




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.



NCC Urban Gardenia


Gachibowli, Hyderabad


₹ 2.18 Cr onwards

Livability Score



 Project Size
4 Towers

 Configurations
3,4,5 Bedroom Apartment

 Possession Starts
Feb '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

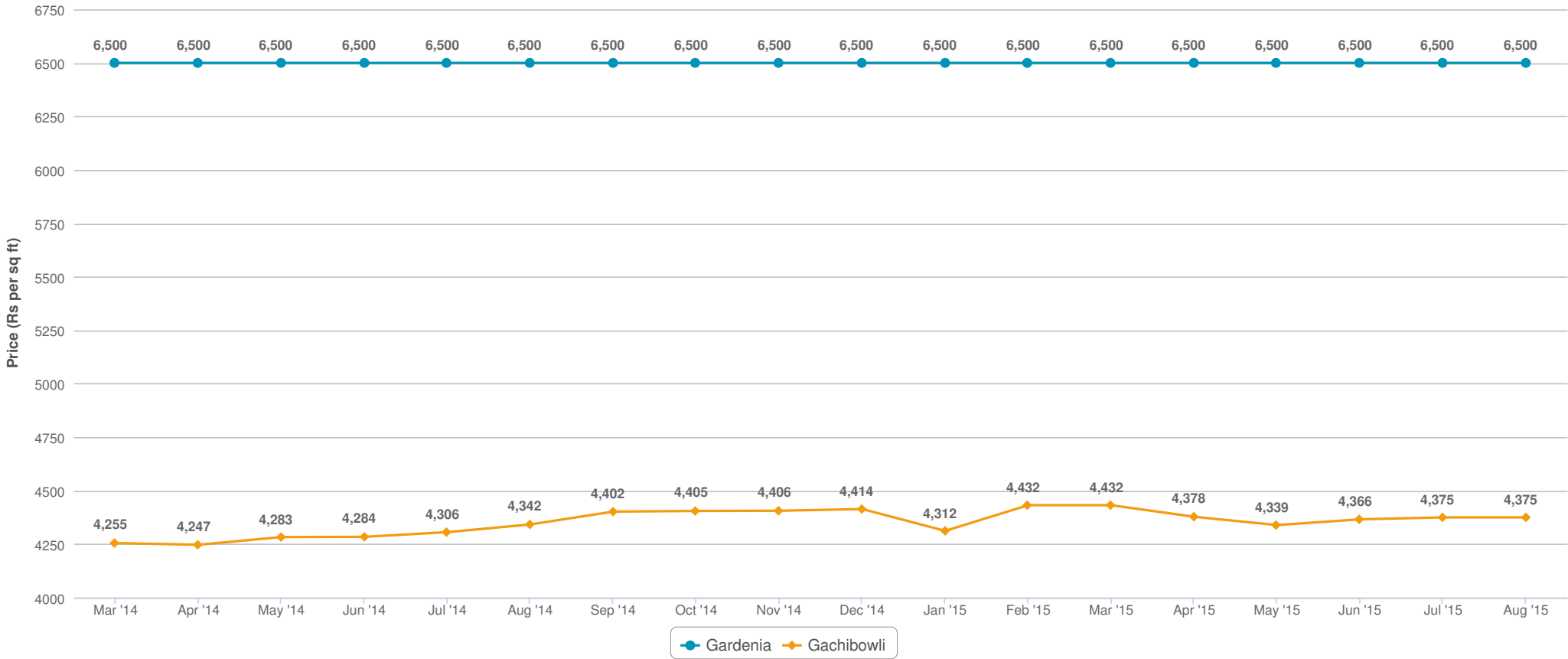


Demand Comparison

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

Price Trend Of NCC Urban Gardenia

NCC Urban Gardenia VS Gachibowli, Hyderabad



Property Type	3BHK+3T	4BHK+4T	5BHK+5T
Area (sq.ft.)	2138	3347, 3480	4152

Price Comparison With Other Projects Similar To NCC Urban Gardenia



NCC Urban Gardenia
Gachibowli, Hyderabad



Vajram Constructions Aster
Homes
