



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

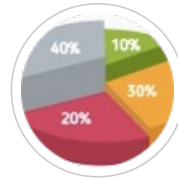


# What is *PROPINSIGHT?*



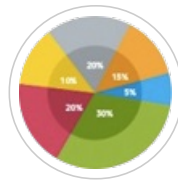
## Price Insight

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.





# Sobha Valley View


Banashankari, Bangalore


₹ 92.3 Lacs onwards

Livability Score



 Project Size  
4 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Dec '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

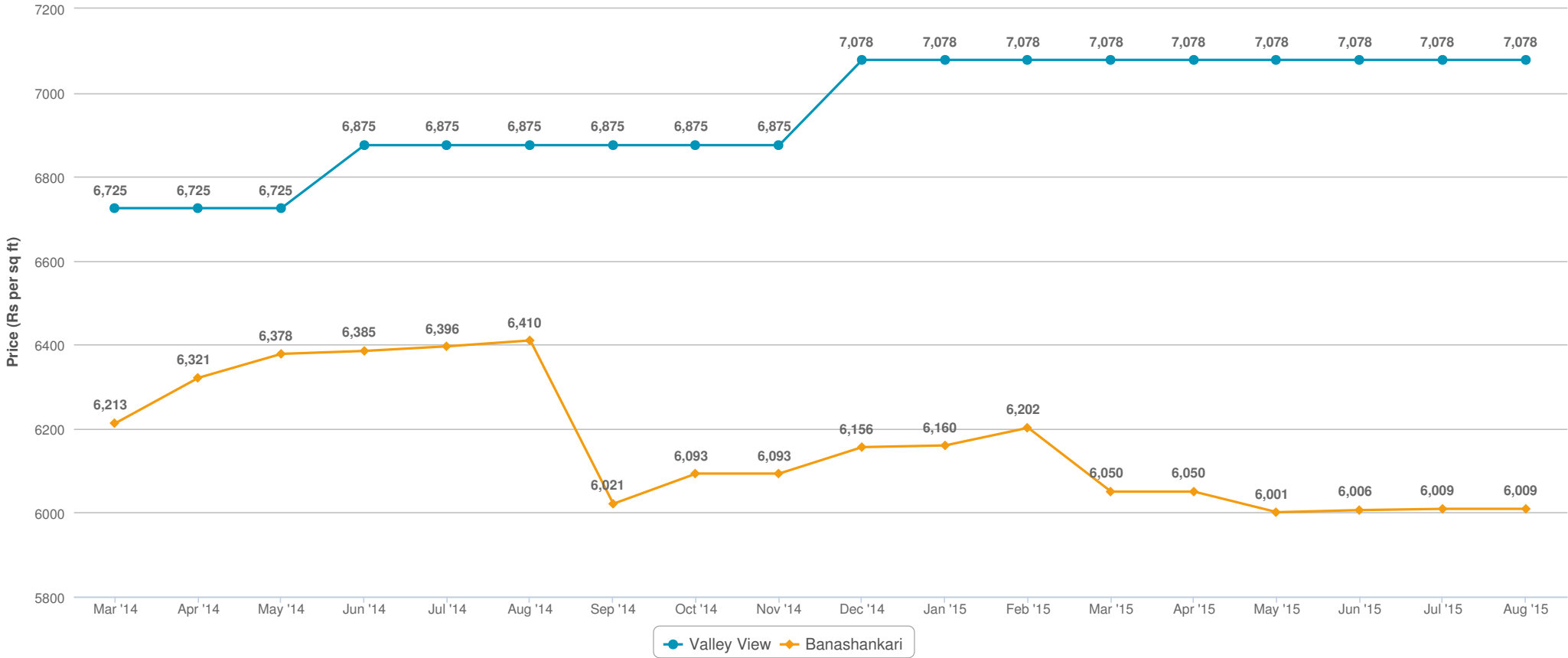


## Demand Comparison

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

# Price Trend Of Sobha Valley View

## Sobha Valley View VS Banashankari, Bangalore



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	1304, 1434	1612, 1738, 1800, 1817, 1947





