



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

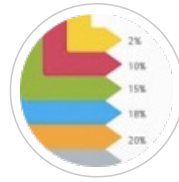
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

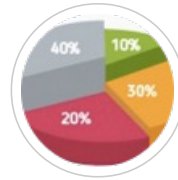


What is *PROPINSIGHT?*



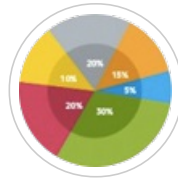
Price Insight

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.




Maxblis Grand Wellington


Sector 75, Noida

Livability Score



 Project Size
2 Towers

 Configurations
1,3 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

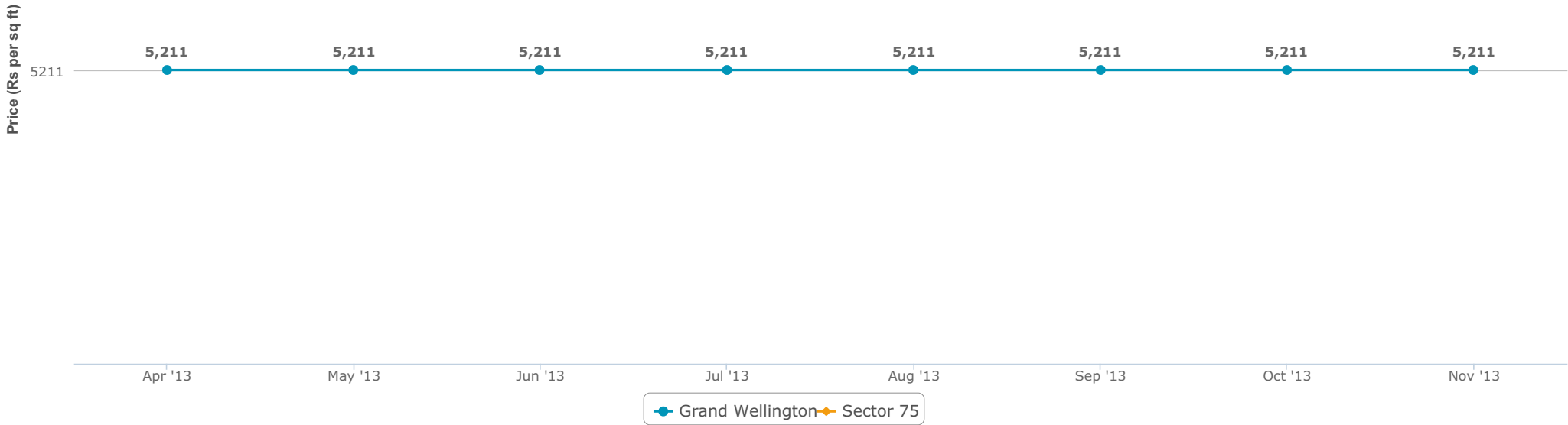


Demand Comparison

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

Price Trend Of Maxblis Grand Wellington

Maxblis Grand Wellington VS Sector 75, Noida



Property Type	1BHK+1T	3BHK+4T
Area (sq.ft.)	615	2050

Price Comparison With Other Projects Similar To Maxblis Grand Wellington



Maxblis Grand Wellington
Sector 75, Noida



Aims Group AMG Resi Complex
3
Sector 75, Noida



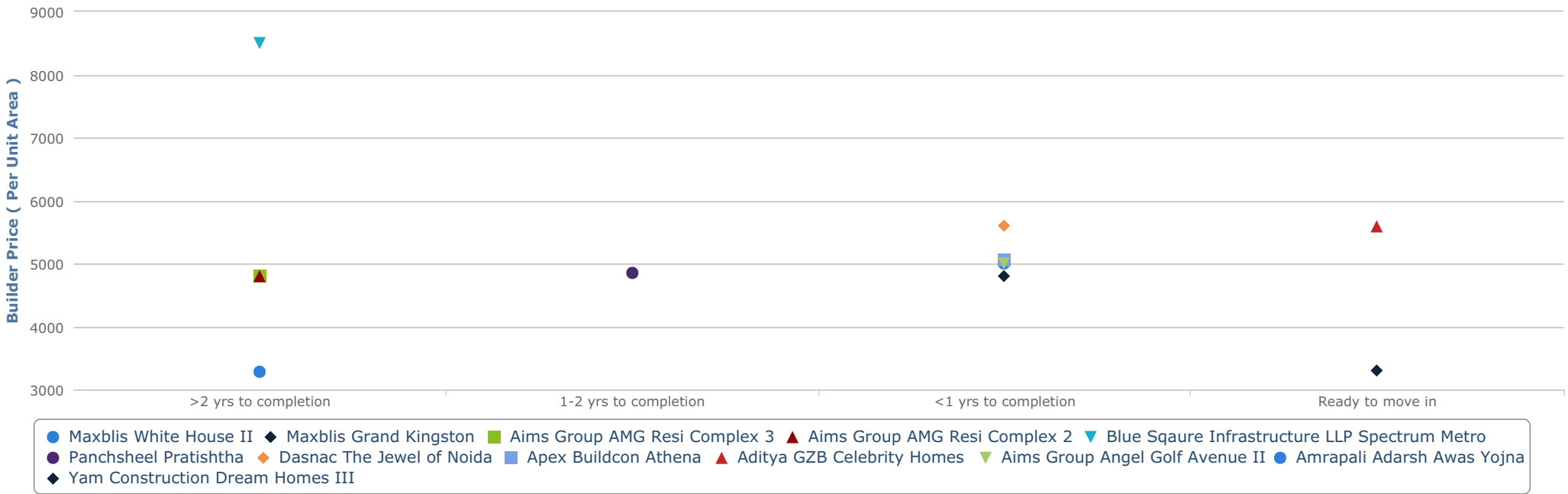
Patel Sports City
Sector 117, Noida

Primary Purchase Price	N.A.	4,800/sq.ft.	N.A.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	N.A.	N.A.	N.A.
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 Maxblis Grand Wellington



Maxblis White House II's current price is Rs. 5000/sq. ft. and it is in Under Construction stage.

In comparison to locality, Maxblis White House II is overpriced by Rs. null/sq. ft.