Gachibowli, Hyderabad



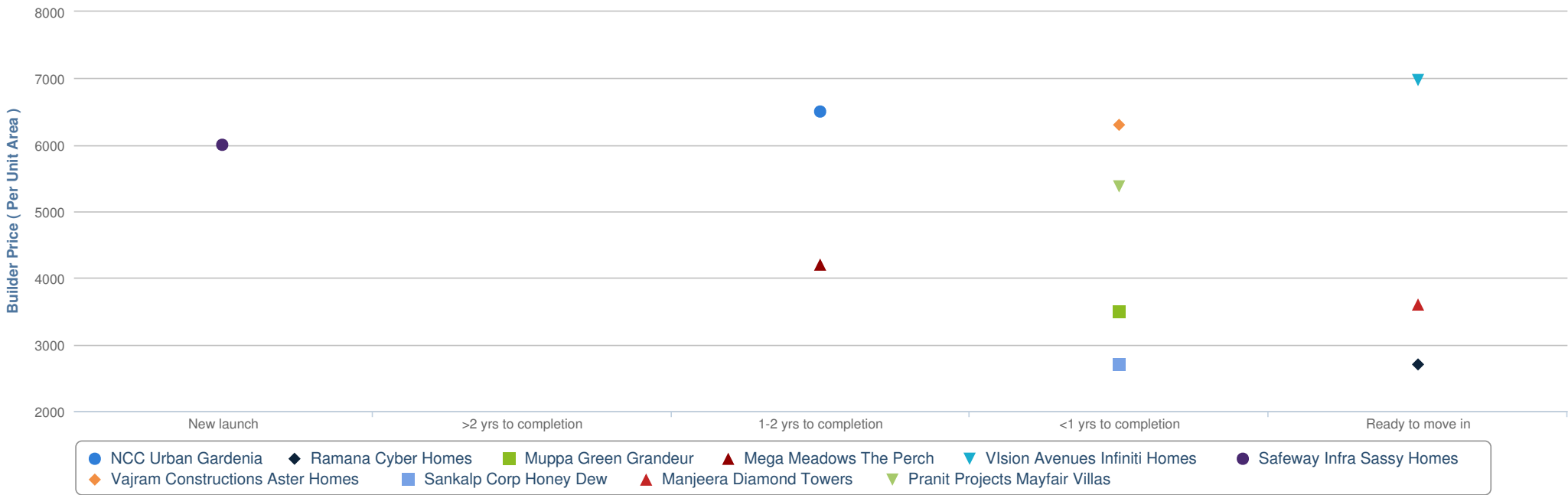
Safeway Infra Sassy Homes
Tellapur, Hyderabad

Primary Purchase Price	6,500/sq.ft.	6,300/sq.ft.	6,000/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	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 NCC Urban Gardenia



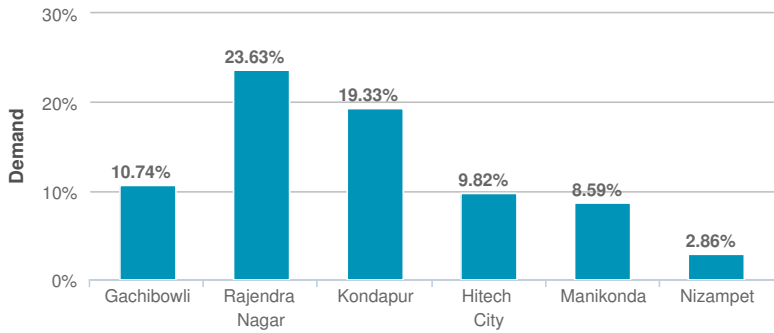
NCC Urban Gardenia's current price is Rs. 6500/sq. ft. and it is in Under Construction stage.

In comparison to locality, NCC Urban Gardenia is overpriced by Rs. 2124.38/sq. ft.

Highest price in the locality is for Vision Avenues Infiniti Homes at 6973/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Ramana Cyber Homes at 2700/sq. ft. and it is in Ready to Move In stage.

