



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

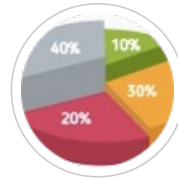


What is *PROPINSIGHT?*



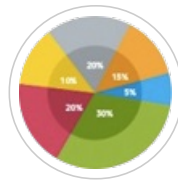
Price Insight

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.




Alekhya Homes Spring Leaf


Manikonda, Hyderabad

₹ 44.6 Lacs onwards



 Project Size
1 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Aug '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

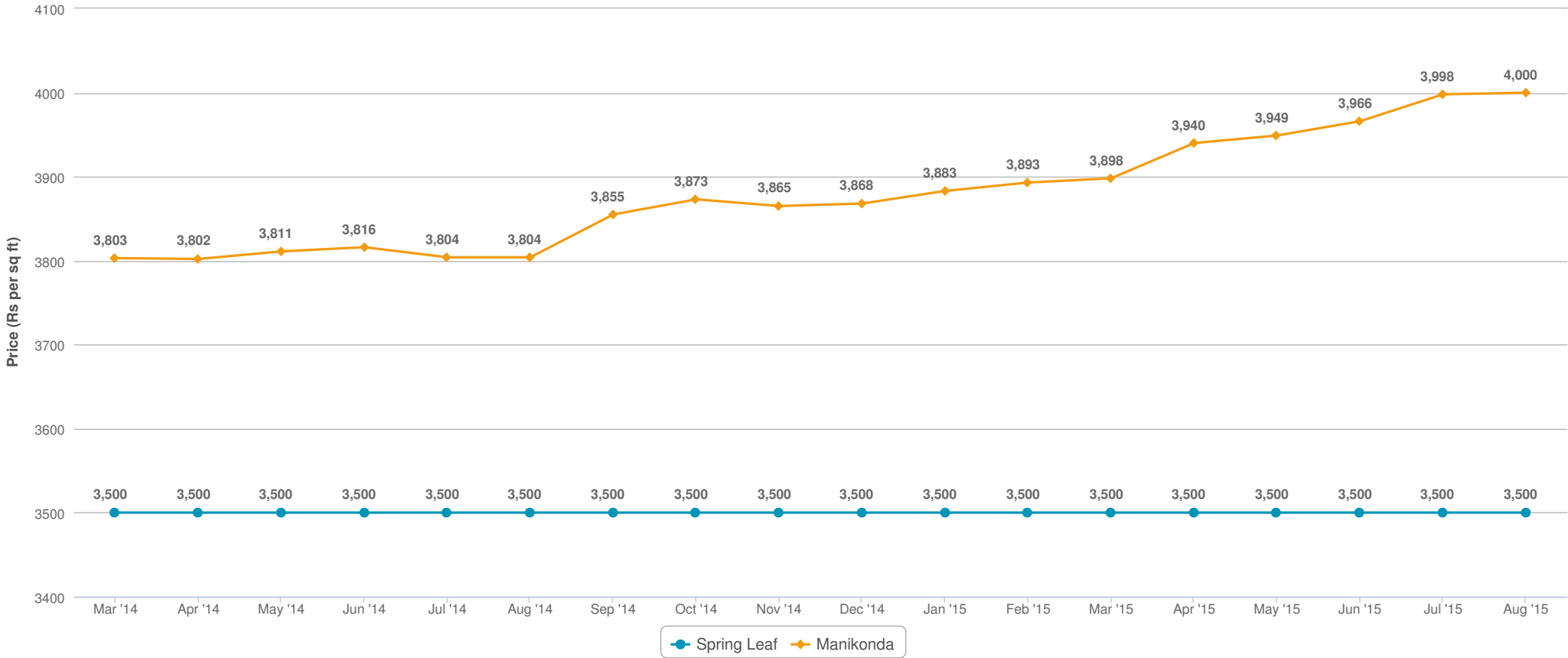


Demand Comparison

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

Price Trend Of Alekhya Homes Spring Leaf

Alekhya Homes Spring Leaf VS Manikonda, Hyderabad



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	1274, 1283	1768, 1786



Price Comparison With Other Projects Similar To Alekhya Homes Spring Leaf



Alekhya Homes Spring Leaf
Manikonda, Hyderabad



Concrete OU Colony
Manikonda, Hyderabad



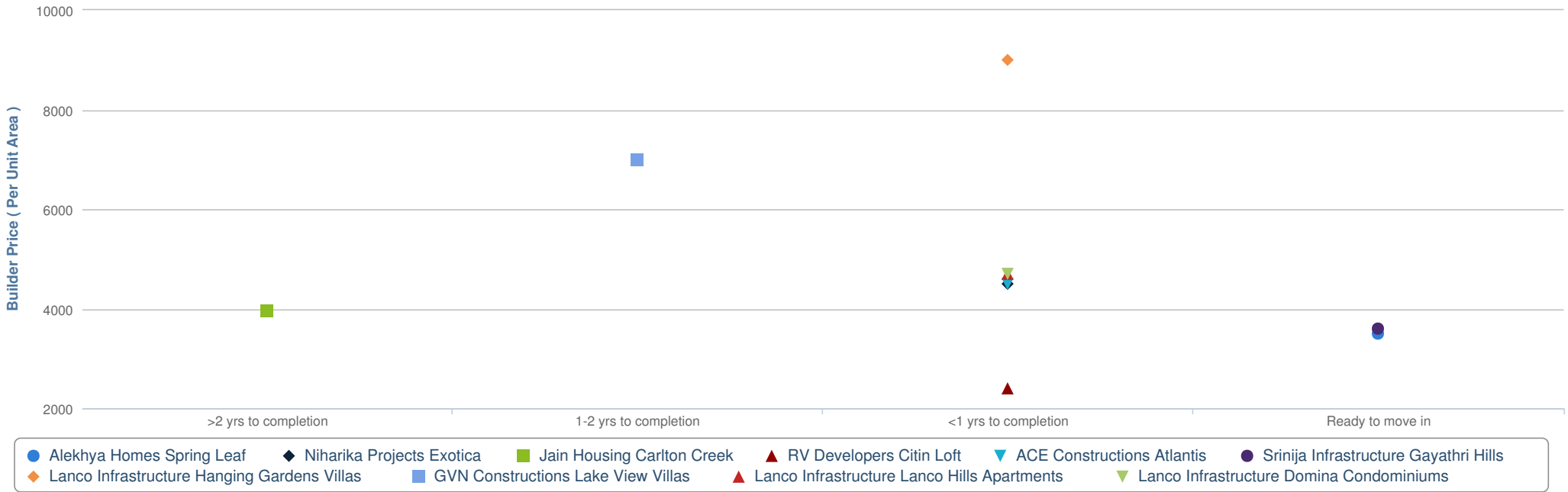
Cyber Constructions Krishna
Paradise
Gachibowli, Hyderabad

Primary Purchase Price	3,500/sq.ft.	3,600/sq.ft.	3,500/sq.ft.
Advance Maintenance Charges (Month)	Rs. 1 (One time)	N.A.	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 Alekhya Homes Spring Leaf



Alekhya Homes Spring Leaf's current price is Rs. 3500/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Alekhya Homes Spring Leaf is underpriced by Rs. 504.87/sq. ft.

