



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

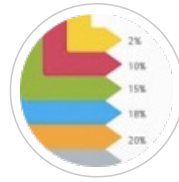
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 20 Jul, 2016

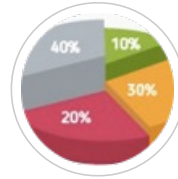


# What is *PROPINSIGHT?*



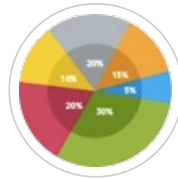
## Price Insight

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.




# Patel Neo Town


Techzone 4, Noida

Livability Score



 Project Size  
31 Towers

 Configurations  
1,2,3,4 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

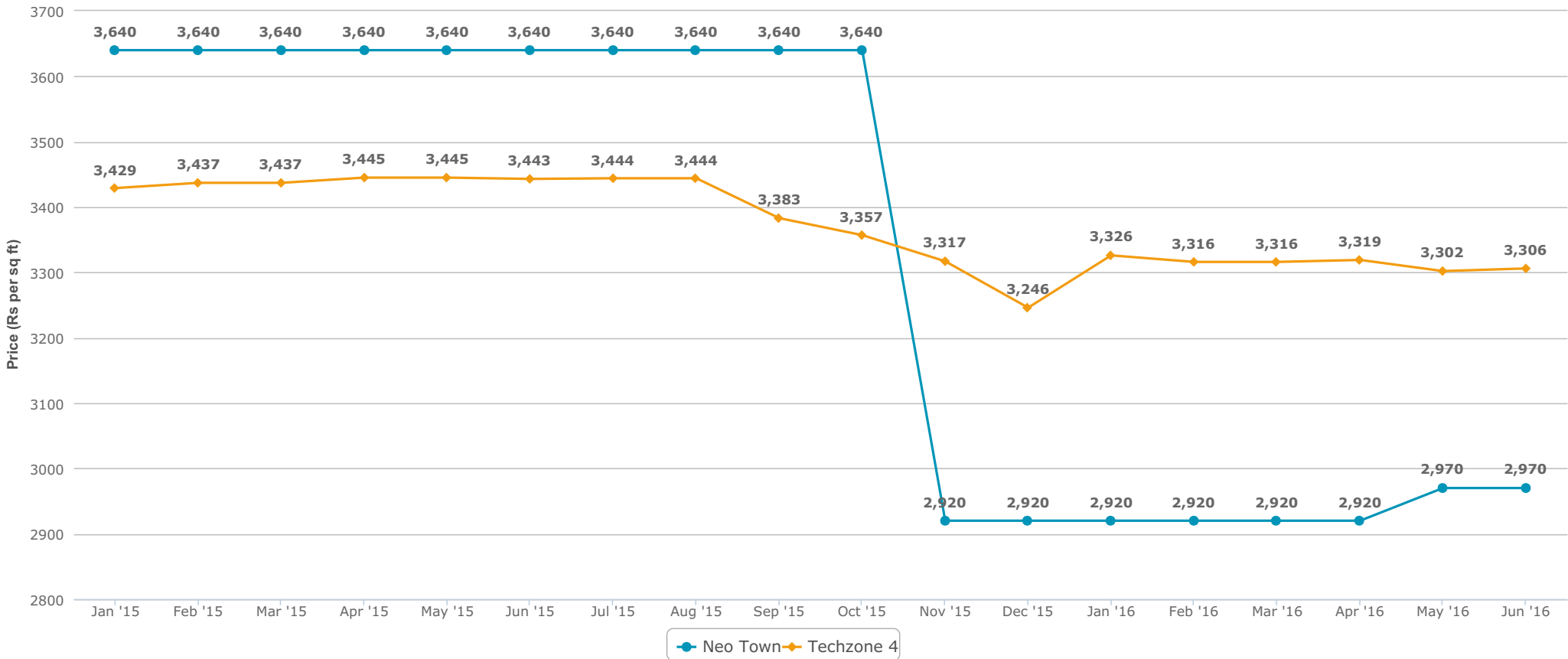


## Demand Comparison

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

# Price Trend Of Patel Neo Town

## Patel Neo Town VS Techzone 4, Noida



<b>Property Type</b>	1BHK+2T	2BHK+2T	3BHK+2T	3BHK+3T	4BHK+4T	4BHK+5T
<b>Area (sq.ft.)</b>	590	930, 970, 1020, 1125, 1135, 1170	1150, 1435, 1440, 1520	1560, 1600, 1735	2280, 2350	2425, 2490



# Price Comparison With Other Projects Similar To Patel Neo Town



Patel Neo Town  
Techzone 4, Noida



Supertech Eco Village 1  
Sector 1 Noida Extension, Noida



Amrapali Dream Valley  
Techzone 4, Noida

Primary Purchase Price

N.A.

