




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

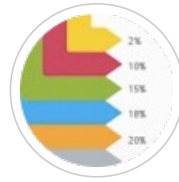
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

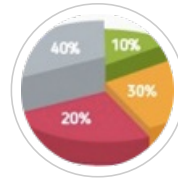


What is *PROPINSIGHT?*



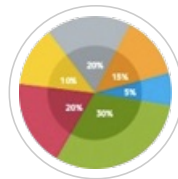
Price Insight

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.



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Natwest Aspire


Sriperumbudur, Chennai

Livability Score



 Project Size
4 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Apr '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 Comparison With Other Projects Similar To Natwest Aspire



Natwest Aspire
Sriperumbudur, Chennai



ETA Star Florence Garden
Sriperumbudur, Chennai



Arun Excello Four Green
Oragadam, Chennai

Primary Purchase Price	N.A.	1,500/sq.ft.	2,600/sq.ft.
Advance Maintenance Charges (Month)	Rs. 1 (One time)	N.A.	Rs. 1 (One time)
Car Parking Charges	Covered : Rs. 1.5 Lacs (One time)	N.A.	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	N.A.	N.A.	Rs. 1 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Natwest Aspire



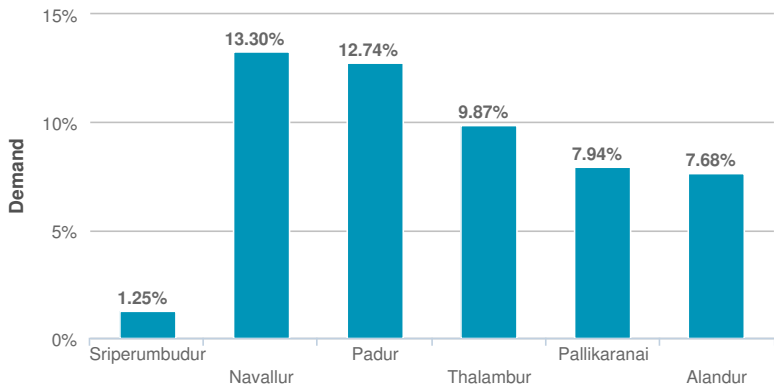
Mahidhara Projects Private Ltd Supreme's current price is Rs. 2999/sq. ft. and it is in Under Construction stage.

In comparison to locality, Mahidhara Projects Private Ltd Supreme is overpriced by Rs. 41.89/sq. ft.

Highest price in the locality is for ETA Star Globevill at 3200/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at MCB Aassetz Ragas at 299/sq. ft. and it is in Ready to Move In stage.

Demand in popular localities of Chennai



Analysis

- Sriperumbudur has 1.25 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 1.25% in Chennai is for Sriperumbudur



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

Natwest Aspire Comparison With Other Similar Projects



Natwest Aspire
Sriperumbudur, Chennai



ETA Star Florence Garden
Sriperumbudur, Chennai



Arun Excello Four Green
Oragadam, Chennai

Livability Rating*	4.8/10	4.4/10	5.7/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Natwest	ETA Star	Arun Excello
Locality	Sriperumbudur, Chennai	Sriperumbudur, Chennai	Oragadam, Chennai
Number of Towers	4	N.A.	5
Project Land Area	3.26 Acres	5.75 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

Natwest Aspire Comparison With Other Similar Projects (Continued ...)



Natwest Aspire
Sriperumbudur, Chennai



ETA Star Florence Garden
Sriperumbudur, Chennai



Arun Excello Four Green
Oragadam, Chennai

Part of Township	No	No	Yes
Average Flats Per Floor	12	N.A.	11.2
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	N.A.	May `15	May `15
Possession Date	Apr `16	Nov `15	Oct `16
Delay	23 month(s)	On time	On time

Amenities Comparison Of Natwest Aspire With Other Similar Projects



Natwest Aspire
Sriperumbudur, Chennai



ETA Star Florence Garden
Sriperumbudur, Chennai



Arun Excello Four Green
Oragadam, Chennai

Gymnasium



Children's play area



Landscaped Gardens



Car Parking



Swimming Pool



Amenities not available in any project

24 X 7 Security Power Backup Sports Facility 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 (Natwest)



Natwest is a Chennai -based real estate development firm with experience spanning over 30 years. Headed by Mr. Ananda Rama Sudhakar the construction portfolio of the company covers residential and commercial properties.