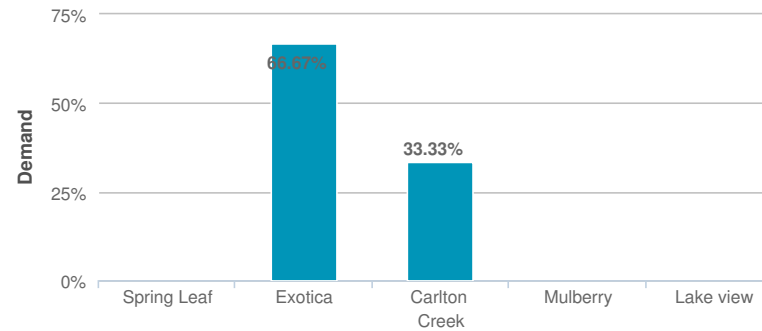
Highest price in the locality is for Lanco Infrastructure Hanging Gardens Villas at 9000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at RV Developers Citin Loft at 2400/sq. ft. and it is in Under Construction stage.

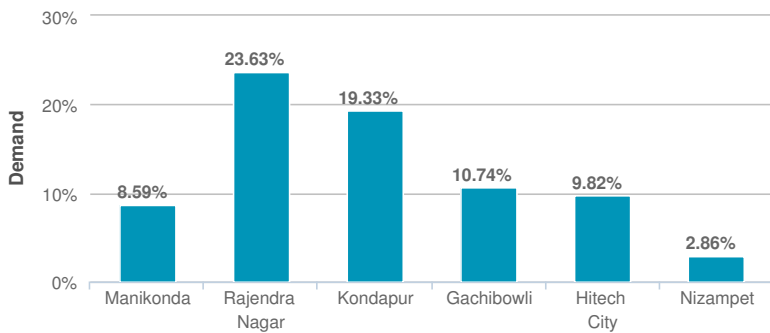
Analysis

- Spring Leaf has 0.00 % demand amongst all projects in Hyderabad.
- The highest demand 66.67% in Hyderabad is for Exotica.
- The lowest demand 0.00% in Hyderabad is for Spring Leaf

Demand of projects in 5 km vicinity of Alekhya Homes Spring Leaf



Demand in popular localities of Hyderabad



Analysis

- Manikonda has 8.59 % demand amongst all projects in Hyderabad.
- The highest demand 23.63% in Hyderabad is for Rajendra Nagar.
- The lowest demand 2.86% in Hyderabad is for Nizampet



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

Alekhya Homes Spring Leaf Comparison With Other Similar Projects



Alekhya Homes Spring Leaf
Manikonda, Hyderabad



Concrete OU Colony
Manikonda, Hyderabad



Cyber Constructions Krishna
Paradise
Gachibowli, Hyderabad

Livability Rating*	7.3/10	7.3/10	6.9/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Alekhya Homes	Concrete	Cyber Constructions
Locality	Manikonda, Hyderabad	Manikonda, Hyderabad	Gachibowli, Hyderabad
Number of Towers	1	1	1
Project Land Area	0.66 Acres	N.A.	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