# Price Comparison With Other Projects Similar To Sobha Valley View



Sobha Valley View  
Banashankari, Bangalore



Sobha Clovelly  
Uttarahalli, Bangalore



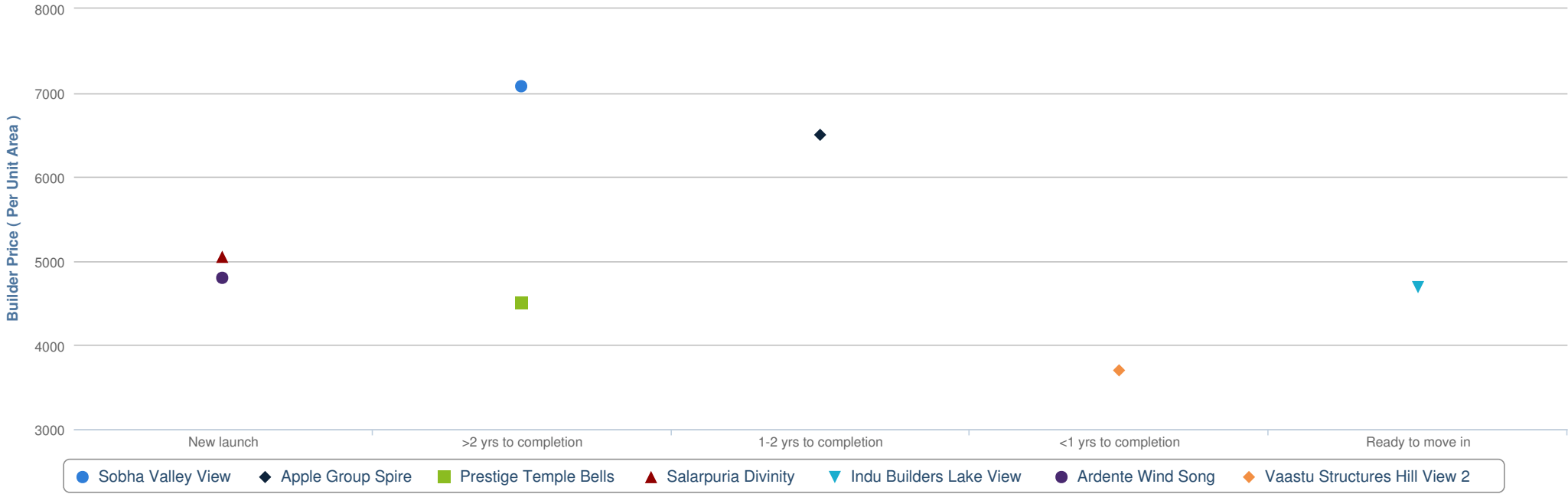
Pride Enchanta  
Banashankari, Bangalore

Primary Purchase Price	7,078/sq.ft.	7,730/sq.ft.	N.A.
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 Sobha Valley View



Sobha Valley View's current price is Rs. 7078/sq. ft. and it is in Under Construction stage.

In comparison to locality, Sobha Valley View is overpriced by Rs. null/sq. ft.

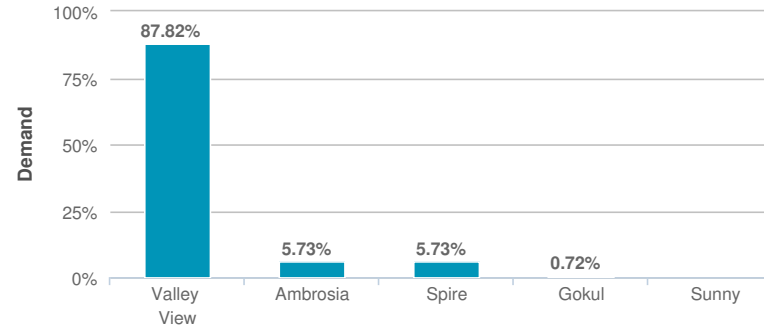
Highest price in the locality is for Sobha Valley View at 7078/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Vaastu Structures Hill View 2 at 3700/sq. ft. and it is in Under Construction stage.

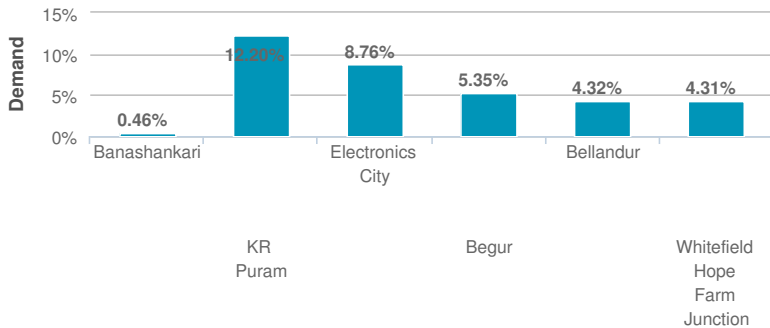
## Analysis

- Valley View has 87.82 % demand amongst all projects in Bangalore.
- The highest demand 87.82% in Bangalore is for Valley View.
- The lowest demand 0.00% in Bangalore is for Sunny

### Demand of projects in 5 km vicinity of Sobha Valley View



### Demand in popular localities of Bangalore



## Analysis

- Banashankari has 0.46 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 0.46% in Bangalore is for Banashankari





## ***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

# Sobha Valley View Comparison With Other Similar Projects



Sobha Valley View  
Banashankari, Bangalore



Sobha Clovelly  
Uttarahalli, Bangalore



Pride Enchanta  
Banashankari, Bangalore

Livability Rating\*

8.3/10

8.4/10

7.8/10

Safety Rating\*

N.A.

N.A.

N.A.

