




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

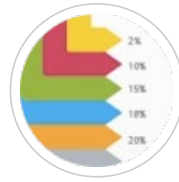
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

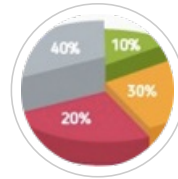


What is *PROPINSIGHT?*



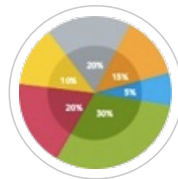
Price Insight

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.

Stunning Expressions
reflecting your thoughts...



Shree Balaji Developer Om Harmony

Kharghar, Mumbai

₹ 1 Cr onwards

Livability Score

6.3/10



Project Size
5 Towers



Configurations
2,3,4,5 Bedroom Apartment



Possession Starts
Dec '15



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

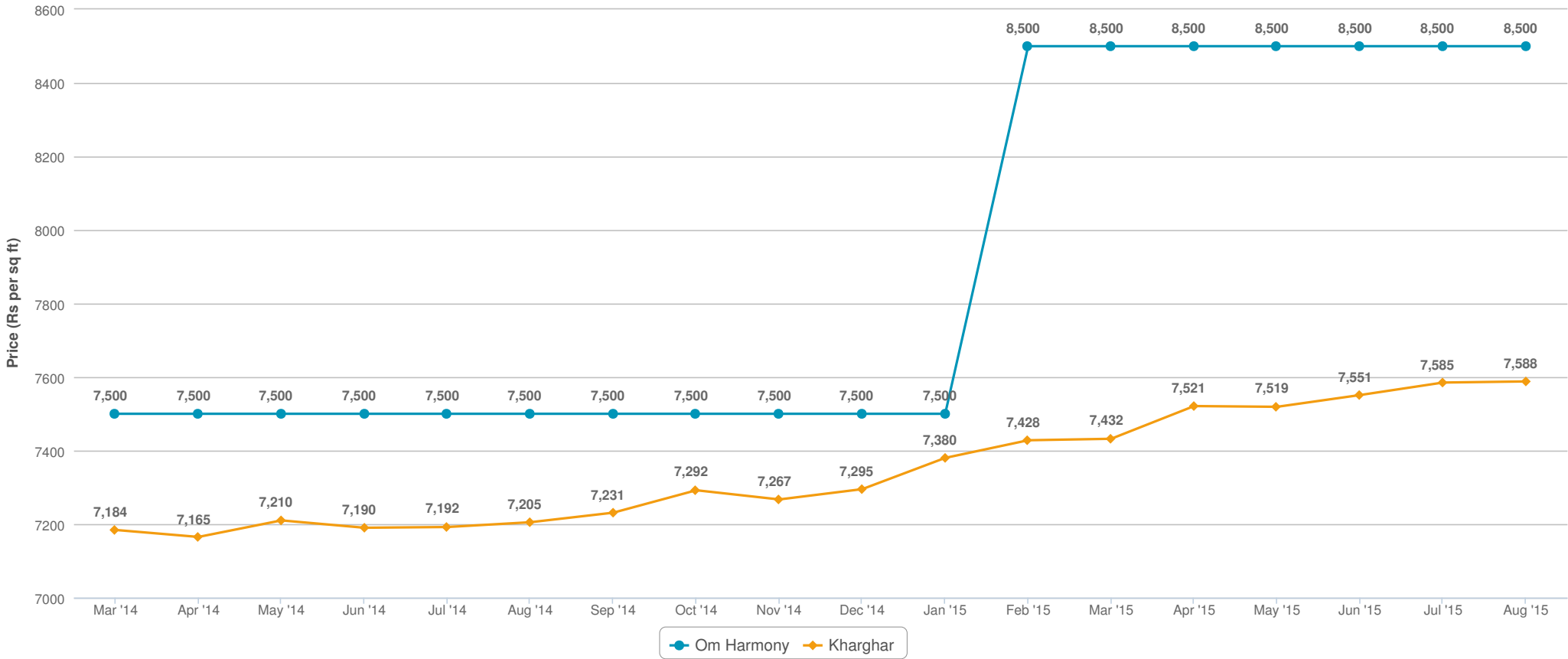


Demand Comparison

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

Price Trend Of Shree Balaji Developer Om Harmony

Shree Balaji Developer Om Harmony VS Kharghar, Mumbai



Property Type	2BHK+2T	3BHK+2T	4BHK+4T	5BHK+5T
Area (sq.ft.)	1179, 1188	1576, 1590	2800	3000



Price Comparison With Other Projects Similar To Shree Balaji Developer Om Harmony



Shree Balaji Developer Om Harmony
Kharghar, Mumbai



Satyam Empress
Kharghar, Mumbai



Jewel Builders Ekvira
Kharghar, Mumbai

Primary Purchase Price

8,500/sq.ft.

