



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

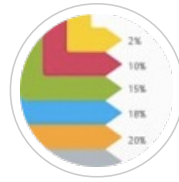
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

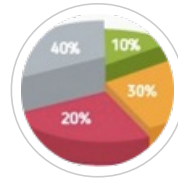


# What is *PROPINSIGHT?*



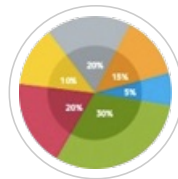
## Price Insight

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.




# Prateek Group Grand City


Pratap Vihar, Ghaziabad

₹ 27.7 Lacs onwards

Livability Score



 Configurations  
2,3,4 Bedroom Apartment

 Possession Starts  
Mar '18



# 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 Prateek Group Grand City



Prateek Group Grand City  
Pratap Vihar, Ghaziabad



Prateek Group Grand Carnesia  
Pratap Vihar, Ghaziabad



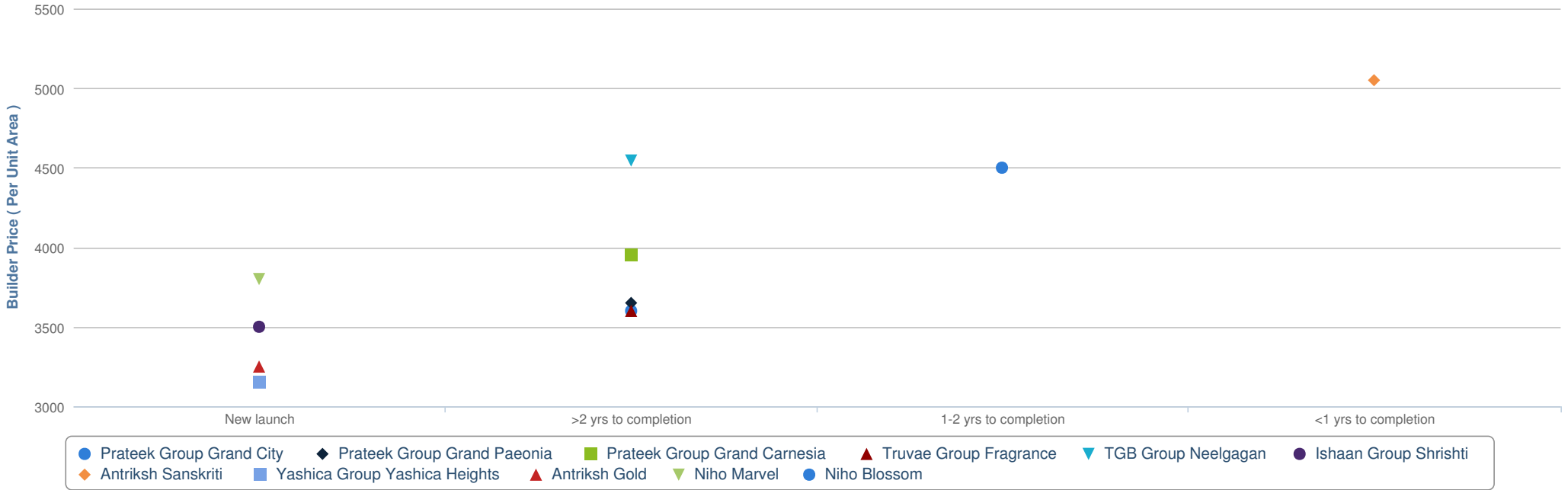
Prateek Group Grand Paeonia  
Pratap Vihar, Ghaziabad

|                                     |                                   |                                   |                                 |
|-------------------------------------|-----------------------------------|-----------------------------------|---------------------------------|
| Primary Purchase Price              | 3,600/sq.ft.                      | 3,950/sq.ft.                      | 3,650/sq.ft.                    |
| Advance Maintenance Charges (Month) | Rs. 1 (One time)                  | Rs. 1 (One time)                  | Rs. 1 (One time)                |
| Car Parking Charges                 | Covered : Rs. 1.5 Lacs (One time) | Covered : Rs. 1.8 Lacs (One time) | Covered : Rs. 2 Lacs (One time) |
| Power Backup Charges                | Rs. 20,000 (One time)             | Rs. 25,000 (One time)             | Rs. 25,000 (One time)           |
| Club House Charges                  | Rs. 50,000 (One time)             | Rs. 60,000 (One time)             | Rs. 60,000 (One time)           |



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Prateek Group Grand City



Prateek Group Grand City's current price is Rs. 3600/sq. ft. and it is in Under Construction stage.