Builder

Sobha

Sobha

Pride

Locality

Banashankari, Bangalore

Uttarahalli, Bangalore

Banashankari, Bangalore

Number of Towers

4

2

8

Project Land Area

4.66 Acres

3.25 Acres

4 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

# Sobha Valley View Comparison With Other Similar Projects (Continued ...)



Sobha Valley View  
Banashankari, Bangalore



Sobha Clovelly  
Uttarahalli, Bangalore



Pride Enchanta  
Banashankari, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	6	N.A.	4
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Oct `14	Jul `15	Nov `14
Possession Date	Dec `17	Jan `19	Oct `17
Delay	On time	On time	On time

# Amenities Comparison Of Sobha Valley View With Other Similar Projects


















Sobha Valley View  
Banashankari, Bangalore



Sobha Clovelly  
Uttarahalli, Bangalore



Pride Enchanta  
Banashankari, Bangalore

Sports Facility			
Landscaped Gardens			
Intercom			
Jogging Track			
Indoor Games			

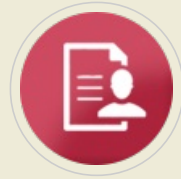
Common Amenities	Gymnasium Swimming Pool Children's play area Club House Multipurpose Room Rain Water Harvesting 24 X 7 Security Power Backup		
Amenities not available in any project	Cafeteria Golf Course		





## ***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**

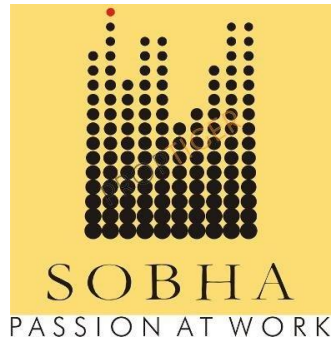
Info about top projects that have been delivered by builder in the past, their date of delivery etc.



### **Under-Construction Projects**

Info about top under-construction projects of the builder along with their price appreciation trends





Founded in the year 1995, Sobha Limited is one of the largest real estate development company in India. It is a Rs. 22 billion company headquartered in Bangalore , having projects spread across 13 states and 24 cities.

Sobha Limited is primarily focused on development of residential and contractual projects. The residential projects include villas, row houses, plotted development, presidential apartments, luxury and super luxury apartments equipped with all amenities such as shopping complex, clubhouse and swimming pool.

Presently, over 45 residential projects are under construction aggregating to 27.32 million sq. ft. of space under development, 18.90 million sq. ft. of saleable space and 34 ongoing contractual projects adding up to 9.50 million square feet of area.

Sobha has constructed wide array of structures for prestigious corporate clients namely Dell, Institute of Public Enterprises (IPE), Taj Group, Hotel Leela Ventures, Infosys, Bosch, HP, Biocon and Timken. Corporate focused projects include software development blocks, corporate offices, research centres, multiplex theatres, restaurants, convention centers, club houses, hostel facilities, food courts and guest houses.

#### Top Projects till Date:

- Garden in Bangalore , Mysore Road, Mysore comprising 83 plots with area ranging from 2,325 sq. ft. to 4,651 sq.ft.
- Petunia in Nagawara , Bangalore comprising 156 units of 3 and 4 BHK apartments with sizes ranging from 2,311 sq. ft. to 4,510 sq.ft.
- Carnation in Bellandur , Bangalore comprising 216 units of 3 BHK apartments with sizes ranging from 1,564 sq. ft. to 1,635 sq.ft.

#### Few of its key under construction residential projects are:

- Serene in Poonamallee , Chennai comprising 176 units of 1, 2 and 3 BHK apartments with sizes ranging from 595 sq. ft. to 1,739 sq.ft.
- Ivory in Kondhwa, Pune comprising 140 units of 3 BHK apartments with sizes ranging from 1,455 sq. ft. to 1,896 sq.ft.
- Orion in Kondhwa, Pune comprising 112 units of 2 BHK apartments with sizes ranging from 1,100 sq. ft. to 1,285 sq.ft.

<b>Experience</b>	<b>20 Years</b>
<b>Project Delivered</b>	<b>107</b>
<b>Ongoing Projects</b>	<b>35</b>

Sobha Limited has also received ISO 14001:2004 and OHSAS 18001:2007 certifications for environmental, health and safety management systems. The company is also honoured with several prestigious awards including 'India's Top 10 Builders Award' by Construction World, 'Builder of the Year' and 'Most Reliable Builder Award' by CNBC, 'Employer of the Year Award' by Realty Plus and 'Top Indian Real Estate Company' by Dun & Bradstreet.

# Top Projects Delivered By Sobha



Livability Score

8.9

**Sobha Ivory II**  
Ulsoor, Bangalore

Project was delivered on Jun, 2008



Livability Score

8.7

**Sobha Turquoise**  
Ulsoor, Bangalore

Project was delivered on Feb, 2005



Livability Score

8.7

**Sobha Tulip**  
JP Nagar Phase 6, Bangalore

Project was delivered on Jan, 2012



Livability Score

8.4

**Sobha Garnet**  
Kondhwa, Pune

Project was delivered on Jun, 2015 after a delay of 5 month(s).



