

PROPINSIGHT

A Detailed Property Analysis Report



40,000+
Projects



10,000+
Builders

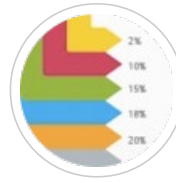


1,200+
Localities

Report Created On - 7 Oct, 2015

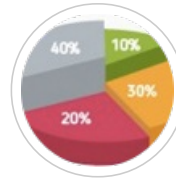


What is *PROPINSIGHT?*



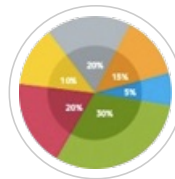
Price Insight

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.



Mahindra Lifespaces Ashvita

Kukatpally, Hyderabad

₹ 54.2 Lacs onwards

Livability Score

7.5/ 10



Project Size
5 Towers



Configurations
2,3,4 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

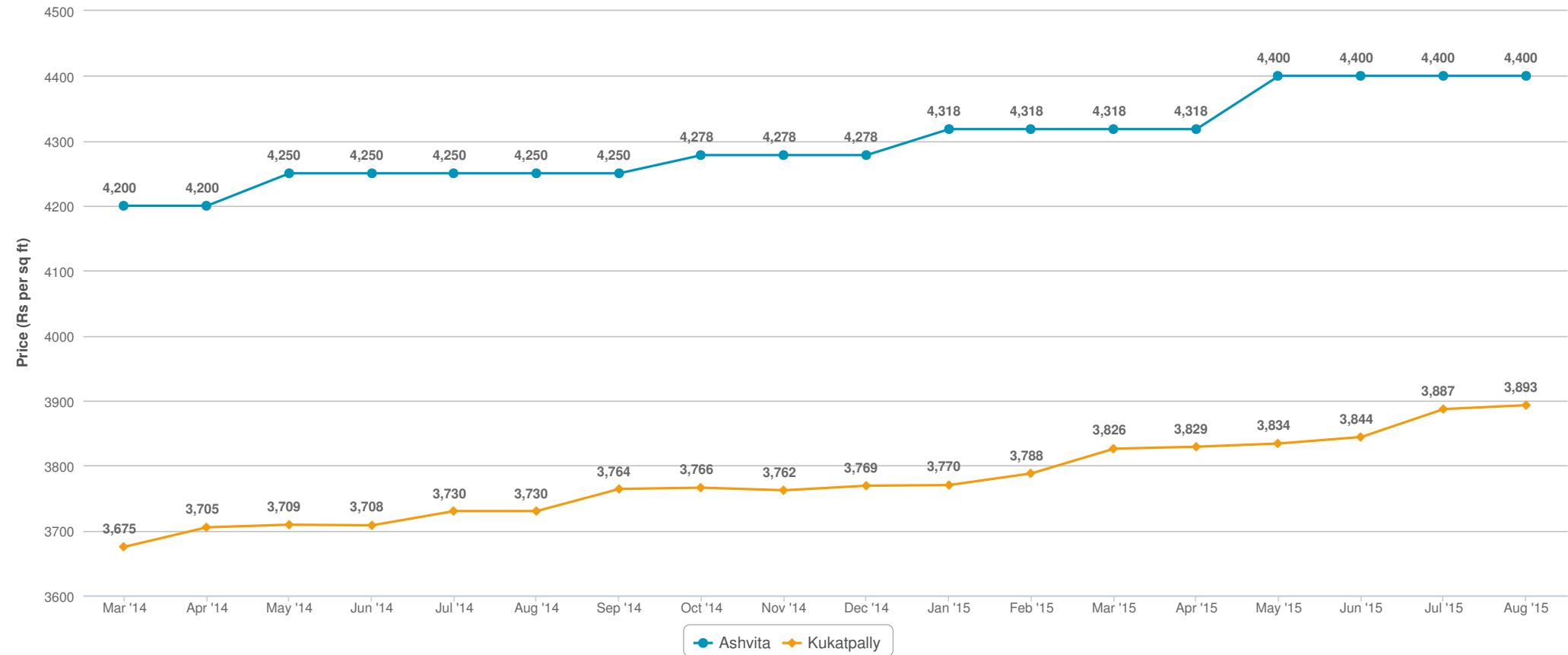


Demand Comparison

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

Price Trend Of Mahindra Lifespaces Ashvita

Mahindra Lifespaces Ashvita VS Kukatpally, Hyderabad



Property Type	2BHK+2T	3BHK+3T	4BHK+3T	4BHK+4T
Area (sq.ft.)	1218, 1262	1567, 1636, 1847, 2040	2035, 2070	2082