3,950/sq.ft.

2,980/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

Covered : Rs. 3 Lacs (One time)  
Open : Rs. 1 Lacs (One time)

Covered : Rs. 250 (psf\*)

Covered : Rs. 3 Lacs (One time)

Power Backup Charges

Rs. 25,000 (One time)

Rs. 20,000 (One time)

N.A.

Club House Charges

N.A.

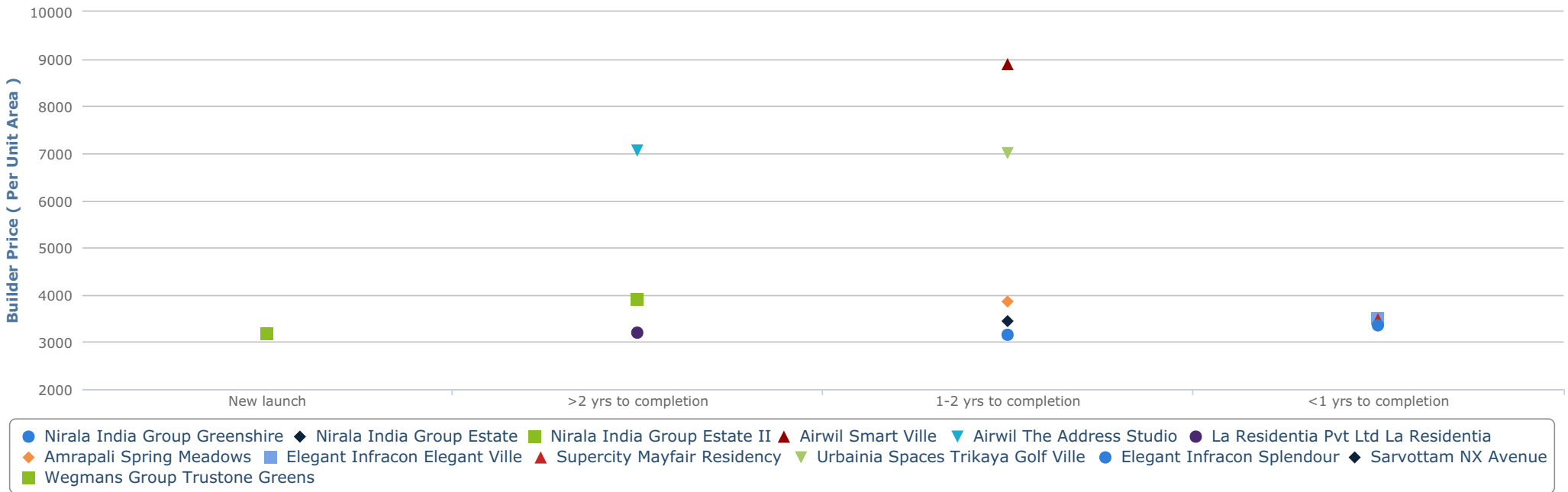
Rs. 100 (psf\*)

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Patel Neo Town



Nirala India Group Greenshire's current price is Rs. 3150/sq. ft. and it is in Under Construction stage.

In comparison to locality, Nirala India Group Greenshire is underpriced by Rs. 134.92/sq. ft.

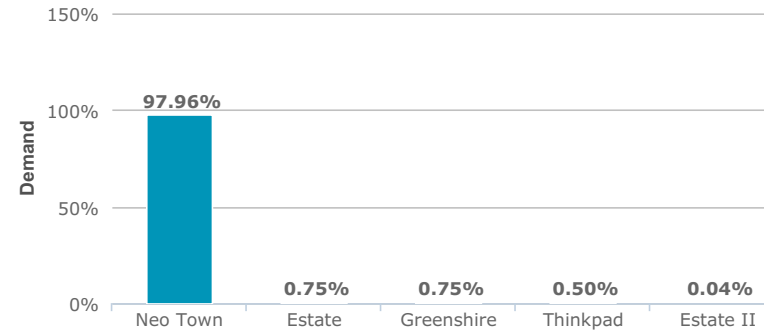
Highest price in the locality is for Airwil Smart Ville at 8888/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Nirala India Group Greenshire at 3150/sq. ft. and it is in Under Construction stage.

