




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

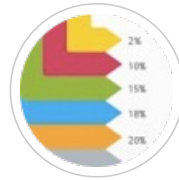
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

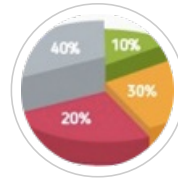


# What is *PROPINSIGHT?*



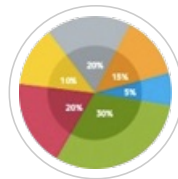
## Price Insight

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.



# Rajapushpa Atria


Kokapet, Hyderabad


₹ 54.7 Lacs onwards

Livability Score



 Project Size  
10 Towers

 Configurations  
2,3,4 Bedroom Apartment

 Possession Starts  
Mar '17



# 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

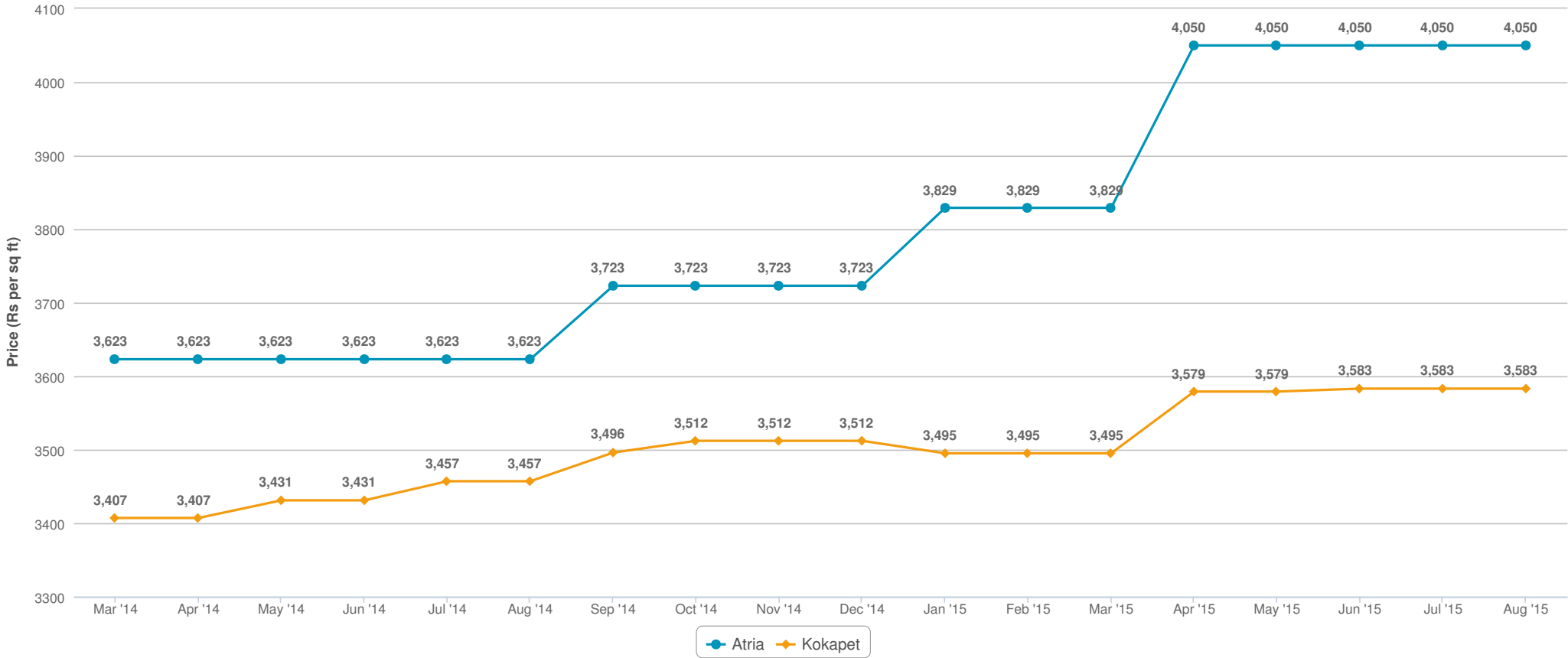


## Demand Comparison

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

# Price Trend Of Rajapushpa Atria

## Rajapushpa Atria VS Kokapet, Hyderabad



| Property Type | 2BHK+2T | 3BHK+3T          | 4BHK+4T    |
|---------------|---------|------------------|------------|
| Area (sq.ft.) | 1350    | 1685, 2100, 2490 | 3345, 3455 |