Alekhya Homes Spring Leaf
Manikonda, Hyderabad



Concrete OU Colony
Manikonda, Hyderabad



Cyber Constructions Krishna
Paradise
Gachibowli, Hyderabad

Part of Township

No

No

No

Average Flats Per Floor

12

3

2

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

May `13

Sep `13

Feb `14

Possession Date

Aug `15

Feb `15

Feb `15

Delay

On time

On time

6 month(s)

Amenities Comparison Of Alekhya Homes Spring Leaf With Other Similar Projects



Alekhya Homes Spring Leaf
Manikonda, Hyderabad



Concrete OU Colony
Manikonda, Hyderabad



Cyber Constructions Krishna
Paradise
Gachibowli, Hyderabad

Sports Facility			
Gymnasium			
Swimming Pool			
Club House			
Rain Water Harvesting			

Common Amenities

Children's play area 24 X 7 Security Power Backup

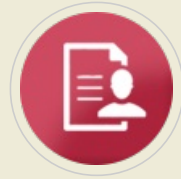
Amenities not available in any project

Cafeteria Multipurpose Room 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



Experience	10 Years
Project Delivered	22
Ongoing Projects	2

Alekhya Homes was founded in the year 2005 by Srinath Kurra and he was exposed to the intricacies of the business through the construction company owned by his father KS Rao named Vishnu Group. This company had successfully delivered around 50 projects and the founder and his brother Mahesh absorbed the key principles of integrity, honesty and commitment which led them to successfully deliver numerous projects. The portfolio of property by Alekhya Homes spans close to 30 projects with 14 more in the offing for the near future. The team of engineers and architects at the company draw inspiration from elements that possess slices of both tradition and modernity. It is this fusion of philosophies that is most widely observed across most projects executed by Alekhya Homes.

Transparency and ethics are key philosophies followed by the company along with total honesty in business dealings. The company always seeks to offer value for money propositions to customers with suitable cost optimization and reduction techniques. The company also believes in offering elegant yet simple designs that transform a building into a home. The company is headquartered at Cyberabad in Andhra Pradesh and wishes to branch out into other states and cities across the country in the near future.

Unique Selling Point:

The company takes a unique approach to project development and seeks to learn more about how architecture and art can influence the lives of customers. Jamie Durie's philosophies of landscaping, Geoffrey Bawa's experiential architecture and Laurie Baker's techniques on using locally sourced materials to build landmarks are all tapped into extensively while designing projects and executing them within specified timelines. Design and architectural expertise characterizes the company and it focuses on the minutest of details like color usage. Optimization, simplicity, harmony, nature friendliness and sustainability are key values manifested across projects.

The company also prides itself on its skilled design and architectural team along with professionals from every segment of the industry who work in unison to execute projects in super quick time. Additionally, the company has also built its own team of skilled interior designers who provide the finishing touches to all projects like no other. The company makes use of aesthetic and natural materials for all its projects including Jaisalmer, Kota, Guntur Durgi and other stones in addition to naturally formed rocks from riverbeds. The company also uses terracotta, stone carvings and handmade tiles to bolster the interiors of every home it builds.

Landmark Projects:

Some of the premium projects developed by the company include Windchimes, Whistling Woods, Temple Bells, Spring Leaf, Marigold, Bird of Paradise, PineWoods, Temple Trees and more.

Key Technologies Used:

The company makes use of environmentally sustainable techniques at its projects including the construction of rainwater harvesting pits, use of organic living plants and locally sourced, environment friendly materials. The company makes use of the latest technologies to make projects sustainable and functional.

Type/Category of Projects:

The company mostly specializes in optimizing costs for properties across all major segments and can therefore be classified as an affordable housing provider.