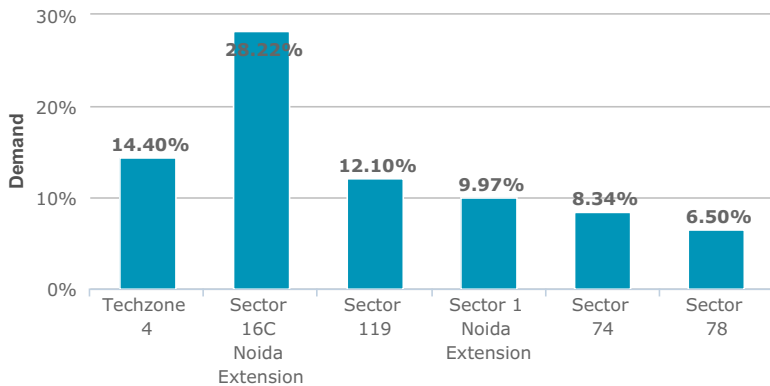
## Analysis

- Neo Town has 97.96 % demand amongst all projects in Noida.
- The highest demand 97.96% in Noida is for Neo Town.
- The lowest demand 0.04% in Noida is for Estate II

Demand of projects in 5 km vicinity of Patel Neo Town



Demand in popular localities of Noida



## Analysis

- Techzone 4 has 14.40 % 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

# Patel Neo Town Comparison With Other Similar Projects



Patel Neo Town  
Techzone 4, Noida



Supertech Eco Village 1  
Sector 1 Noida Extension, Noida



Amrapali Dream Valley  
Techzone 4, Noida

Livability Rating\*

8.4/10

8.4/10

8.3/10

Safety Rating\*

6.0/10

6.4/10

3.4/10

Builder

Patel

Supertech

Amrapali

Locality

Techzone 4, Noida

Sector 1 Noida Extension, Noida

Techzone 4, Noida

Number of Towers

31

44

47

Project Land Area

24 Acres

42.5 Acres

50 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



Patel Neo Town  
Techzone 4, Noida



Supertech Eco Village 1  
Sector 1 Noida Extension, Noida



Amrapali Dream Valley  
Techzone 4, Noida

Part of Township	No	No	Yes
Average Flats Per Floor	N.A.	7.72	7.45
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	May `10	Jan `10	Dec `10
Possession Date	Dec `18	Jul `16	Dec `17
Delay	21 month(s)	7 month(s)	21 month(s)

# Amenities Comparison Of Patel Neo Town With Other Similar Projects



Patel Neo Town  
Techzone 4, Noida



Supertech Eco Village 1  
Sector 1 Noida Extension, Noida



Amrapali Dream Valley  
Techzone 4, Noida

Rain Water Harvesting



Landscaped Gardens



Intercom



Children's play area



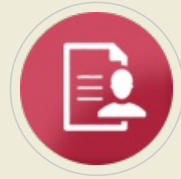
Jogging Track



## Common Amenities

Amenities not available in any project

Sports Facility Cafeteria Multipurpose Room Golf Course Maintenance Staff



### 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



Patel Realty India Limited or PRIL is a wholly owned subsidiary and group company of the Patel Engineering Group. This Firm is over 60 years old and has global business interests in power, infrastructure and tunnelling with a market capitalization surpassing Rs. 10, 000 crore or \$ 2 billion. Patel Realty was founded by Shri Pravin Bhai Patel and started its journey in the year 2007 in Mumbai. The company's mission lies in the acquisition and development of real estate assets that are present in contemporary urban environments where demands for quality housing have only gone up with time on account of lifestyle changes. The portfolio of property by Patel Realty spans residential, IT Park, commercial, retail, hospitality, SEZ, entertainment and waterfront development segments.

The company prides itself on its huge experience and knowledge garnered from the parent company throughout several years, particularly with regard to building and developing civil engineering projects. The company specializes in offering cost effective solutions to customers and delivering workable solutions. The company builds several kinds of structures in addition to following sustainable construction methods and refurbishing existing structures. The company also offers pre-planning and purchase advice for projects in addition to taking care of procurement, analysis, design and construction.

#### Unique Selling Point:

The company aims at bringing about change in the realty industry through setting newer standards, innovation, quality and affordability with a view towards creating greater value for customers and investors. The company believes in engaging natural resources for efficient and sustainable use across its projects. The USPs of the company include detailed planning, fusion of traditional and contemporary architectural styles, environmentally sensitive construction, honesty, business ethics, quality customer service, community engagement and a skilled team of the best employees across diverse sectors.