Demand in popular localities of Hyderabad



Analysis

- Gachibowli has 10.74 % 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

NCC Urban Gardenia Comparison With Other Similar Projects



NCC Urban Gardenia
Gachibowli, Hyderabad



Vajram Constructions Aster
Homes
Gachibowli, Hyderabad



Safeway Infra Sassy Homes
Tellapur, Hyderabad

Livability Rating*	6.5/10	7.0/10	6.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	NCC Urban	Vajram Constructions	Safeway Infra
Locality	Gachibowli, Hyderabad	Gachibowli, Hyderabad	Tellapur, Hyderabad
Number of Towers	4	N.A.	N.A.
Project Land Area	N.A.	6.3 Acres	29 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

NCC Urban Gardenia Comparison With Other Similar Projects (Continued ...)



NCC Urban Gardenia
Gachibowli, Hyderabad



Vajram Constructions Aster
Homes
Gachibowli, Hyderabad



Safeway Infra Sassy Homes
Tellapur, Hyderabad

Part of Township	No	No	No
Average Flats Per Floor	3.56	N.A.	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Nov `13	Nov `13	N.A.
Possession Date	Feb `17	Dec `15	Dec `17
Delay	7 month(s)	On time	On time

Amenities Comparison Of NCC Urban Gardenia With Other Similar Projects



NCC Urban Gardenia
Gachibowli, Hyderabad



Vajram Constructions Aster Homes
Gachibowli, Hyderabad



Safeway Infra Sassy Homes
Tellapur, Hyderabad

Cafeteria			
Multipurpose Room			
Rain Water Harvesting			
Gymnasium			
Sports Facility			

Common Amenities Swimming Pool Children's play area 24 X 7 Security Power Backup

Amenities not available in any project 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 (NCC Urban)



NCC Urban Infrastructure Ltd. is a subsidiary of NCC Limited. Backed by state-of-the-art building techniques and support of expert professionals, the company develops world class infrastructure. NCC Urban has pan India presence across Vizag, Bangalore , Guntur , Hyderabad , Ranchi , Kochi and in Dubai . Vision of the company is to be a world class infrastructure firm committed to 100% client satisfaction, quality and timely completion of projects. Operations of NCC Urban spans across commercial and residential complexes, SEZs, serviced apartments and townships. In the coming three years, the company plans to deliver 12.8 million sq. ft. of built up area spread over 286 acres of land. Few of its completed projects are Nagarjuna Serene in Marathahalli , Bangalore comprising of total 64 units of 2 and 3 BHK apartments, Nagarjuna Maple Heights in Mahadevapura , Bangalore comprising of 280 units of 2 and 3 Bhk apartments, Nagarjuna Pearl Bay in Kadavanthra, Kochi comprising of 2 and 3 BHK apartments.

NCC Urban is known for its excellence in the strategic planning and execution of industrial buildings, bridges, turnkey projects, roads, townships, multistoried, pipelines, commercial structures etc. It has acquired land in and around Lucknow , Chennai , Raipur, Goa , Vizag, Gurgaon and Kakinada for its infrastructural projects. Not only this, NCC is also developing the prestigious National Games Housing Complex in Ranchi , Jharkhand. NCC Urban adheres to superior quality standards and ensures transparency in all business dealings.

