




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

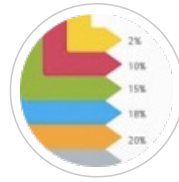
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 20 Jul, 2016

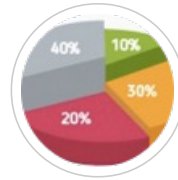


# What is *PROPINSIGHT?*



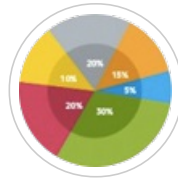
## Price Insight

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.



# Victory One Amara


Sector 16 Noida Extension, Noida


₹ 30 Lacs onwards

Livability Score



 Project Size  
7 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Sep `18



# 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

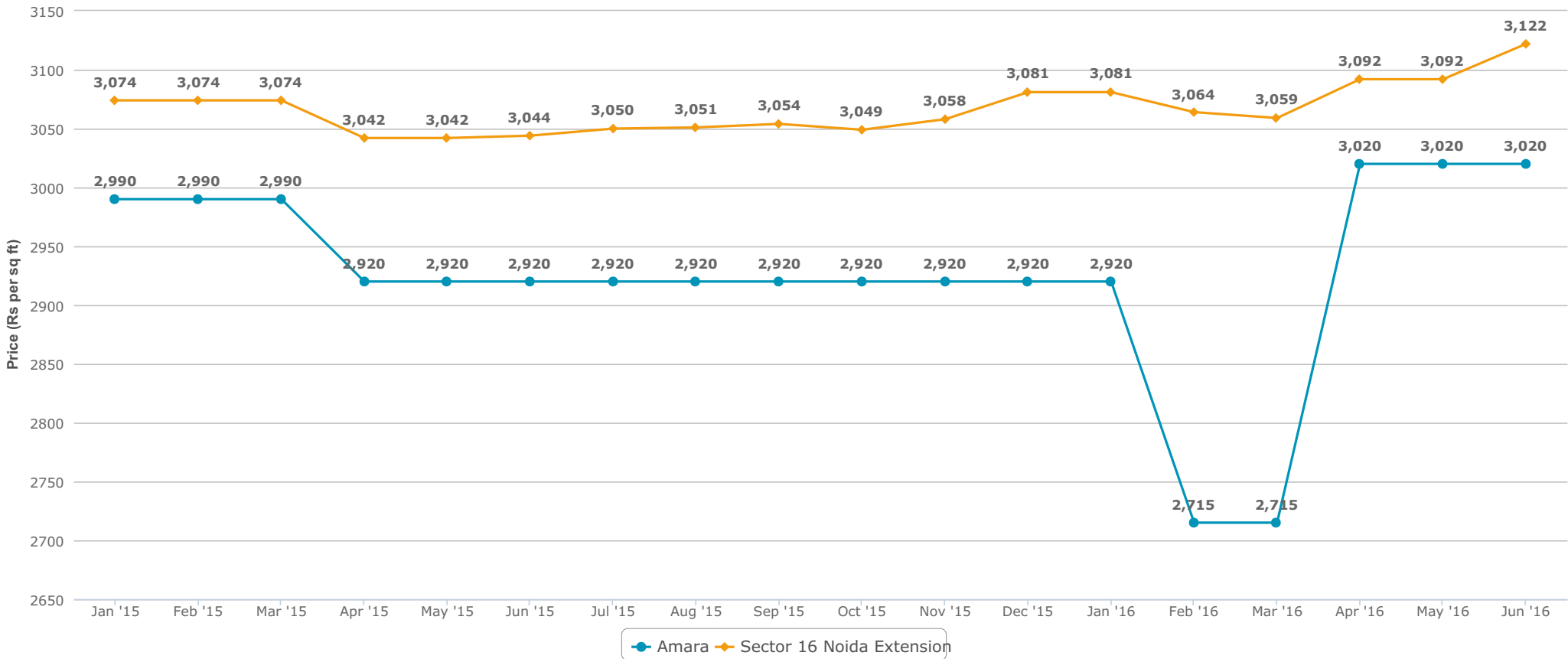


## Demand Comparison

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

# Price Trend Of Victory One Amara

## Victory One Amara VS Sector 16 Noida Extension, Noida



Property Type	2BHK+2T	3BHK+2T	3BHK+3T	3BHK+4T
Area (sq.ft.)	995, 1050, 1150, 1210	1350	1540	1720