Livability Score

8.7

### Sobha Elan

Ganapathy, Coimbatore

Project is expected to be delivered on Mar, 2017

Has seen a price appreciation of 6.7 % over last 21 month(s)



Livability Score

8.5

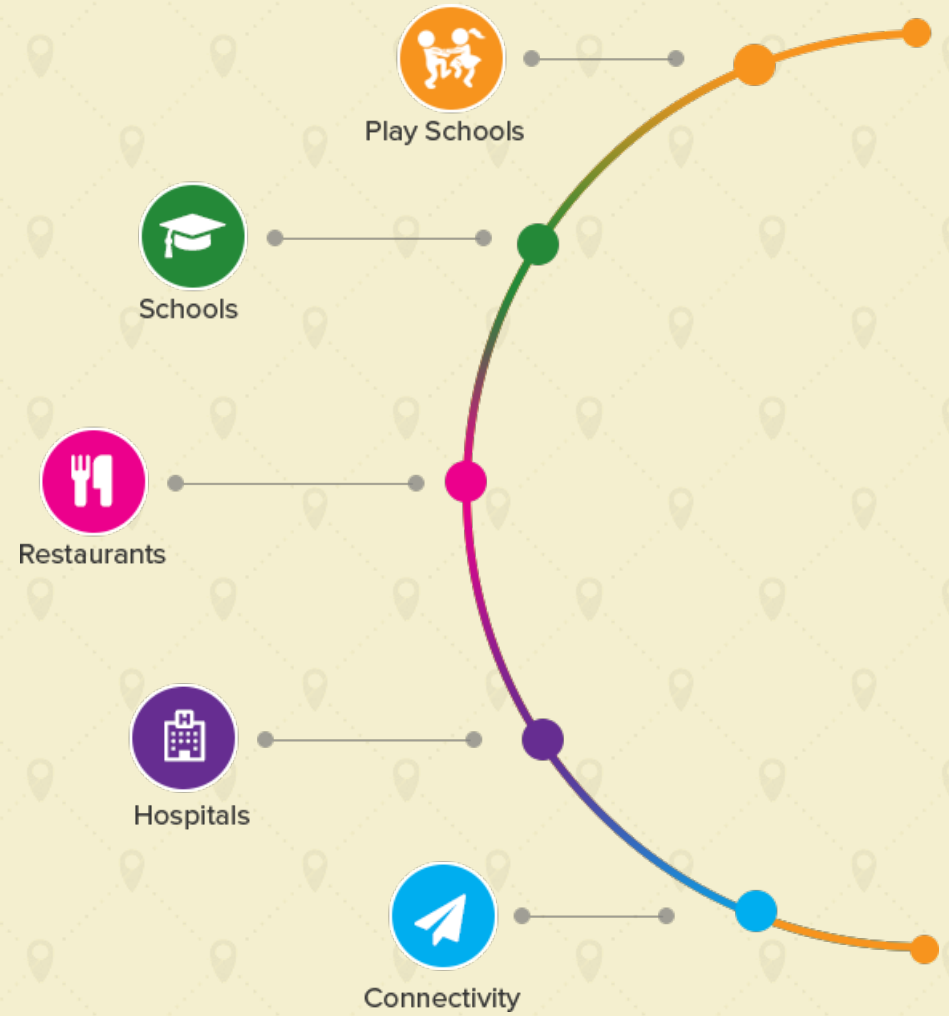
### Sobha Marvella

Bellandur, Bangalore

Project is expected to be delivered on Dec, 2015

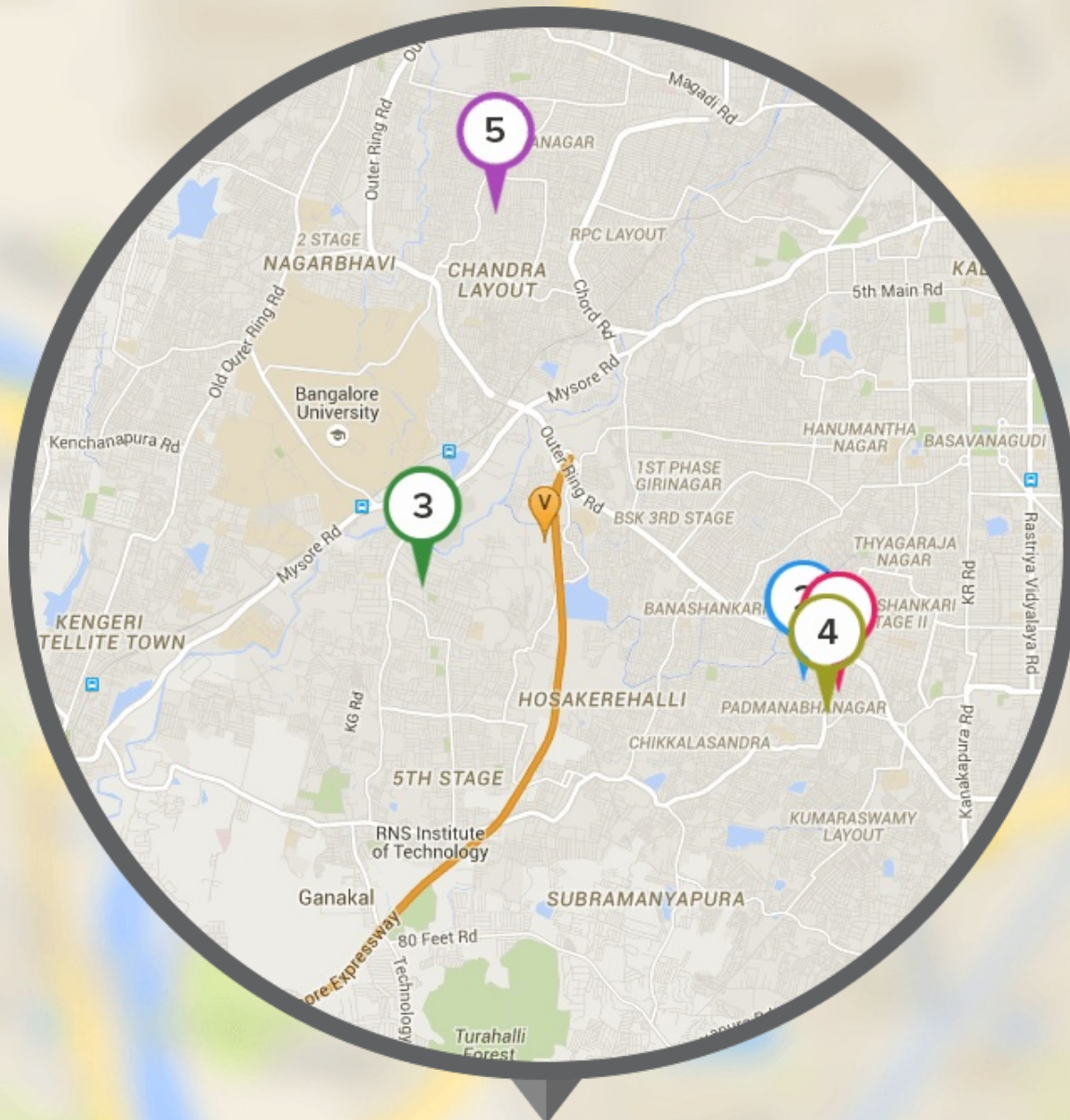