8,500/sq.ft.

8,500/sq.ft.

Advance Maintenance Charges (Month)

N.A.

Rs. 1 (One time)

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.

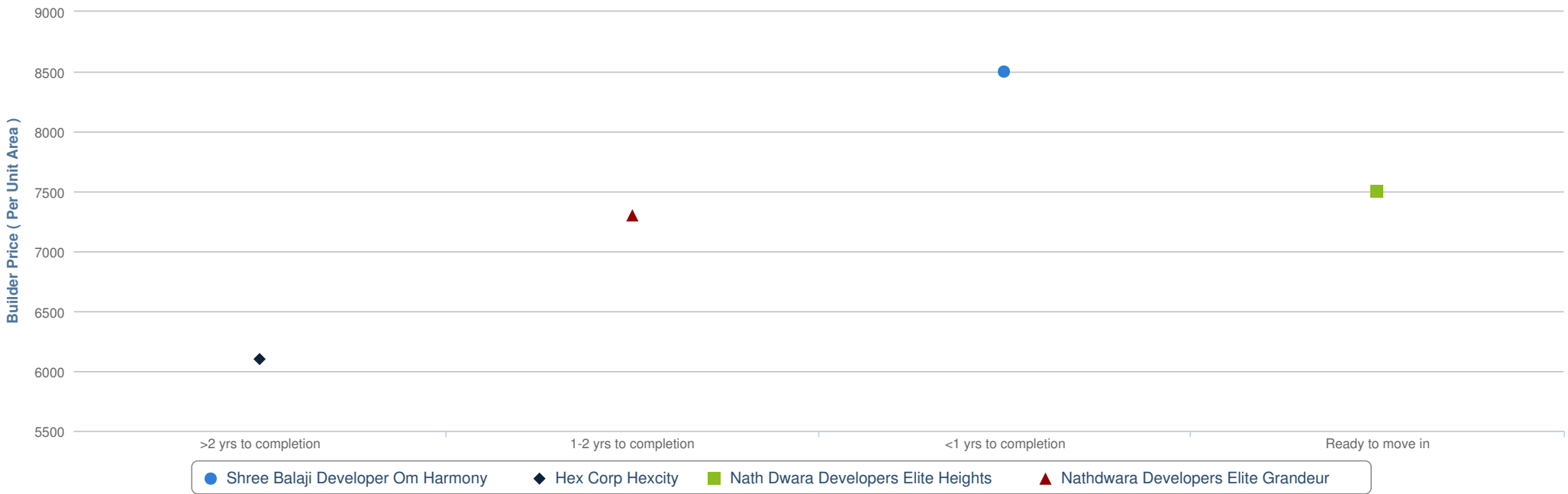
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Shree Balaji Developer Om Harmony



Shree Balaji Developer Om Harmony's current price is Rs. 8500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Shree Balaji Developer Om Harmony is overpriced by Rs. 867.74/sq. ft.

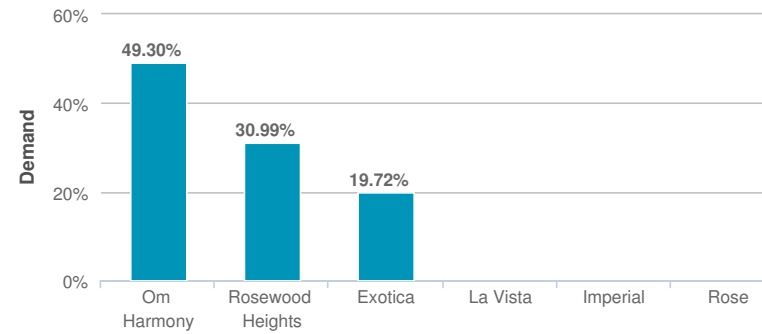
Highest price in the locality is for Shree Balaji Developer Om Harmony at 8500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Hex Corp Hexcity at 6100/sq. ft. and it is in Under Construction stage.