Price Comparison With Other Projects Similar To Mahindra Lifespaces Ashvita



Mahindra Lifespaces Ashvita
Kukatpally, Hyderabad



Lodha Meridian
Kukatpally, Hyderabad



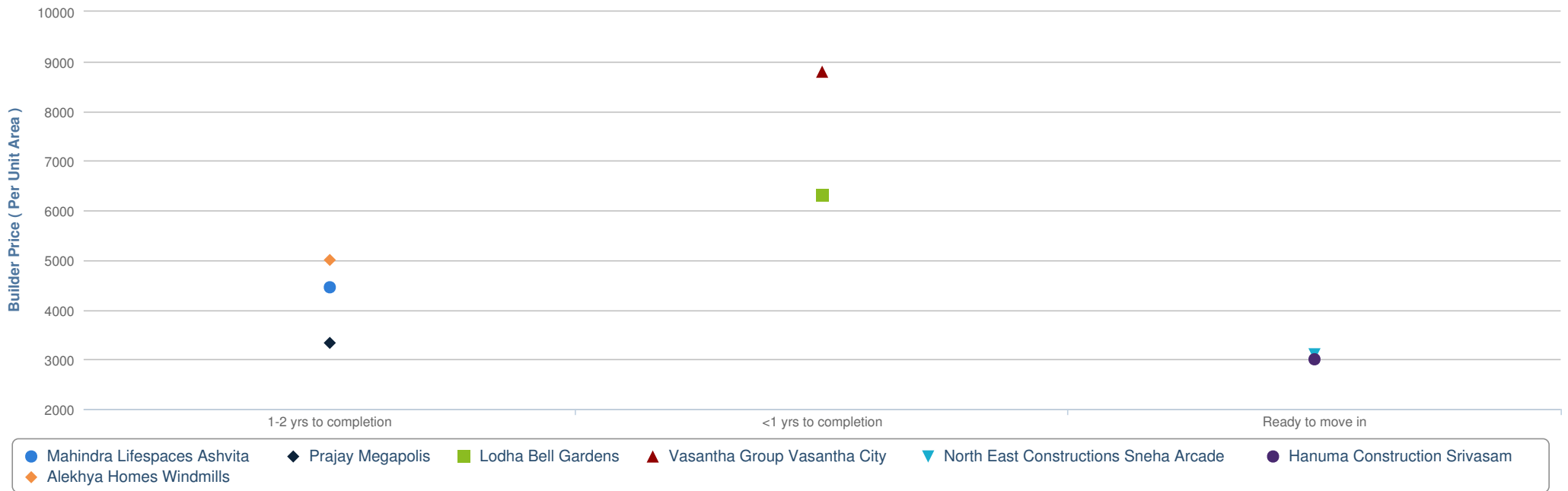
Cybercity Rainbow Vistas Rock
Gardens
Kukatpally, Hyderabad

Primary Purchase Price	4,450/sq.ft.	4,797/sq.ft.	4,300/sq.ft.
Advance Maintenance Charges (Month)	Rs. 24 (One time)	N.A.	Rs. 24 (One time)
Car Parking Charges	N.A.	N.A.	Covered : Rs. 2 Lacs (One time)
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	Rs. 1.3 Lacs (One time)	N.A.	Rs. 1.3 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Mahindra Lifespaces Ashvita



Mahindra Lifespaces Ashvita's current price is Rs. 4450/sq. ft. and it is in Under Construction stage.

In comparison to locality, Mahindra Lifespaces Ashvita is overpriced by Rs. 566.27/sq. ft.

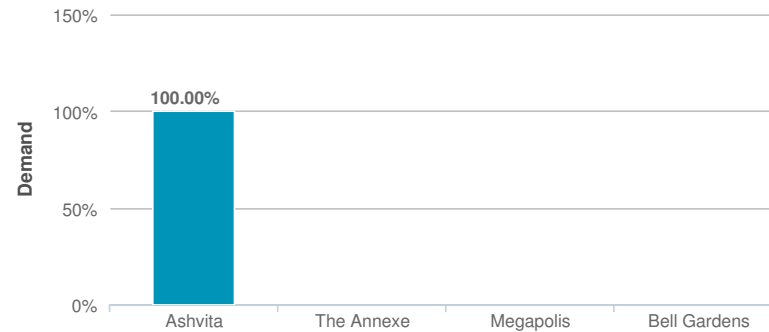
Highest price in the locality is for Vasantha Group Vasantha City at 8791/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Hanuma Construction Srivasam at 3000/sq. ft. and it is in Ready to Move In stage.

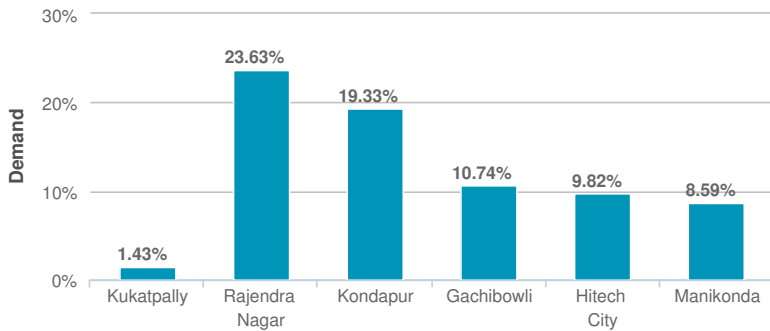
Analysis

- Ashvita has 100.00 % demand amongst all projects in Hyderabad.
- The highest demand 100.00% in Hyderabad is for Ashvita.
- The lowest demand 0.00% in Hyderabad is for The Annexe

Demand of projects in 5 km vicinity of Mahindra Lifespaces Ashvita



Demand in popular localities of Hyderabad



Analysis

- Kukatpally has 1.43 % demand amongst all projects in Hyderabad.
- The highest demand 23.63% in Hyderabad is for Rajendra Nagar.
- The lowest demand 1.43% in Hyderabad is for Kukatpally



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

Mahindra Lifespaces Ashvita Comparison With Other Similar Projects



Mahindra Lifespaces Ashvita
Kukatpally, Hyderabad



Lodha Meridian
Kukatpally, Hyderabad



Cybercity Rainbow Vistas Rock
Gardens
Kukatpally, Hyderabad

Livability Rating*

7.5/10

7.6/10

7.6/10

Safety Rating*

N.A.