In comparison to locality, Prateek Group Grand City is overpriced by Rs. null/sq. ft.

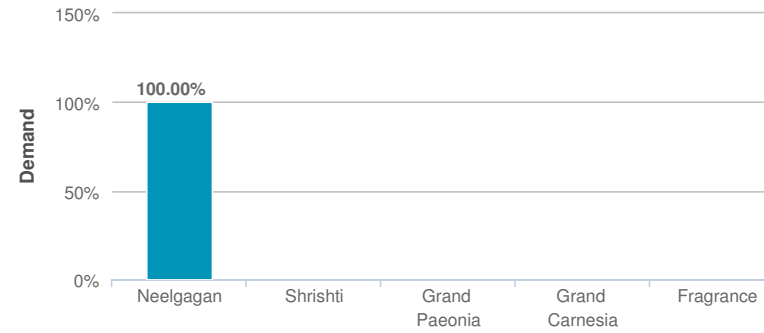
Highest price in the locality is for Antriksh Sanskriti at 5050/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Yashica Group Yashica Heights at 3150/sq. ft. and it is in Launching Soon stage.

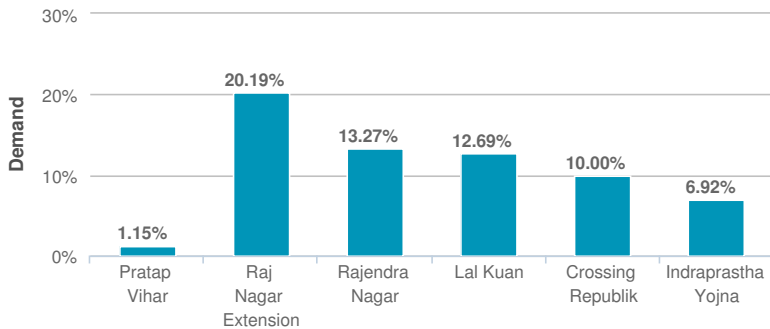
## Analysis

- Neelgagan has 100.00 % demand amongst all projects in Ghaziabad.
- The highest demand 100.00% in Ghaziabad is for Neelgagan.
- The lowest demand 0.00% in Ghaziabad is for Shrishti

Demand of projects in 5 km vicinity of Prateek Group Grand City



Demand in popular localities of Ghaziabad



## Analysis

- Pratap Vihar has 1.15 % demand amongst all projects in Ghaziabad.
- The highest demand 20.19% in Ghaziabad is for Raj Nagar Extension.
- The lowest demand 1.15% in Ghaziabad is for Pratap Vihar



## ***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



# Prateek Group Grand City Comparison With Other Similar Projects



Prateek Group Grand City  
Pratap Vihar, Ghaziabad



Prateek Group Grand Carnesia  
Pratap Vihar, Ghaziabad



Prateek Group Grand Paeonia  
Pratap Vihar, Ghaziabad

|                    |                         |                         |                         |
|--------------------|-------------------------|-------------------------|-------------------------|
| Livability Rating* | 8.0/10                  | 7.8/10                  | 7.6/10                  |
| Safety Rating*     | 6.0/10                  | 5.8/10                  | 5.8/10                  |
| Builder            | Prateek Group           | Prateek Group           | Prateek Group           |
| Locality           | Pratap Vihar, Ghaziabad | Pratap Vihar, Ghaziabad | Pratap Vihar, Ghaziabad |
| Number of Towers   | N.A.                    | 15                      | 9                       |
| Project Land Area  | 40 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



