



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

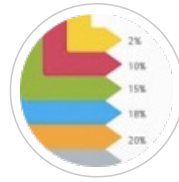
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

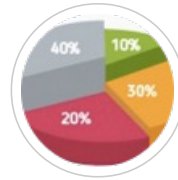


What is *PROPINSIGHT?*



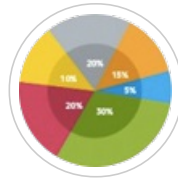
Price Insight

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.



Supertech Romano


Sector 118, Noida


₹ 44.1 Lacs onwards

Livability Score



 Project Size
18 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Jul '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

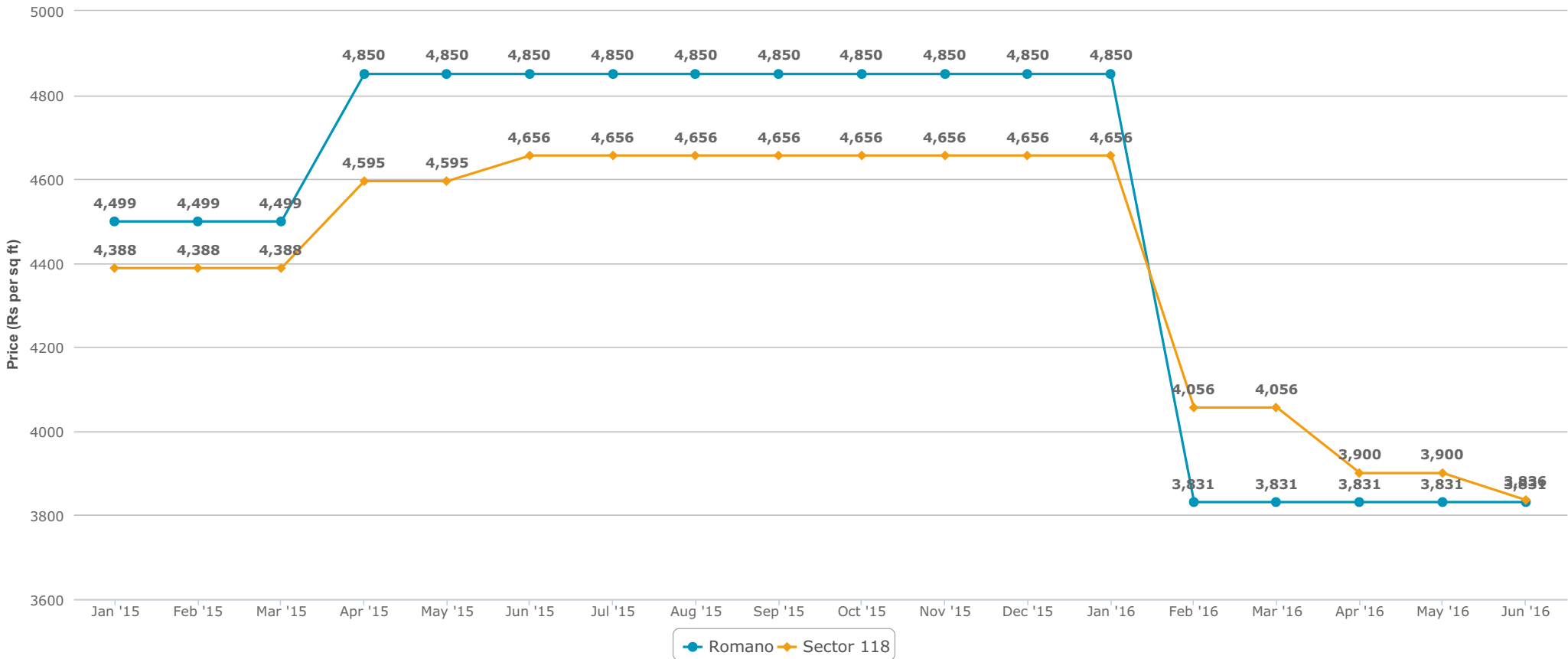


Demand Comparison

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

Price Trend Of Supertech Romano

Supertech Romano VS Sector 118, Noida



Property Type	2BHK+2T	3BHK+2T	3BHK+3T	3BHK+4T
Area (sq.ft.)	1020, 1260	1425	1705	1900

Price Comparison With Other Projects Similar To Supertech Romano



Supertech Romano
Sector 118, Noida



ACE Group Aspire
Techzone 4, Noida



Capital Infratechomes Athena
Sector 1 Noida Extension, Noida

Primary Purchase Price

3,499/sq.ft.