# Price Comparison With Other Projects Similar To Victory One Amara



Victory One Amara  
Sector 16 Noida Extension, Noida



Ajnara LeGarden  
Sector 16 Noida Extension, Noida



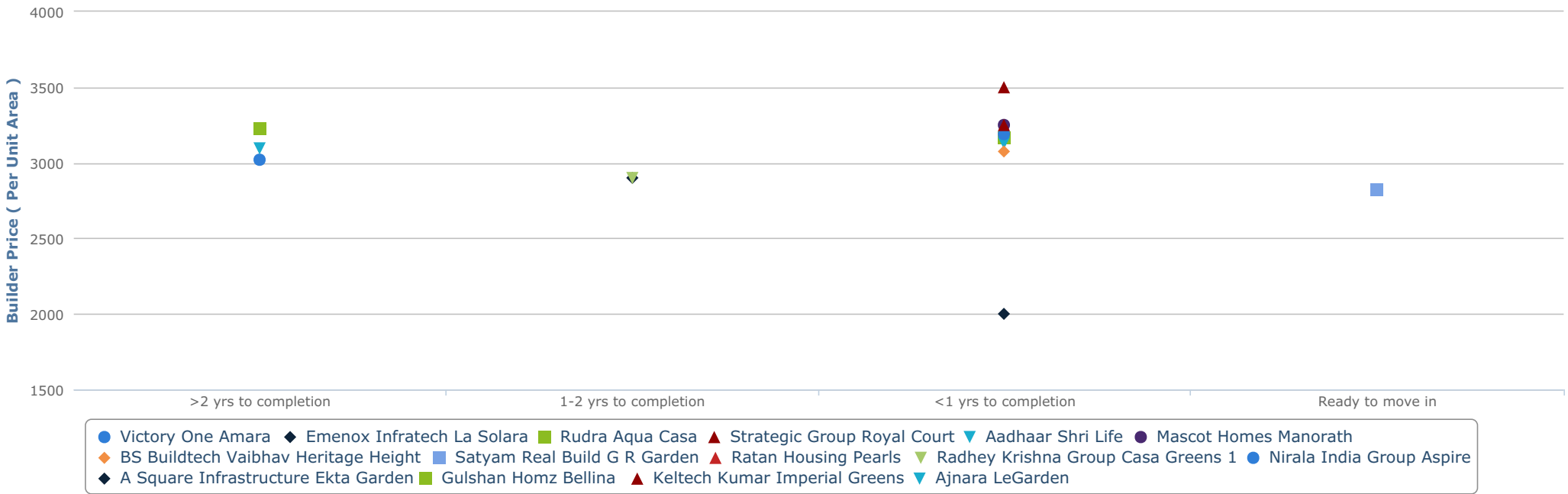
BS Buildtech Vaibhav Heritage  
Height  
Sector 16 Noida Extension, Noida

Primary Purchase Price	3,020/sq.ft.	3,095/sq.ft.	3,075/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	Covered : Rs. 3 Lacs (One time)	Covered : Rs. 2.5 Lacs (One time)
Power Backup Charges	Rs. 20,000 (One time)	Rs. 20,000 (One time)	Rs. 15,000 (One time)
Club House Charges	Rs. 1 Lacs (One time)	N.A.	Rs. 50,000 (One time)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Victory One Amara



Victory One Amara's current price is Rs. 3020/sq. ft. and it is in Under Construction stage.

In comparison to locality, Victory One Amara is underpriced by Rs. 102.54/sq. ft.

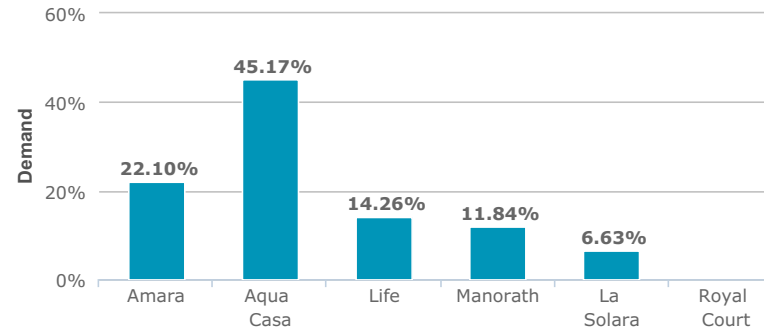
Highest price in the locality is for Strategic Group Royal Court at 3500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at A Square Infrastructure Ekta Garden at 2000/sq. ft. and it is in Under Construction stage.