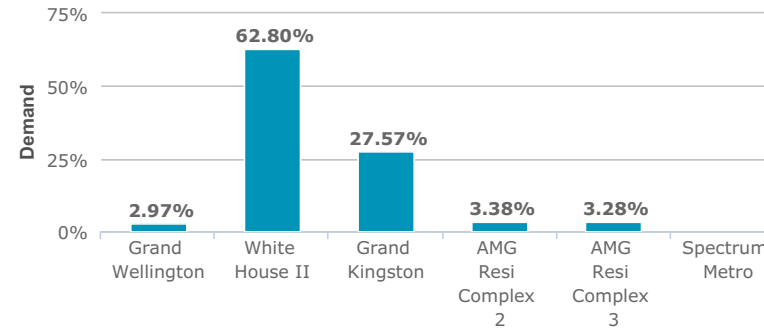
Highest price in the locality is for Blue Sqaure Infrastructure LLP Spectrum Metro at 8500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Amrapali Adarsh Awas Yojna at 3280/sq. ft. and it is in Under Construction stage.

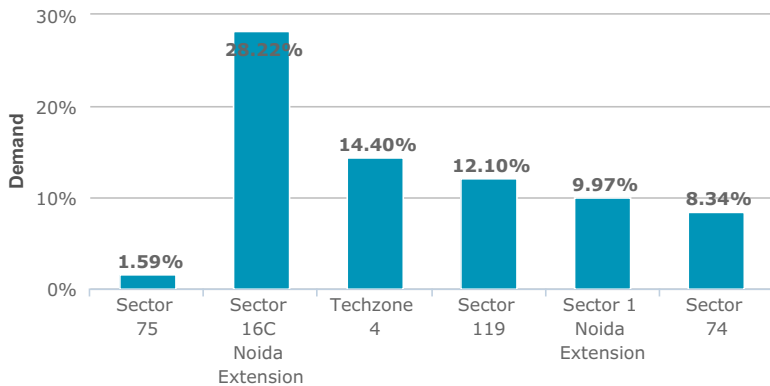
Analysis

- Grand Wellington has 2.97 % demand amongst all projects in Noida.
- The highest demand 62.80% in Noida is for White House II.
- The lowest demand 0.00% in Noida is for Spectrum Metro

Demand of projects in 5 km vicinity of Maxblis Grand Wellington



Demand in popular localities of Noida



Analysis

- Sector 75 has 1.59 % demand amongst all projects in Noida.
- The highest demand 28.22% in Noida is for Sector 16C Noida Extension.
- The lowest demand 1.59% in Noida is for Sector 75



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

Maxblis Grand Wellington Comparison With Other Similar Projects



Maxblis Grand Wellington
Sector 75, Noida



Aims Group AMG Resi Complex
3
Sector 75, Noida



Patel Sports City
Sector 117, Noida

Livability Rating*	7.5/10	7.6/10	7.6/10
Safety Rating*	3.8/10	6.0/10	6.0/10
Builder	Maxblis	Aims Group	Patel
Locality	Sector 75, Noida	Sector 75, Noida	Sector 117, Noida
Number of Towers	2	22	N.A.
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

Maxblis Grand Wellington Comparison With Other Similar Projects (Continued ...)