Top Projects till Date:

- KP Natwest Viceroy in Pallikaranai , Chennai comprising 45 units of 2 and 3 BHK apartments with sizes ranging from 1,230 sq. ft. to 1,964 sq. ft.
- Euphoria in Koyambedu , Chennai comprising 24 units of 2 and 3 BHK apartments with sizes ranging from 1,105 sq. ft. to 1,560 sq. ft.
- Homes in Velachery , Chennai offering 2 BHK apartments, each 1,200 sq. ft. in size.
- Paarijath in Thiyagaraya Nagar , Chennai offering 2 and 3 BHK apartments.
- Chandana in Aminjikarai , Chennai offering 2 and 3 BHK apartments.
- Pavani and Paduka in offering 1 and 2 BHK apartments.
- Ragavendra in Mylapore , Chennai offering 2 and 3 BHK apartments.
- Maduravoyil in Koyambedu , Chennai offering 2 and 3 BHK apartments.

Few of its key under construction residential projects are:

- Aura in Urapakkam , Chennai comprising 216 units of 1, 2 and 3 BHK apartments with sizes ranging from 607 sq. ft. to 1,730 sq. ft.
- Ultra in Kovilambakkam , Chennai comprising 6 units of 2 and 3 BHK apartments with sizes ranging from 930 sq. ft. to 1,375 sq. ft.

Experience	N.A
Project Delivered	22
Ongoing Projects	3

Top Projects Delivered By Natwest



Livability Score

5.7

Natwest KP Natwest Viceroy
Pallikaranai, Chennai

Project was delivered on Mar, 2012



Livability Score

5.6

Natwest Homes
Velachery, Chennai

Project was delivered on Mar, 2000



Livability Score

5.3

Natwest Aura
Urapakkam, Chennai

Project was delivered on Jan, 2015 after a delay of 9 month(s).