N.A.

N.A.

Builder

Mahindra Lifespaces

Lodha

Cybercity

Locality

Kukatpally, Hyderabad

Kukatpally, Hyderabad

Kukatpally, Hyderabad

Number of Towers

5

4

13

Project Land Area

9.2 Acres

4 Acres

22.48 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



Mahindra Lifespaces Ashvita
Kukatpally, Hyderabad



Lodha Meridian
Kukatpally, Hyderabad



Cybercity Rainbow Vistas Rock
Gardens
Kukatpally, Hyderabad

Part of Township	No	No	No
Average Flats Per Floor	8	5.01	9.69
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Dec `12	Mar `12	Jan `10
Possession Date	Dec `16	May `16	Dec `17
Delay	5 month(s)	7 month(s)	61 month(s)

Amenities Comparison Of Mahindra Lifespaces Ashvita With Other Similar Projects


















Mahindra Lifespaces Ashvita
Kukatpally, Hyderabad



Lodha Meridian
Kukatpally, Hyderabad



Cybercity Rainbow Vistas Rock
Gardens
Kukatpally, Hyderabad

Swimming Pool			
Gymnasium			
Children's play area			
Cafeteria			
Indoor Games			

Common Amenities

Amenities not available in any
project

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



Mahindra Lifespaces is a part of Mahindra Group specializing in real estate development. Focusing on high quality standards, the company holds expertise in developing spaces for healthy living. Anita Arjundas is the Managing Director and Chief Executive Officer of company. Mahindra Lifespaces works with the aim to transform urban landscapes by developing sustainable communities. Mahindra World City developed by Mahindra Lifespace is a well planned business city spread across 1,861.554 hectares in Chennai and Jaipur . Mahindra World City, Chennai is the first integrated business city of India and also the first operational Special Economic Zone. Mahindra World City, Jaipur houses SEZ, IT/ITES and businesses from diverse sectors. City has been meticulously planned and is further divided into different zones dedicated to business and lifestyle. MNCs and SEZs housed here offer numerous career opportunities.

Communities here are developed on the concept of work, live, learn and play. In each of its project be it residential or commercial, all structures are environment friendly, energy efficient and cost effective. Few of its under construction projects are Ashvita in Kukatpally , Mumbai offering 2 and 3 BHK apartments, etc. Mahindra Lifespaces has become the preferred choice among property buyers through maintaining transparency in business, timely delivery and high quality standards.