Maxblis Grand Wellington
Sector 75, Noida



Aims Group AMG Resi Complex
3
Sector 75, Noida



Patel Sports City
Sector 117, Noida

Part of Township	No	No	Yes
Average Flats Per Floor	N.A.	5.36	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Nov `12	Sep `10	N.A.
Possession Date	Dec `16	Jul `16	N.A.
Delay	11 month(s)	4 month(s)	On time

Amenities Comparison Of Maxblis Grand Wellington With Other Similar Projects



Maxblis Grand Wellington
Sector 75, Noida



Aims Group AMG Resi Complex 3
Sector 75, Noida



Patel Sports City
Sector 117, Noida

Club House



24Hr Backup

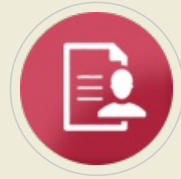


Power Backup



24 X 7 Security Gymnasium Swimming Pool Sports Facility Landscaped Gardens Children's play area
Indoor Games Cafeteria Jogging Track Multipurpose Room Rain Water Harvesting Golf Course Intercom
Maintenance Staff

Amenities not available in any project



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 (Maxblis)



With over 20 years of experience, Maxblis is a well known real estate company headed by Ajay Sharma in Delhi /NCR. Since its inception, the company is engaged in constructing residential and commercial projects.

Each project developed by Maxblis ensures compliance to applicable laws and legal requirements related to environmental aspects.

Top Maxblis Project:

- Maxblis Glory in Sector 46 , Noida offers 2, 3 and 4 BHK apartments with sizes ranging from 950 sq. ft. to 2250 sq. ft.

Projects Under Construction by Maxblis are:

- [White House II](#) in Sector 75 , Noida offers 330 units of 2, 3 and 4 BHK apartments with sizes ranging from 940 sq. ft. to 2250 sq. ft.
- Maxblis Grand Kingston in Sector 75 , Noida comprises 288 units of 1 and 3 BHK apartments with sizes ranging from 615 sq. ft. to 2050 sq. ft.
- Grand Wellington in Sector 75 , Noida houses 255 units of 1 and 3 BHK apartments with sizes ranging from 615 sq. ft. to 2050 sq. ft.

Experience	21 Years
Project Delivered	4
Ongoing Projects	3



Livability Score

7.8

Maxblis Glory
Sector 46, Noida

Project was delivered on Dec, 2013



Livability Score

7.5

Maxblis Grand Wellington

Sector 75, Noida

Project is expected to be delivered on Dec, 2016
after a delay of 11 month(s).