Top Projects Delivered By Alekhya Homes



NOT AN ACTUAL PROJECT IMAGE Livability Score

7.3

Alekhya Homes Spring Leaf
Manikonda, Hyderabad

Project was delivered on Aug, 2015



Livability Score

7.3

Alekhya Homes Raindrops
Kukatpally, Hyderabad

Project was delivered on Oct, 2013



NOT AN ACTUAL PROJECT IMAGE Livability Score

6.8

Alekhya Homes Crossandra
Hitech City, Hyderabad

Project was delivered on Jan, 2012



NOT AN ACTUAL PROJECT IMAGE Livability Score

6.5

Alekhya Homes Blue Bells
Hitech City, Hyderabad

Project was delivered on Sep, 2014



Livability Score

7.4

Alekhya Homes Wind Chimes

Hitech City, Hyderabad

Project is expected to be delivered on Apr, 2016



NOT AN ACTUAL PROJECT IMAGE Livability Score

6.3

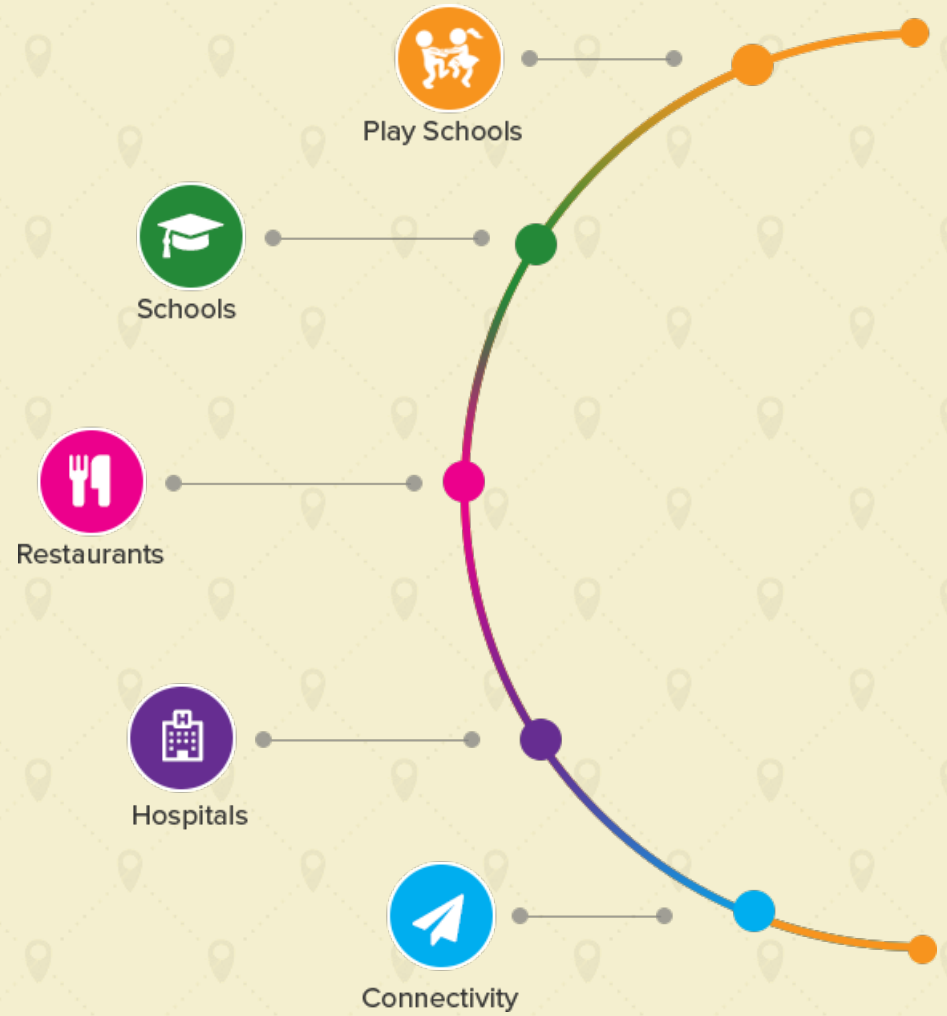
Alekhya Homes Windmills

Hitech City, Hyderabad

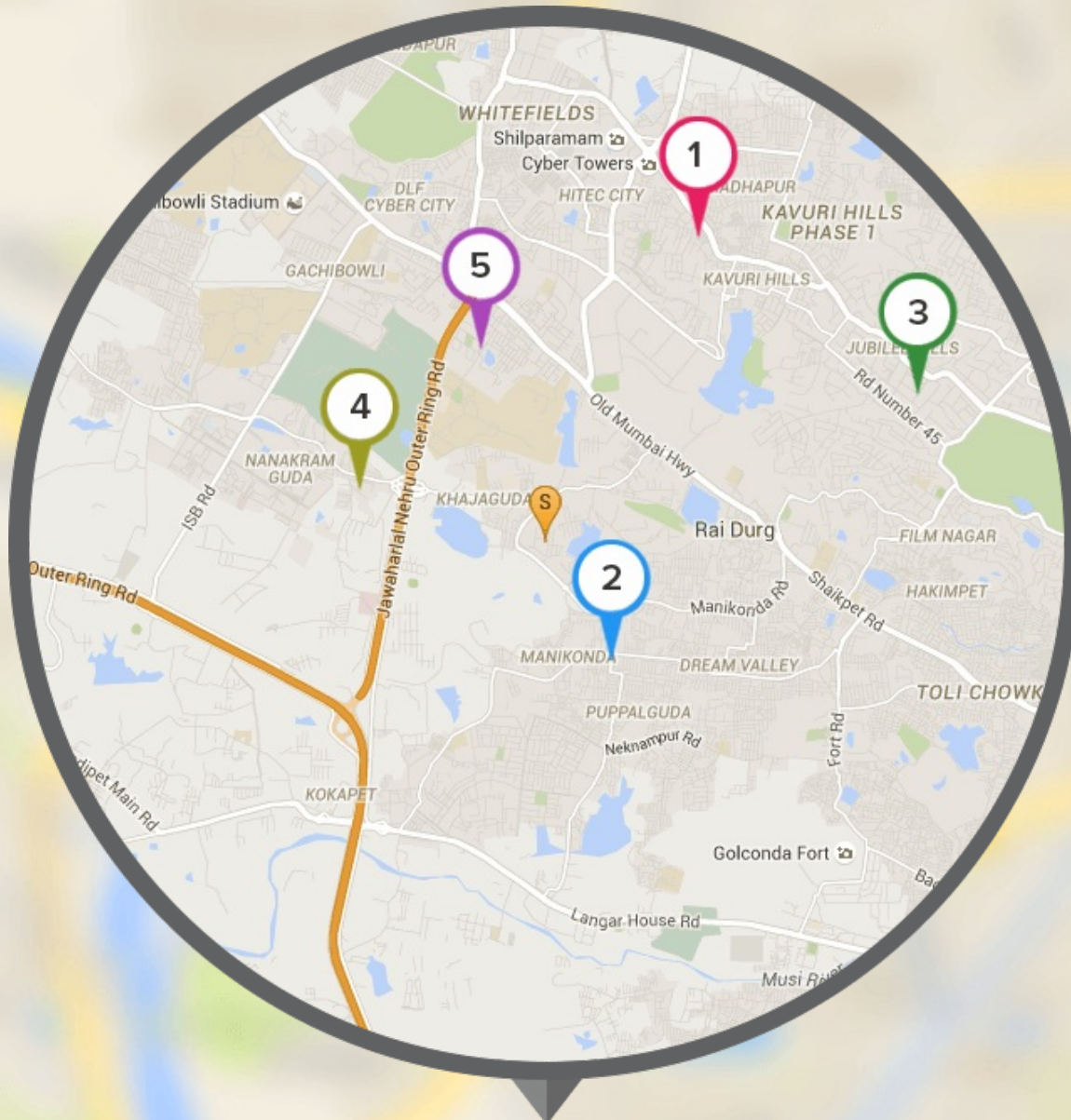
Project is expected to be delivered on Dec, 2016