3,750/sq.ft.

3,750/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

Covered : Rs. 4 Lacs (One time)

N.A.

Covered : Rs. 2.5 Lacs (One time)

Power Backup Charges

Rs. 20,000 (One time)

Rs. 15,000 (One time)

Rs. 20,000 (One time)

Club House Charges

Rs. 1 Lacs (One time)

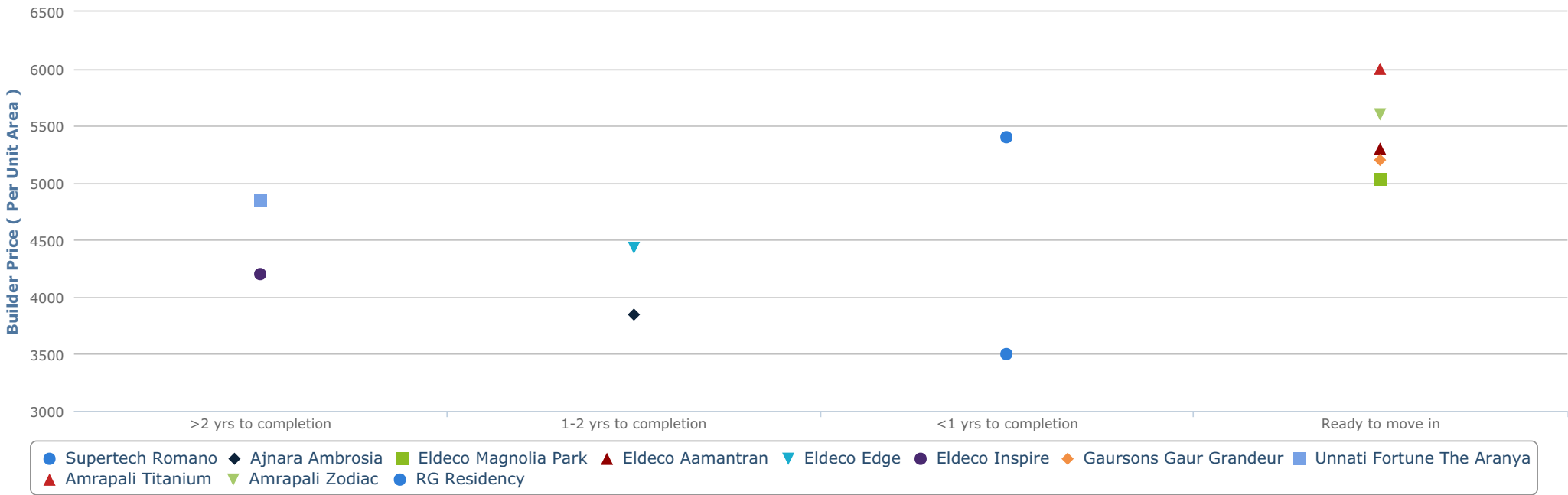
N.A.

Rs. 1 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Supertech Romano



Supertech Romano's current price is Rs. 3499/sq. ft. and it is in Under Construction stage.

In comparison to locality, Supertech Romano is underpriced by Rs. 5.63/sq. ft.

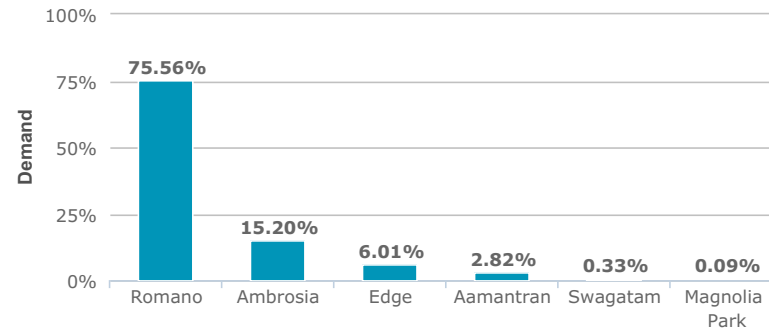
Highest price in the locality is for Amrapali Titanium at 6000/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Supertech Romano at 3499/sq. ft. and it is in Under Construction stage.