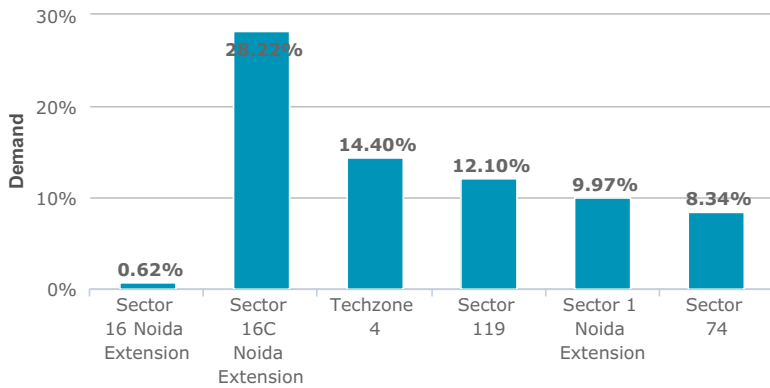
## Analysis

- Amara has 22.10 % demand amongst all projects in Noida.
- The highest demand 45.17% in Noida is for Aqua Casa.
- The lowest demand 0.00% in Noida is for Royal Court

Demand of projects in 5 km vicinity of Victory One Amara



Demand in popular localities of Noida



## Analysis

- Sector 16 Noida Extension has 0.62 % demand amongst all projects in Noida.
- The highest demand 28.22% in Noida is for Sector 16C Noida Extension.
- The lowest demand 0.62% in Noida is for Sector 16 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

# Victory One Amara Comparison With Other Similar Projects



Victory One Amara  
Sector 16 Noida Extension, Noida



Ajnara LeGarden  
Sector 16 Noida Extension, Noida



BS Buildtech Vaibhav Heritage  
Height  
Sector 16 Noida Extension, Noida

Livability Rating*	8.3/10	8.4/10	8.1/10
Safety Rating*	6.0/10	6.0/10	6.0/10
Builder	Victory One	Ajnara	BS Buildtech
Locality	Sector 16 Noida Extension, Noida	Sector 16 Noida Extension, Noida	Sector 16 Noida Extension, Noida
Number of Towers	7	17	7
Project Land Area	7.5 Acres	9 Acres	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

# Victory One Amara Comparison With Other Similar Projects (Continued ...)



Victory One Amara  
Sector 16 Noida Extension, Noida



Ajnara LeGarden  
Sector 16 Noida Extension, Noida



BS Buildtech Vaibhav Heritage  
Height  
Sector 16 Noida Extension, Noida

Part of Township	No	No	No
Average Flats Per Floor	7.14	7.94	5.29
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `13	Sep `12	Oct `13
Possession Date	Sep `18	Dec `18	Dec `16
Delay	15 month(s)	6 month(s)	2 month(s)

# Amenities Comparison Of Victory One Amara With Other Similar Projects


















Victory One Amara  
Sector 16 Noida Extension, Noida



Ajnara LeGarden  
Sector 16 Noida Extension, Noida



BS Buildtech Vaibhav Heritage  
Height  
Sector 16 Noida Extension, Noida

Rain Water Harvesting			
Staff Quarter			
Vaastu Compliant			
Cafeteria			
Intercom			

Common Amenities	Gymnasium Children's play area Club House 24 X 7 Security Jogging Track Power Backup
	Landscaped Gardens Swimming Pool Car Parking Lift Available Indoor Games
Amenities not available in any project	Sports Facility Golf Course



## ***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

## Overview Of Developer (Victory One)



Victory One is a leading real estate company that is known for its professionalism and emphasis on quality. Victory One specializes in offering affordably priced yet luxurious housing solutions to its customers at strategic locations.

The portfolio of property by Victory One includes multiple residential, institutional, industrial and infrastructural projects on a pan Indian basis. The company has also worked with leading organizations like the Army Welfare Housing Organization, LIC, AWHO, Reliance Energy, Mitsui, Container Corporation of India and NHPC.

### Unique Selling Point:

The company seeks to offer affordable yet luxurious lifestyles to customers with its projects. The company's USPs includes customer commitment, timely project delivery, technical expertise and experience.

The company maintains high quality standards and offers world class lifestyles to residents at its projects. Innovation, creativity and eco-friendly development are major attributes of the company.

### Landmark Projects:

Amara is a landmark project developed by the company and offers 2 and 3 BHK apartments to buyers that are sized between 995 and 1,720 sq ft. The project consists of 830 units and comes with several amenities for residents including a tennis court, gymnasium, badminton court, playing area for children, intercom facilities, rainwater harvesting systems, club house, security services, jogging track and landscaped gardens. The project is located at Sector 12 in Noida and lies in close proximity to Lal Kuan, Crossing Republik and Sectors 10, 16B, 123 and many more areas.