Experience	N.A
Project Delivered	25
Ongoing Projects	9

Top Projects Delivered By NCC Urban



Livability Score

7.7

NCC Urban Nagarjuna Green Ridge
HSR Layout, Bangalore

Project was delivered on Jan, 1998



Livability Score

7.5

NCC Urban Nagarjuna Maple Heights Phase II
Mahadevapura, Bangalore

Project was delivered on Jun, 2012



Livability Score

7.3

NCC Urban Nagarjuna Gardens
Sahakar Nagar, Bangalore

Project was delivered on Jan, 2007



Livability Score

7.2

NCC Urban Nagarjuna Maple Heights
Mahadevapura, Bangalore

Project was delivered on Jan, 2012



Livability Score

8.0

NCC Urban Sports City Apartment
Khelgaon, Ranchi



Livability Score

7.5

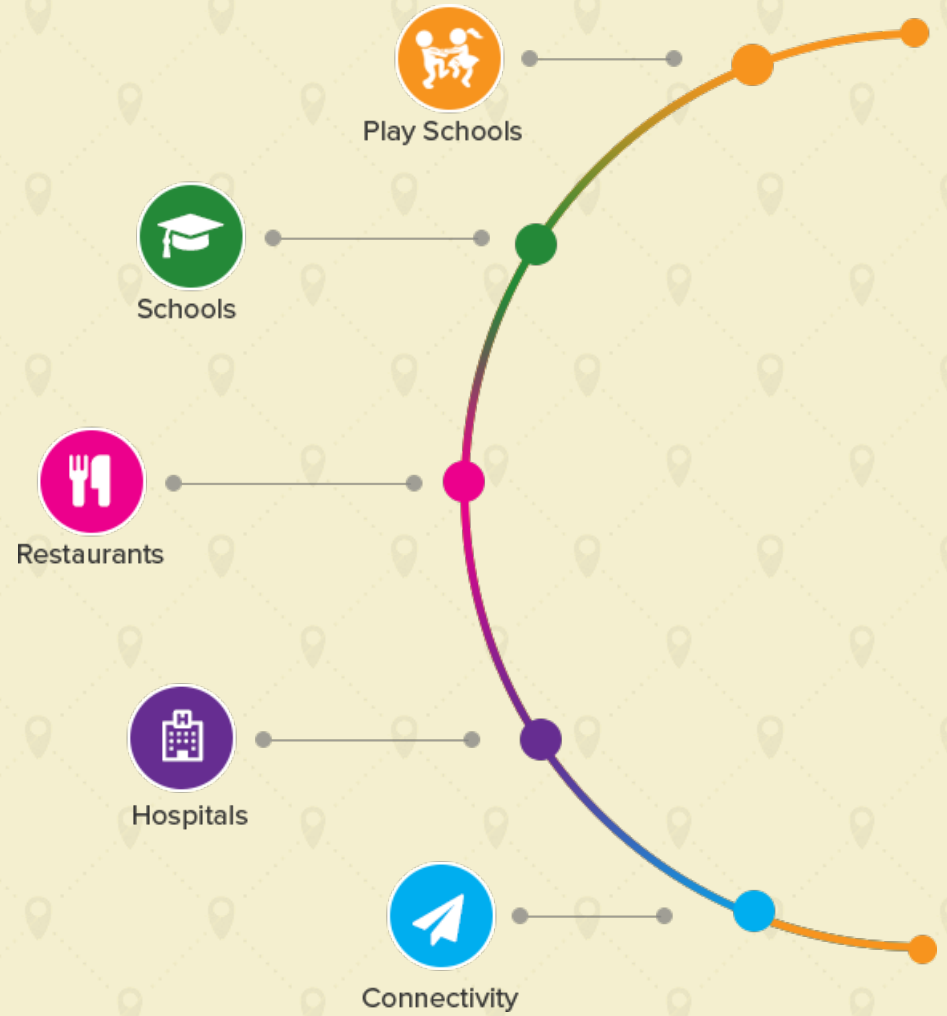
NCC Urban One
Kokapet, Hyderabad

Project is expected to be delivered on Dec, 2016
after a delay of 6 month(s).