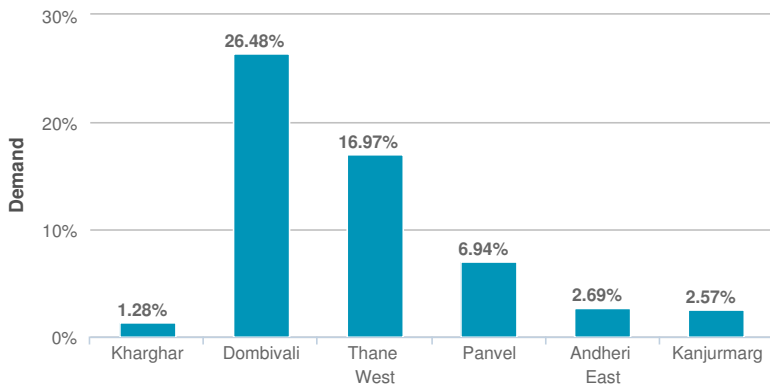
Analysis

- Om Harmony has 49.30 % demand amongst all projects in Mumbai.
- The highest demand 49.30% in Mumbai is for Om Harmony.
- The lowest demand 0.00% in Mumbai is for La Vista

Demand of projects in 5 km vicinity of Shree Balaji Developer Om Harmony



Demand in popular localities of Mumbai



Analysis

- Kharghar has 1.28 % demand amongst all projects in Mumbai.
- The highest demand 26.48% in Mumbai is for Dombivali.
- The lowest demand 1.28% in Mumbai is for Kharghar



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

Shree Balaji Developer Om Harmony Comparison With Other Similar Projects



Shree Balaji Developer Om Harmony
Kharghar, Mumbai



Satyam Empress
Kharghar, Mumbai



Jewel Builders Ekvira
Kharghar, Mumbai

Livability Rating*

6.3/10

6.7/10

5.8/10

Safety Rating*

N.A.

N.A.

N.A.

Builder

Shree Balaji Developer

Satyam

Jewel Builders

Locality

Kharghar, Mumbai

Kharghar, Mumbai

Kharghar, Mumbai

Number of Towers

5

1

1

Project Land Area

N.A.

2.5 Acres

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

Shree Balaji Developer Om Harmony Comparison With Other Similar Projects (Continued ...)



Shree Balaji Developer Om Harmony
Kharghar, Mumbai



Satyam Empress
Kharghar, Mumbai



Jewel Builders Ekvira
Kharghar, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	4	2	4
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jul `11	Jan `13	Sep `11
Possession Date	Dec `15	May `16	Nov `15
Delay	5 month(s)	3 month(s)	11 month(s)

Amenities Comparison Of Shree Balaji Developer Om Harmony With Other Similar Projects



Shree Balaji Developer Om Harmony
Kharghar, Mumbai



Satyam Empress
Kharghar, Mumbai



Jewel Builders Ekvira
Kharghar, Mumbai

Landscaped garden			
Rain Water Harvesting System			
Security cabin			
Swimming Pool			
Sports Facility			

Common Amenities

Gymnasium Children's play area

Amenities not available in any project

24 X 7 Security Power Backup Landscaped Gardens Indoor Games Jogging Track Rain Water Harvesting
Golf Course Intercom 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

Overview Of Developer (Shree Balaji Developer)



We forayed into construction arena with a passion to craft dream homes for our customers. When we say a dream home, we mean a home that offers peace of mind – while its being built and also long after it's been built. We understand how much a home means to you and hence, we have complete transparency in all transactions and legal formalities. When we offer keys of your new home, it's completion of our promise but the beginning of responsibility in the true sense. Our after sales service stands testimony to this. Right from sourcing the raw material and actual workmanship, we keep an eye and ensure only the best quality gets used. We especially emphasize on smaller details. We see to it that all accessories are branded. Simply because we cannot put our name and your status at stake due to such minor issues. When you come to us to realized your dream home, rest assured that the reality will be more enticing than the dream.