Every building developed by the company is symbolic of top class planning, appealing design, innovation, environment friendliness, quality technology and supreme professionalism. The company wishes to cater to customer needs right from start to finish in addition to building lifelong relationships with its clientele. The company starts with in depth analysis of the land with a view towards preserving any historical structures or sites that may exist and determine the best use of the same. The project is delivered within budget and time and cost effectiveness is a guiding philosophy at the company. Holistic Life is a concept manifested by the company across its projects and it works with the best architects, consultants and designers for the same. The company has its own quality

<b>Experience</b>	9 Years
<b>Project Delivered</b>	8
<b>Ongoing Projects</b>	2

monitoring process and information technology systems to maintain transparency, quality and accountability.

**Landmark Projects:**

Some of the landmark projects developed by the company include Smondoville which is a collection of smartly priced condos that come with the best amenities and other fixtures in addition to lovely living environments. Smondo 2.0 is another landmark project offering several condominiums to clients at a premium location along with several amenities and innovative project designs.

**Key Technologies Used:**

The company makes use of environment friendly technology and adheres to the guidelines issued by the Indian Green Building Council and the LEED rating system. The company also uses information technology to streamline processes and ensure greater quality and transparency in addition to better project management.

**Type/Category of Projects:**

The company believes in offering cost effective living solutions to customers without compromising on aesthetics, location or amenities.

# Top Projects Delivered By Patel



Livability Score

8.5

## Patel Smondo 2

Electronics City, Bangalore

Project was delivered on May, 2014 after a delay of 8 month(s).



Livability Score

8.5

## Patel Smondoville

Electronics City, Bangalore

Project was delivered on Dec, 2012



Livability Score

8.5

## Patel Smondo 3

Electronics City, Bangalore

Project was delivered on Feb, 2015 after a delay of 20 month(s).





Livability Score

8.4

## Patel Neo Town

Techzone 4, Noida

Project is expected to be delivered on Dec, 2018  
after a delay of 21 month(s).