Livability Score

7.9

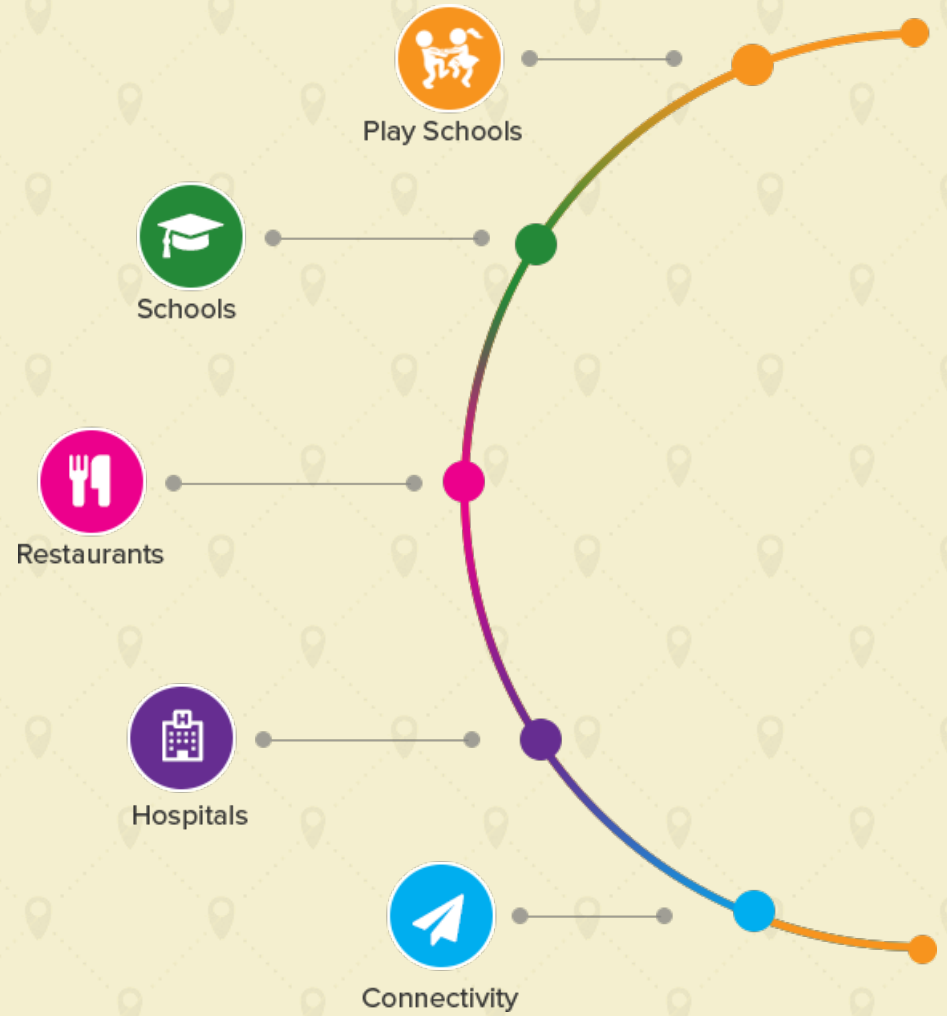
Maxblis White House II

Sector 75, Noida

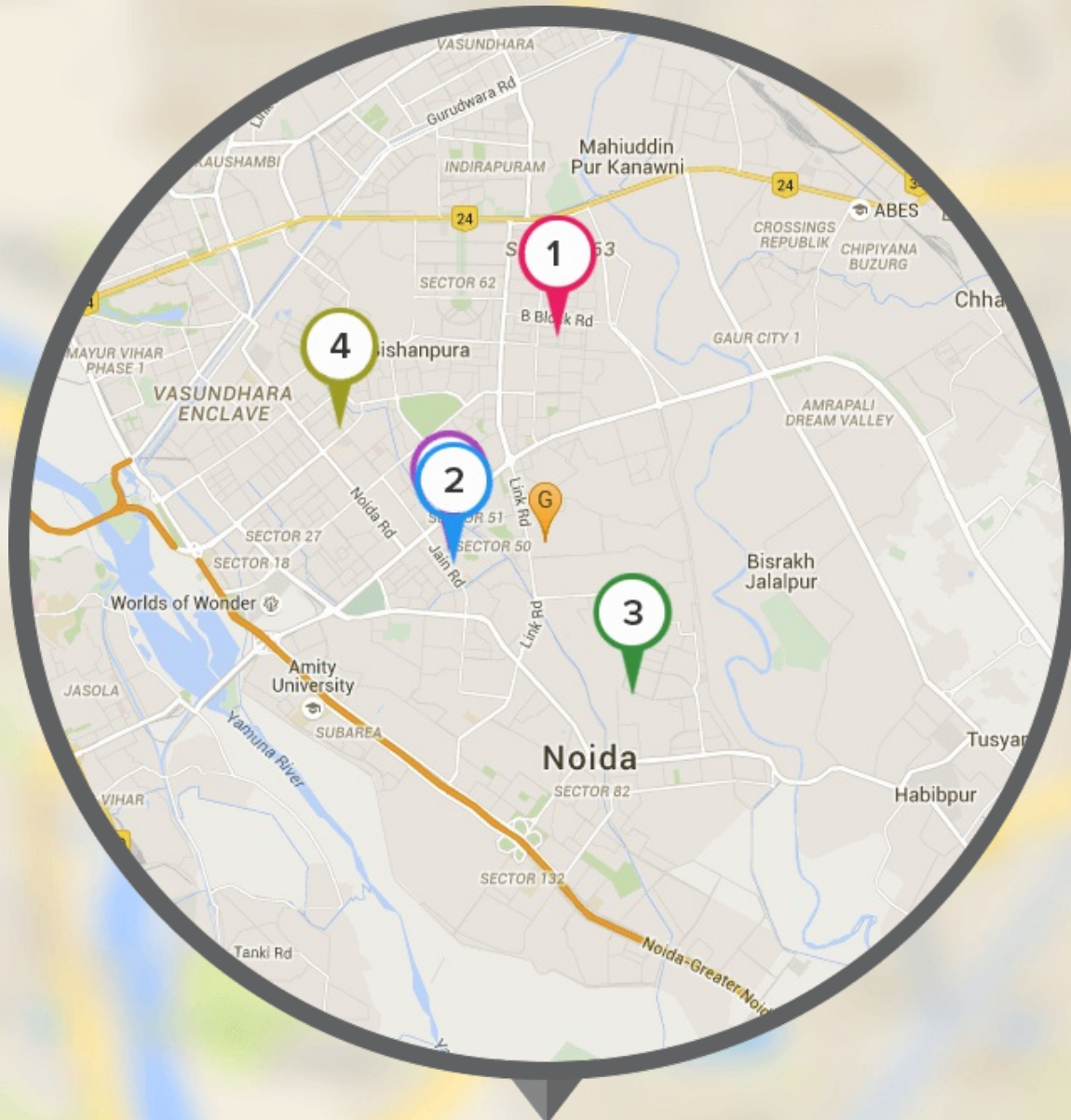
Project is expected to be delivered on Dec, 2016
after a delay of 4 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Maxblis Grand Wellington, Noida