Central is another landmark project offering 2 and 3 BHK apartments to buyers that are sized between 995 and 1,720 sq ft. The project consists of 864 units and comes with several amenities for residents, including a swimming pool, well equipped gymnasium, rainwater harvesting system, playing zone for children, intercom facilities, club house, indoor game facilities, security services, maintenance services and 24 hour backup provisions.

### Type/Category of Projects:

The company offers luxuriously designed and comfortable housing solutions to customers at supremely affordable prices.

<b>Experience</b>	21 Years
<b>Project Delivered</b>	2
<b>Ongoing Projects</b>	2



Livability Score

8.3

## Victory One Amara

Sector 16 Noida Extension, Noida

Project is expected to be delivered on Sep, 2018  
after a delay of 15 month(s).

Has seen a price appreciation of -2.4 % over last 38  
month(s)



Livability Score

8.3

## Victory One Central

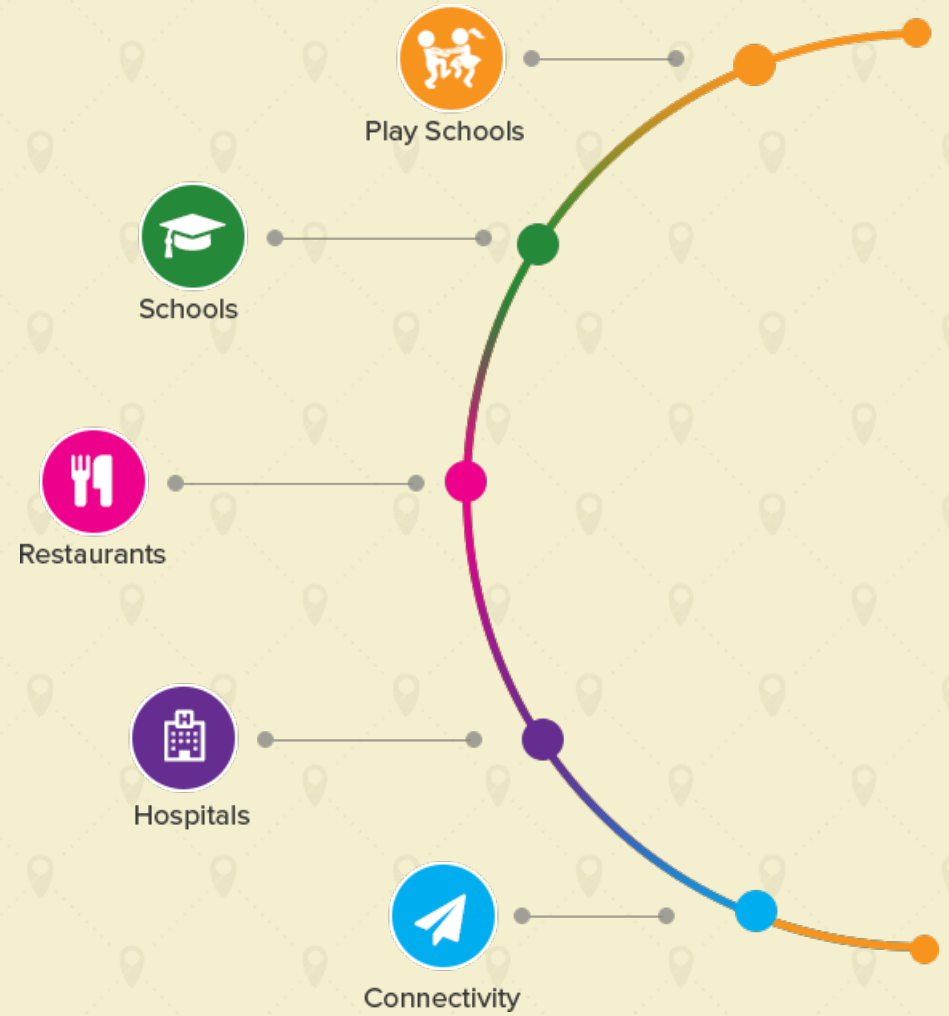
Sector 12 Noida Extension, Noida

Project is expected to be delivered on Dec, 2019  
after a delay of 45 month(s).