Livability Score

8.4

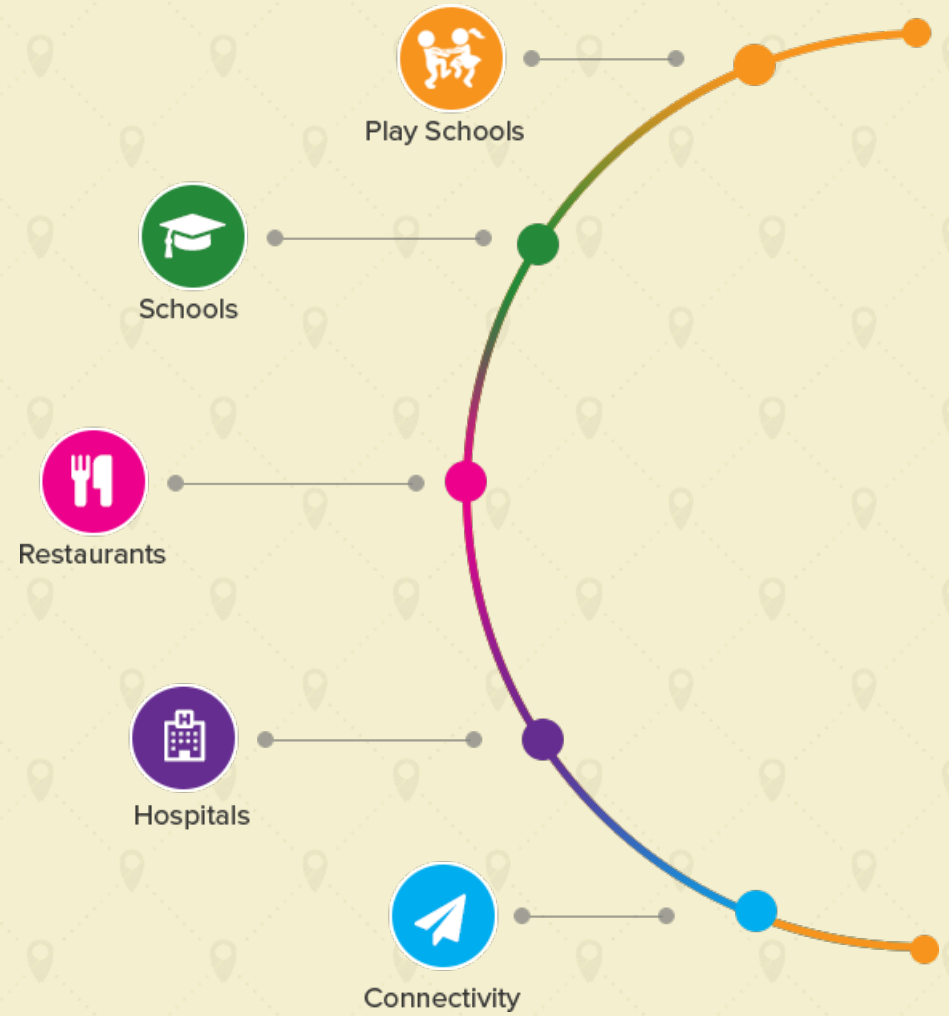
## Patel Smondo

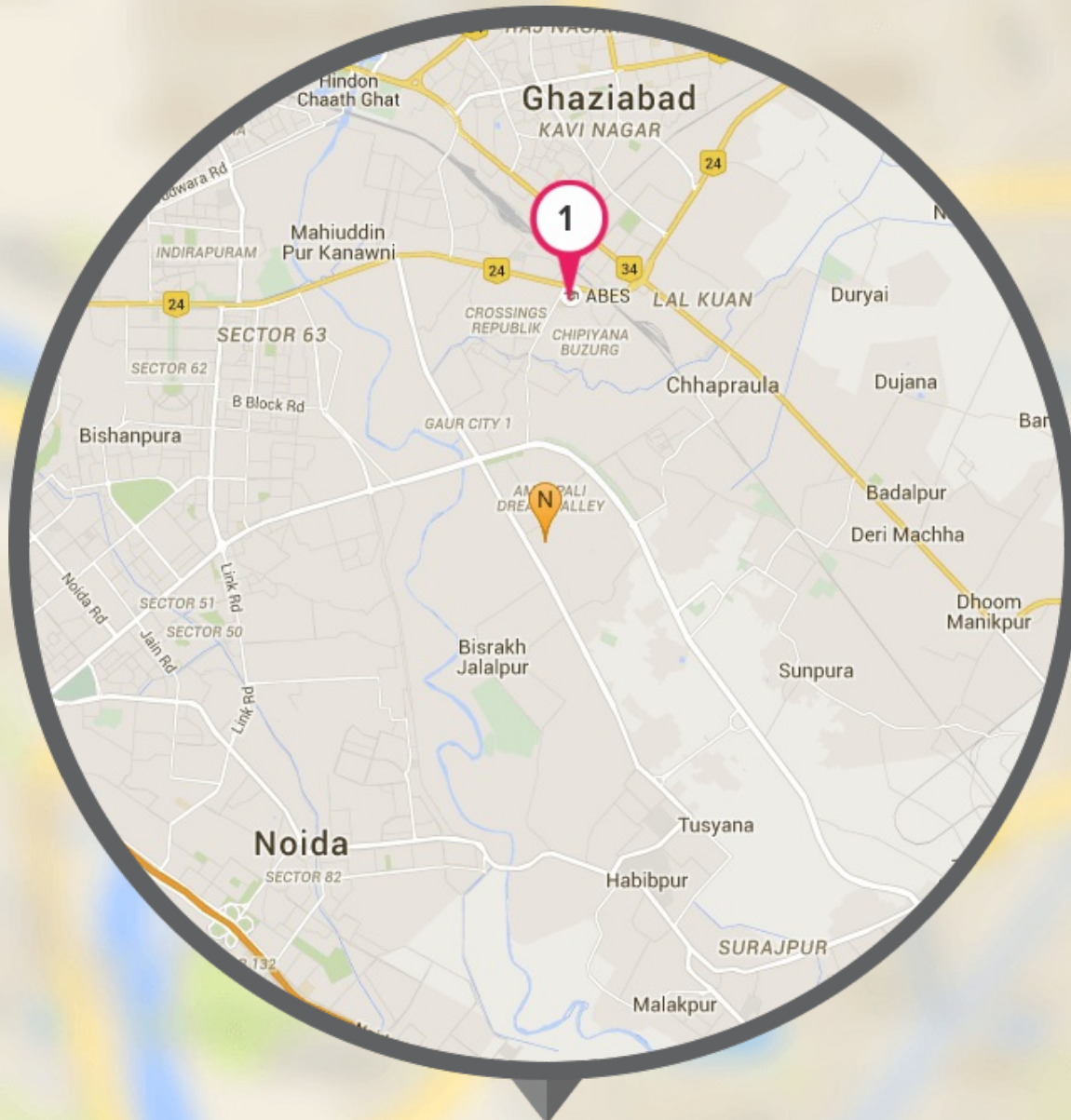
Gachibowli, Hyderabad

Project is expected to be delivered on Dec, 2017  
after a delay of 18 month(s).  
Has seen a price appreciation of 21 % over last 38 month(s)