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Alekhya Homes Spring Leaf, Hyderabad



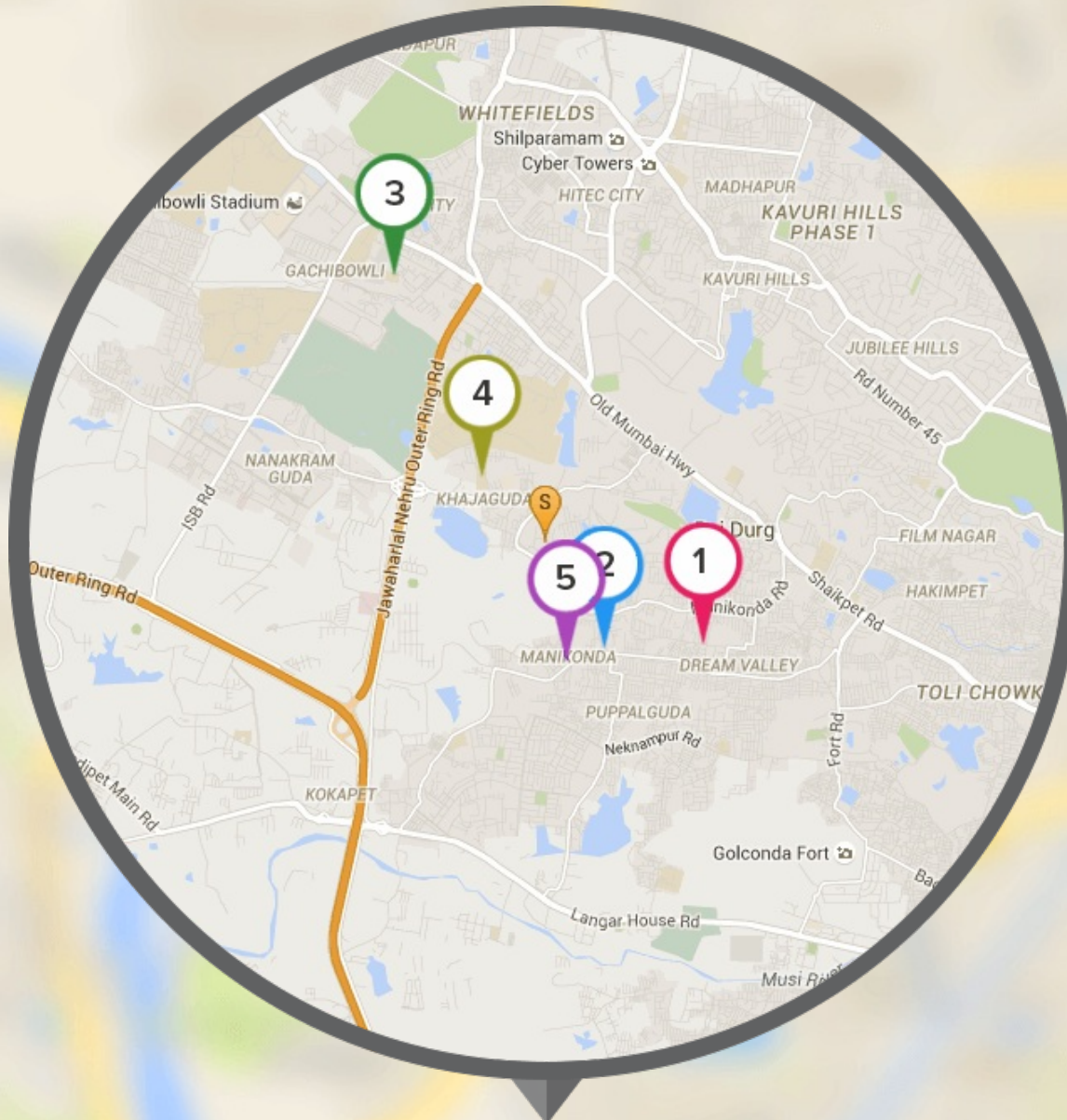
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | |
|---|--|--------|
| 1 | Bachpan
★★★★★ | 3.68Km |
| 2 | Usha Day Care Center
★★★★★ | 1.49Km |
| 3 | Little Millennium
★★★★★ | 4.35Km |
| 4 | Little Einsteins Gachibowli
★★★★★ | 2.09Km |
| 5 | EuroKids Gachibowli,
Hyderabad
★★★★★ | 2.20Km |