Experience	42 Years
Project Delivered	34
Ongoing Projects	13

Top Projects Delivered By Mahindra Lifespaces



Livability Score

8.1

Mahindra Lifespaces Eminent

Goregaon West, Mumbai

Project was delivered on Apr, 2011



Livability Score

7.8

Mahindra Lifespaces Aquality

Singaperumal Koil, Chennai

Project was delivered on Sep, 2015



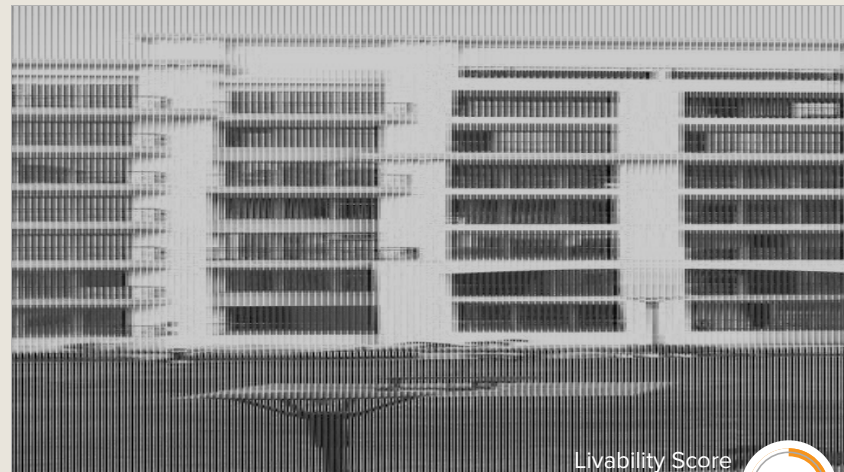
Livability Score

7.8

Mahindra Lifespaces The Woods

Wakad, Pune

Project was delivered on Feb, 2008



Livability Score

7.8

Mahindra Lifespaces Royale

Pimpri, Pune

Project was delivered on Dec, 2012



Mahindra Lifespaces The Serenes

Alibaugh, Raigad

Project is expected to be delivered on Jun, 2017

Livability Score

8.7



Mahindra Lifespaces Antheia

Pimpri, Pune

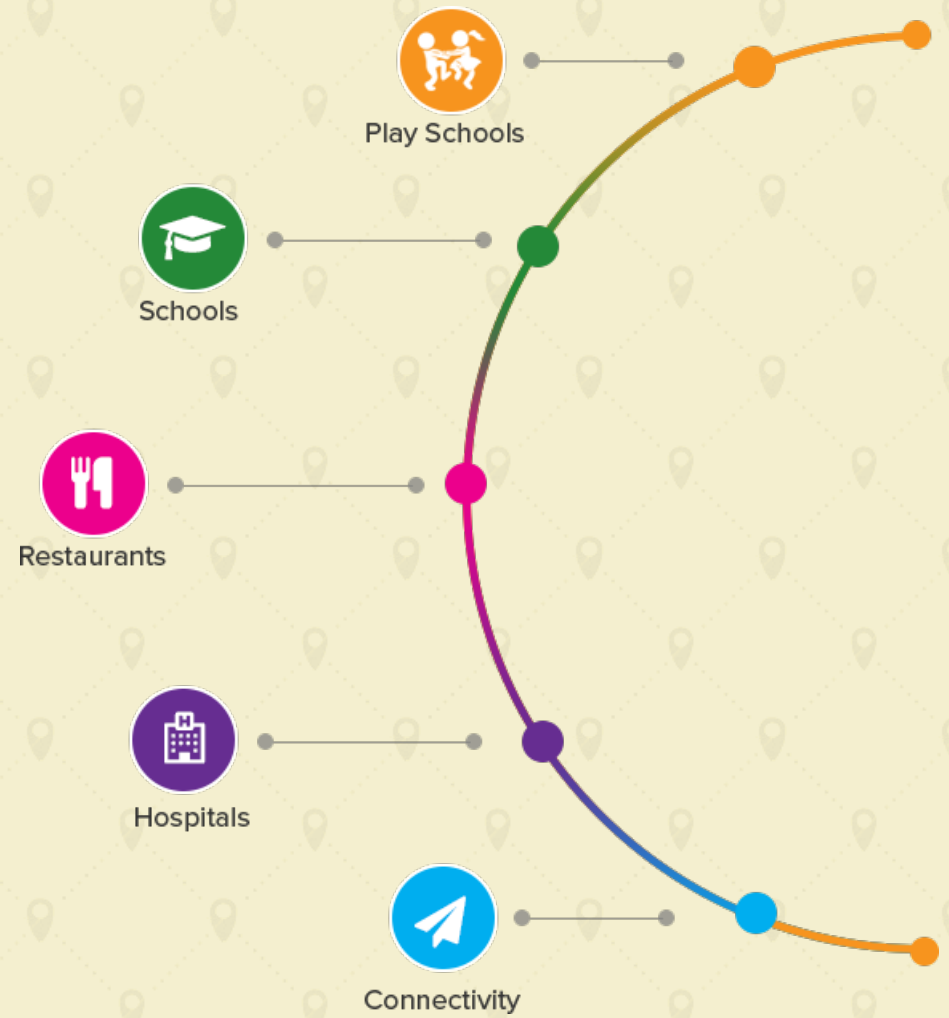
Project is expected to be delivered on Dec, 2017
after a delay of 20 month(s).
Has seen a price appreciation of 6.8 % over last 29
month(s)