# LOCALITY INSIGHT

Everything you want to know about the locality





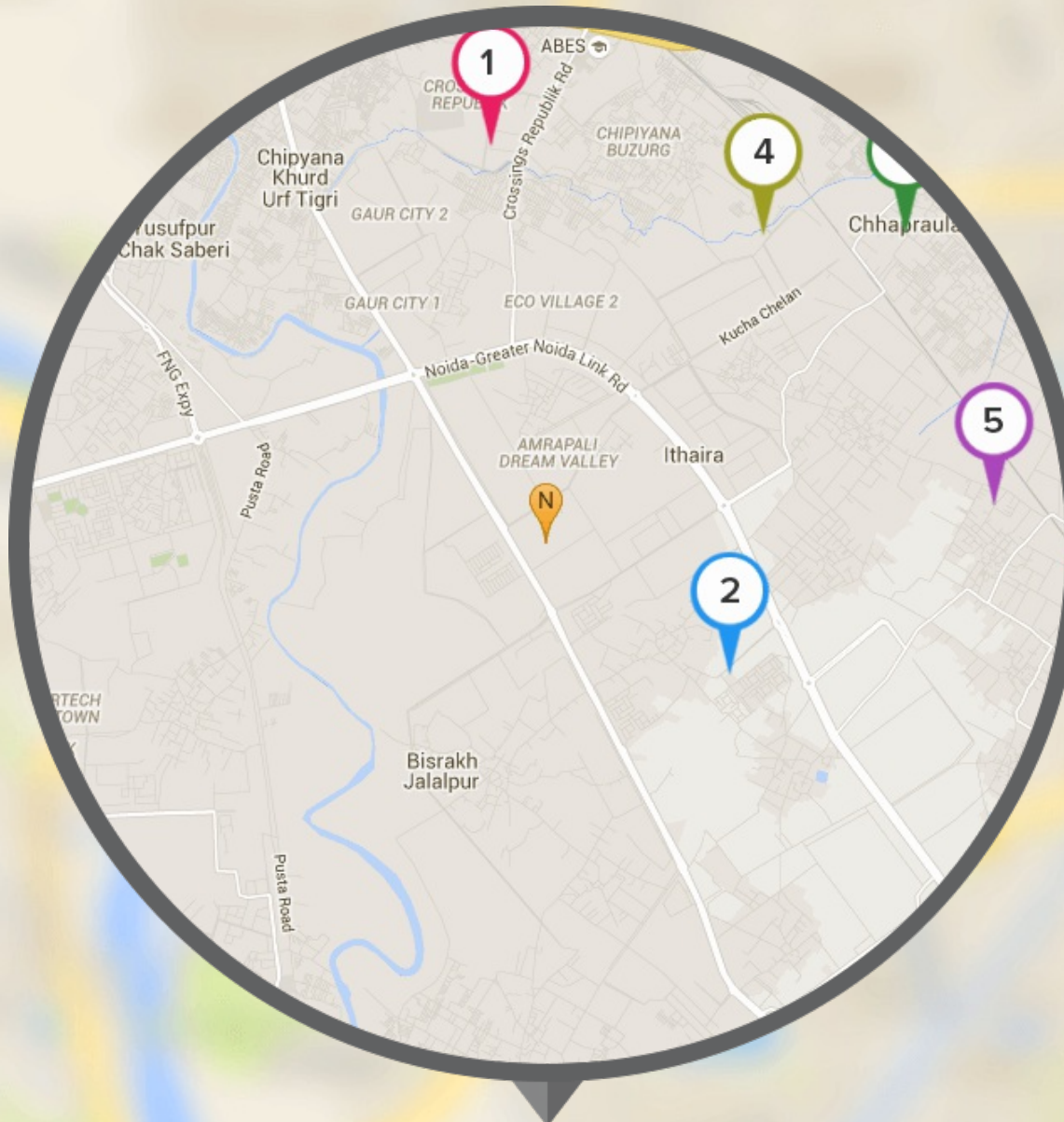
Top 1 Play Schools (within 5 kms)