# LOCALITY INSIGHT

Everything you want to know about the locality






# Play Schools Near Sobha Valley View, Bangalore



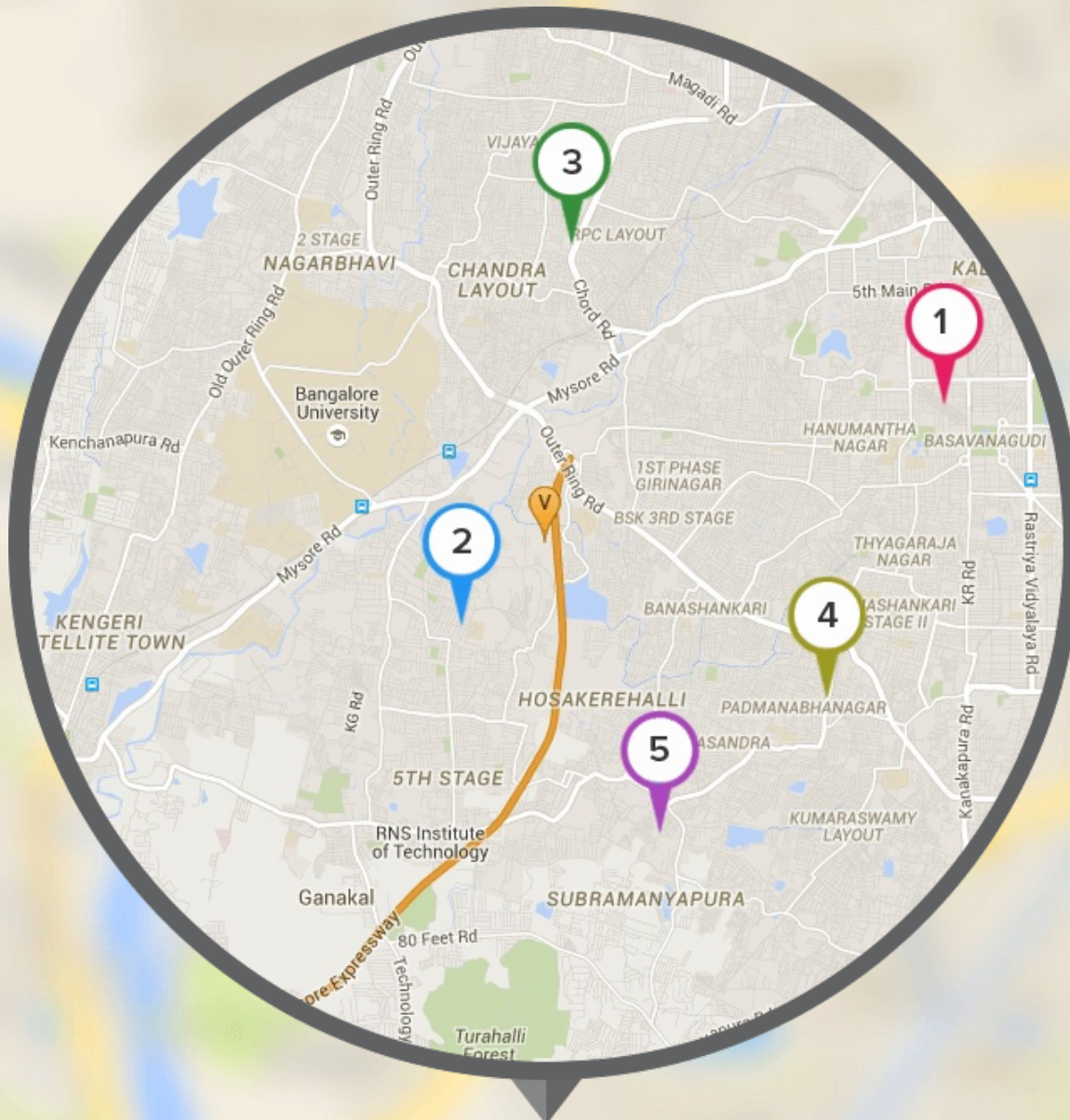
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Play Home for Children ★★★★★ 3.67Km
- 2** Apple Kids ★★★★★ 3.26Km
- 3** EuroKids Rajarajeshwarinagar, Bangalore ★★★★★ 1.44Km
- 4** Prarthana School ★★★★★ 3.68Km
- 5** EuroKids Vijaynagar, Bangalore ★★★★★ 3.67Km