Livability Score

5.2

Natwest Arcade
Velachery, Chennai

Project was delivered on Feb, 2002



Livability Score

5.9

Natwest Vivas

Singaperumal Koil, Chennai

Project is expected to be delivered on Apr, 2017



Livability Score

5.8

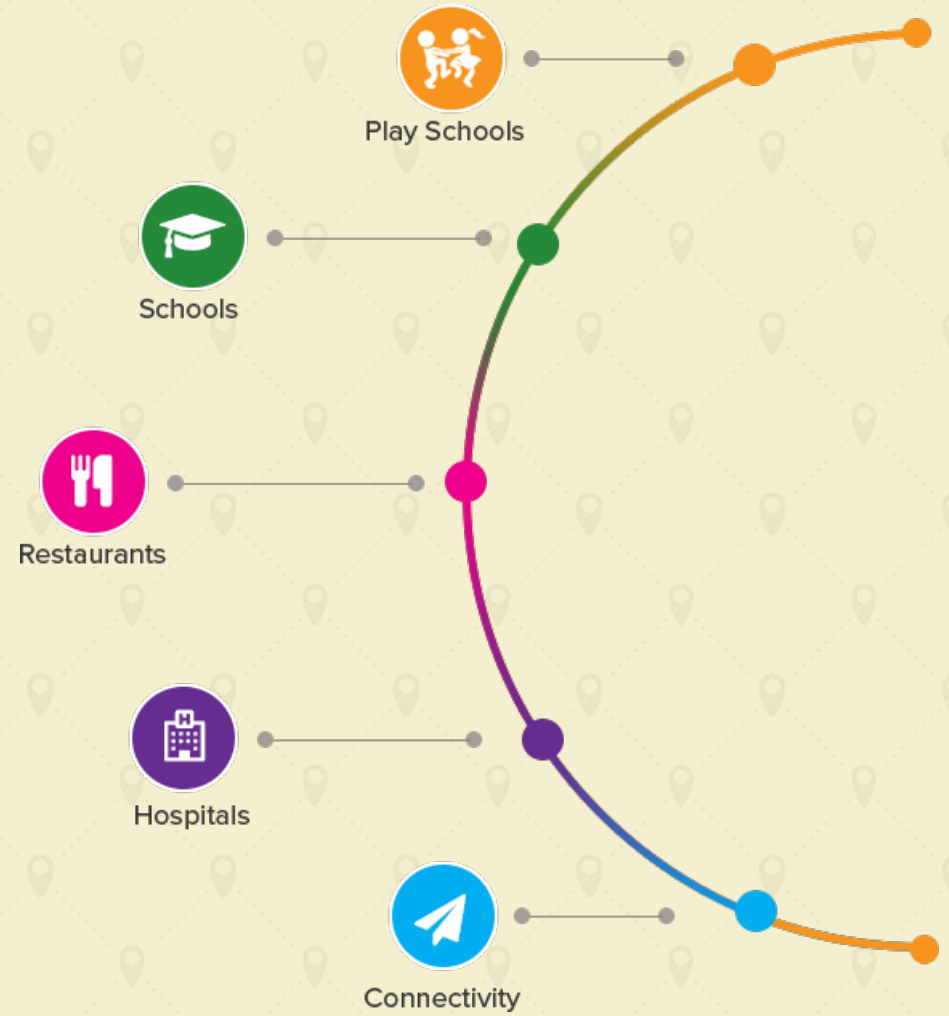
Natwest Vistas

Velachery, Chennai

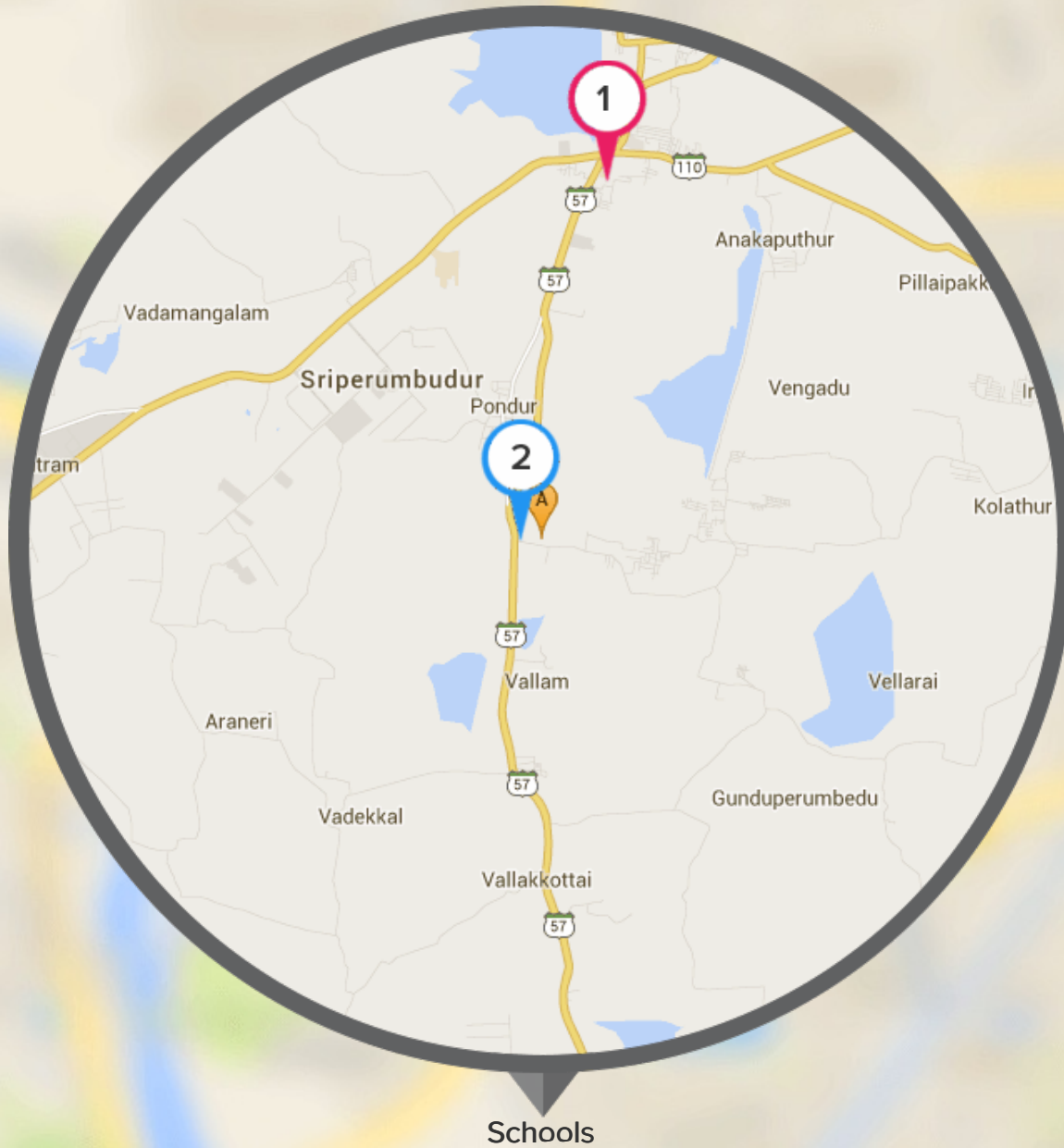
Project is expected to be delivered on Jan, 2016
after a delay of 1 month(s).
Has seen a price appreciation of -11.8 % over last 19
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Schools Near Natwest Aspire, Chennai