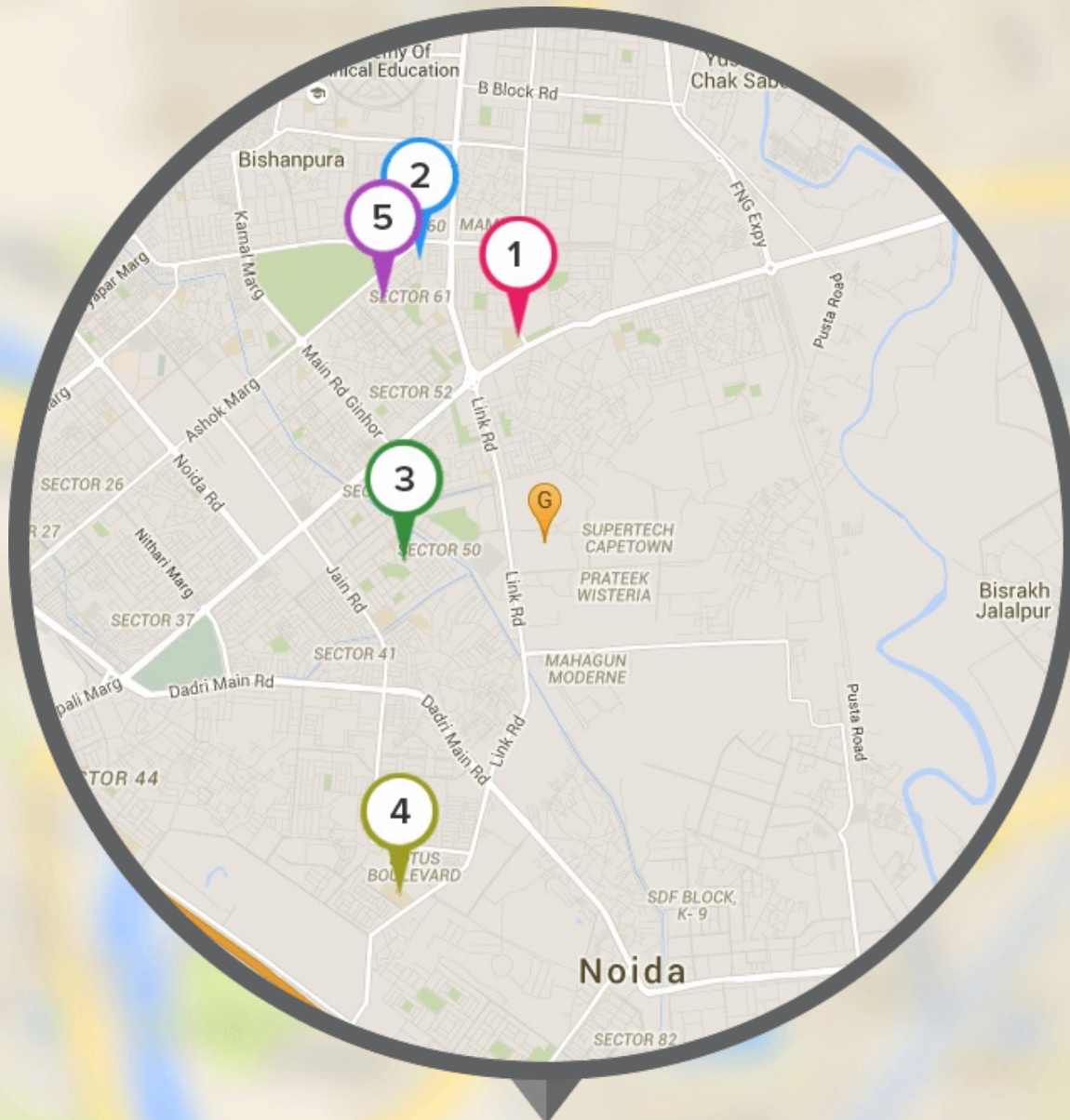
Top 5 Play Schools (within 5 kms)