Experience	N.A
Project Delivered	4
Ongoing Projects	1

Top Projects Delivered By Shree Balaji Developer



Shree Balaji Developer Satyam Towers
Koperkhairane, Mumbai

Livability Score
6.2

Project was delivered on Sep, 2009



Shree Balaji Developer Om Gitanjali
Ulwe, Mumbai

Livability Score
5.0

Project was delivered on Feb, 2014



Shree Balaji Developer Venkatesh Riviera
Karve Nagar, Pune

NOT AN ACTUAL PROJECT IMAGE
Livability Score
4.7

Project was delivered on Nov, 2011



Shree Balaji Developer Om Harmony

Kharghar, Mumbai

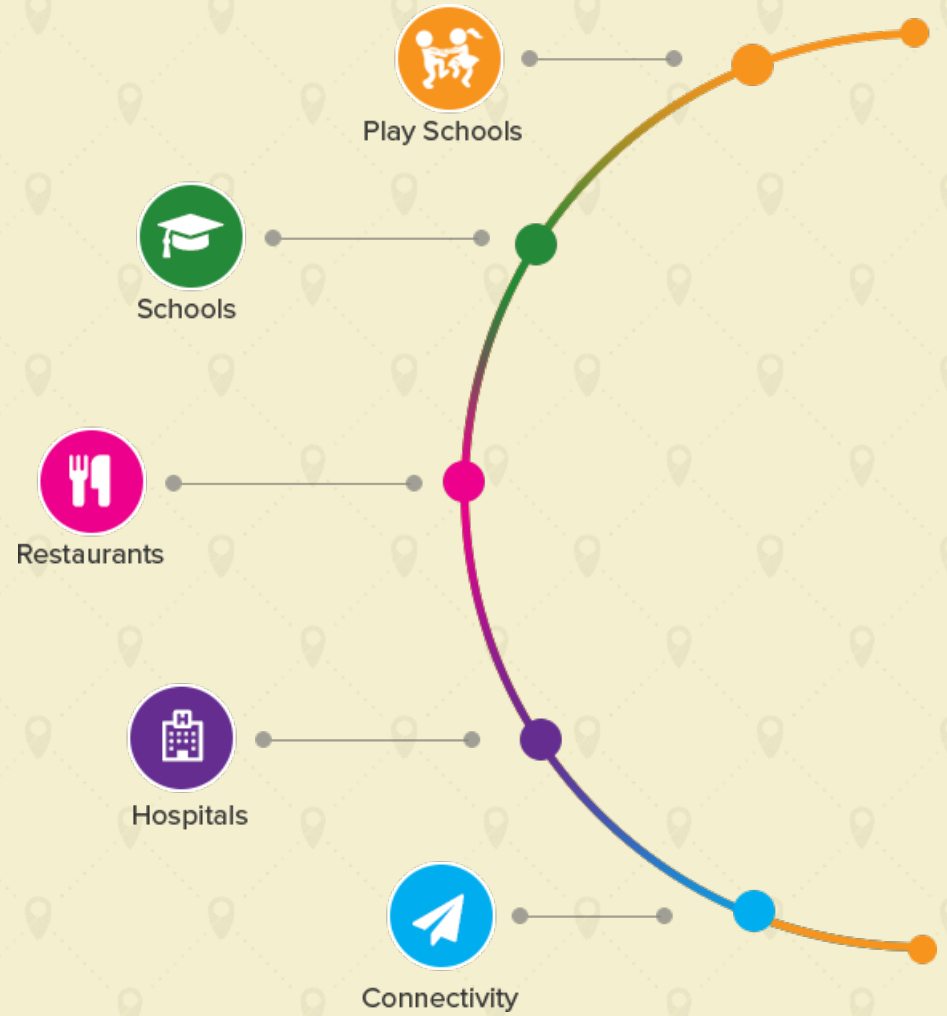
6.3

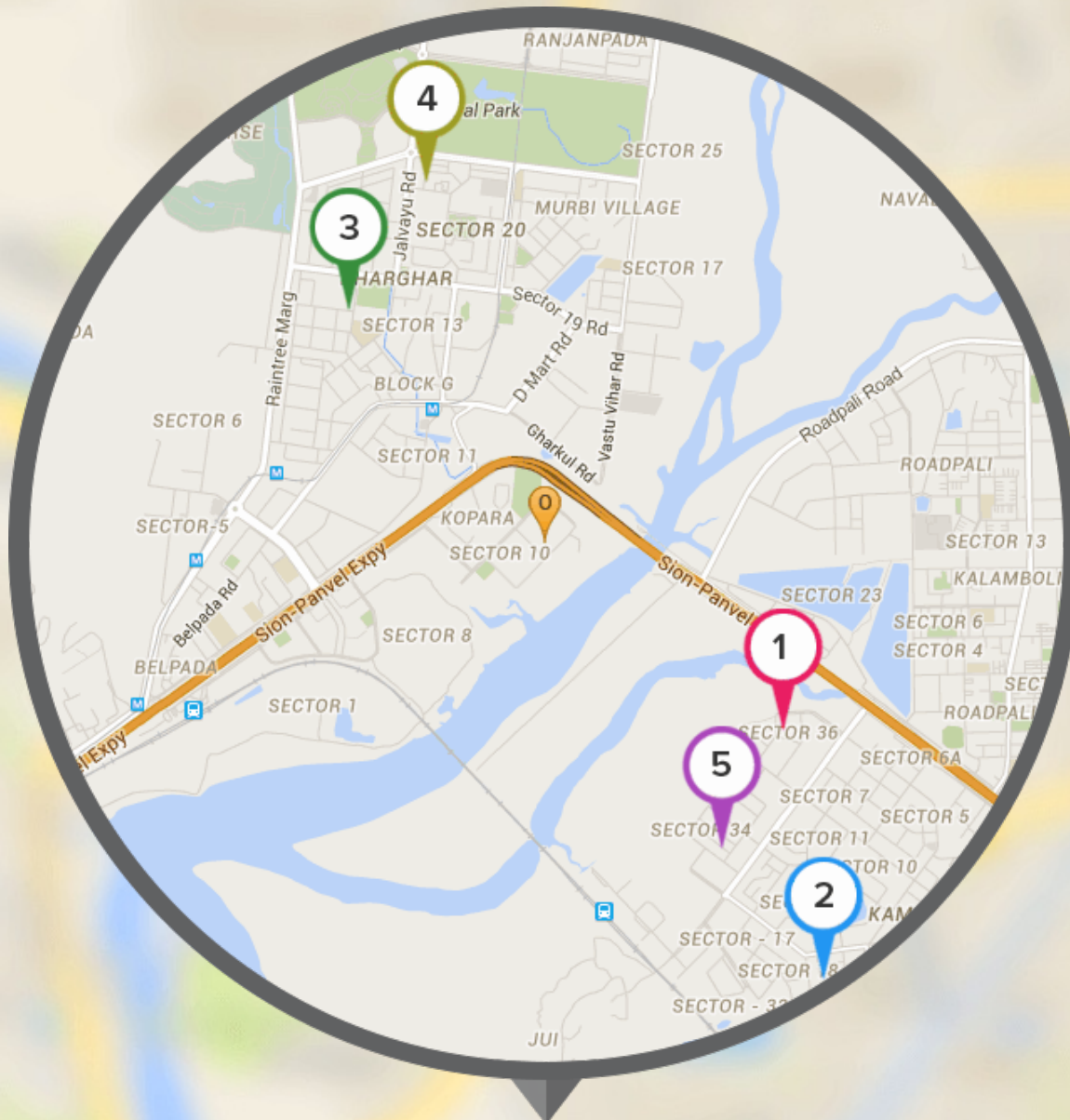
Project is expected to be delivered on Dec, 2015
after a delay of 5 month(s).

Has seen a price appreciation of 25 % over last 29 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality






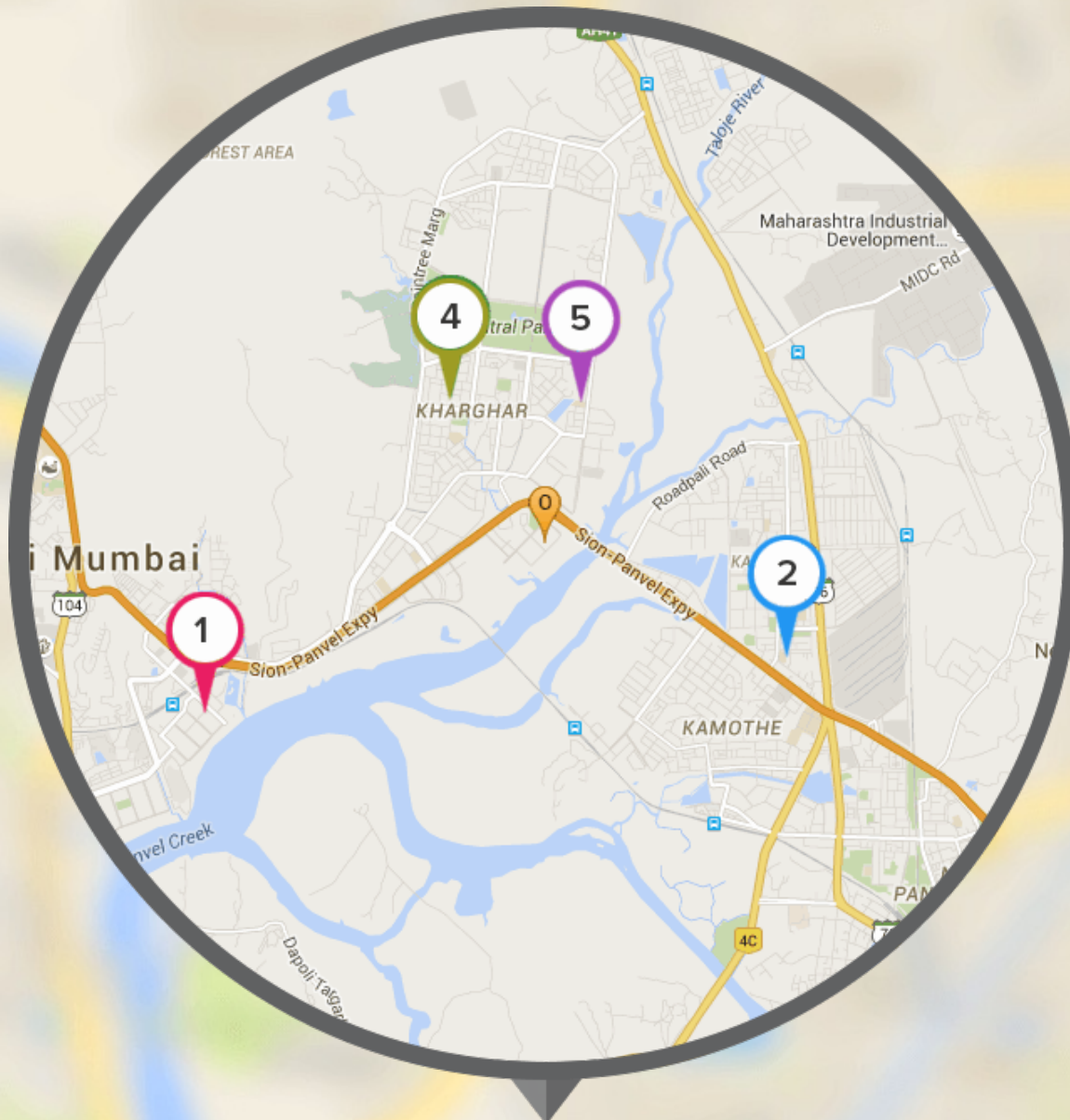
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Bumblebee Preschool
★★★★★ 1.64Km
- 2** Wunderbar Kids, Kamothe
★★★★★ 2.79Km
- 3** Wunderbar Kids
★★★★★ 1.63Km
- 4** Nano Kids
★★★★ 2.03Km
- 5** EuroKids Kamothe
★★★★ 1.92Km

