




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

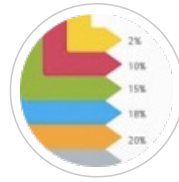
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

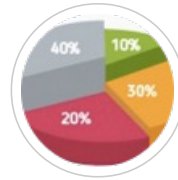


What is *PROPINSIGHT?*



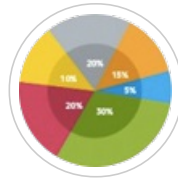
Price Insight

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.

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Ashiana Landcraft The Center Court

Sector 88A, Gurgaon

₹ 1.06 Cr onwards

Livability Score

8.6/10



Project Size
9 Towers



Configurations
2,3 Bedroom Apartment



Possession Starts
Dec '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

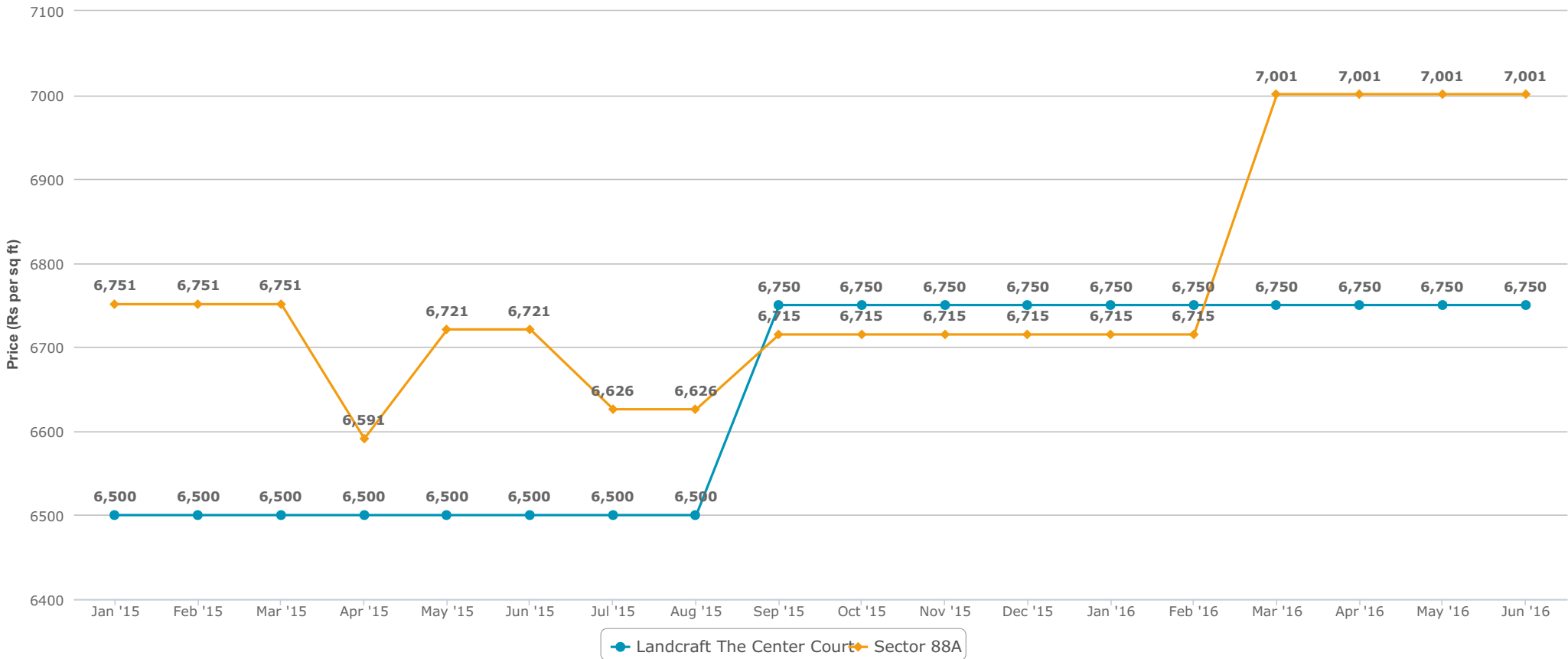


Demand Comparison

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

Price Trend Of Ashiana Landcraft The Center Court

Ashiana Landcraft The Center Court VS Sector 88A, Gurgaon



Property Type	2BHK+2T	3BHK+3T	3BHK+4T
Area (sq.ft.)	1565	1910	2175

Price Comparison With Other Projects Similar To Ashiana Landcraft The Center Court