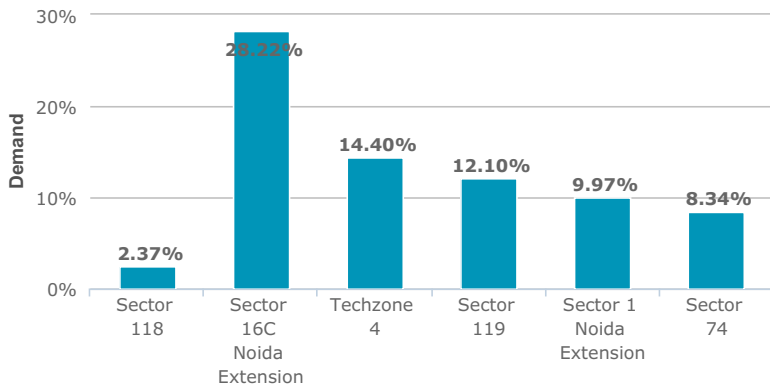
Analysis

- Romano has 75.56 % demand amongst all projects in Noida.
- The highest demand 75.56% in Noida is for Romano.
- The lowest demand 0.09% in Noida is for Magnolia Park

Demand of projects in 5 km vicinity of Supertech Romano



Demand in popular localities of Noida



Analysis

- Sector 118 has 2.37 % demand amongst all projects in Noida.
- The highest demand 28.22% in Noida is for Sector 16C Noida Extension.
- The lowest demand 2.37% in Noida is for Sector 118



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

Supertech Romano Comparison With Other Similar Projects



Supertech Romano
Sector 118, Noida



ACE Group Aspire
Techzone 4, Noida



Capital Infratechomes Athena
Sector 1 Noida Extension, Noida

Livability Rating*	7.7/10	7.8/10	8.0/10
Safety Rating*	0.6/10	2.8/10	6.0/10
Builder	Supertech	ACE Group	Capital Infratechomes
Locality	Sector 118, Noida	Techzone 4, Noida	Sector 1 Noida Extension, Noida
Number of Towers	18	11	11
Project Land Area	17 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

Supertech Romano Comparison With Other Similar Projects (Continued ...)



Supertech Romano
Sector 118, Noida



ACE Group Aspire
Techzone 4, Noida



Capital Infratechomes Athena
Sector 1 Noida Extension, Noida

Part of Township

No

No

No

Average Flats Per Floor

5.89

4

4.91

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Jan `14

Mar `13

Nov `12

Possession Date

Jul `17

Jun `16

Dec `17

Delay

On time

5 month(s)

7 month(s)

Amenities Comparison Of Supertech Romano With Other Similar Projects



Supertech Romano
Sector 118, Noida



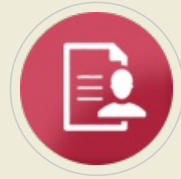
ACE Group Aspire
Techzone 4, Noida



Capital Infratechomes Athena
Sector 1 Noida Extension, Noida

24 X 7 Security			
Children's play area			
Club House			
Power Backup			
Rain Water Harvesting			

Common Amenities	Gymnasium Swimming Pool
Amenities not available in any project	Multipurpose Room 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 (Supertech)



Founded in 1988, Supertech Group is India's leading real estate developer company in National Capital Region. R K Arora is the chairman and Managing Director of company.

The company possesses over 2 decades of experience across the real estate, hospitality and construction sector. It develops properties in diversified verticals of real estate like townships, hospitality, residential, office spaces, commercial and retail.

Supertech has developed both residential and commercial complexes in National Capital Region (NCR), Meerut, Rudrapur and Moradabad. The company also has its presence in Haryana, Uttarakhand, Uttar Pradesh and Bengaluru in South.

It has pioneered in introducing the concept of mixed-use development in India and present high rise constructions in North India. More than 33 million sq. ft. of space has been developed by Supertech for residential and commercial sector. Presently, 40 projects are ongoing worth Rs. 14,000 Crores and 75 million sq. ft. is under construction.

Top Projects till Date:

- Developed more than 500 operational hotel rooms in different cities across India.
- [Emerald Court](#) in Sector 93A, Noida comprising of 660 units of 3, 4 and 5 BHK apartments with sizes ranging from 1,750 sq. ft. to 5,431 sq. ft.
- Romano in Sector 118, Noida comprising of 2,544 units of 2 and 3 BHK apartments with sizes ranging from 1,020 sq. ft. to 2,170 sq. ft.

Few of its key under construction residential projects are:

- Pavilion in Sector 34, Noida comprising of 362 units of 2 and 3 BHK apartments of 1,075 sq. ft. to 3,776 sq. ft.
- Ecociti in Sector 137, Noida comprising of 1732 units of 2, 3 and 4 BHK apartments with sizes ranging from 890 sq. ft. to 2,275 sq. ft.
- Micasa in Thanisandra, Bangalore comprising of 224 units of 2 and 3 BHK apartments with sizes ranging from 1,100 sq. ft. to 1,735 sq. ft.