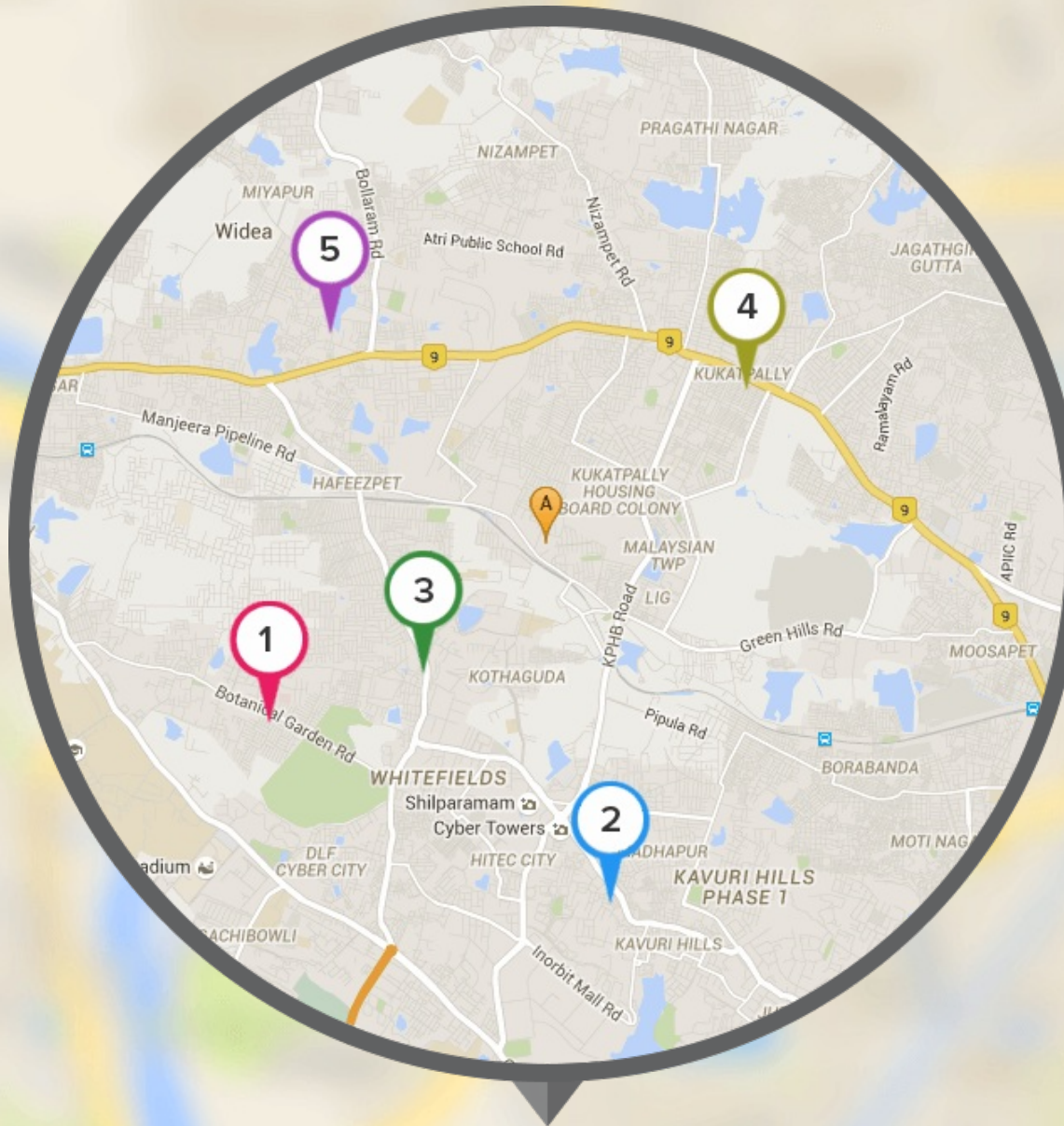
Livability Score

8.3

LOCALITY INSIGHT

Everything you want to know about the locality




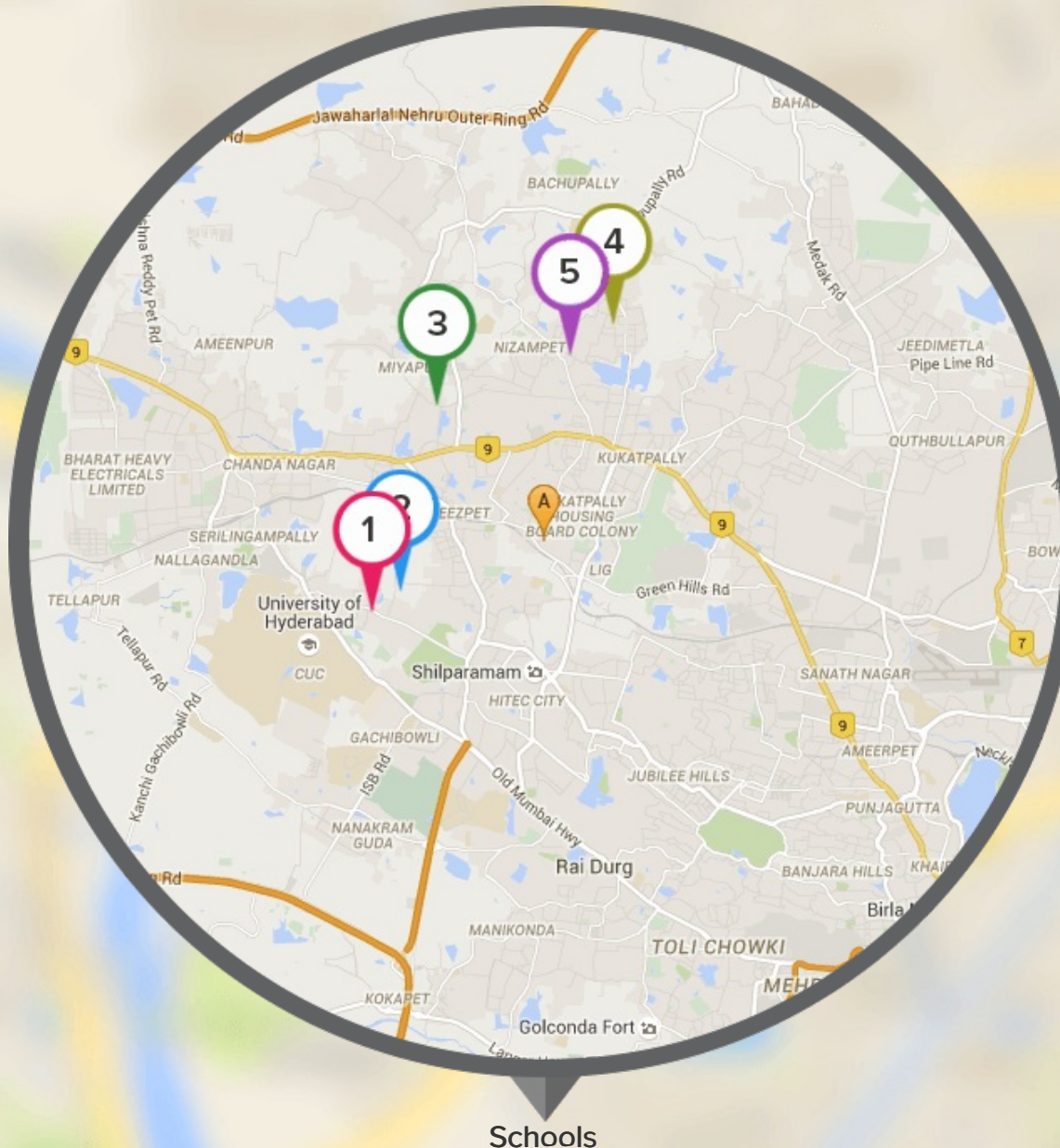


Play Schools

Top 5 Play Schools (within 5 kms)

- | | | |
|---|----------------------------------|--------|
| 1 | EuroKids Pre school