Ashiana Landcraft The Center Court
Sector 88A, Gurgaon



Ansal Amantre
Sector 88A, Gurgaon



Godrej Icon
Sector 88A, Gurgaon

Primary Purchase Price

6,750/sq.ft.

6,950/sq.ft.

7,000/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

Covered : Rs. 3 Lacs (One time)

Covered : Rs. 3.8 Lacs (One time)

Covered : Rs. 3.8 Lacs (One time)
Open : Rs. 2.5 Lacs (One time)

Power Backup Charges

N.A.

N.A.

Rs. 35,000 (One time)

Club House Charges

Rs. 1.5 Lacs (One time)

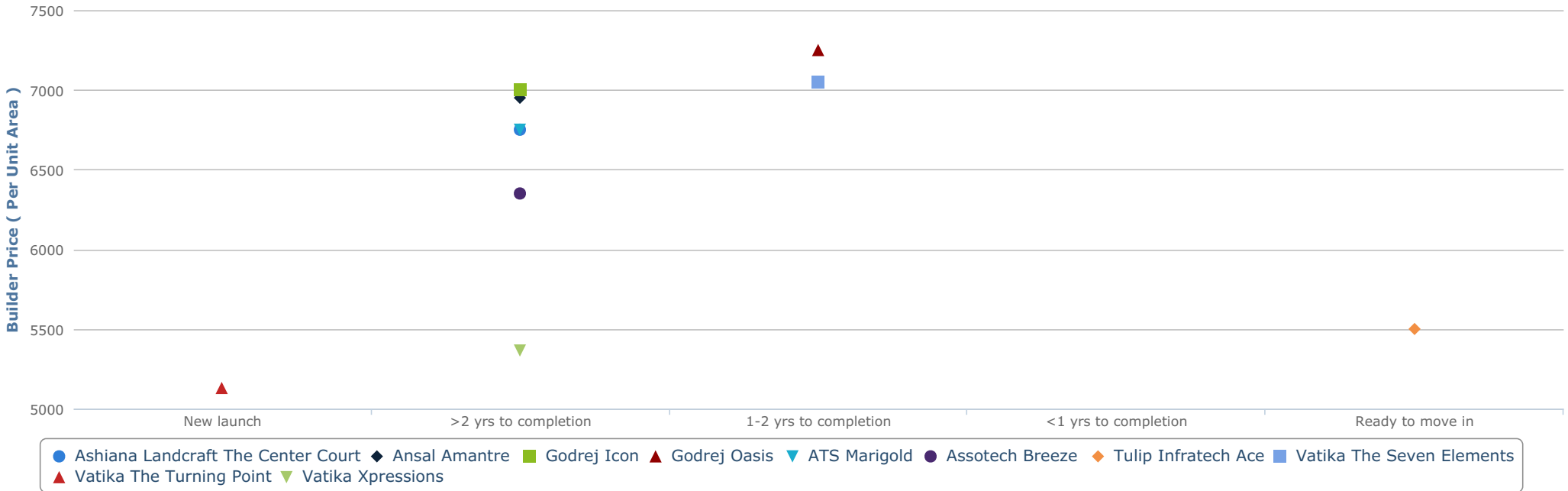
Rs. 1.8 Lacs (One time)

Rs. 2.5 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Ashiana Landcraft The Center Court



Ashiana Landcraft The Center Court's current price is Rs. 6750/sq. ft. and it is in Under Construction stage.

In comparison to locality, Ashiana Landcraft The Center Court is underpriced by Rs. 251.33/sq. ft.