# Price Comparison With Other Projects Similar To Rajapushpa Atria



Rajapushpa Atria  
Kokapet, Hyderabad



Ashoka Liviano  
Manikonda, Hyderabad



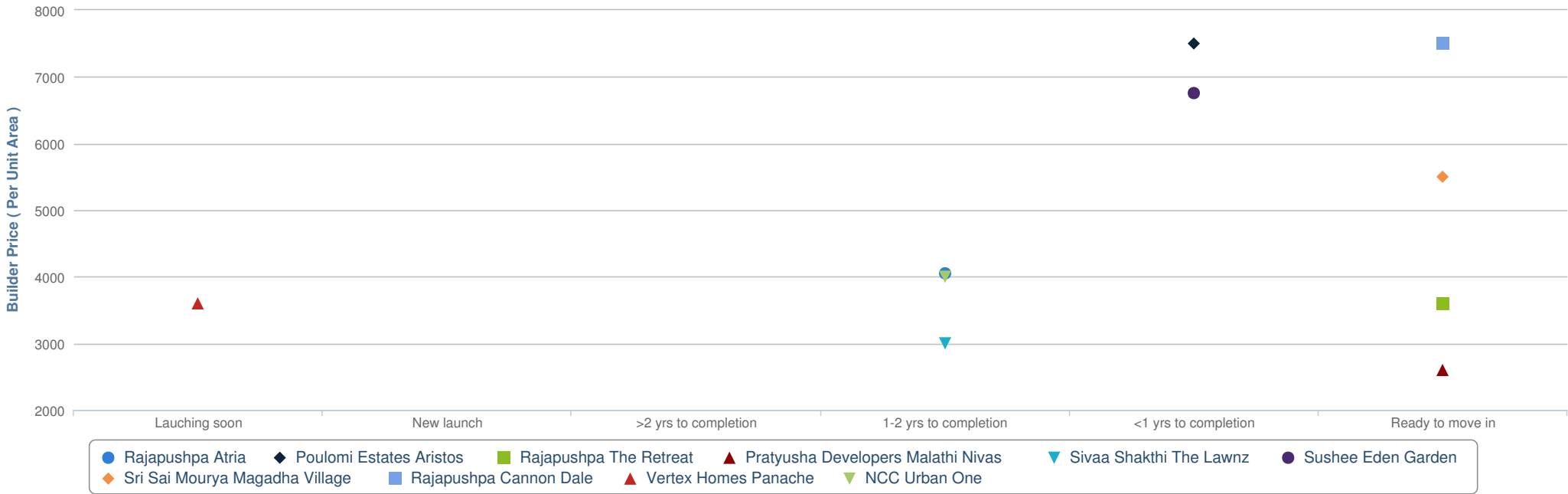
NCC Urban One  
Kokapet, Hyderabad

|                                     |                                   |                                   |              |
|-------------------------------------|-----------------------------------|-----------------------------------|--------------|
| Primary Purchase Price              | 4,050/sq.ft.                      | 4,000/sq.ft.                      | 3,999/sq.ft. |
| Advance Maintenance Charges (Month) | Rs. 24 (One time)                 | Rs. 24 (One time)                 | N.A.         |
| Car Parking Charges                 | Covered : Rs. 1.8 Lacs (One time) | Covered : Rs. 2.5 Lacs (One time) | N.A.         |
| Power Backup Charges                | N.A.                              | N.A.                              | N.A.         |
| Club House Charges                  | Rs. 1.5 Lacs (One time)           | Rs. 1.8 Lacs (One time)           | N.A.         |



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Rajapushpa Atria



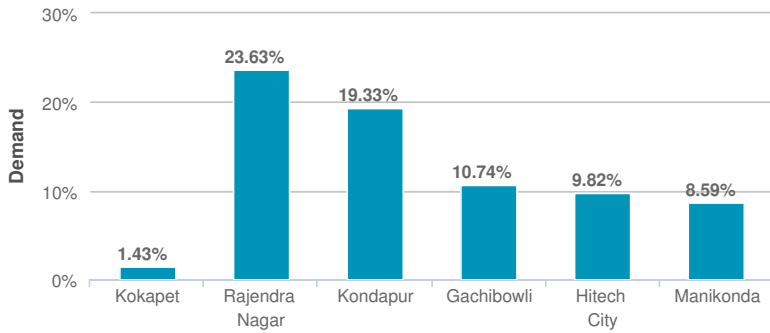
Rajapushpa Atria's current price is Rs. 4050/sq. ft. and it is in Under Construction stage.