- | | | | |
|---|-----------------------------------------|-------|--------|
| 1 | Shemrock Galaxy | ★★★★★ | 4.07Km |
| 2 | Little Munchkins Daycare | ★★★★★ | 1.93Km |
| 3 | Little Star School | ★★★★ | 3.55Km |
| 4 | Children Foundation School and Day Care | ★★★★ | 4.68Km |
| 5 | Noddys International | ★★★ | 1.92Km |

Represents the location of Maxblis Grand Wellington

Play Schools


Schools Near Maxblis Grand Wellington, Noida



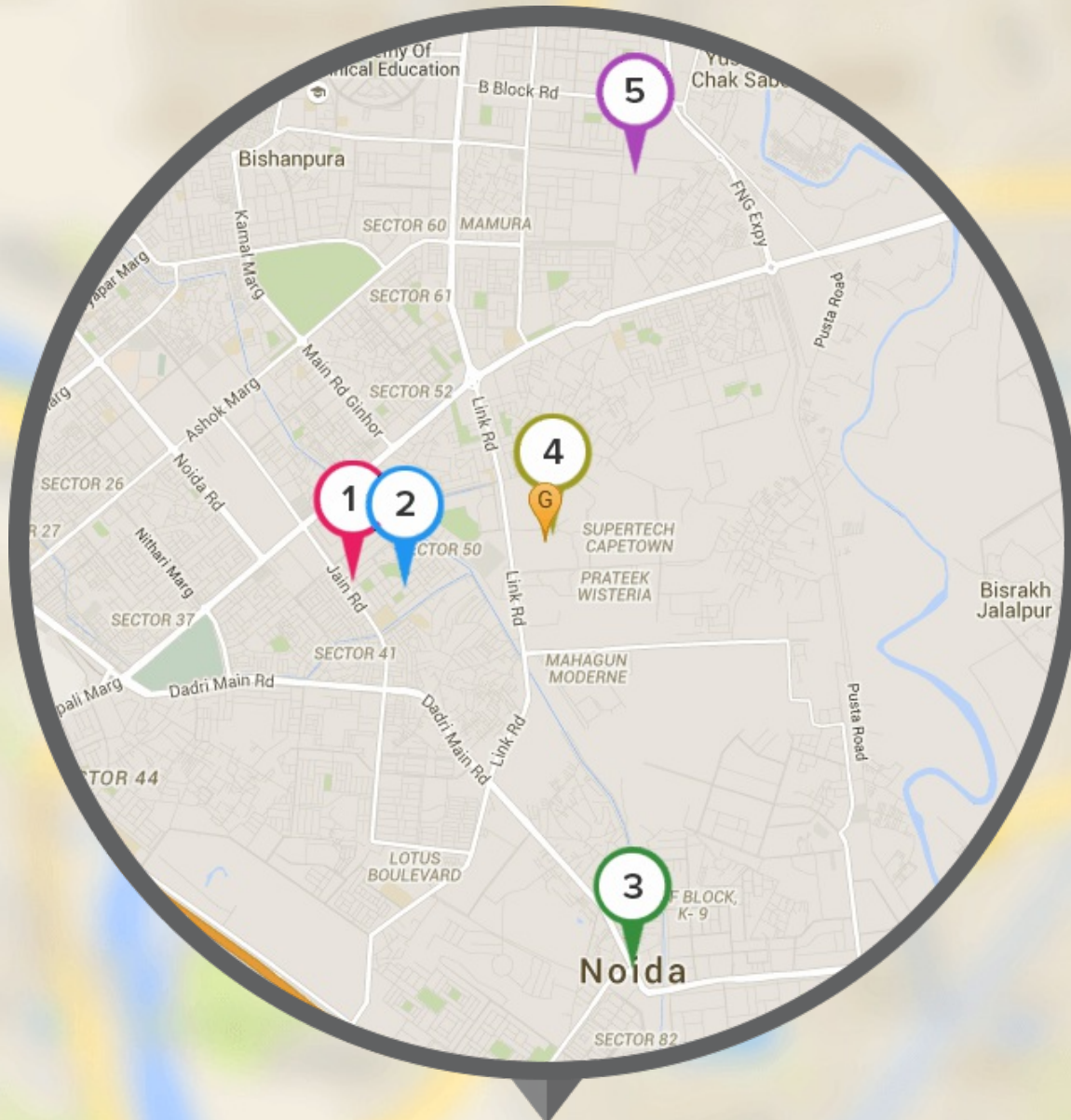
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|--------------------------------------------------|-------|--------|
| 1 | Global Indian International School (GIIS), Noida | ★★★★★ | 2.05Km |
| 2 | Mother's Pride | ★★★★★ | 3.09Km |
| 3 | Windows Play School | ★★★★★ | 1.42Km |
| 4 | Pathways School | ★★★★★ | 3.81Km |
| 5 | JSS Public School | ★★★★★ | 2.88Km |