S Represents the location of Alekhya Homes Spring Leaf


Schools Near Alekhya Homes Spring Leaf, Hyderabad



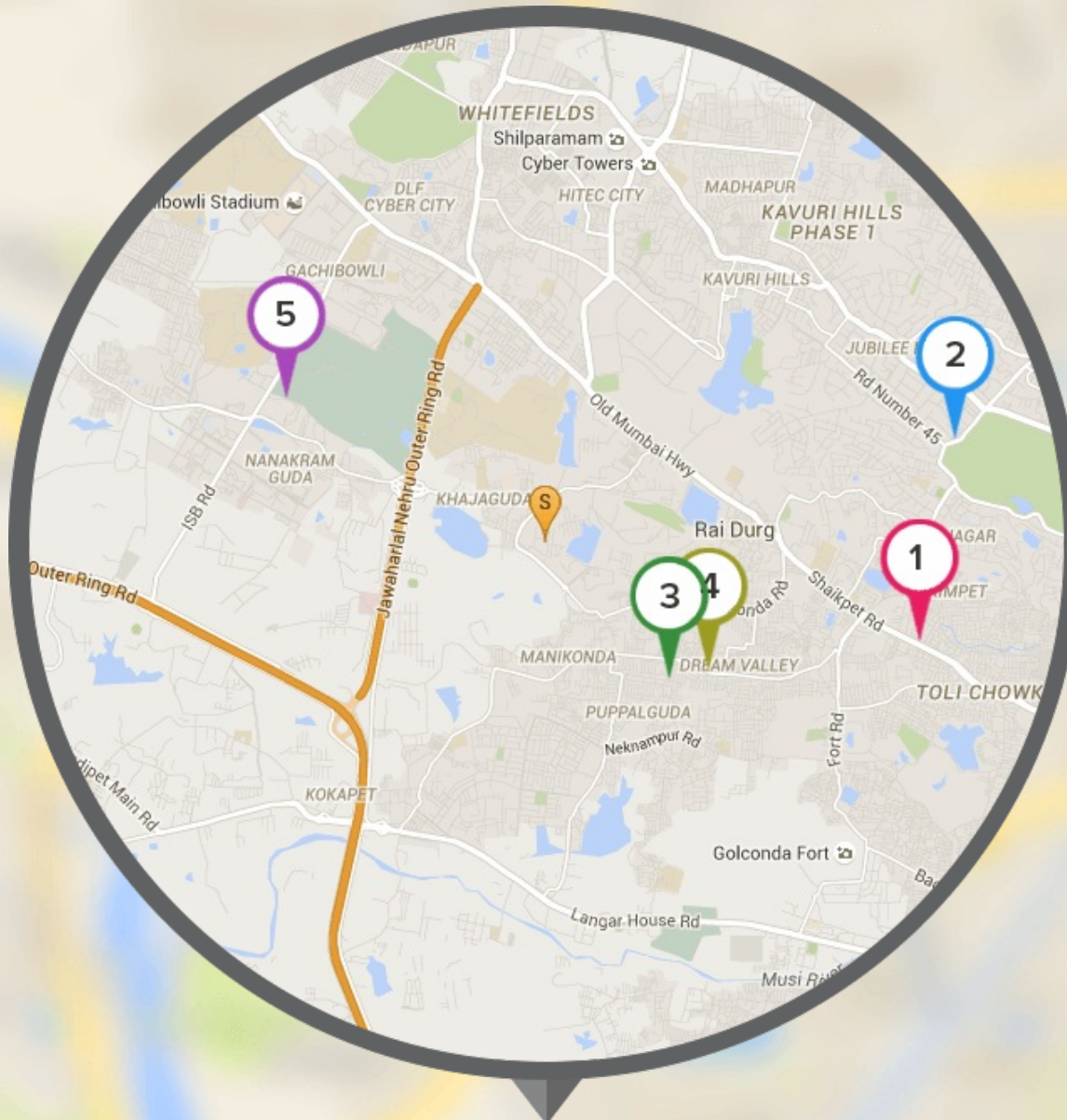
Schools

Top 5 Schools (within 5 kms)