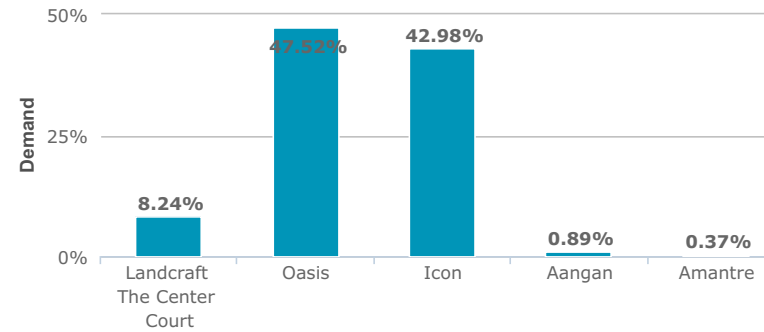
Highest price in the locality is for Godrej Oasis at 7250/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Vatika The Turning Point at 5130/sq. ft. and it is in Launching Soon stage.

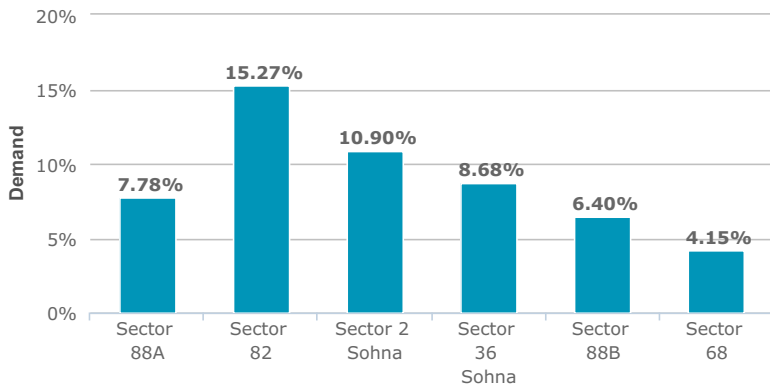
Analysis

- Landcraft The Center Court has 8.24 % demand amongst all projects in Gurgaon.
- The highest demand 47.52% in Gurgaon is for Oasis.
- The lowest demand 0.37% in Gurgaon is for Amantre

Demand of projects in 5 km vicinity of Ashiana Landcraft The Center Court



Demand in popular localities of Gurgaon



Analysis

- Sector 88A has 7.78 % demand amongst all projects in Gurgaon.
- The highest demand 15.27% in Gurgaon is for Sector 82.
- The lowest demand 4.15% in Gurgaon is for Sector 68



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

Ashiana Landcraft The Center Court Comparison With Other Similar Projects



Ashiana Landcraft The Center Court
Sector 88A, Gurgaon



Ansal Amantre
Sector 88A, Gurgaon



Godrej Icon
Sector 88A, Gurgaon

Livability Rating*

8.6/10

8.9/10

8.8/10

Safety Rating*

6.0/10

6.0/10

6.0/10

Builder

Ashiana

Ansal

Godrej

Locality

Sector 88A, Gurgaon

Sector 88A, Gurgaon

Sector 88A, Gurgaon

Number of Towers

9

8

5

Project Land Area

14 Acres

10.1 Acres

9.1 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

Ashiana Landcraft The Center Court Comparison With Other Similar Projects (Continued ...)



Ashiana Landcraft The Center Court
Sector 88A, Gurgaon



Ansal Amantre
Sector 88A, Gurgaon



Godrej Icon
Sector 88A, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	4	2.91	3.64
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Oct `13	Mar `15	May `15
Possession Date	Dec `18	Dec `18	Dec `18
Delay	8 month(s)	13 month(s)	On time

Amenities Comparison Of Ashiana Landcraft The Center Court With Other Similar Projects