**1** SHEROCK Foundation  
★★★★★ 4.78Km

**N** Represents the location of Patel Neo Town

Play Schools


# Schools Near Patel Neo Town, Noida



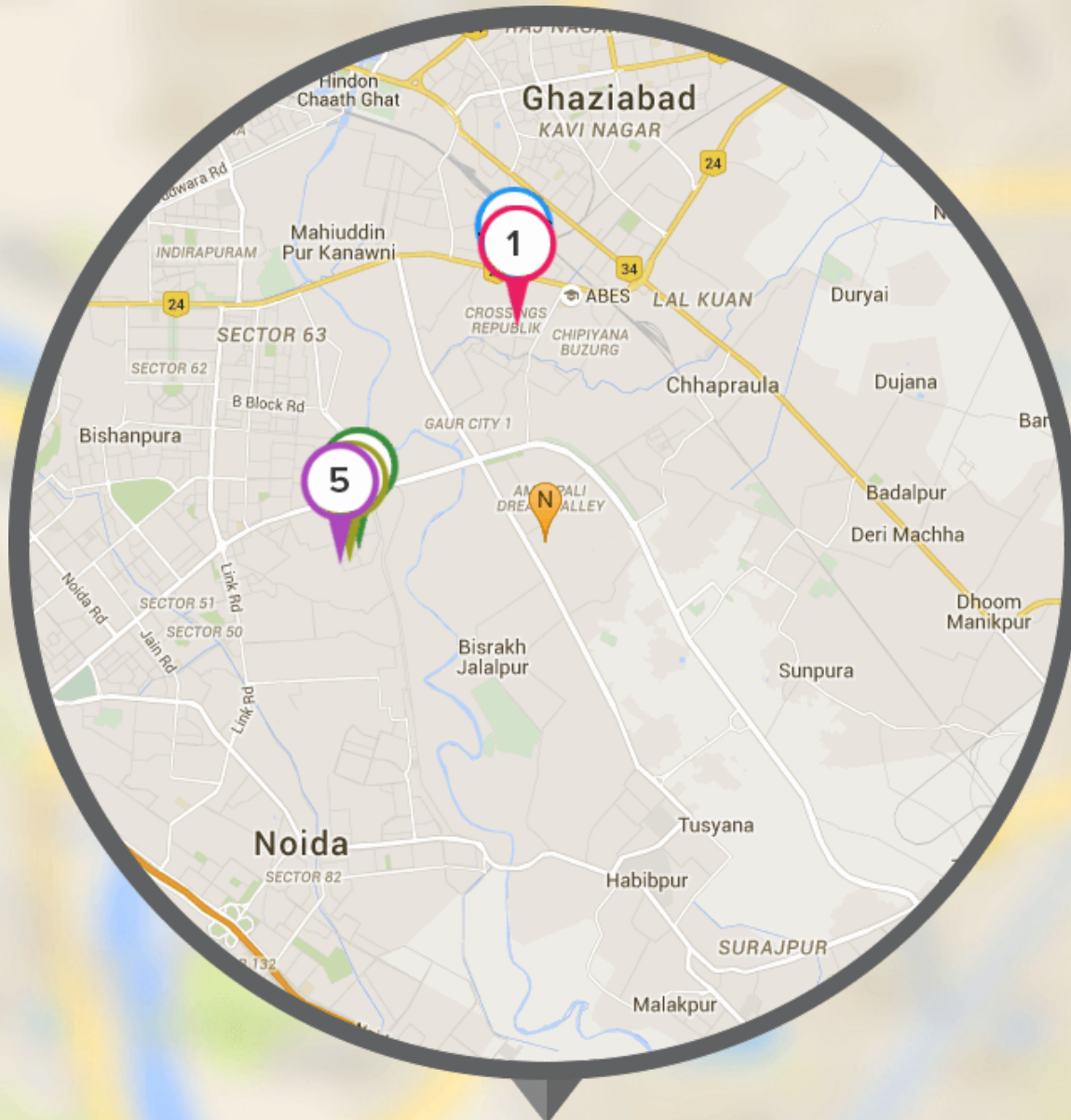
Schools

## Top 5 Schools (within 5 kms)

1	Little Einsteins, Day Care, Crossings Republik, Ghaziabad	★★★★	3.97Km
2	Aster Public School	★★★	2.26Km
3	Vidya World School	★★	4.72Km
4	SKS World School	★	3.73Km
5	Kisan Adarsh Junior High School	★	4.49Km