In comparison to locality, Rajapushpa Atria is overpriced by Rs. 449.36/sq. ft.

Highest price in the locality is for Poulomi Estates Aristos at 7500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Pratyusha Developers Malathi Nivas at 2600/sq. ft. and it is in Ready to Move In stage.

## Demand in popular localities of Hyderabad



### Analysis

- Kokapet 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 Kokapet





## ***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

# Rajapushpa Atria Comparison With Other Similar Projects



Rajapushpa Atria  
Kokapet, Hyderabad



Ashoka Liviano  
Manikonda, Hyderabad



NCC Urban One  
Kokapet, Hyderabad

|                    |                    |                      |                    |
|--------------------|--------------------|----------------------|--------------------|
| Livability Rating* | 7.0/10             | 7.3/10               | 7.5/10             |
| Safety Rating*     | N.A.               | N.A.                 | N.A.               |
| Builder            | Rajapushpa         | Ashoka               | NCC Urban          |
| Locality           | Kokapet, Hyderabad | Manikonda, Hyderabad | Kokapet, Hyderabad |
| Number of Towers   | 10                 | 1                    | 12                 |
| Project Land Area  | 14.5 Acres         | 1.8 Acres            | 32 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

# Rajapushpa Atria Comparison With Other Similar Projects (Continued ...)



Rajapushpa Atria  
Kokapet, Hyderabad



Ashoka Liviano  
Manikonda, Hyderabad



NCC Urban One  
Kokapet, Hyderabad

|                         |            |         |            |
|-------------------------|------------|---------|------------|
| Part of Township        | No         | No      | No         |
| Average Flats Per Floor | 7.4        | 14      | 6.25       |
| Loading Percentage      | N.A.       | N.A.    | N.A.       |
| Launch Date             | Jun `13    | Apr `15 | Jun `13    |
| Possession Date         | Mar `17    | May `17 | Dec `16    |
| Delay                   | 3 month(s) | On time | 6 month(s) |

# Amenities Comparison Of Rajapushpa Atria With Other Similar Projects



Rajapushpa Atria  
Kokapet, Hyderabad



Ashoka Liviano  
Manikonda, Hyderabad



NCC Urban One  
Kokapet, Hyderabad

|   |  |  |  |
|---|--|--|--|
| Table Tennis, Card Room, Pool & Billiards |  |  |  |
| Multipurpose Room                         |  |  |  |
| Sports Facility                           |  |  |  |
| Indoor Games                              |  |  |  |
| Maintenance Staff                         |  |  |  |

|  |           |               |                      |            |          |                 |               |
|--|-----------|---------------|----------------------|------------|----------|-----------------|---------------|
| Common Amenities                       | Gymnasium | Swimming Pool | Children's play area | Club House | Intercom | 24 X 7 Security | Jogging Track |
| Amenities not available in any project | Cafeteria | Golf Course   |                      |            |          |                 |               |





## ***BUILDER INSIGHT***

*Credentials of the builder*



### **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 (Rajapushpa)

Rajapushpa Properties aims to be expert in developing projects that are technologically complex and exhibit quality infrastructure. Rajapushpa Properties are one of the highly respected realtors in the region. The designs and architecture of their residential projects are of international standards. Rajapushpa Properties are known for their contemporary designs, innovation and completion of projects within the most stringent time schedule.



|                          |     |
|--------------------------|-----|
| <b>Experience</b>        | N.A |
| <b>Project Delivered</b> | 8   |
| <b>Ongoing Projects</b>  | 2   |



# Top Projects Delivered By Rajapushpa



Livability Score **6.8**

**Rajapushpa Cannon Dale**  
Kokapet, Hyderabad

Project was delivered on Feb, 2015 after a delay of 10 month(s).



Livability Score **6.6**

**Rajapushpa Silicon Ridge**  
Attapur, Hyderabad

Project was delivered on Mar, 2010 after a delay of 49 month(s).