Ashiana Landcraft The Center Court
Sector 88A, Gurgaon



Ansal Amantre
Sector 88A, Gurgaon



Godrej Icon
Sector 88A, Gurgaon

Intercom



Multipurpose Room



Sports Facility



Maintenance Staff



Cafeteria

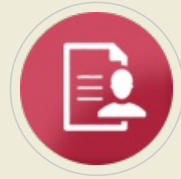


Common Amenities

Gymnasium Swimming Pool Children's play area Club House 24 X 7 Security Jogging Track
Landscaped Gardens Car Parking Lift Available

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 (Ashiana)



Ashiana Homes has been a prominent player in the realty market for more than twenty years and is today synonymous with top class construction, secure investments and committed service. The company started its journey in the 80s and shifted its focus greatly to the Delhi-National Capital Region from the year 1997 onwards. The portfolio of property by Ashiana Homes majorly consists of projects cross Ghaziabad, Greater Noida, Gurgaon and Indirapuram among other areas. The company is also planning newer projects in other cities like Jaipur and Bhubaneswar in the near future. Ashiana Homes has successfully constructed in excess of 33 lakh sq. ft. spanning both commercial and residential segments.

The company specializes in offering affordable housing to its customers and has its own team of highly qualified architects and designers who follow the company philosophy of professionalism with a personal touch. The company is spearheaded by its Chairman cum Managing Director, Mr. R. K. Modi.

Unique Selling Point:

The company has its own team of highly experienced professionals and architects who leave no stone unturned when it comes to project development and execution. The company believes in customer satisfaction above all else and attempts at securing customer investments for maximum returns. The company also believes in impeccable planning as a means towards meeting commitments to the fullest. The company also follows best practices in terms of construction quality and ensures the observance of the same by all project professionals, vendors and partners.

Landmark Projects:

Some of the landmark projects of the company include the Ashiana Palm Court which has won numerous awards for its affordable properties and world class living ambience. With 80% open areas and a delightfully landscaped central lawn, the project has been a path breaker in the affordable housing segment. Key amenities offered to residents at this project include a club house, sports and gymnasium provisions, swimming pool, internet connectivity, party hall and centralized power backup system.

Ashiana Upvan is another landmark project developed by the company at Indirapuram and spreads over 7 acres of land. The project offers beautiful landscaping, open areas, lawns, driveways and water bodies to residents. The project also comes with several amenities including internet connectivity, security services, party hall, centralized power backup system, swimming pool, gymnasium and sports facilities.

Experience	19 Years
Project Delivered	16
Ongoing Projects	6



Type/Category of Projects:

The company majorly specializes in offering affordable housing solutions to customers without compromising on luxury or features.

Top Projects Delivered By Ashiana



Livability Score

8.6

Ashiana Greens

Ahinsa Khand 2, Ghaziabad

Project was delivered on Jun, 2006



Livability Score

8.5

Ashiana Upvan

Ahinsa Khand 2, Ghaziabad

Project was delivered on Jun, 2009



Livability Score

8.3

Ashiana Le Residency

Lal Kuan, Ghaziabad

Project was delivered on Apr, 2014



Livability Score

8.3

Ashiana Orchid

Gamma 2, Noida

Project was delivered on Dec, 2004



Livability Score

8.6

Ashiana Landcraft The Center Court

Sector 88A, Gurgaon

Project is expected to be delivered on Dec, 2018
after a delay of 8 month(s).

Has seen a price appreciation of 15.4 % over last 37
month(s)