★★★★★ | 3.60Km |
| 2 | Bachpan
★★★★★ | 3.97Km |
| 3 | Kangaroo Day Care
★★★★★ | 1.95Km |
| 4 | Kidzee
★★★★★ | 2.71Km |
| 5 | Bachpan...a play school
★★★★★ | 3.24Km |

 Represents the location of Mahindra Lifespaces Ashvita

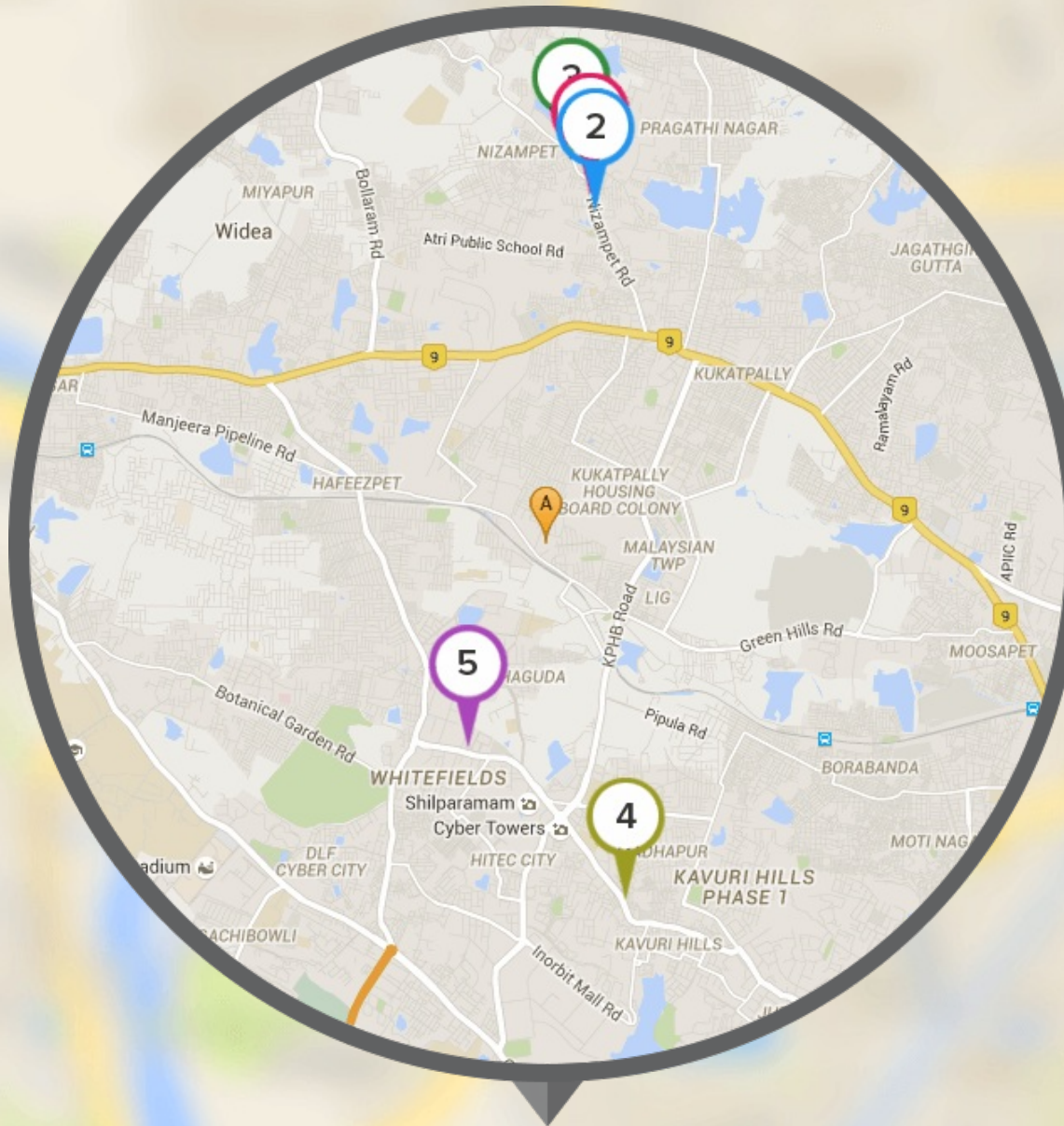


Schools

Top 5 Schools (within 5 kms)