Livability Score **6.3**

**Rajapushpa Open Skies**  
Kokapet, Hyderabad

Project was delivered on Aug, 2013



Livability Score **5.8**

**Rajapushpa The Retreat**  
Kokapet, Hyderabad

Project was delivered on Nov, 2014



Livability Score

7.0

## Rajapushpa Atria

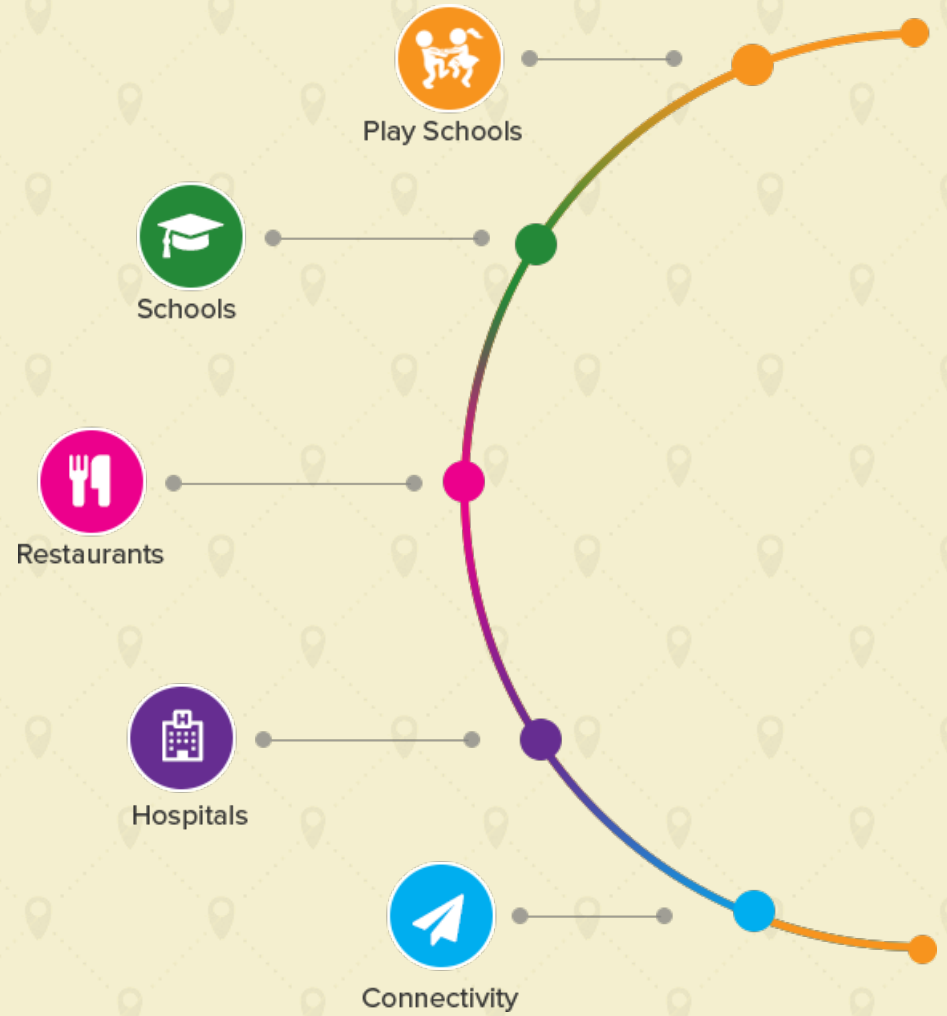
Kokapet, Hyderabad

Project is expected to be delivered on Mar, 2017  
after a delay of 3 month(s).