Livability Score

8.5

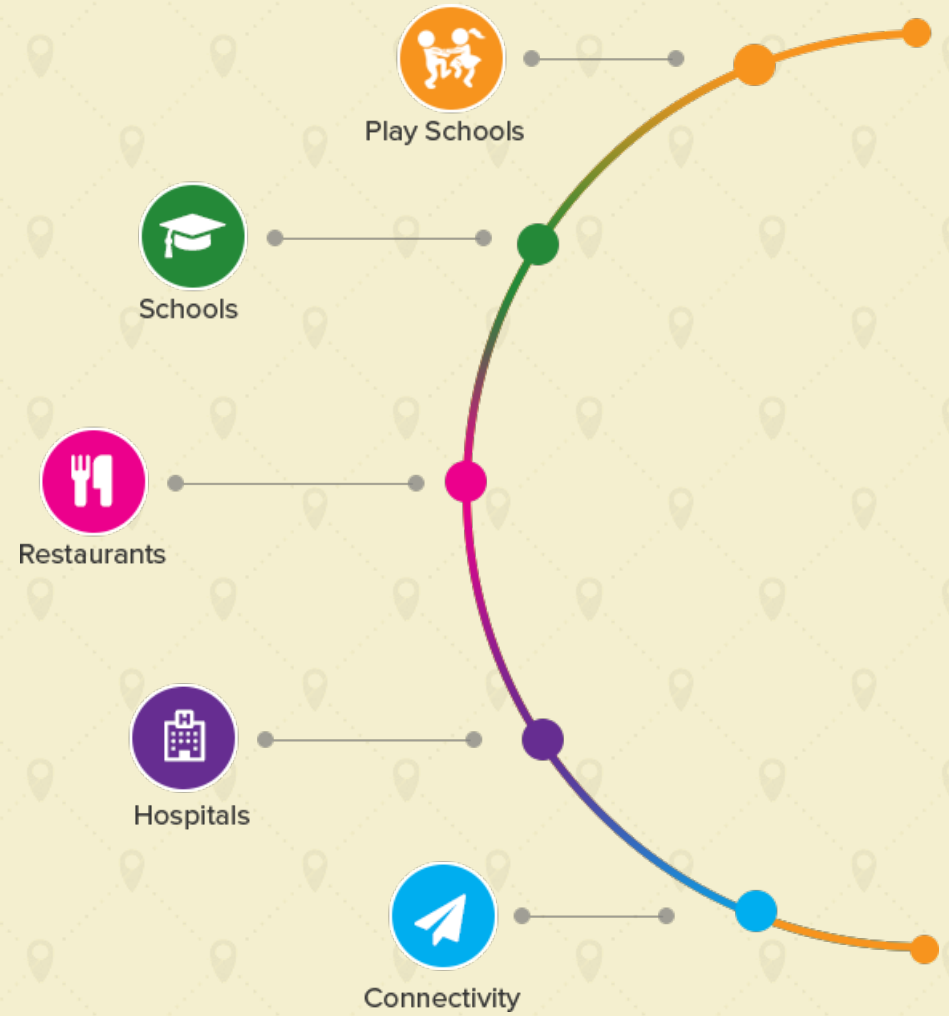
Ashiana Ashiana Greens

Sikar Road, Jaipur

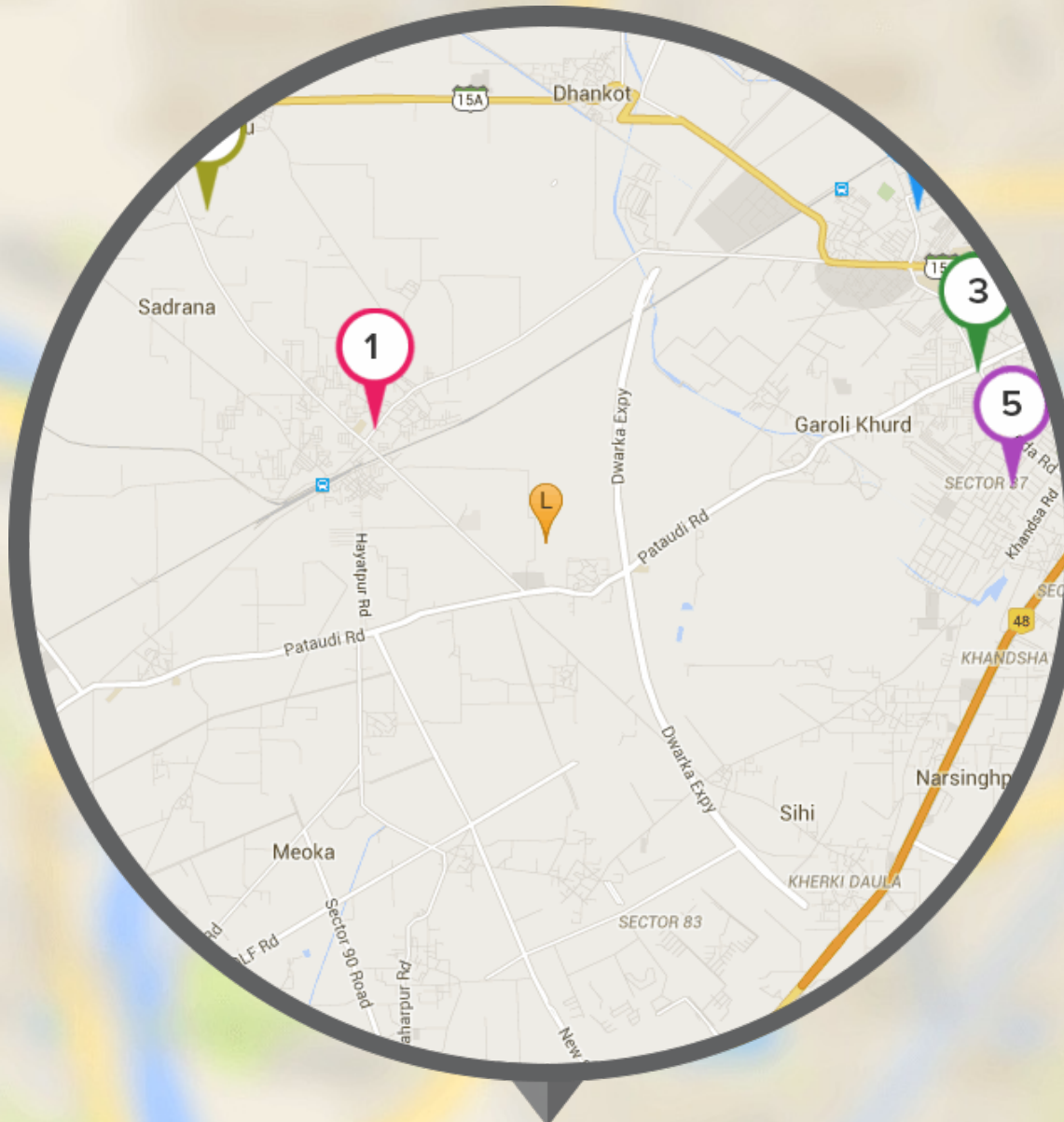
Project is expected to be delivered on Jun, 2017
Has seen a price appreciation of 4.2 % over last 27
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Schools Near Ashiana Landcraft The Center Court, Gurgaon