Supertech Group has been honoured with Udyog Ratan Award for its quality standard. Not only this, the company ISO 9001:2001 certified.

Experience	28 Years
Project Delivered	55
Ongoing Projects	33

Top Projects Delivered By Supertech



Livability Score **8.7**

Supertech Estate

Sector 9 Vaishali, Ghaziabad

Project was delivered on May, 2008



Livability Score **8.4**

Supertech Residency

Sector 5 Vaishali, Ghaziabad

Project was delivered on Sep, 2008



Livability Score **8.4**

Supertech 34 Pavilion

Sector 34, Noida

Project was delivered on Mar, 2014



NOT AN ACTUAL PROJECT IMAGE Livability Score **8.2**

Supertech Up Country Plots

Sector 17A Yamuna Expressway, Noida

Project was delivered on Nov, 2013 after a delay of 13 month(s).



Livability Score

7.7

Supertech Romano

Sector 118, Noida

Project is expected to be delivered on Jul, 2017
Has seen a price appreciation of **-7.7 %** over last **38**
month(s)



Livability Score

8.6

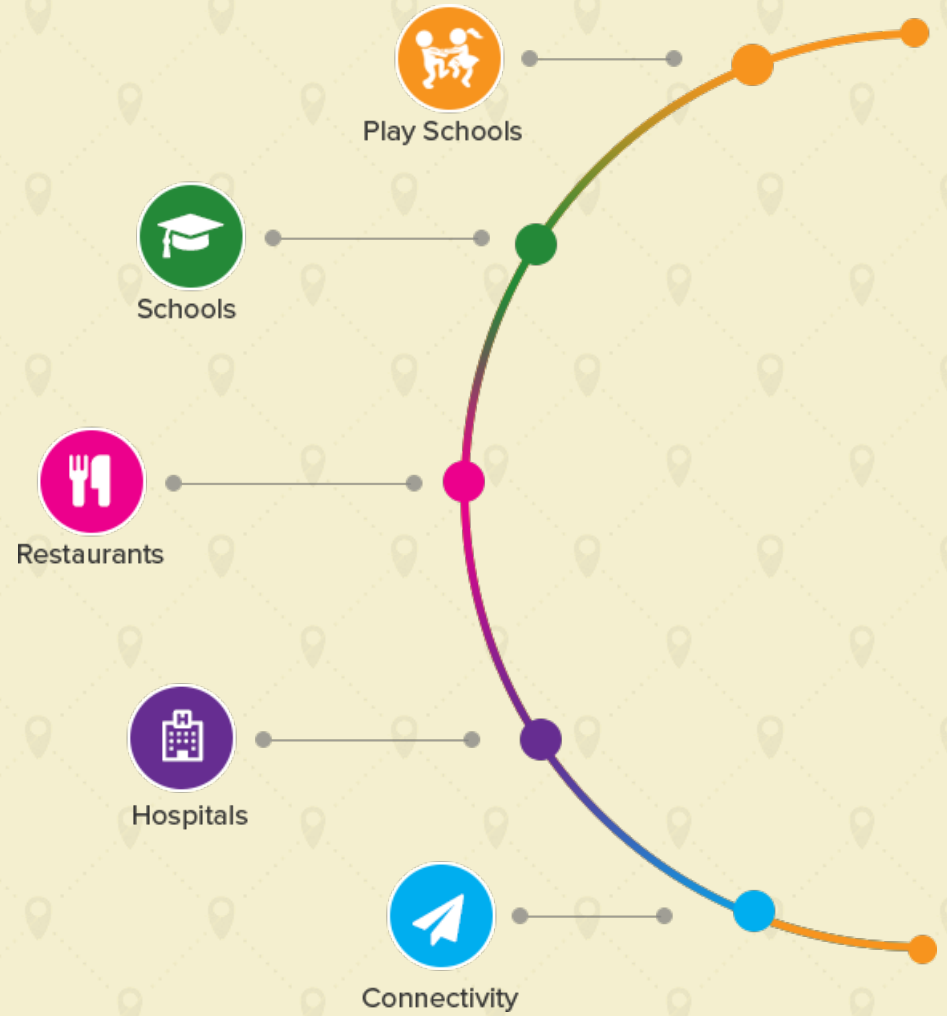
Supertech Eco Village 2

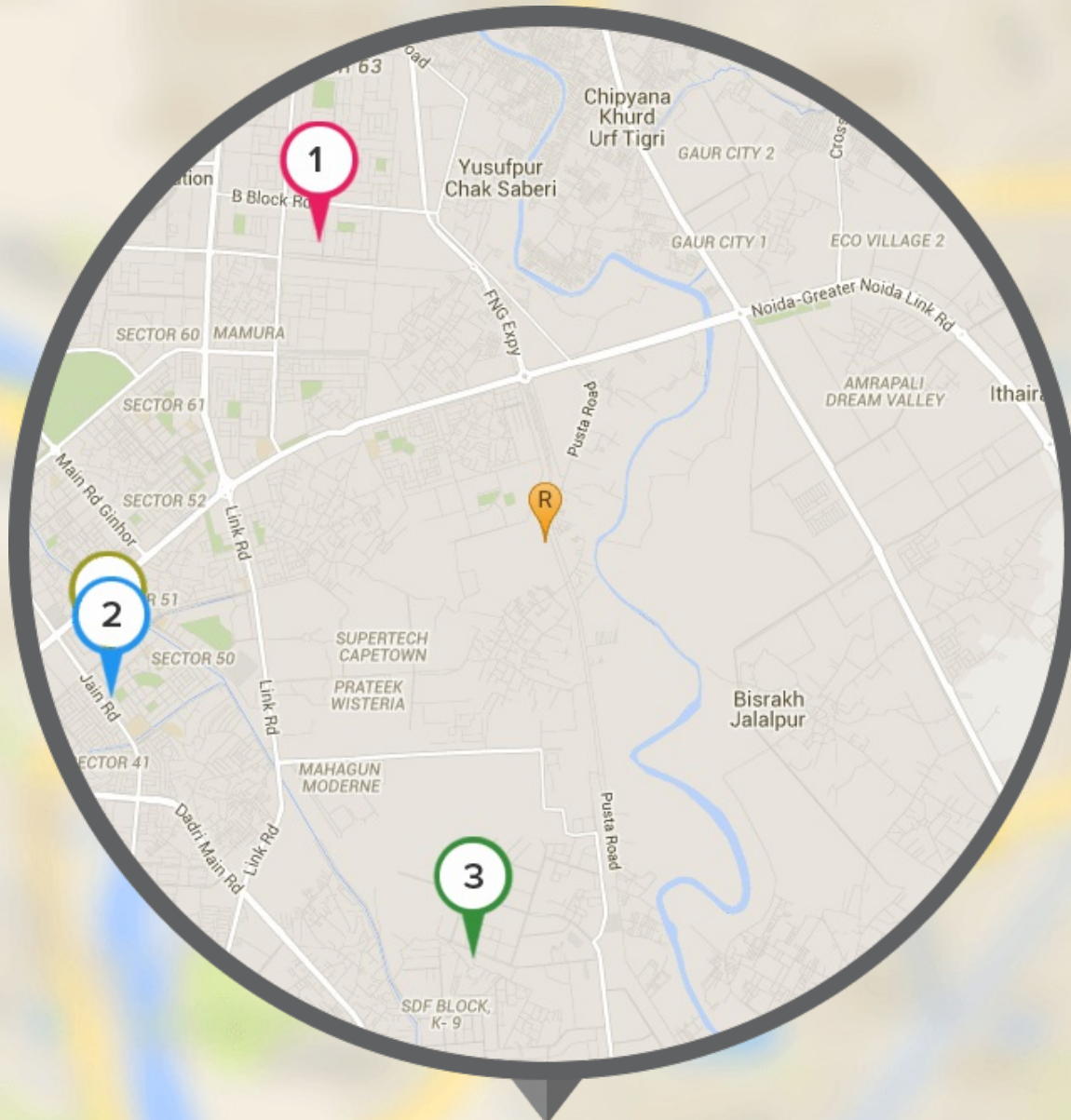
Sector 16B Noida Extension, Noida

Project is expected to be delivered on Dec, 2016
after a delay of 3 month(s).
Has seen a price appreciation of **6.1 %** over last **38** month(s)