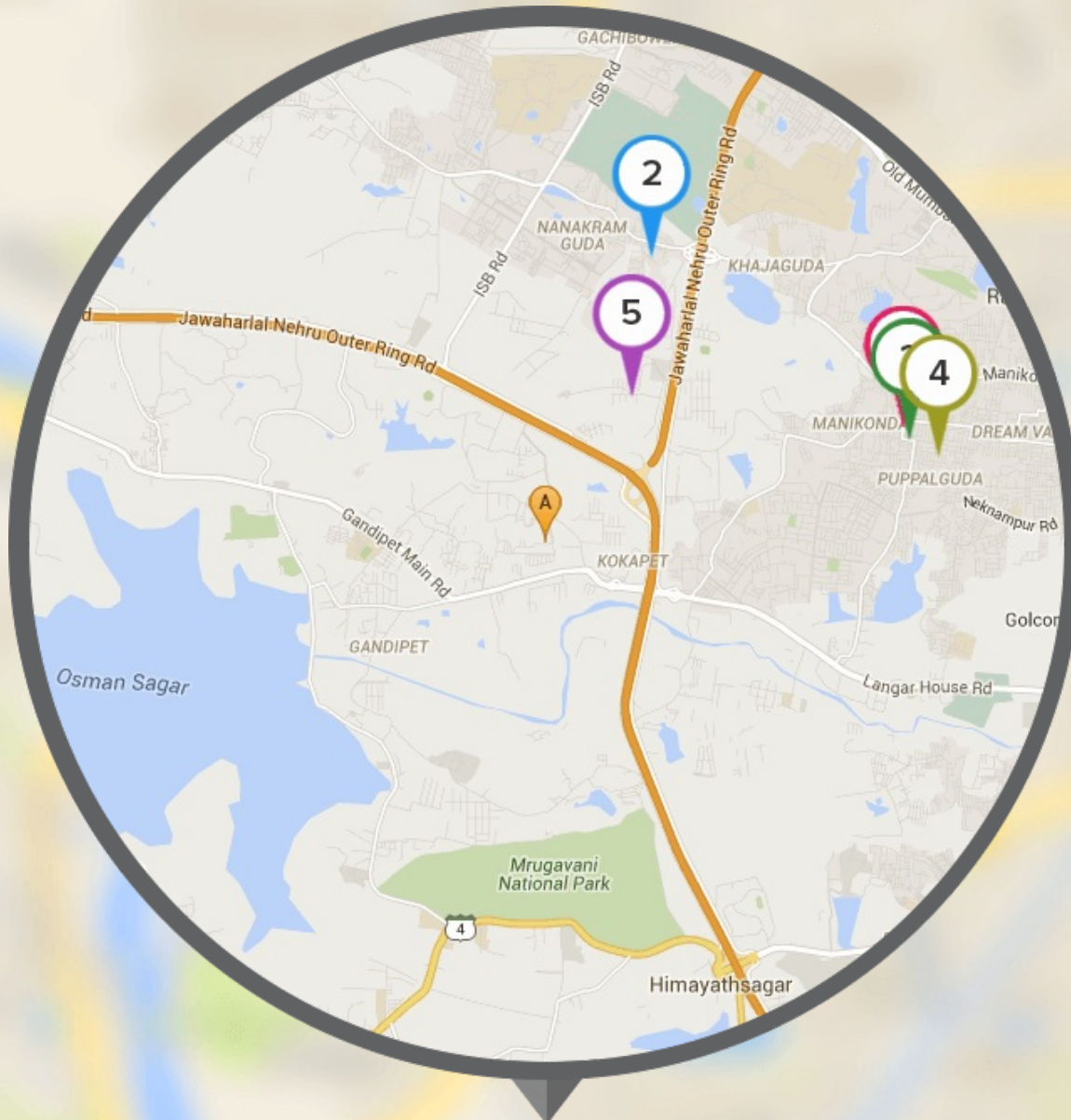
Has seen a price appreciation of 15.3 % over last 27  
month(s)