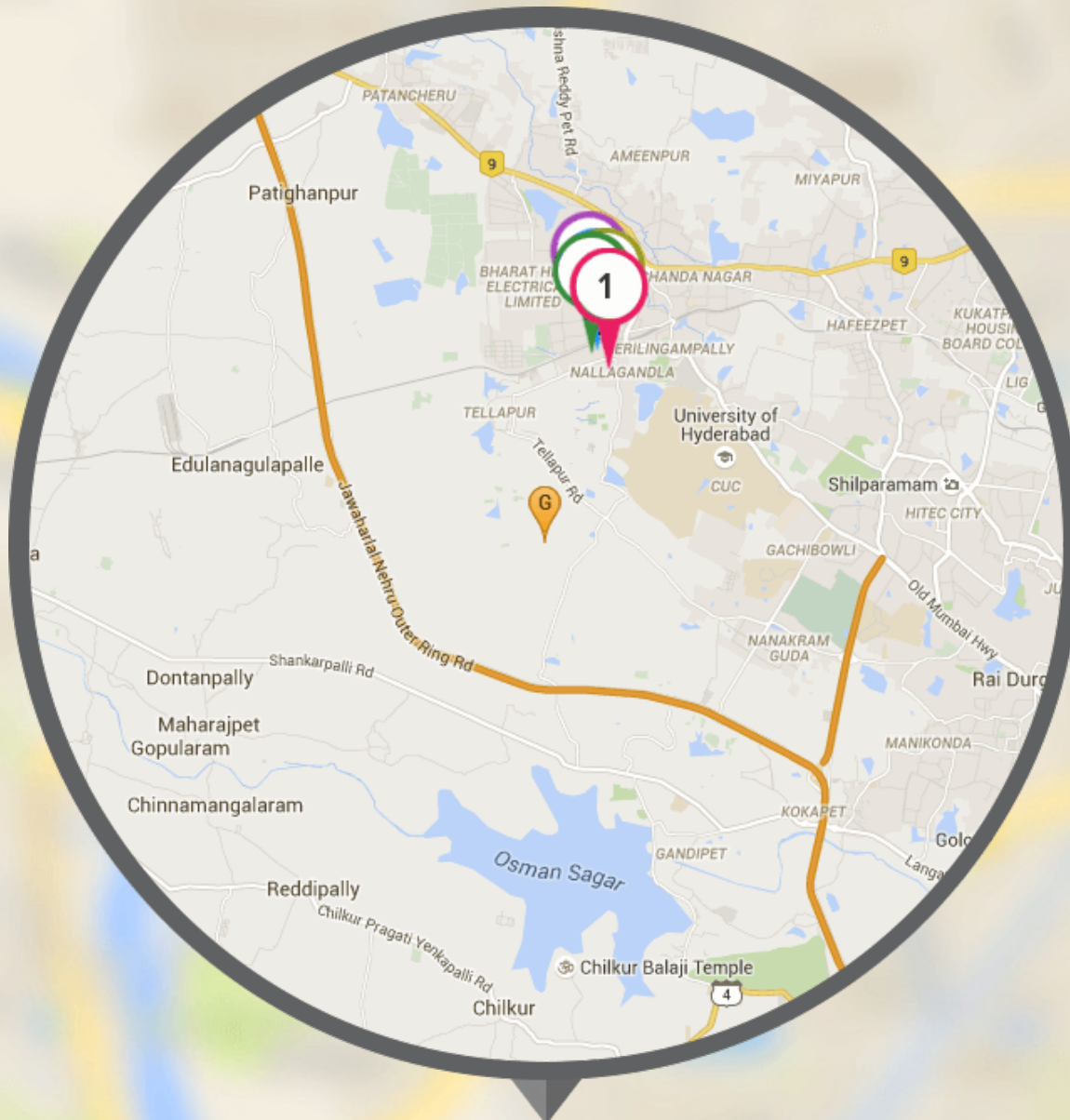
Has seen a price appreciation of **11.1 %** over last **27 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near NCC Urban Gardenia, Hyderabad