 Represents the location of Sobha Valley View


# Schools Near Sobha Valley View, Bangalore



Schools

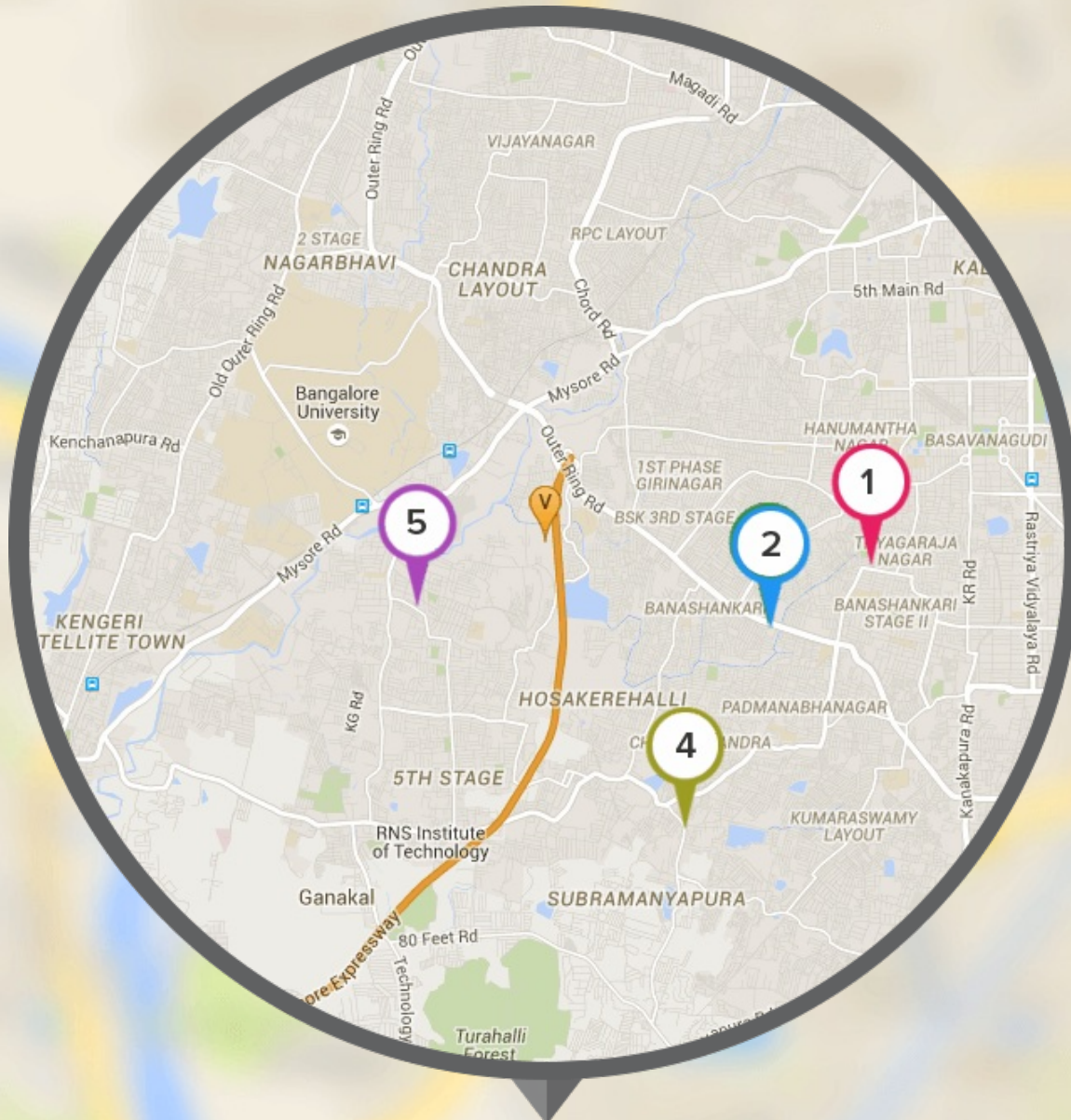
## Top 5 Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | Info School<br>★★★★★                          | 4.69Km |
| 2 | Oriental School<br>★★★★★                      | 1.31Km |
| 3 | Sri Ramakrishna Vidyaniketana School<br>★★★★★ | 3.30Km |
| 4 | Parthana School<br>★★★★★                      | 3.57Km |
| 5 | dayananda school<br>★★★★★                     | 3.48Km |