Has seen a price appreciation of -7.8 % over last 38  
month(s)

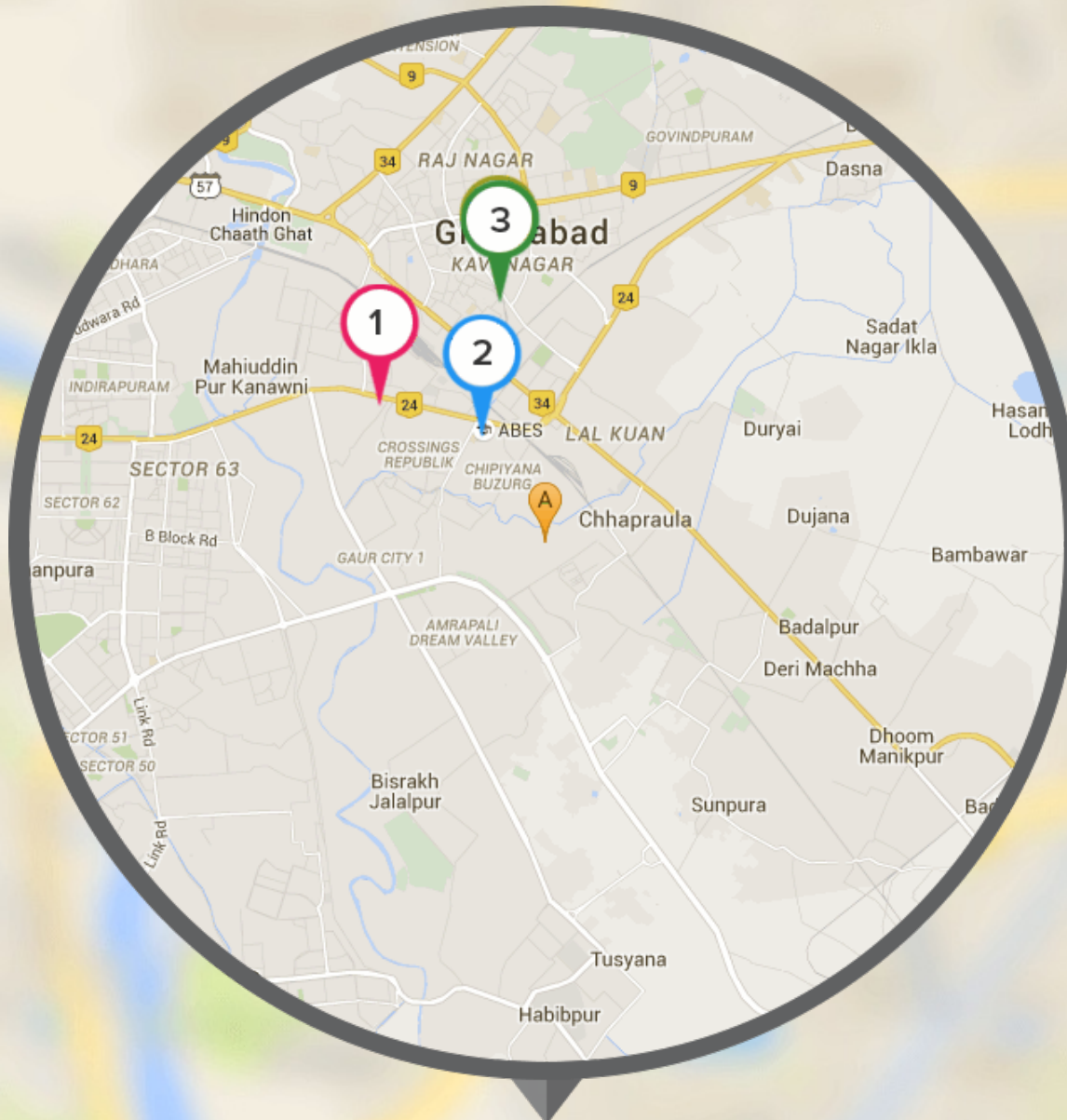
# LOCALITY INSIGHT

Everything you want to know about the locality





# Play Schools Near Victory One Amara, Noida



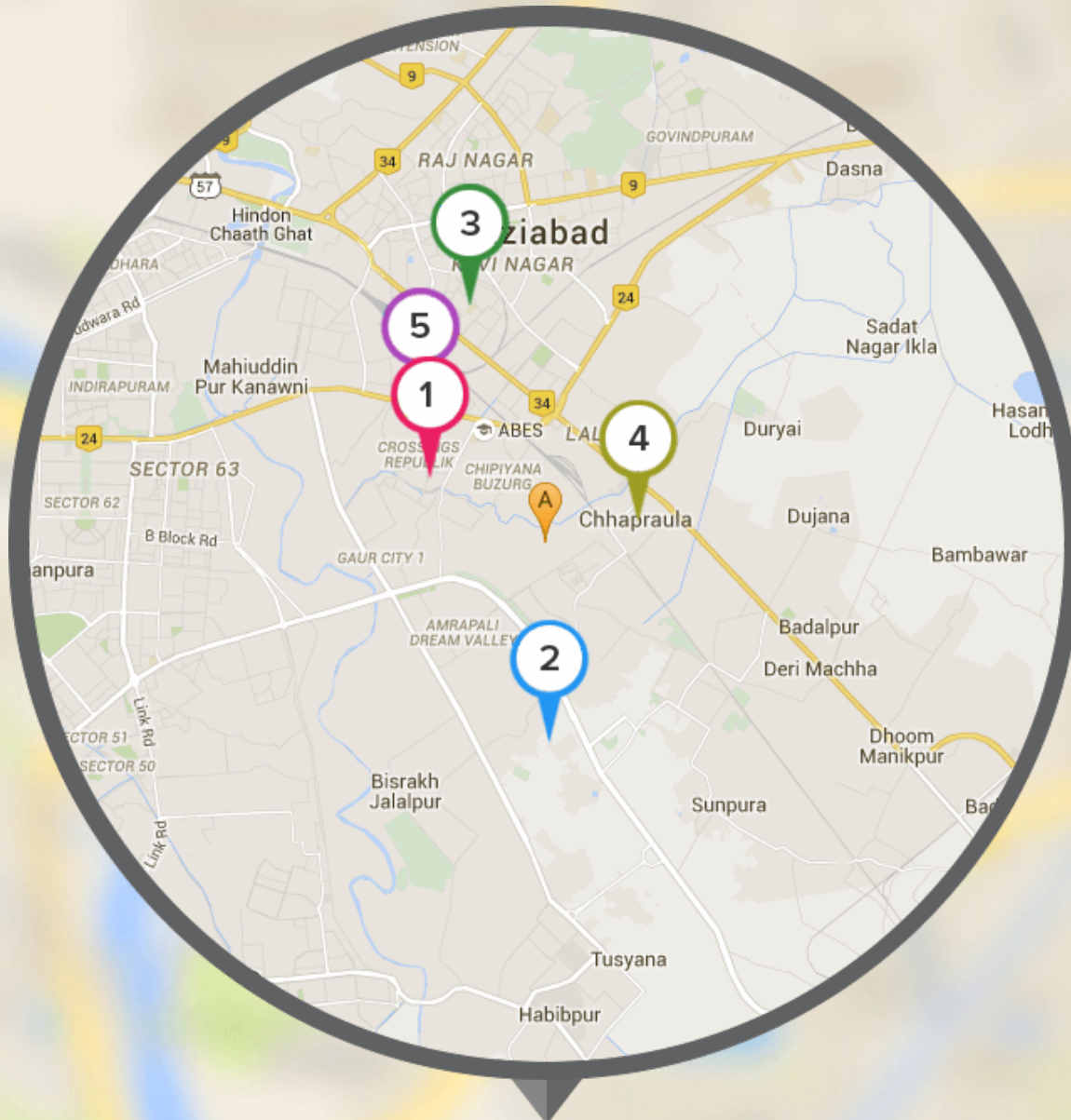
Play Schools

## Top 4 Play Schools (within 5 kms)

- |   |                         |       |        |
|---|-------------------------|-------|--------|
| 1 | Bachpan...a play school | ★★★★★ | 4.27Km |
| 2 | SHEMROCK Foundation     | ★★★★★ | 2.43Km |
| 3 | Shemrock Cradle         | ★     | 4.84Km |
| 4 | Bachpan a Play School   | ★     | 4.94Km |