# LOCALITY INSIGHT

Everything you want to know about the locality





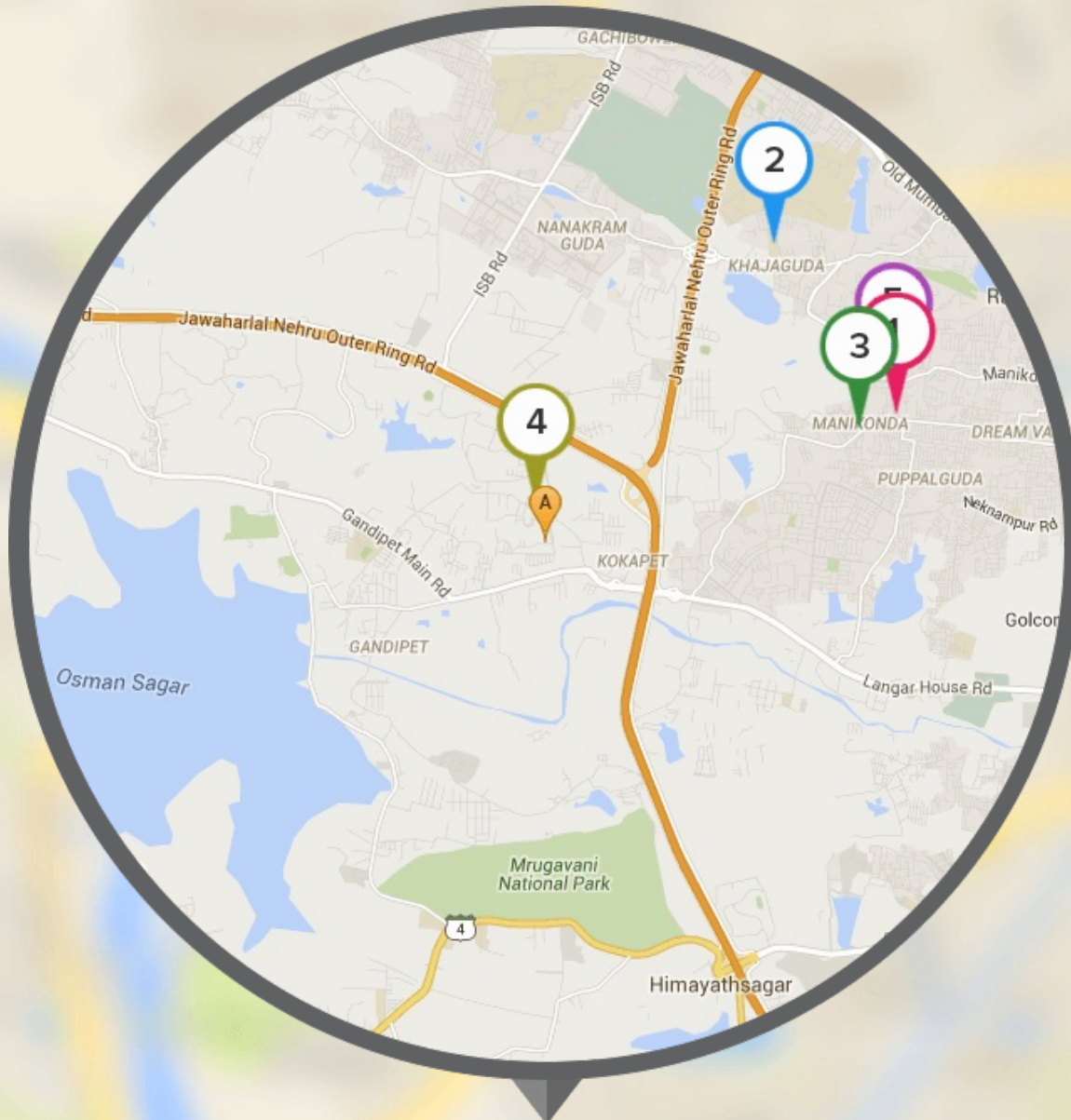


Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Usha Day Care Center  
★★★★★ 4.06Km
- 2** Little Einsteins Gachibowli  
★★★★★ 3.29Km
- 3** Little Buds Day Care At Manikonda  
★★★★★ 4.10Km
- 4** Tiny Buds play school  
★★★★ 4.35Km
- 5** The Future Kid's School  
★★★★ 1.84Km