Prateek Group Grand City  
Pratap Vihar, Ghaziabad



Prateek Group Grand Carnesia  
Pratap Vihar, Ghaziabad



Prateek Group Grand Paeonia  
Pratap Vihar, Ghaziabad

|                         |             |         |         |
|-------------------------|-------------|---------|---------|
| Part of Township        | Yes         | Yes     | Yes     |
| Average Flats Per Floor | N.A.        | 6.93    | 7.11    |
| Loading Percentage      | N.A.        | N.A.    | N.A.    |
| Launch Date             | Aug `14     | Aug `14 | Mar `15 |
| Possession Date         | Mar `18     | Dec `18 | Mar `19 |
| Delay                   | 15 month(s) | On time | On time |

# Amenities Comparison Of Prateek Group Grand City With Other Similar Projects



Prateek Group Grand City  
Pratap Vihar, Ghaziabad



Prateek Group Grand Carnesia  
Pratap Vihar, Ghaziabad



Prateek Group Grand Paeonia  
Pratap Vihar, Ghaziabad

|                       |  |  |  |
|-----------------------|--|--|--|
| Rain Water Harvesting |  |  |  |
| Club House            |  |  |  |
| Landscaped Gardens    |  |  |  |
| Cafeteria             |  |  |  |
| Intercom              |  |  |  |

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

Amenities not available in any project: 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 (Prateek Group)



|                          |          |
|--------------------------|----------|
| <b>Experience</b>        | 10 Years |
| <b>Project Delivered</b> | 9        |
| <b>Ongoing Projects</b>  | 6        |

The Prateek Group believes in ushering and embracing change as the only constant and this corporate philosophy drives its diverse realty ventures. The company has succeeded in spurring greater innovation and change in the mainstream realty sector and aims at offering maximum value for money to its customers. With 10 years of experience under its belt, the Prateek Group is focused on setting new standards and benchmarks in the industry. The name of the company is derived from a symbol which translates into its undying quest for perfection in every aspect. The Prateek Group is not only focused on creating efficient homes for contemporary residents; it is also geared towards enabling unmatched and comfortable lifestyles in the bargain.

Being a young and vibrant company, the Prateek Group is open to change and adopts a customizable approach depending on specific projects and customer requirements. The company strives to offer more than what is promised and timely project completion is one of its fervent principles. The Prateek Group was established in the year 2005 by Prashant Kr. Tiwari, a civil engineer and first generation entrepreneur. He sowed the seeds of what is today a multidimensional realty and infrastructure enterprise in a very short span of time. The Prateek Group takes into account all quality benchmarks while planning and executing projects and aims at improving upon the same even further. Transparency and commitment are two other attributes that best define the corporate philosophy of the company. These traits have gone a long way towards establishing the company as a big ticket realty player in north Indian along with its robust, speedy and efficient approach to projects.

The Prateek Group also possesses the prestigious ISO 9001:2008 certification which certainly stands testimony to its emphasis on quality and reliability. The company has served tons of satisfied and loyal customers over the years and adheres to stringent quality and construction guidelines for every project. The company operates through teams of qualified experts and management specialists who steer projects from start to finish. With a focused approach on achieving targets, the Prateek Group has also bagged awards like the Best Affordable Residential Property at the 7th Real Estate Summit Cum Excellence Awards hosted by Assocham for its project named the Prateek Grand City. The company has also been recognized as the Best Developer in Noida at UPCON 2014.

The company is presently spearheaded by the Managing Director, Prateek Tiwari and he has been responsible for greater innovation and faster turn-around times of projects. Some of the acclaimed projects of the company include the Royal Cliff, Prateek Wisteria, Prateek Fedora and Prateek Laurel among others. The Prateek Grand City township has also won it considerable acclaim. The company



also participates in a slew of CSR initiatives including the India Vision Foundation, Saving Childhood project, Help Care Society and the Children Reading Society to name just a few. It is this sense of social responsibility coupled with immense expertise in project execution that makes the Prateek Group one of the realty players to watch out for in northern India.