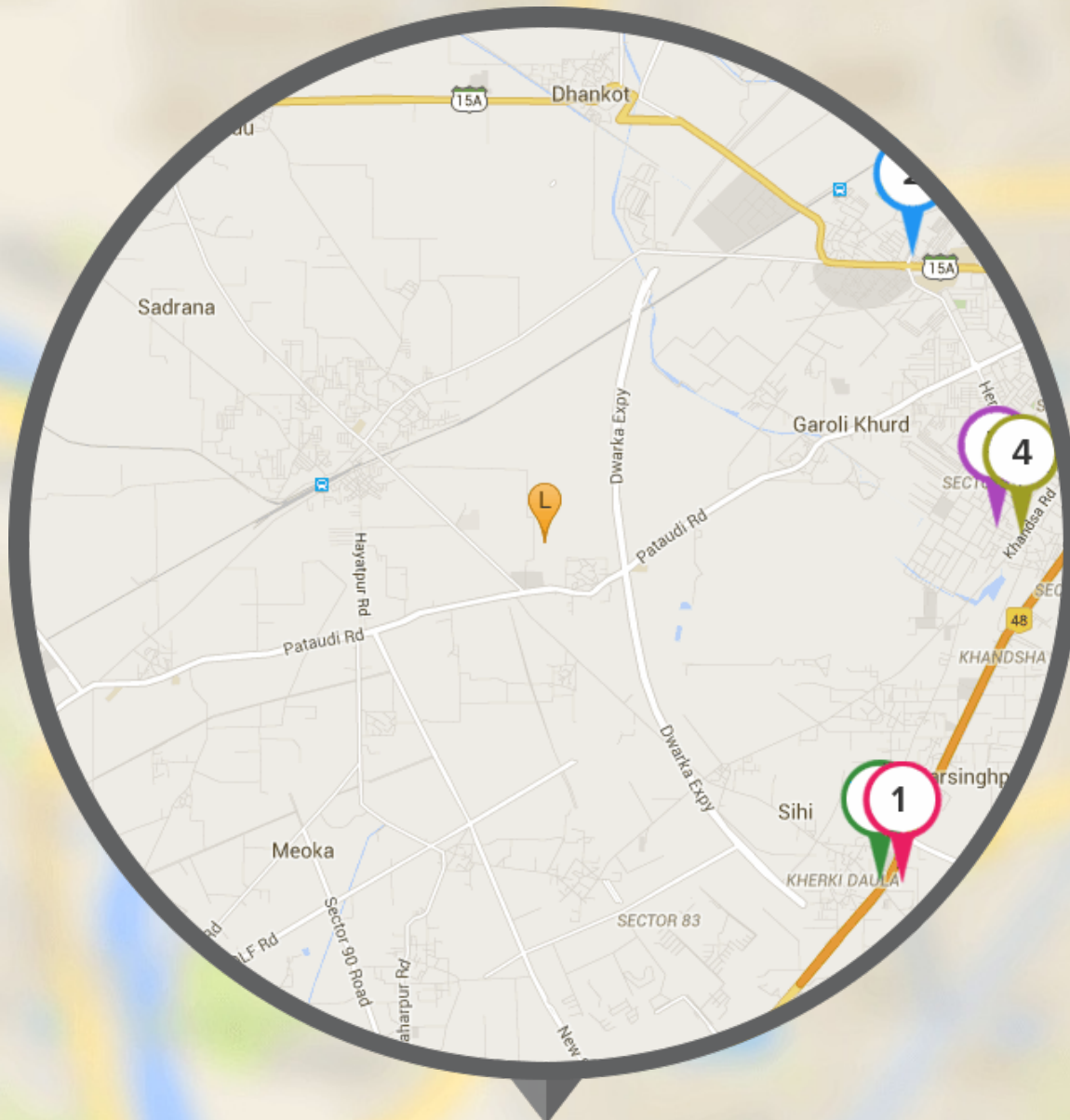


Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|-----------------------------|------|--------|
| 1 | Basant Valley Public School | ★★★★ | 2.04Km |
| 2 | Greenwood Public School | ★★★★ | 4.95Km |
| 3 | Hingiri Public School | ★ | 4.64Km |
| 4 | MVM Public School | ★ | 4.72Km |
| 5 | Lego | ★ | 4.71Km |