- 1** Little Daffodils School
★★★★★ 2.05Km
- 2** Delhi School Of Excellence
★★★★★ 1.32Km
- 3** Kendriya Vidyalaya
★★★★★ 3.32Km
- 4** Oakridge International School
★★★★★ 0.98Km
- 5** Pavitra International School
★★★★★ 1.33Km

 Represents the location of Alekhya Homes Spring Leaf


Restaurants Near Alekhya Homes Spring Leaf, Hyderabad

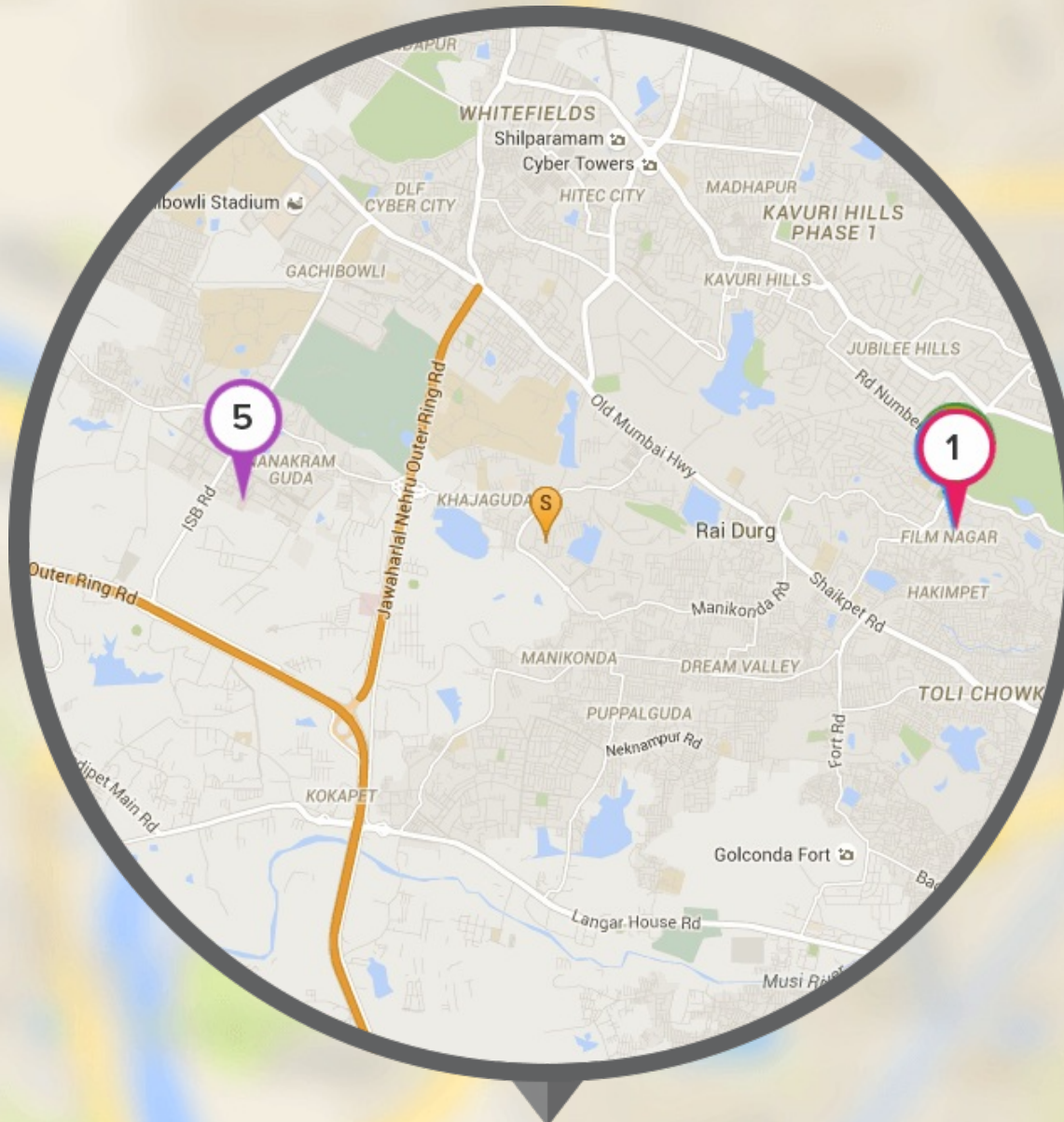


Restaurants

Top 5 Restaurants (within 5 kms)

1	Swaad Fast food	★	4.21Km
2	Alphahar	★	4.59Km
3	Tiffin Shop	★	2.01Km
4	Hussain Tiffin & Tea Point	★	2.25Km
5	Sodexo	★	3.21Km