 Represents the location of Sobha Valley View




# Restaurants Near Sobha Valley View, Bangalore



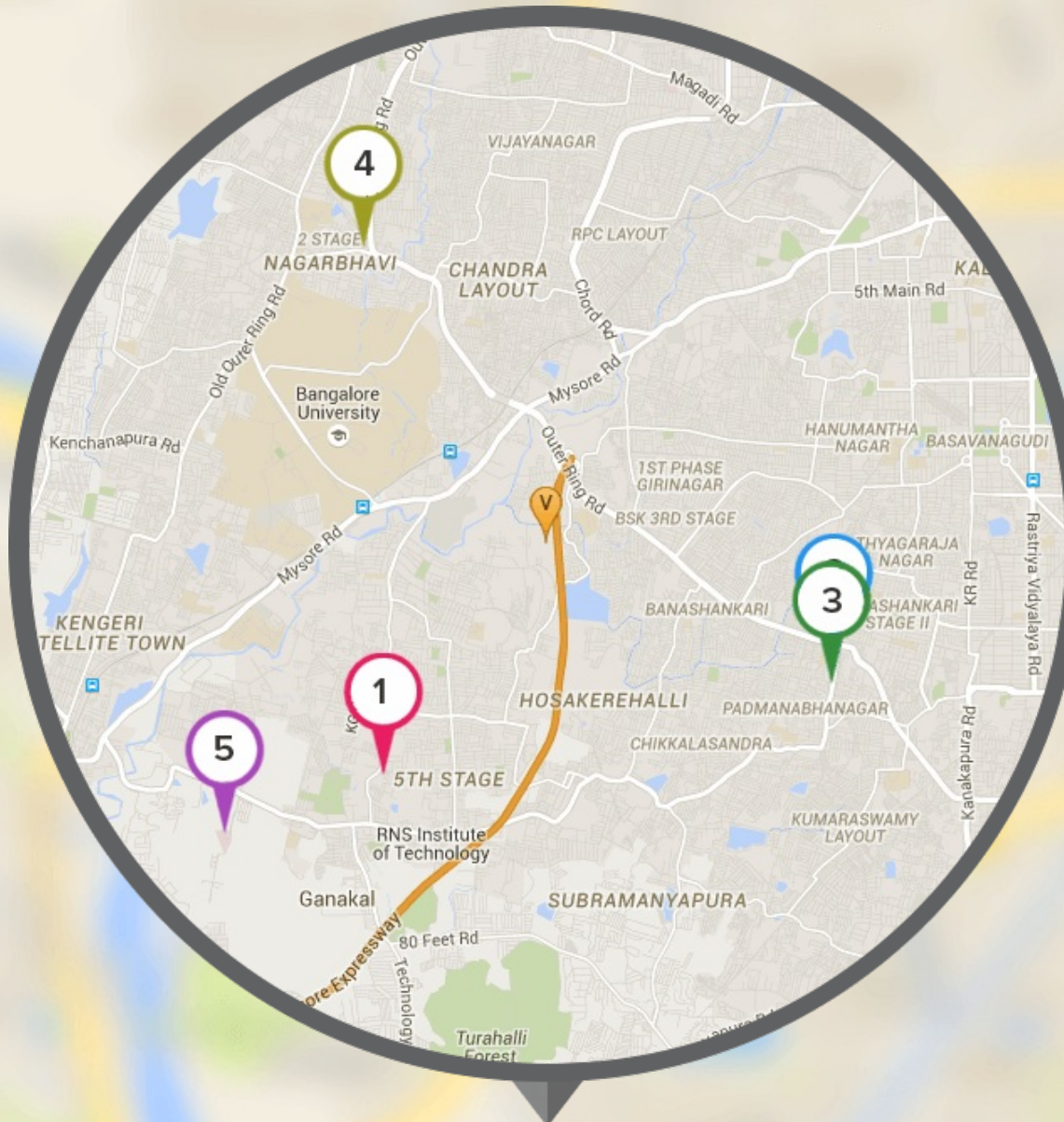
Restaurants

## Top 5 Restaurants (within 5 kms)

- 1** Lakshmi Sagar  
★★★★★ 3.63Km
- 2** GOLI VADAPAV\_KAMAKYA THEATRE  
★ 2.66Km
- 3** Prashant Non Veg Restaurant  
★ 2.65Km
- 4** Aishwarya Bar & Restaurant  
★ 3.56Km
- 5** PHD (pizza hut)  
★ 1.59Km