**A** Represents the location of Rajapushpa Atria



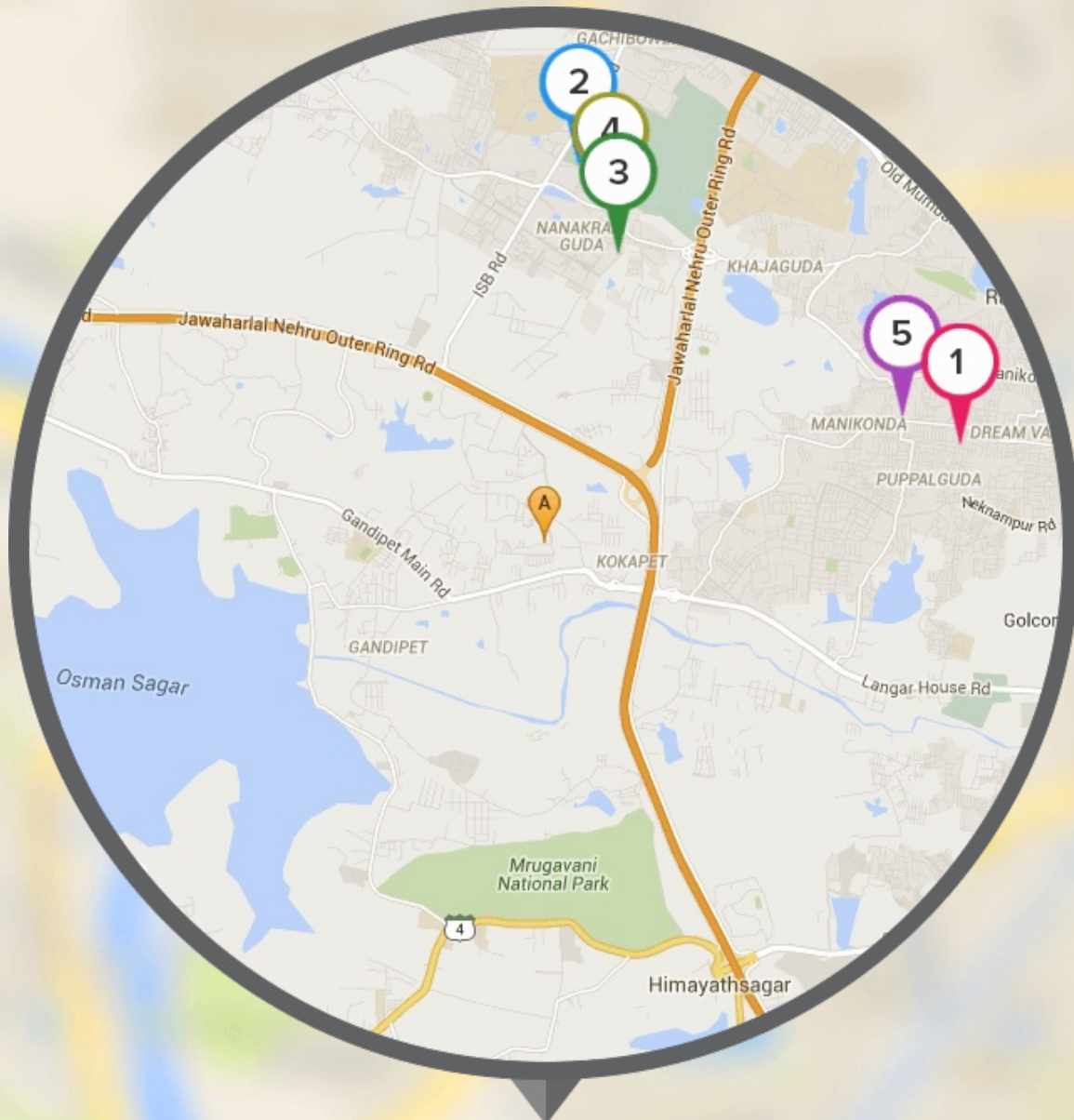
Schools

## Top 5 Schools (within 5 kms)

- 1** Delhi School Of Excellence  
★★★★★ 4.04Km
- 2** Oakridge International School  
★★★★★ 4.07Km
- 3** Pavitra International School  
★★★★ 3.62Km
- 4** Phoenix Greens International School - Kokapet  
★★★★ 0.40Km
- 5** Mount Litera Zee School  
★★★★ 4.15Km