- 1** Jain Heritage a Cambridge School
★★★★★ 4.05Km
- 2** Arbor International School
★★★★ 3.34Km
- 3** Orange Model School
★★★★ 3.74Km
- 4** Pragathi Vidya Nikethan
★★★★ 4.93Km
- 5** Gram Panchayat School
★★★★ 4.05Km


A Represents the location of Mahindra Lifespaces Ashvita



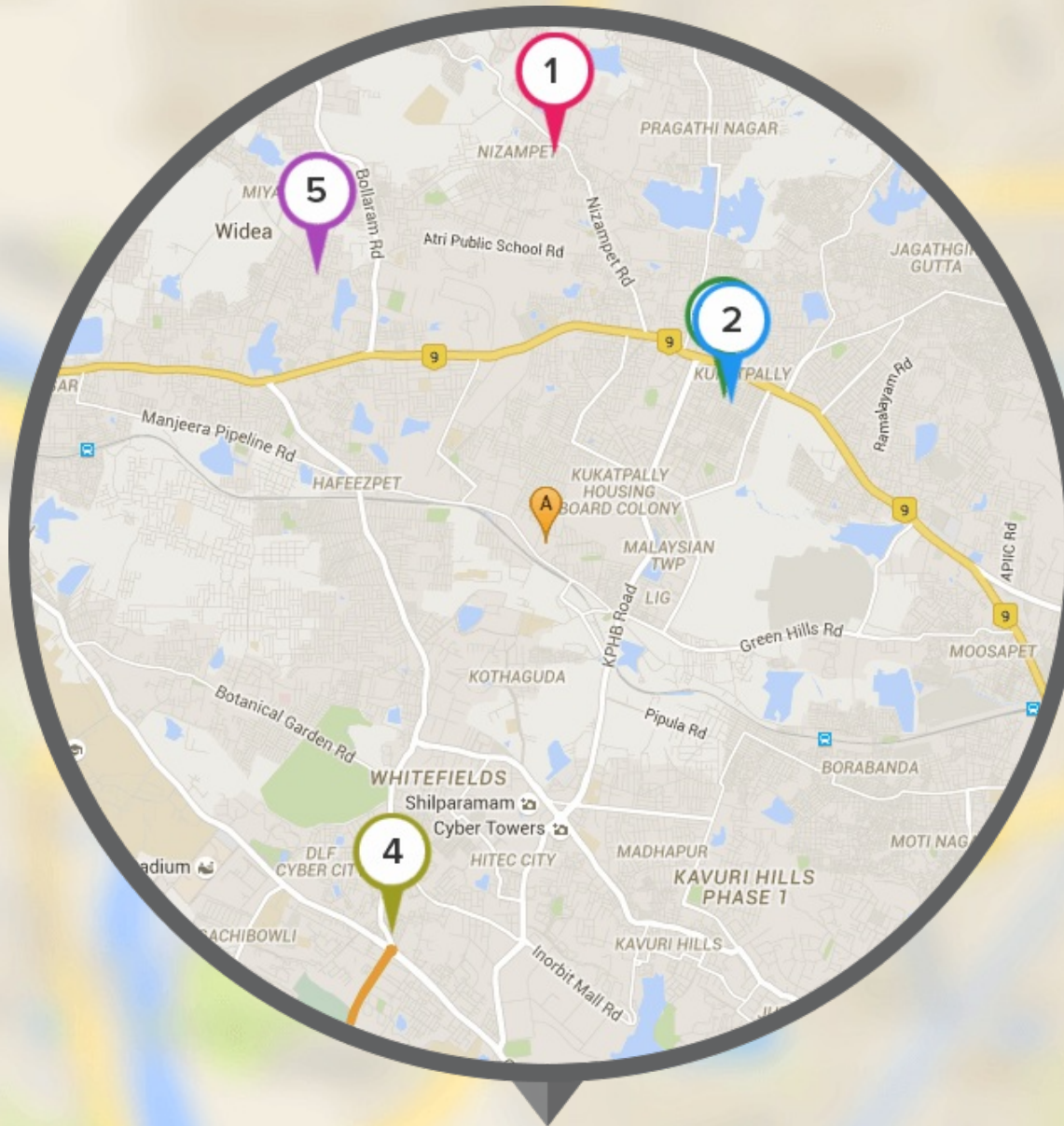
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------|---|--------|
| 1 | Garuda Food Court | ★ | 3.78Km |
| 2 | Hotel Vinayaka | ★ | 3.62Km |
| 3 | Food Corner | ★ | 4.14Km |
| 4 | Tamaram | ★ | 3.98Km |
| 5 | Treat | ★ | 2.38Km |

