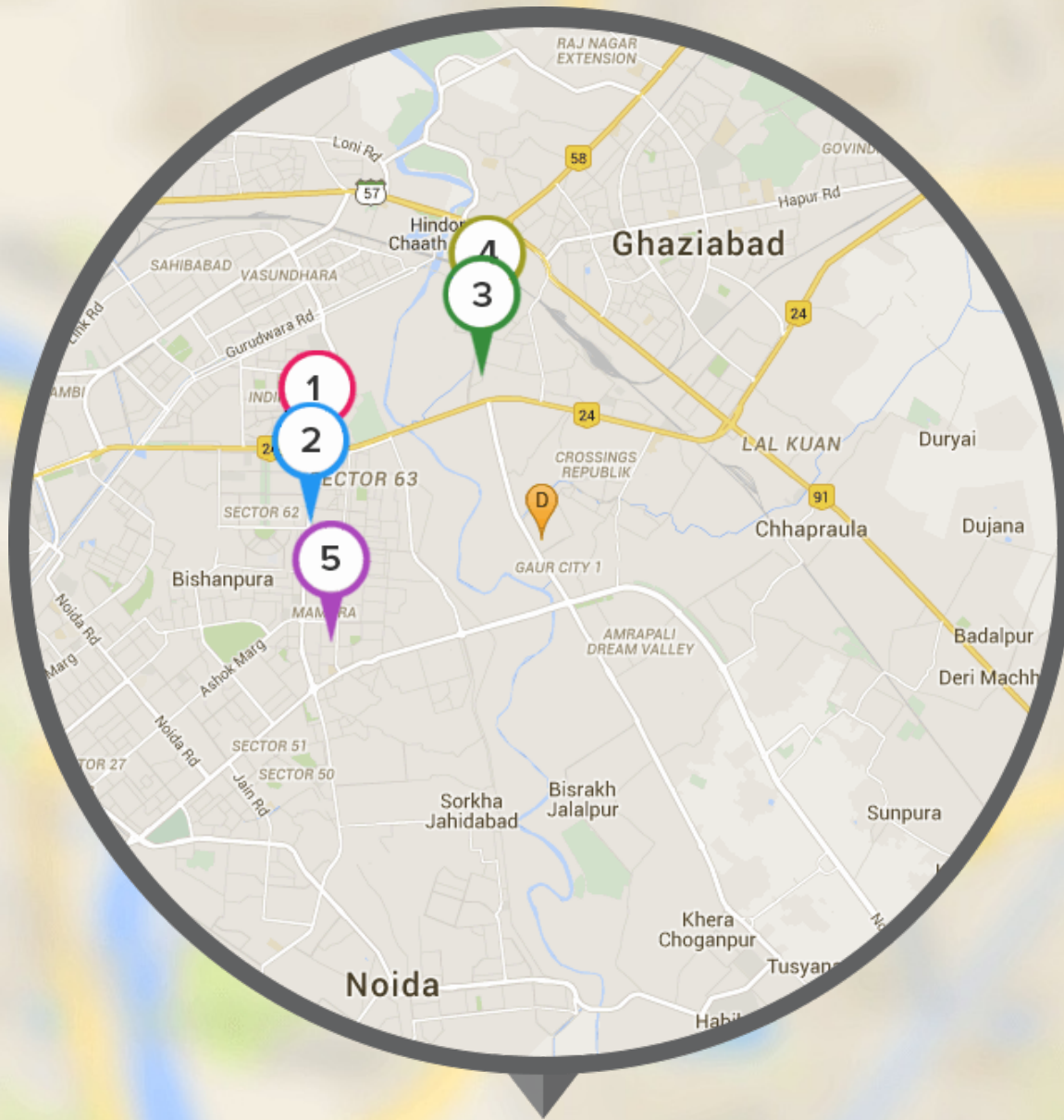
Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-----------------------------|---|--------|
| 1 | cooriander leaves | ★ | 4.34Km |
| 2 | Suruchi Dhaba | ★ | 5.00Km |
| 3 | Bhishm Reddy | ★ | 3.12Km |
| 4 | Prime Value Tours Pvt. Ltd. | ★ | 3.84Km |
| 5 | Red Spice Restaurant | ★ | 4.18Km |

 Represents the location of Exotica Dreamville


Restaurants

Hospitals Near Exotica Dreamville, Noida



Hospitals

Top 5 Hospitals (within 5 kms)		
1	HCL Avitas ★★★★★	4.71Km
2	Fortis Hospital ★★★★★	4.68Km
3	Life Line Hospital ★★★★	3.46Km
4	Narayan Hospital ★★★★	4.19Km
5	CardiaGreen Advanced Heart Care Center ★★★	4.71Km

 Represents the location of Exotica Dreamville





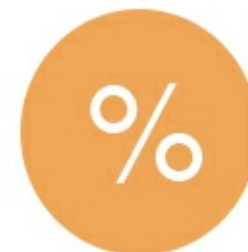
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