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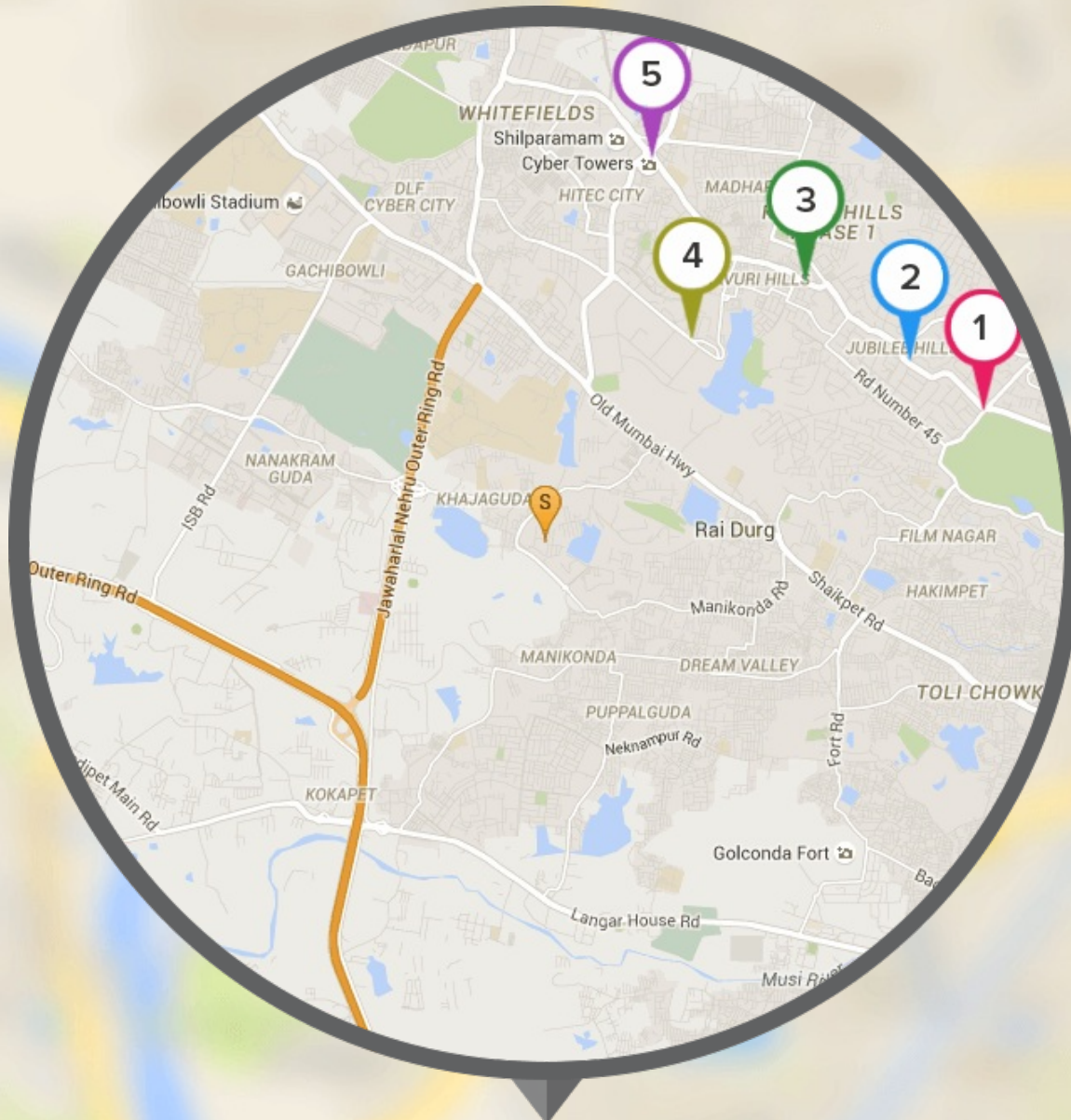
Hospitals

Top 5 Hospitals (within 5 kms)

- | | | |
|---|--|--------|
| 1 | Apollo Hospital
★★★★★ | 4.46Km |
| 2 | Apollo Hospital International Block
★★★★★ | 4.42Km |
| 3 | Deccan Hospital Corporation LTD
★★★★★ | 4.45Km |
| 4 | Apollo Hospitals
★★★★★ | 4.44Km |
| 5 | Continental Hospitals
★★★★★ | 3.31Km |

 Represents the location of Alekhya Homes Spring Leaf


Connectivity Near Alekhya Homes Spring Leaf, Hyderabad



Connectivity

Top 5 Connectivity (within 5 kms)

- 1** Jubilee Hills Checkpost
★★★★★ 4.97Km
- 2** Peddamma Temple
★★★★★ 4.42Km
- 3** Madhapur PS
★★★★★ 3.99Km
- 4** Durgam Cheruvu
★★★★★ 2.70Km
- 5** Hitech City
★★★★★ 4.32Km

 Represents the location of Alekhya Homes Spring Leaf



PROPTIGER



End to End Services



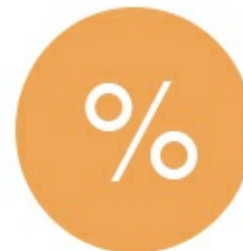
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