 Represents the location of Sobha Valley View


# Hospitals Near Sobha Valley View, Bangalore



Hospitals

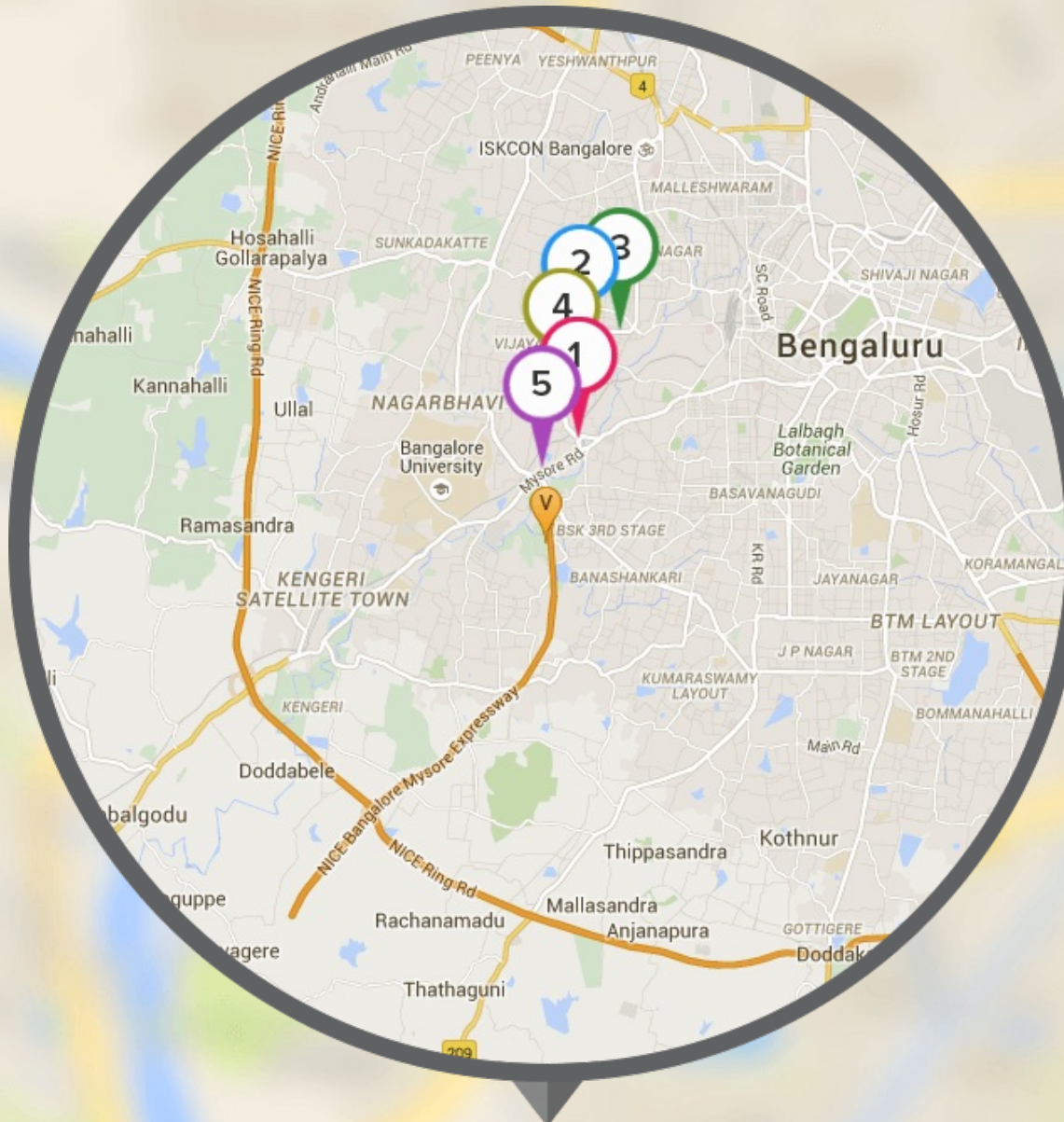
## Top 5 Hospitals (within 5 kms)

- 1** Manipal Specialy Hospital  
★★★★★ 3.15Km
- 2** D G Hospital  
★★★★★ 3.43Km
- 3** Yogananda Diagnostic Centre  
★★★★★ 3.52Km
- 4** Panacea Hospital  
★★★★★ 3.83Km
- 5** Global Hospitals  
★★★★★ 4.80Km

 Represents the location of Sobha Valley View




# Connectivity Near Sobha Valley View, Bangalore



## Top 5 Connectivity (within 5 kms)

- 1** Deepanjali Nagar Metro Station  
★★★★★  
2.37Kms
- 2** Vijaynagar Metro Station  
★★★★★  
4.39Kms
- 3** Hosahalli Metro Station  
★★★★★  
4.98Kms
- 4** Attiguppe Metro Station  
★★★★★  
3.35Kms
- 5** Mysore Road  
★★★★★  
1.63Kms

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Connectivity





PROPTIGER



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