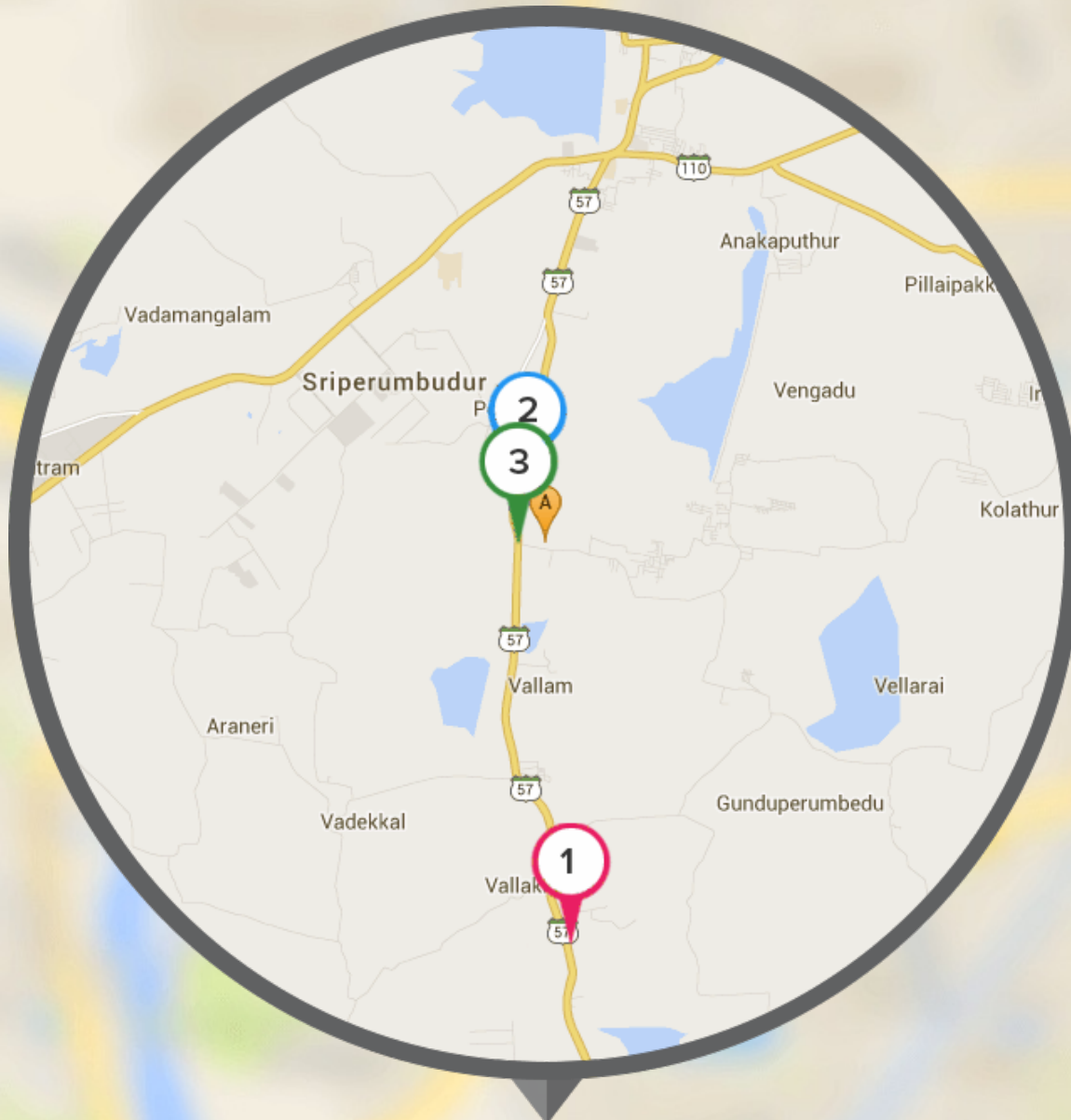
Top 2 Schools (within 5 kms)

- 1** Jawanmal Jukraj High School
★★★★ 4.04Km
- 2** Therasapuram School
★★★★ 0.25Km