**A** Represents the location of Rajapushpa Atria





Restaurants

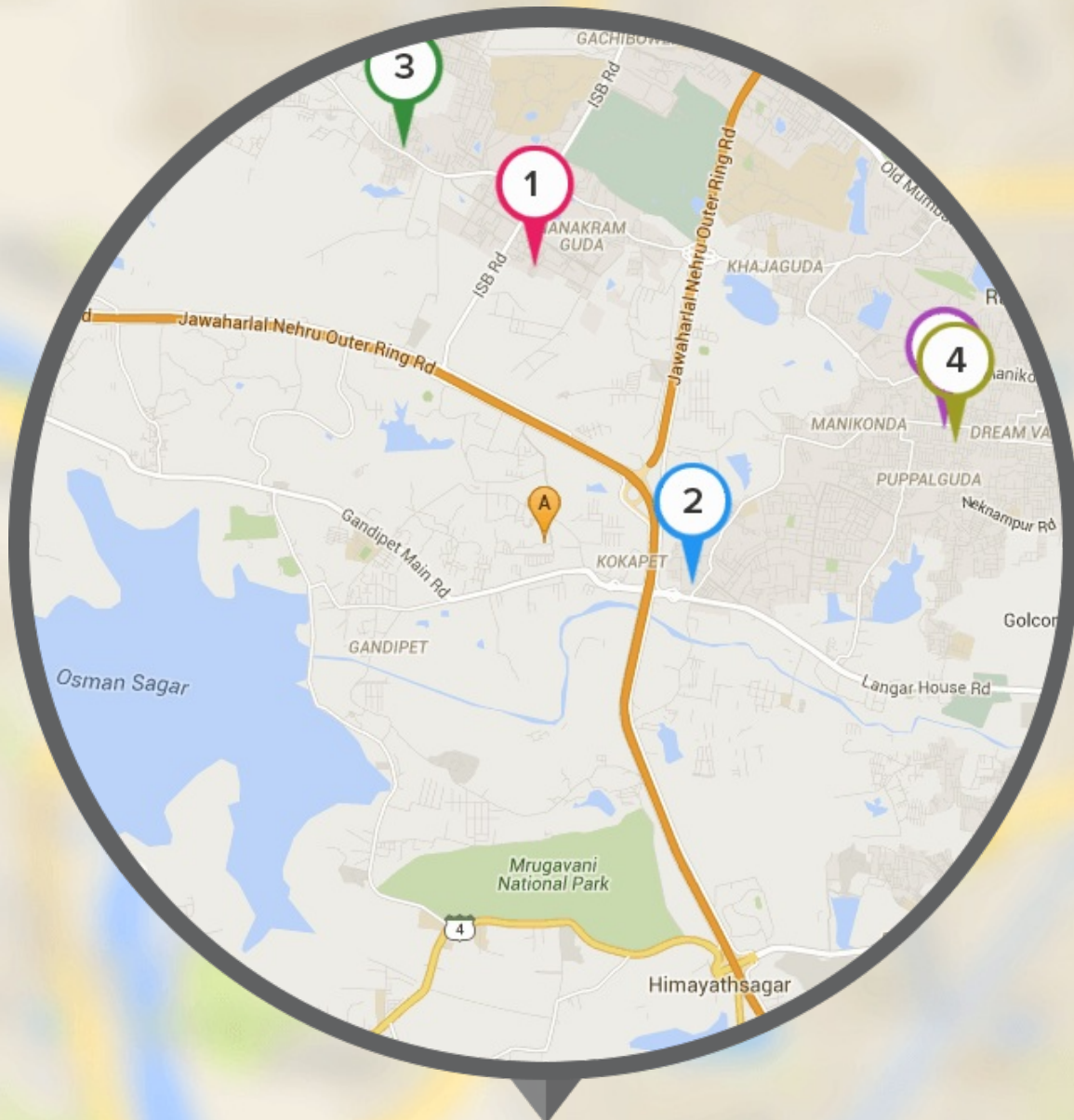
## Top 5 Restaurants (within 5 kms)

|   |                       |   |        |
|---|-----------------------|---|--------|
| 1 | Tiffin Shop           | ★ | 4.63Km |
| 2 | Sodexo                | ★ | 4.10Km |
| 3 | Shanghai Chef         | ★ | 3.21Km |
| 4 | Deori Restaurant      | ★ | 3.63Km |
| 5 | Maha Laxmi Restaurant | ★ | 4.12Km |

A Represents the location of Rajapushpa Atria



# Hospitals Near Rajapushpa Atria, Hyderabad



Hospitals

## Top 5 Hospitals (within 5 kms)

|   |                               |       |        |
|---|-------------------------------|-------|--------|
| 1 | Continental Hospitals         | ★★★★★ | 2.98Km |
| 2 | Nursing Home                  | ★★★★  | 1.67Km |
| 3 | Ujwala Jyothi Womens Hospital | ★★★   | 4.53Km |
| 4 | Shoba Hospital                | ★★★   | 4.59Km |
| 5 | JBI Hospital                  | ★★★   | 4.52Km |

A Represents the location of Rajapushpa Atria



PROPTIGER



End to End Services



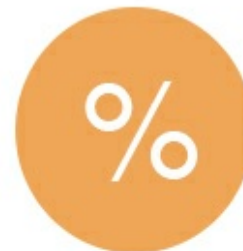
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