A Represents the location of Victory One Amara

# Schools Near Victory One Amara, Noida



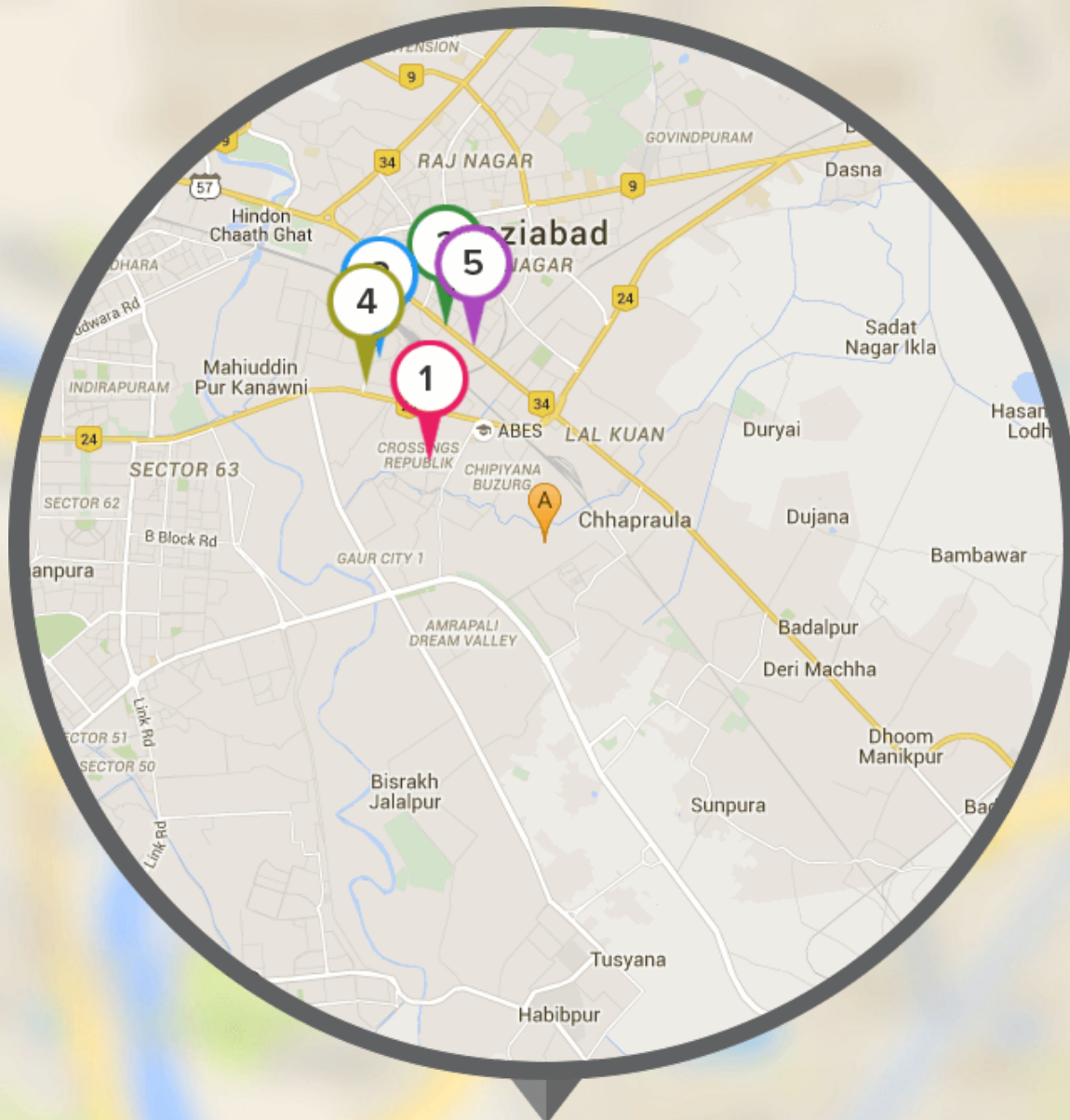
Schools

## Top 5 Schools (within 5 kms)

1	Little Einsteins,Day Care,Crossings Republik,Ghaziabad	★★★★	2.64Km
2	Aster Public School	★★★	4.03Km
3	Sushila Model School	★★	4.92Km
4	Vidya World School	★★	1.85Km
5	S.N. Modern School	★	3.62Km