 Represents the location of Maxblis Grand Wellington

Restaurants Near Maxblis Grand Wellington, Noida

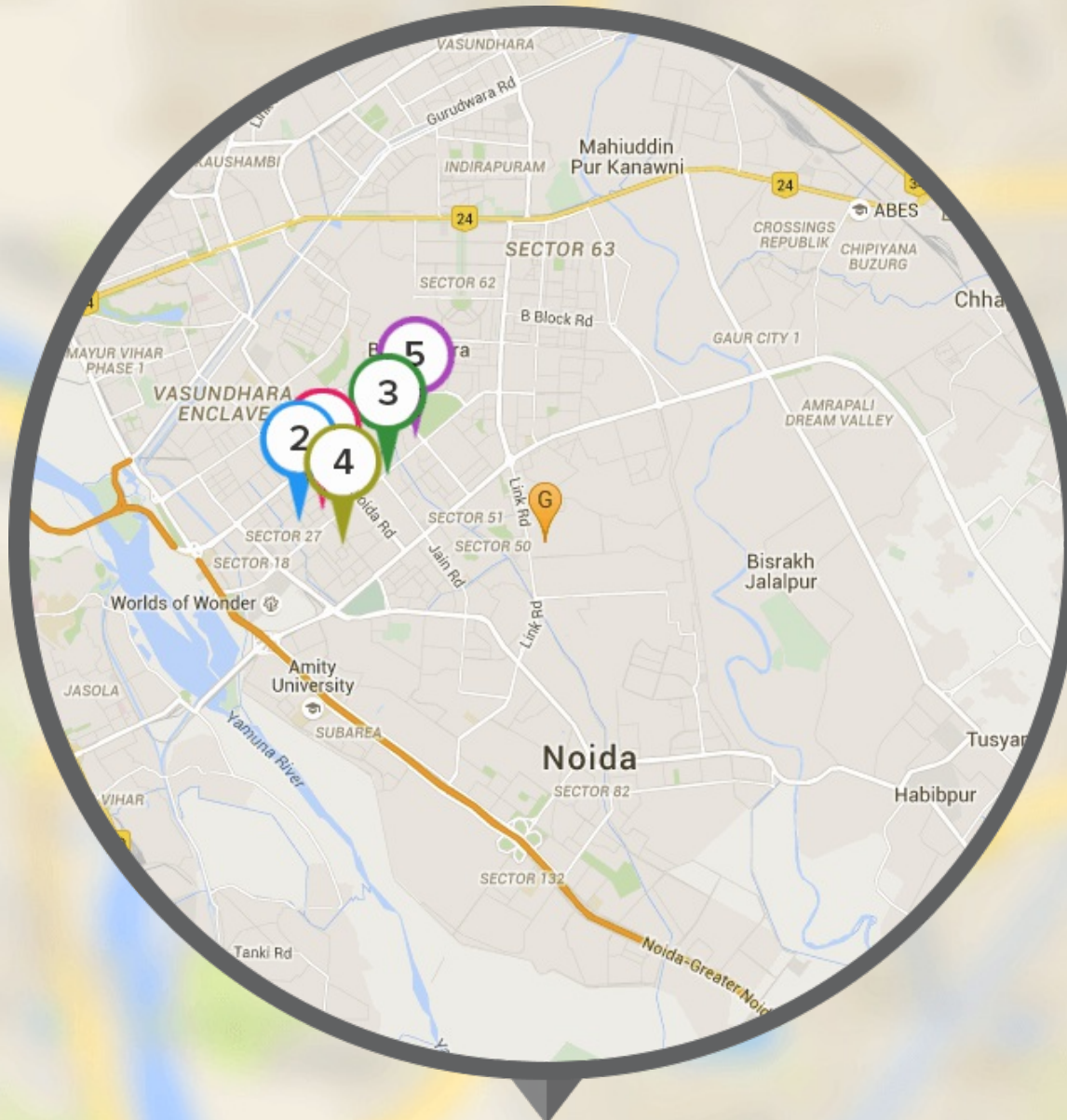


Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------|---|--------|
| 1 | Saffron Grill | ★ | 1.97Km |
| 2 | Nawabi Biryani | ★ | 1.48Km |
| 3 | Munchin | ★ | 4.36Km |
| 4 | Vindu Roshan | ★ | 0.10Km |
| 5 | Bhishm Reddy | ★ | 3.78Km |