Represents the location of Ashiana Landcraft The Center Court

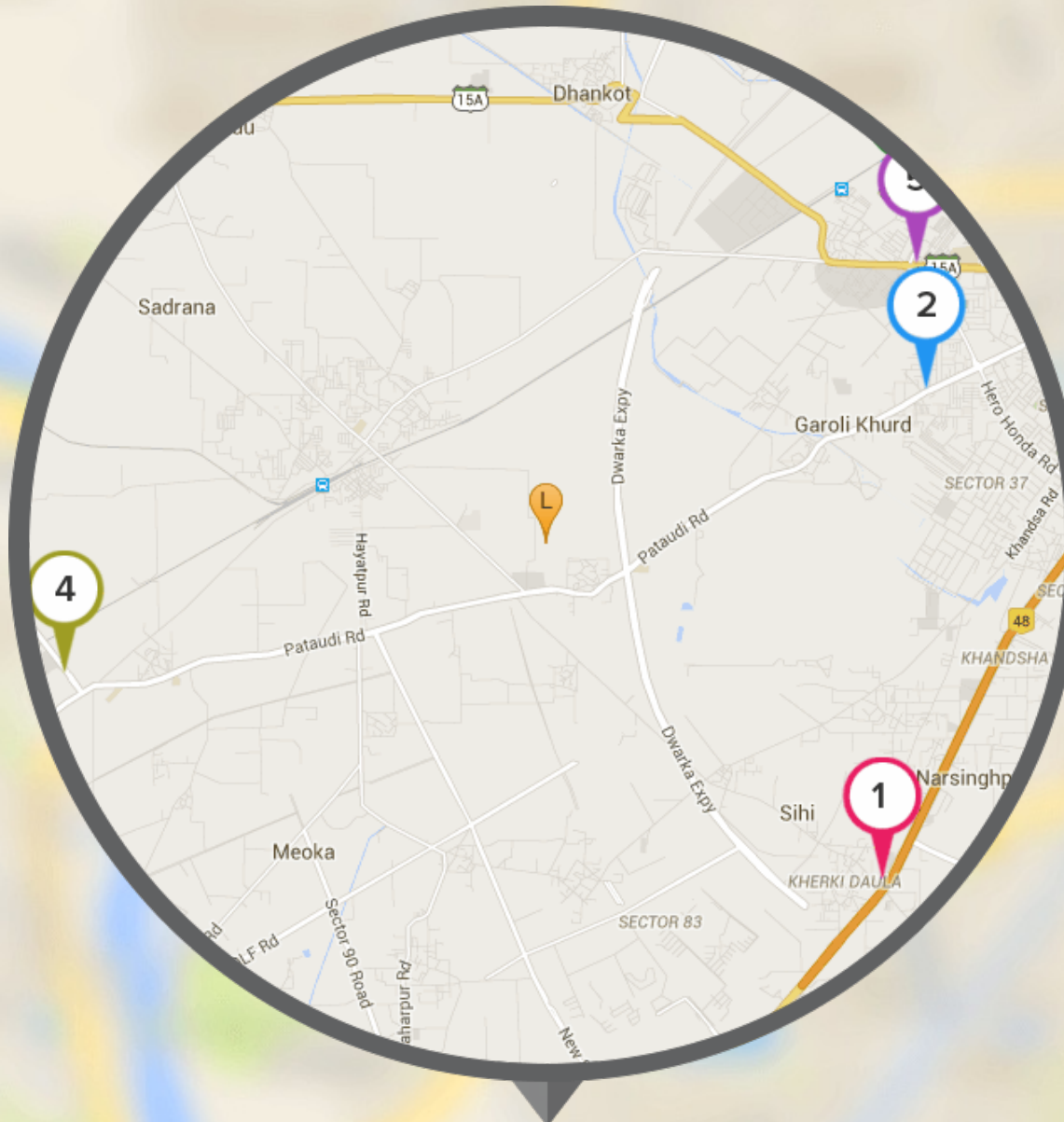


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---------------------------|---|--------|
| 1 | Haldiram | ★ | 4.96Km |
| 2 | Ghar Jaisa Lunch & Dinner | ★ | 4.66Km |
| 3 | R.S Fast Food | ★ | 4.78Km |
| 4 | Shahi Restaurant | ★ | 4.77Km |
| 5 | Mukesh Dhaba | ★ | 4.54Km |

 Represents the location of Ashiana Landcraft The Center Court



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|----------------------|------|--------|
| 1 | Shrew Shyam Hospital | ★★★★ | 4.76Km |
| 2 | Kamla hospital | ★★ | 4.09Km |
| 3 | Vidya Medical Centre | ★★ | 4.95Km |
| 4 | Ayushman Hospital | ★★ | 4.99Km |
| 5 | Shri Balaji Hospital | ★★ | 4.65Km |

Represents the location of Ashiana Landcraft The Center Court



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