A Represents the location of Victory One Amara

# Restaurants Near Victory One Amara, Noida



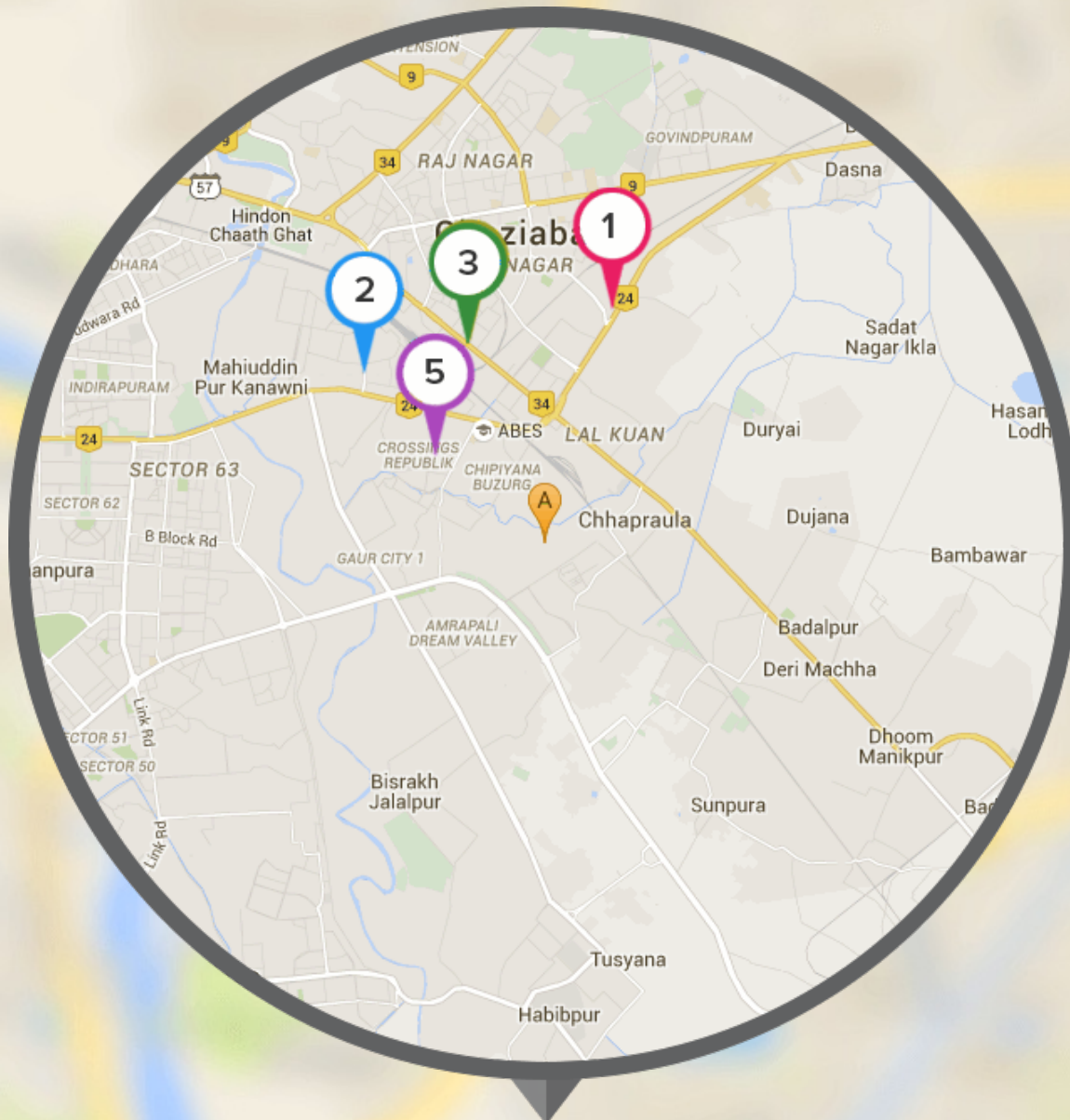
Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                    |   |        |
|---|--------------------|---|--------|
| 1 | Grill Crossings    | ★ | 2.80Km |
| 2 | Kajal Fast Food    | ★ | 4.93Km |
| 3 | Hotel Galaxy       | ★ | 4.73Km |
| 4 | Bunty Pudi Bhandar | ★ | 4.77Km |
| 5 | hatrasi            | ★ | 4.12Km |

A Represents the location of Victory One Amara

# Hospitals Near Victory One Amara, Noida



Hospitals

## Top 5 Hospitals (within 5 kms)

1	Columbia Asia Hospital - Ghaziabad	★★★★★	4.82Km
2	GR Hospital	★	4.94Km
3	Shankar Lal Hospital	★	4.21Km
4	Sudarshan Hospital	★	4.26Km
5	ORTHO NEURO	★	2.78Km

A Represents the location of Victory One Amara



PROPTIGER



End to End Services



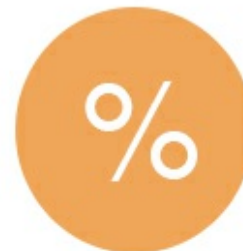
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