A Represents the location of Natwest Aspire

Schools

Restaurants Near Natwest Aspire, Chennai



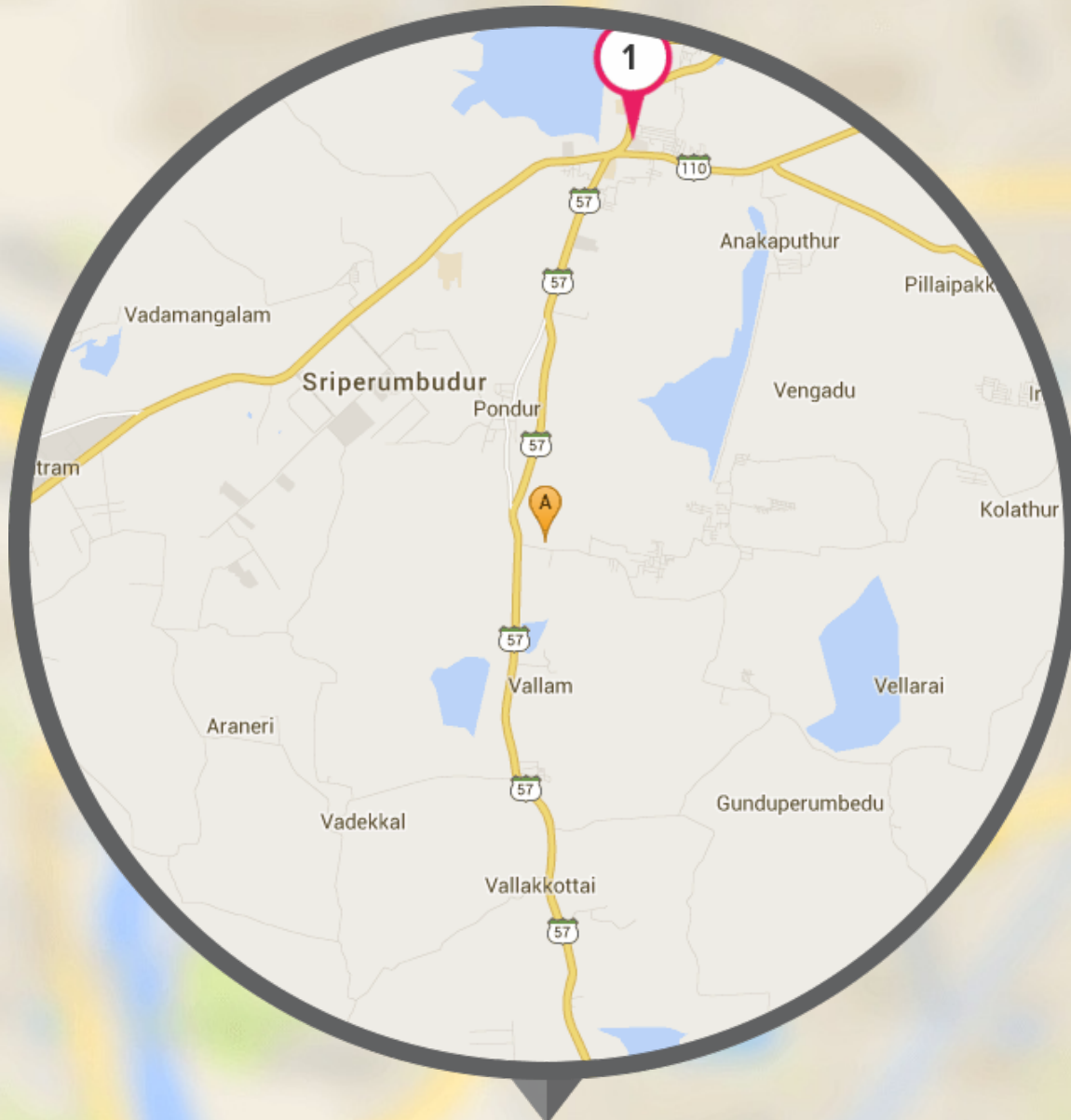
Top 3 Restaurants (within 5 kms)

- 1** Japanese Restaurant Miyabi ★ 4.49Km
- 2** Hudson Hotels and Resorts ★ 0.56Km
- 3** Lemon Grass multi-cuisine restaurant ★ 0.29Km

A Represents the location of Natwest Aspire

Restaurants

Hospitals Near Natwest Aspire, Chennai



Top 1 Hospitals (within 5 kms)

1 Shri Perumbudur Government Hospital
★★ 4.53Km

A Represents the location of Natwest Aspire

Hospitals



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End to End Services



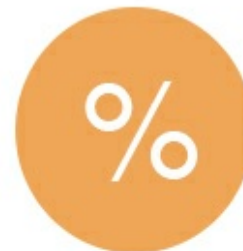
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