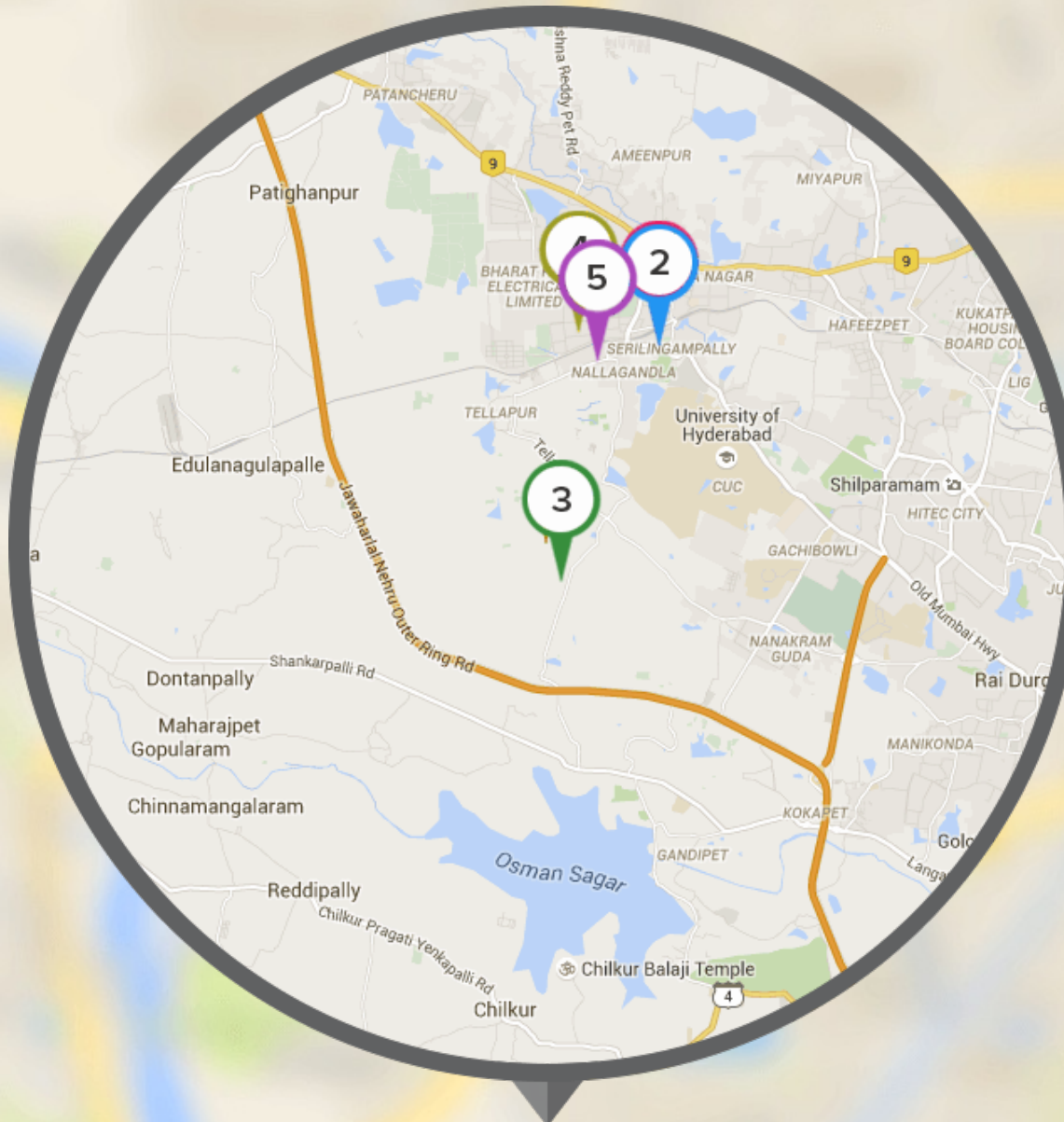
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | |
|---|--|--------|
| 1 | T.I.M.E Kids
★★★★★ | 3.98Km |
| 2 | EuroKids Nallagandla, Hyderabad
★★★★★ | 4.32Km |
| 3 | Eurokids
★★★★ | 4.21Km |
| 4 | Oi Play school, Nallagandla
★★★★ | 4.36Km |
| 5 | Blue Bird Play School
★★★★ | 4.63Km |