 Represents the location of Mahindra Lifespaces Ashvita

Hospitals Near Mahindra Lifespaces Ashvita, Hyderabad



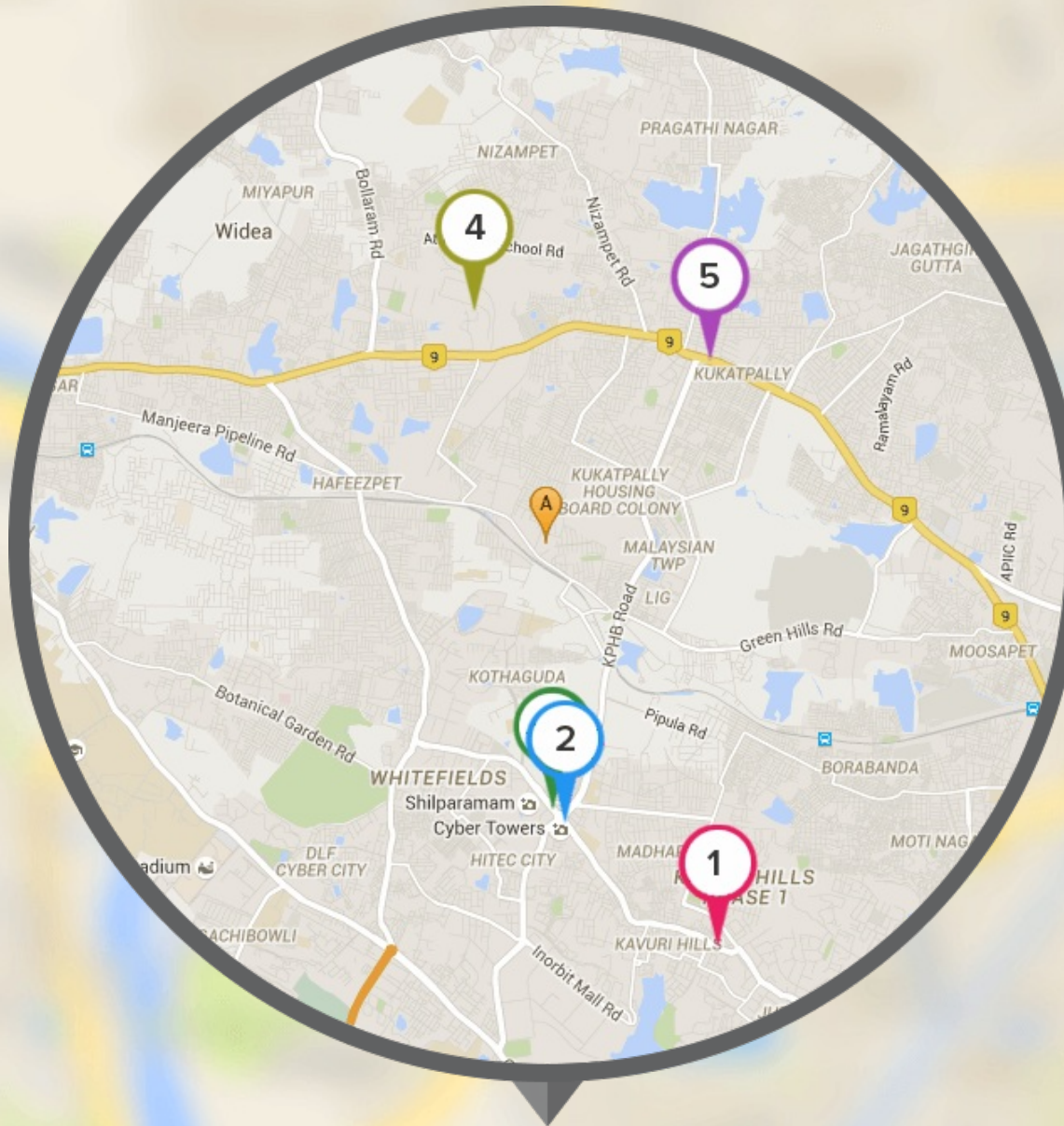
Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | Vcare hospitals - Multispeciality | ★★★★★ | 4.18Km |
| 2 | Advanced Endocrine and Diabetes Multispeciality | ★★★★★ | 2.49Km |
| 3 | KPHB Multi Speciality Hospital | ★★★★★ | 2.46Km |
| 4 | Rajini Hospital | ★★★★★ | 4.58Km |
| 5 | Mirra Hospitals | ★★★★★ | 3.81Km |

Represents the location of Mahindra Lifespaces Ashvita

Connectivity Near Mahindra Lifespaces Ashvita, Hyderabad



Connectivity

Top 5 Connectivity (within 5 kms)

1	Madhapur PS	★★★★★	4.76Kms
2	Hitech City	★★★★★	3.05Kms
3	Shilparamam	★★★★★	2.89Kms
4	Miyapur	★★★★★	2.61Kms
5	JNTU College	★★★★★	2.66Kms

A Represents the location of Mahindra Lifespaces Ashvita



PROPTIGER



End to End Services



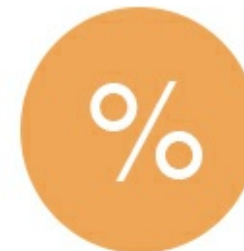
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