 Represents the location of Shree Balaji Developer Om Harmony


Schools Near Shree Balaji Developer Om Harmony, Mumbai

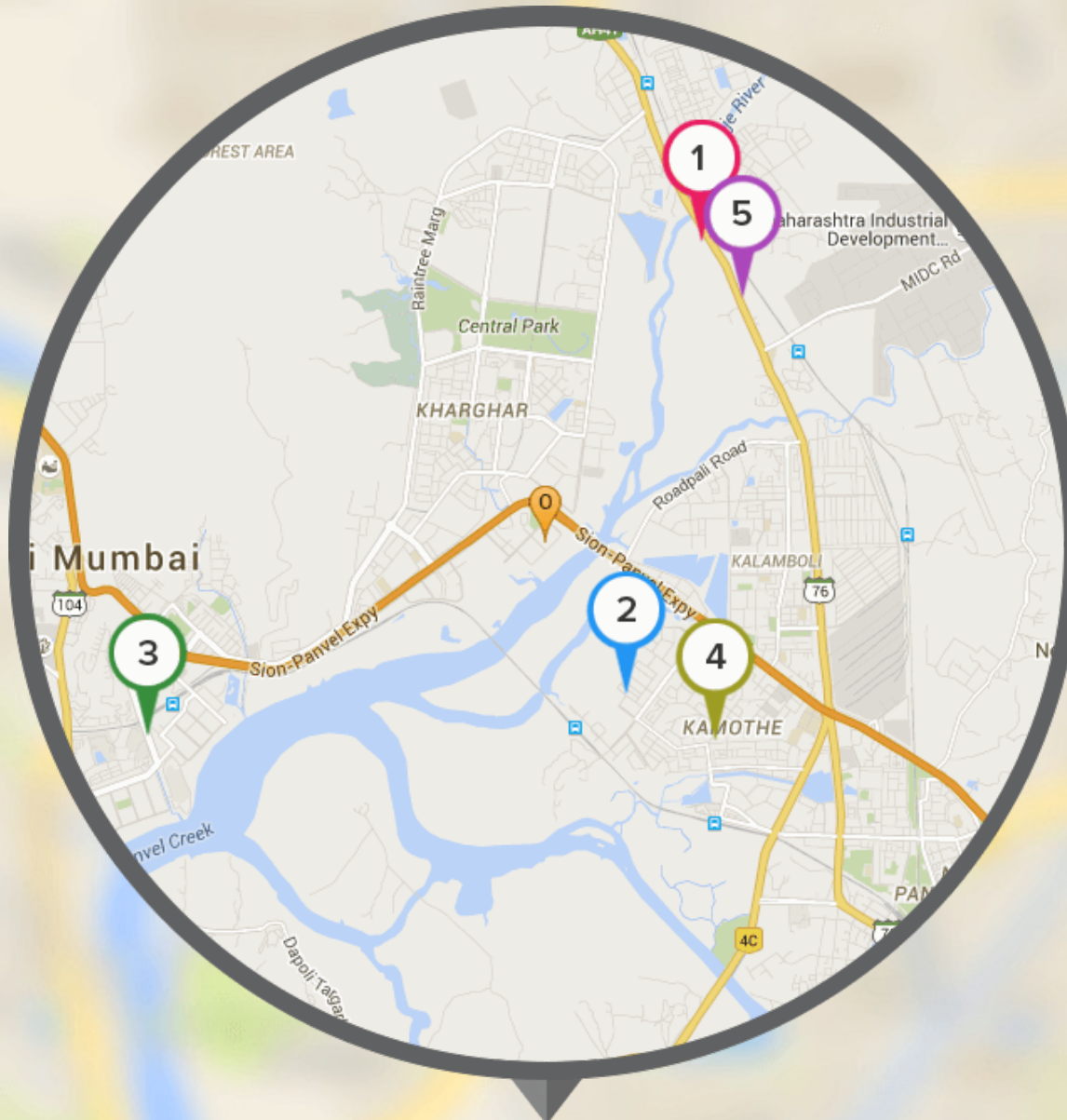


Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|---------------------------------|-------|--------|
| 1 | Radcliffe School Mumbai | ★★★★★ | 4.11Km |
| 2 | Sudhagad School | ★★★★ | 2.88Km |
| 3 | Apeejay High School | ★★★★ | 1.86Km |
| 4 | Apeejay School | ★★★★ | 1.84Km |
| 5 | Sanjeevani International School | ★★★★ | 1.55Km |