 Represents the location of Patel Neo Town

# Restaurants Near Patel Neo Town, Noida



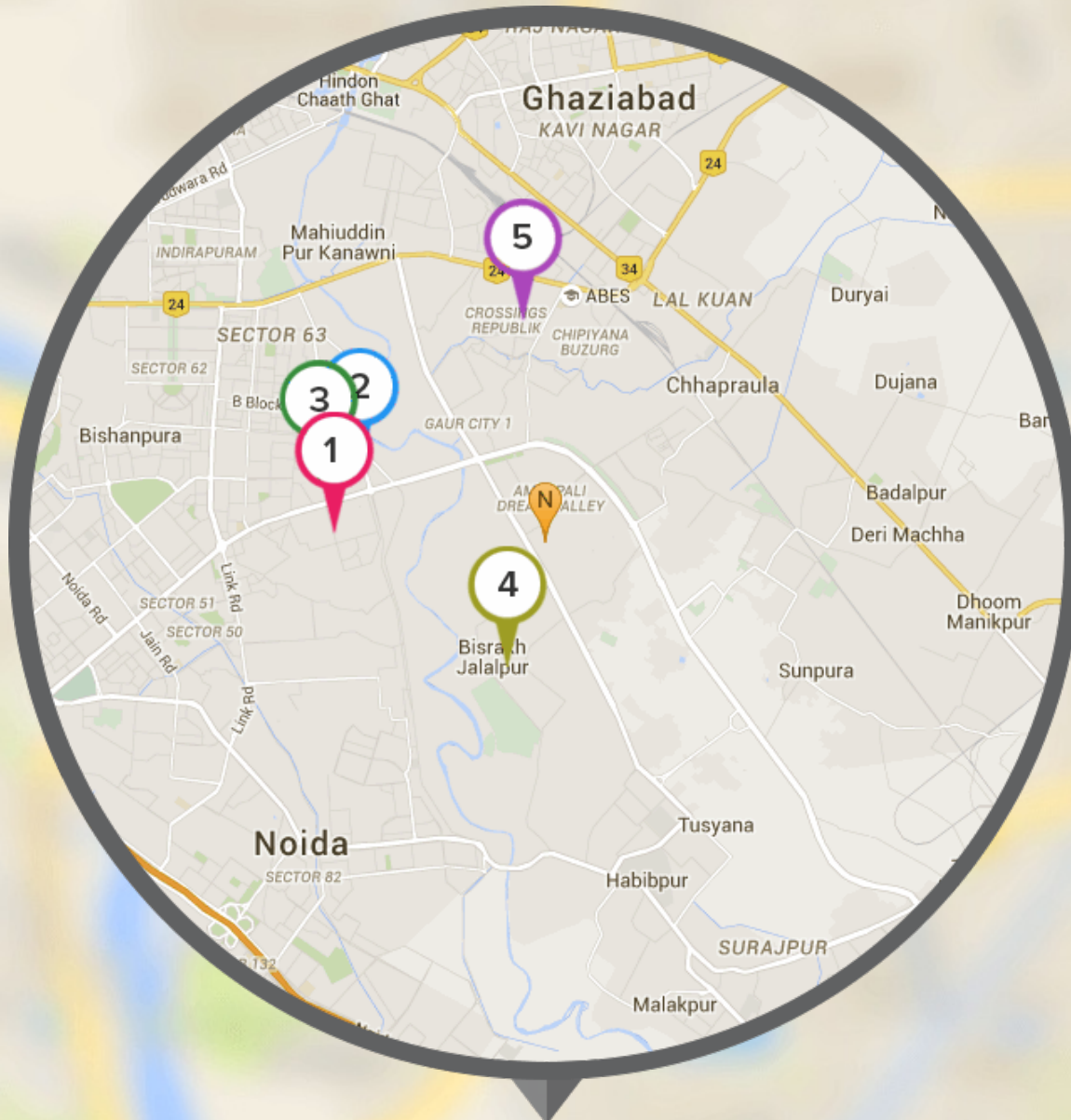
Restaurants

## Top 5 Restaurants (within 5 kms)

1	Grill Crossings	★	4.31Km
2	Ghar Ka Chulha	★	4.67Km
3	josan pvt ltd	★	3.72Km
4	La -Cuisine	★	3.94Km
5	EATKART	★	4.10Km

Represents the location of Patel Neo Town


# Hospitals Near Patel Neo Town, Noida



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |   |   |        |
|---|---|---|--------|
| 1 | MediServe                               | ★ | 4.20Km |
| 2 | Eva Diet & Wellness by Dr. Aneeta Verma | ★ | 3.97Km |
| 3 | Addi Charitable Poly Clinic             | ★ | 4.67Km |
| 4 | AMC Hospital                            | ★ | 2.67Km |
| 5 | ORTHO NEURO                             | ★ | 4.44Km |

 Represents the location of Patel Neo Town



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