LOCALITY INSIGHT

Everything you want to know about the locality





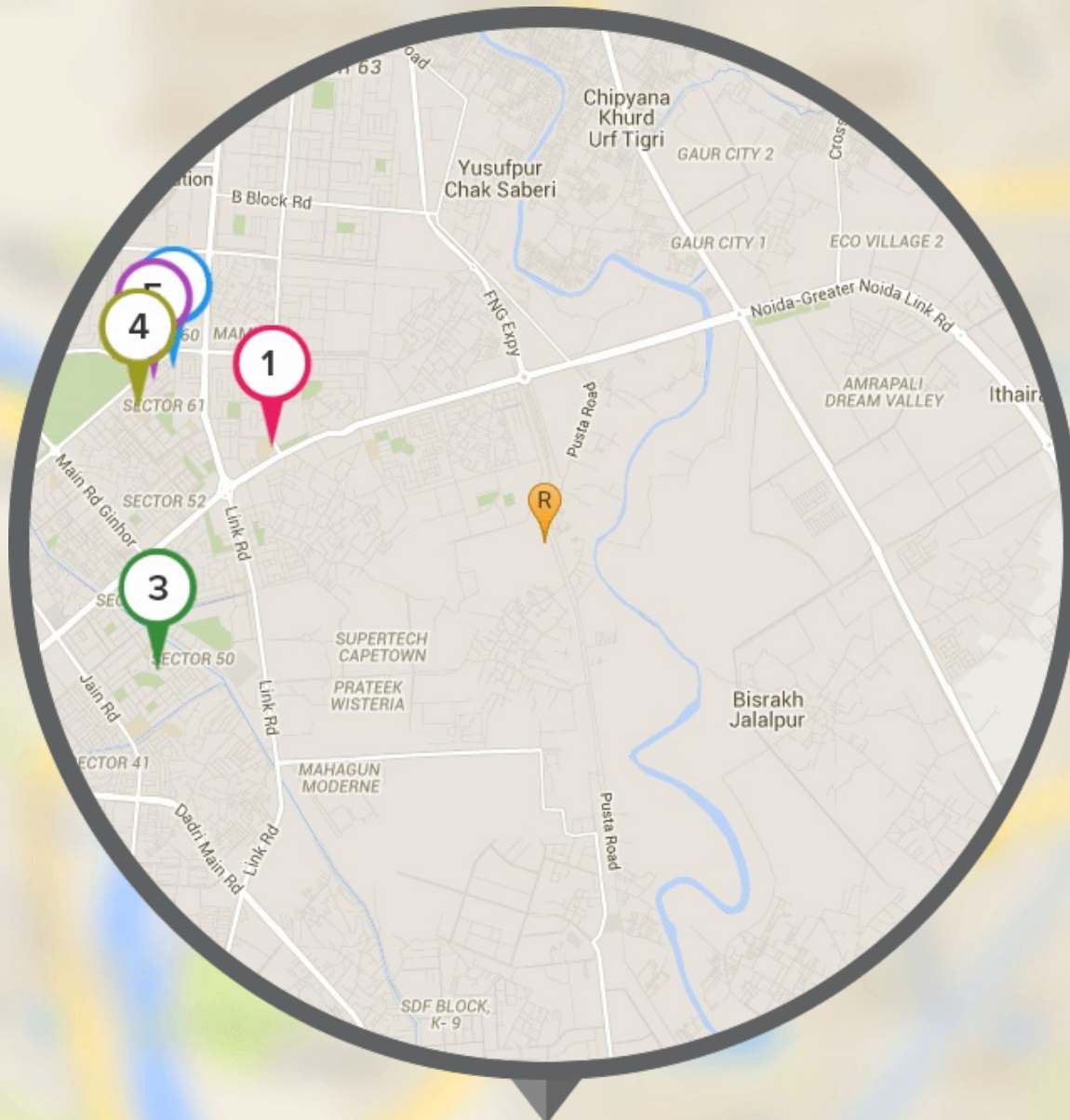
Top 4 Play Schools (within 5 kms)

- | | | | |
|---|--------------------------|------|--------|
| 1 | Shemrock Galaxy | ★★★★ | 3.73Km |
| 2 | Little Munchkins Daycare | ★★★★ | 4.61Km |
| 3 | Little Star School | ★★★ | 4.24Km |
| 4 | Noddys International | ★★ | 4.56Km |