 Represents the location of Shree Balaji Developer Om Harmony



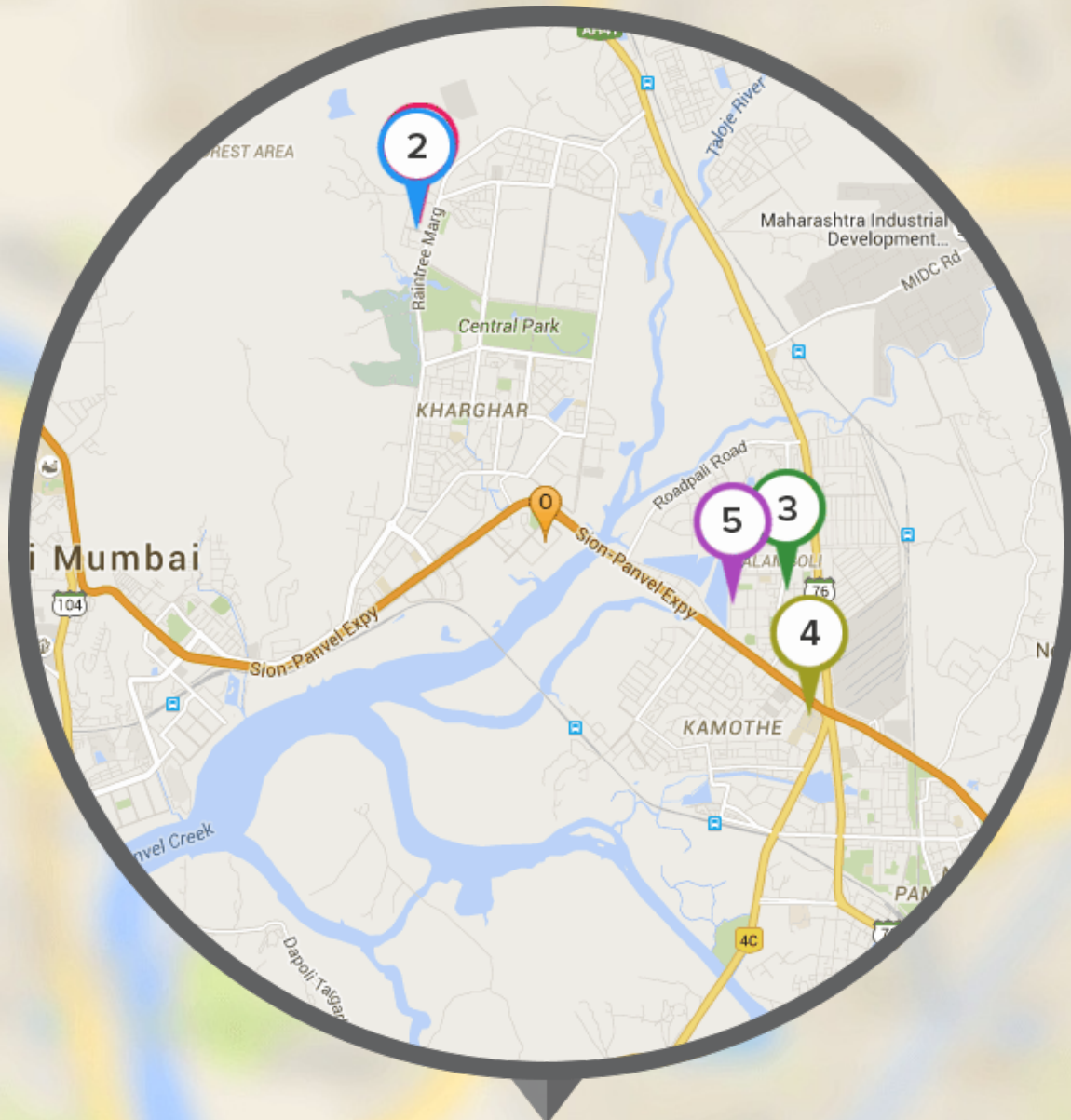
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------------|---|--------|
| 1 | Sahil | ★ | 3.63Km |
| 2 | Dubai Foods | ★ | 1.85Km |
| 3 | Kaktus Bar & Kitchen | ★ | 4.78Km |
| 4 | Hotel Maharaja | ★ | 2.81Km |
| 5 | Om Panchratana | ★ | 3.37Km |

0 Represents the location of Shree Balaji Developer Om Harmony


Hospitals Near Shree Balaji Developer Om Harmony, Mumbai



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Tata Memorial Cancer Research Hospital
★★★★★ 3.65Km
- 2** Tata Memorial Centre
★★★★★ 3.61Km
- 3** Mahatma Gandhi Mission Hospital
★★★★ 2.65Km
- 4** MGM Hospital
★★★★ 3.40Km
- 5** City Hospital
★★★★ 2.13Km

 Represents the location of Shree Balaji Developer Om Harmony



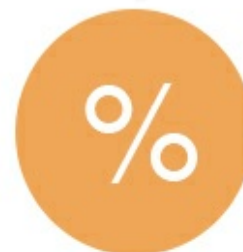
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