 Represents the location of NCC Urban Gardenia


Schools Near NCC Urban Gardenia, Hyderabad



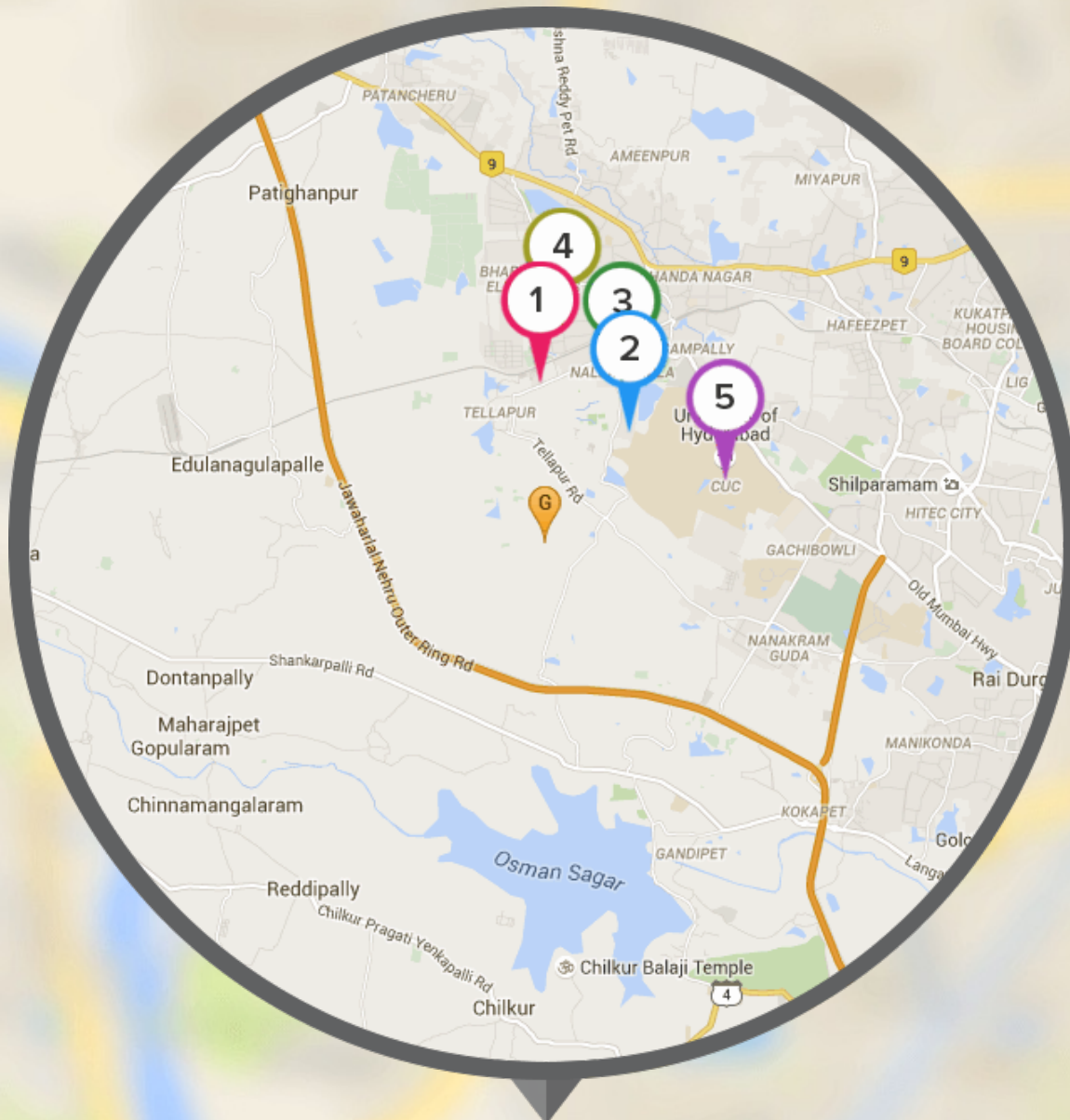
Schools

Top 5 Schools (within 5 kms)

- 1** Fusion International School
★★★★★ 4.93Km
- 2** Pavithra International School
★★★★ 4.89Km
- 3** Vista Pearson School
★★★ 0.91Km
- 4** Sri Vani Vidyaniketan High School
★★★★ 4.59Km
- 5** Sahiti Vidya Niketan High School
★★★ 4.08Km