Represents the location of Supertech Romano


Play Schools

Schools Near Supertech Romano, Noida



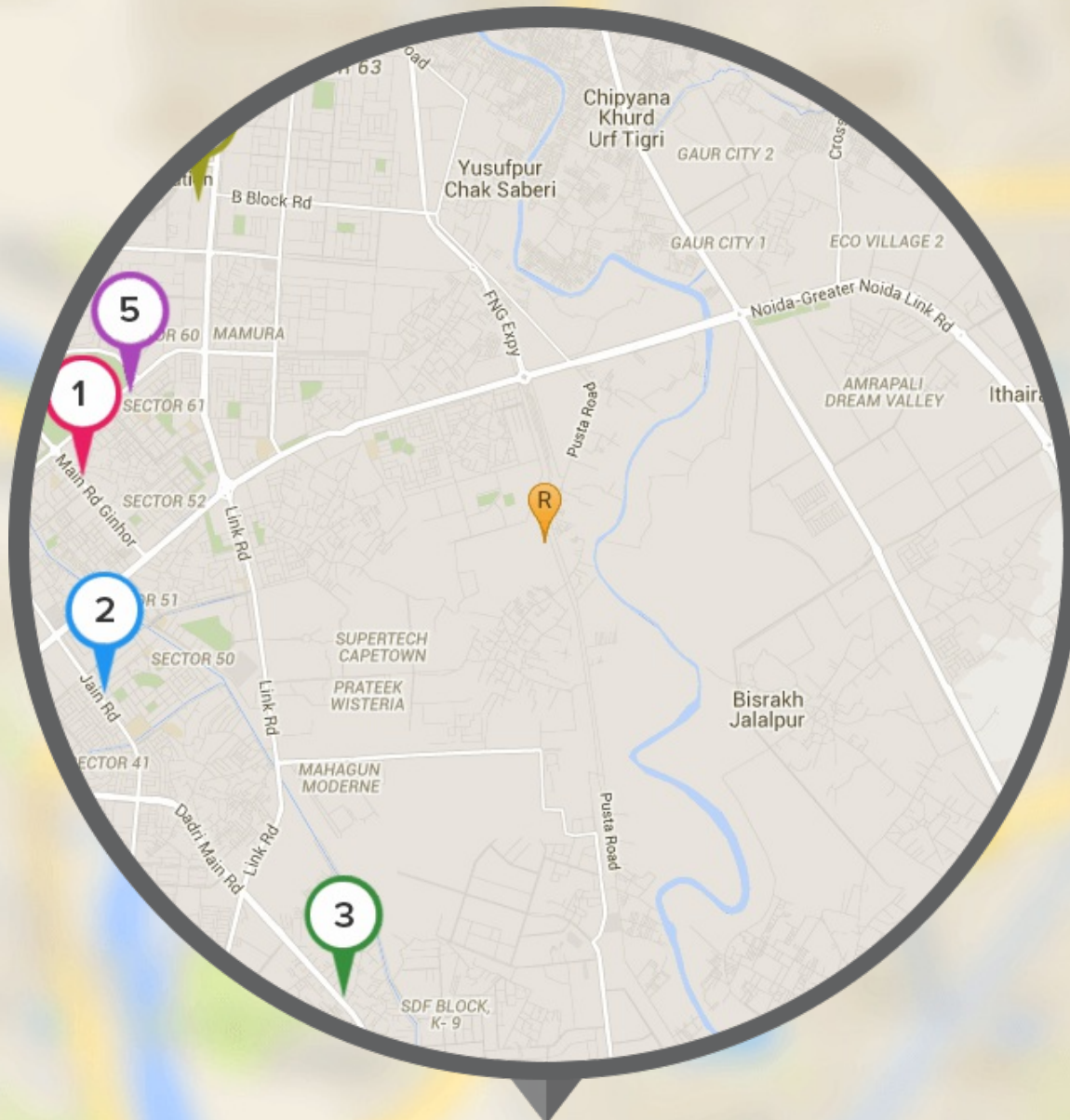
Top 5 Schools (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Global Indian International School (GIIS), Noida
★★★★★ | 2.88Km |
| 2 | Mother's Pride
★★★★★ | 4.10Km |
| 3 | Windows Play School
★★★★★ | 4.08Km |
| 4 | JSS Public School
★★★★★ | 4.27Km |
| 5 | New Wings Play School
★★★★★ | 4.21Km |