 Represents the location of Maxblis Grand Wellington


Restaurants

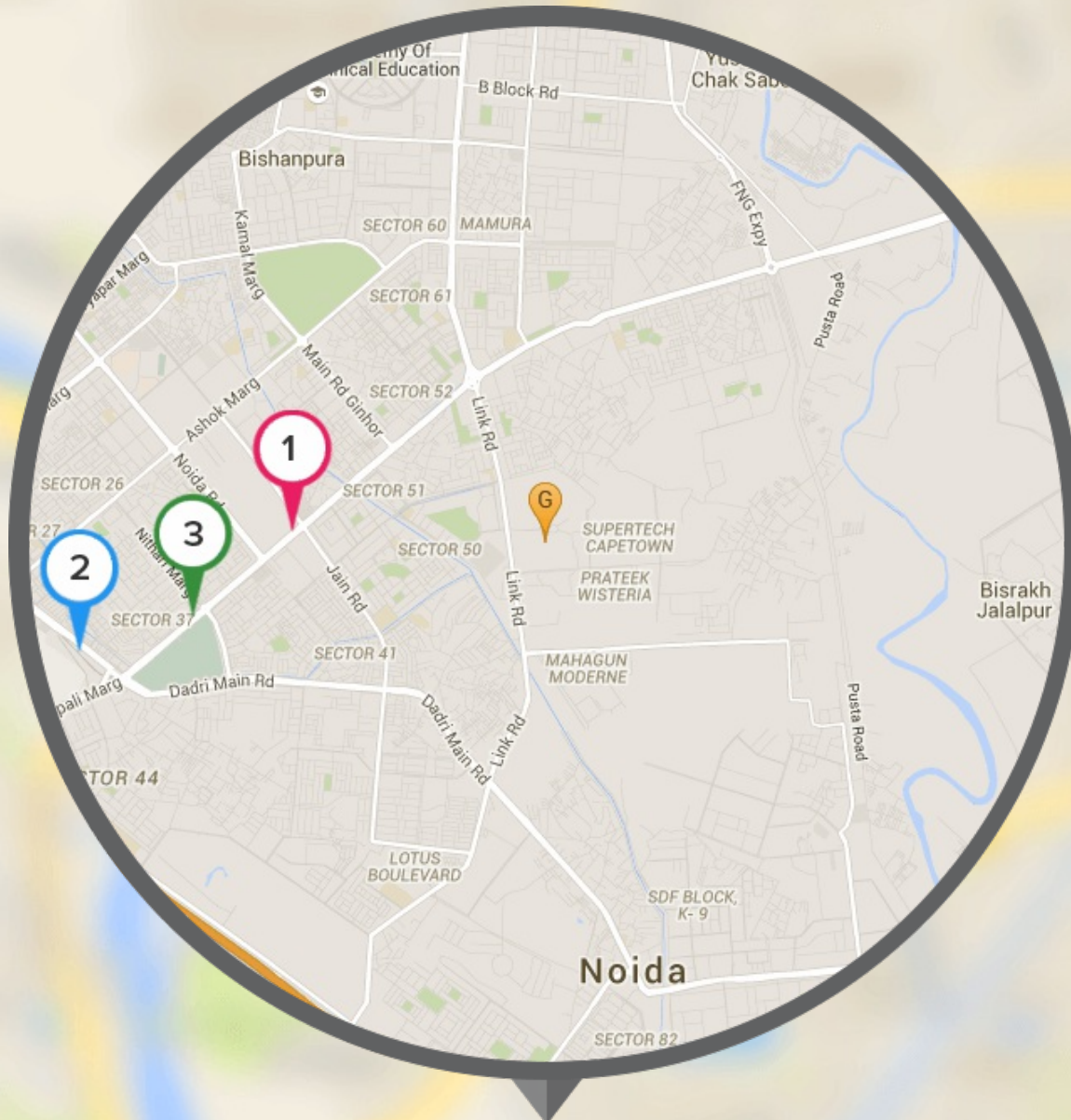


Hospitals

Top 5 Hospitals (within 5 kms)


1	Apollo Hospital ★★★★★	4.50Km
2	Kailash Healthcare Ltd ★★★★★	4.95Km
3	Prakash Hospital Private Limited ★★★★★	3.42Km
4	Chikitsa NMC Superspeciality Hospital ★★★★	4.06Km
5	Prakash Hospital ★★★	3.30Km

 Represents the location of Maxblis Grand Wellington



Top 3 Connectivity (within 5 kms)

- | | | | |
|---|------------------|-------|--------|
| 1 | Wave City Center | ★★★★★ | 2.53Km |
| 2 | Botanical Garden | ★★★★★ | 4.78Km |
| 3 | Golf Course | ★★★★★ | 3.59Km |

 Represents the location of Maxblis Grand Wellington

Connectivity



PROPTIGER



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