 Represents the location of NCC Urban Gardenia


Restaurants Near NCC Urban Gardenia, Hyderabad

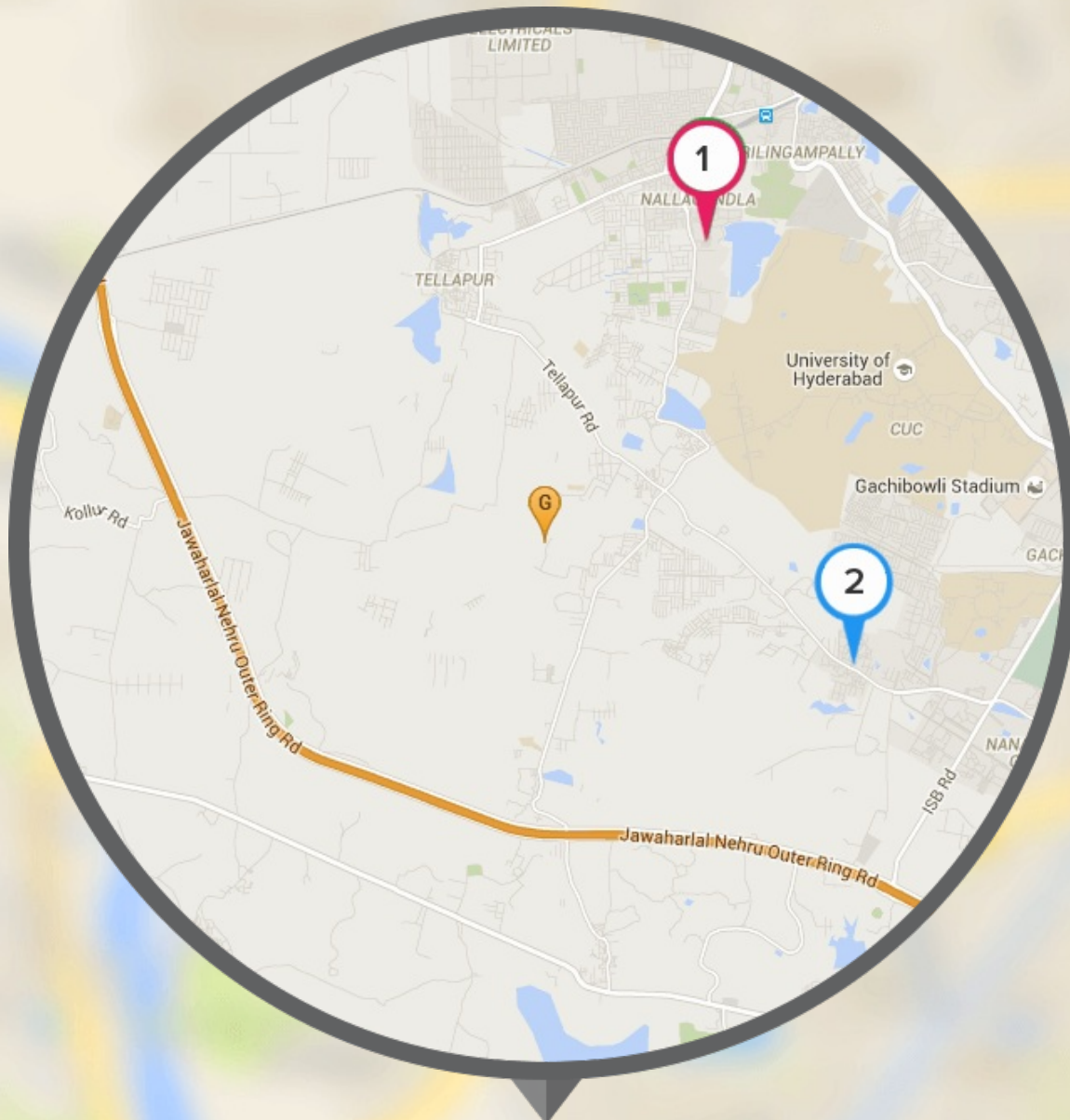


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-----------------------|---|--------|
| 1 | Sri Ram Tiffin Center | ★ | 3.44Km |
| 2 | Color's Restaurant | ★ | 2.99Km |
| 3 | Manch Theatre | ★ | 3.80Km |
| 4 | NC Energy Systems | ★ | 4.61Km |
| 5 | Venkat Rao's Canteen | ★ | 4.14Km |

 Represents the location of NCC Urban Gardenia



Top 3 Hospitals (within 5 kms)

- 1** American Oncology Institute
★★★★ 3.68Km
- 2** Ujwala Jyothi Womens Hospital
★★★ 3.61Km
- 3** Citizens Hospital
★★★ 3.71Km

G Represents the location of NCC Urban Gardenia

Hospitals



PROPTIGER



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