 Represents the location of Supertech Romano

Schools


Restaurants Near Supertech Romano, Noida

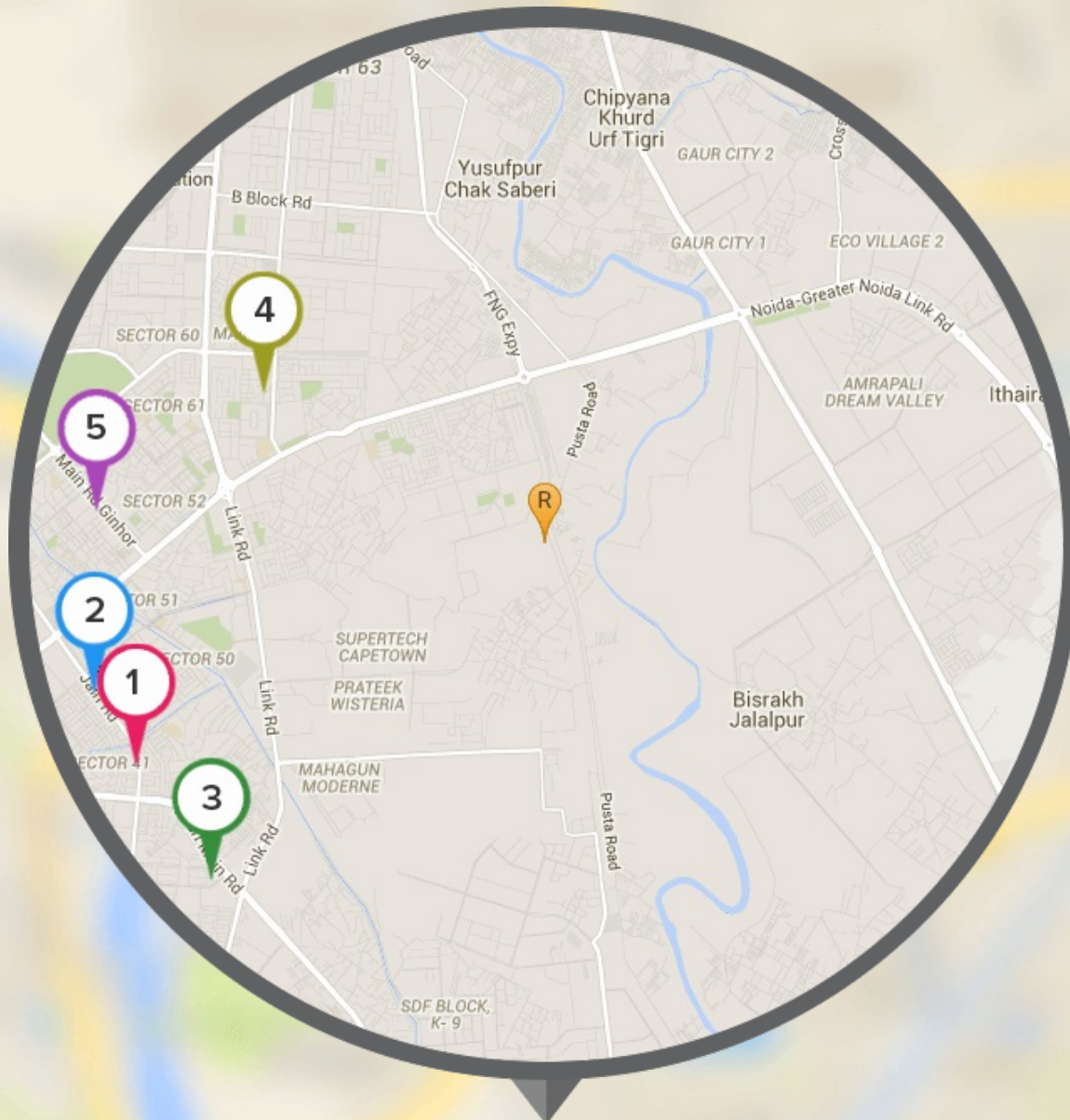


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------------------------|---|--------|
| 1 | Ashok Chicken Cornner | ★ | 4.66Km |
| 2 | Domino's Pizza | ★ | 4.66Km |
| 3 | New Delhi Darbar Chicken Point | ★ | 4.99Km |
| 4 | Shakuntalam Restaurant & Dev Bar | ★ | 4.85Km |
| 5 | Utsav - Paratha Junction | ★ | 4.39Km |

 Represents the location of Supertech Romano



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Prayag Hospital And Research Centre
★★★ 4.65Km
- 2** Dhanwantri Ayurveda Care Clinic
★★ 4.74Km
- 3** Samvedana Multispeciality Hospital and Pain Manage
★★ 4.74Km
- 4** CardiaGreen Advanced Heart Care Center
★★ 3.18Km
- 5** Shivalik Medical Center
★★ 4.49Km

Represents the location of Supertech Romano



PROPTIGER



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