# Top Projects Delivered By Prateek Group



Livability Score

7.3

**Prateek Group The Royal Cliff**  
Crossing Republik, Ghaziabad

Project was delivered on Sep, 2011



Livability Score

7.1

**Prateek Group Fedora**  
Sector 61, Noida

Project was delivered on Jan, 2012



Livability Score

6.4

**Prateek Group Laurel**  
Sector 120, Noida

Project was delivered on Nov, 2013 after a delay of 1 month(s).



Livability Score

8.0

### Prateek Group Grand City

Pratap Vihar, Ghaziabad

Project is expected to be delivered on Mar, 2018  
after a delay of 15 month(s).



Livability Score

7.8

### Prateek Group Grand Carnesia

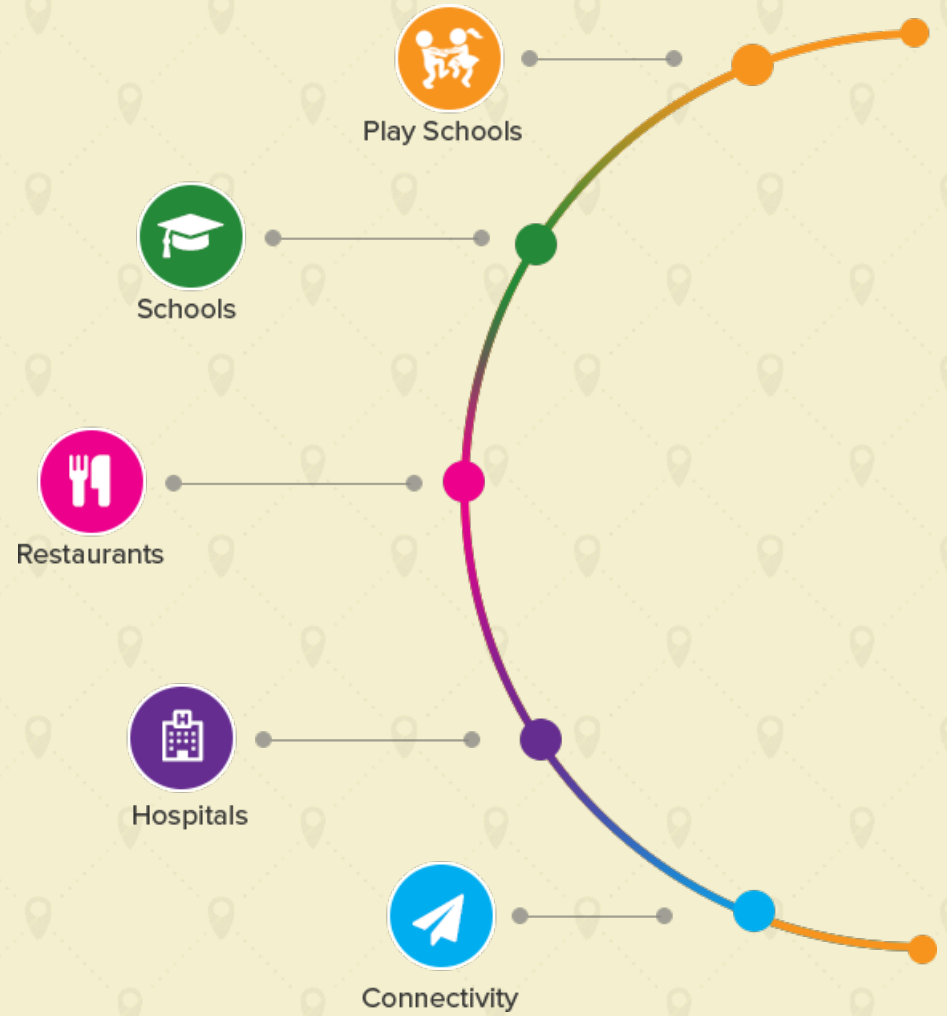
Pratap Vihar, Ghaziabad

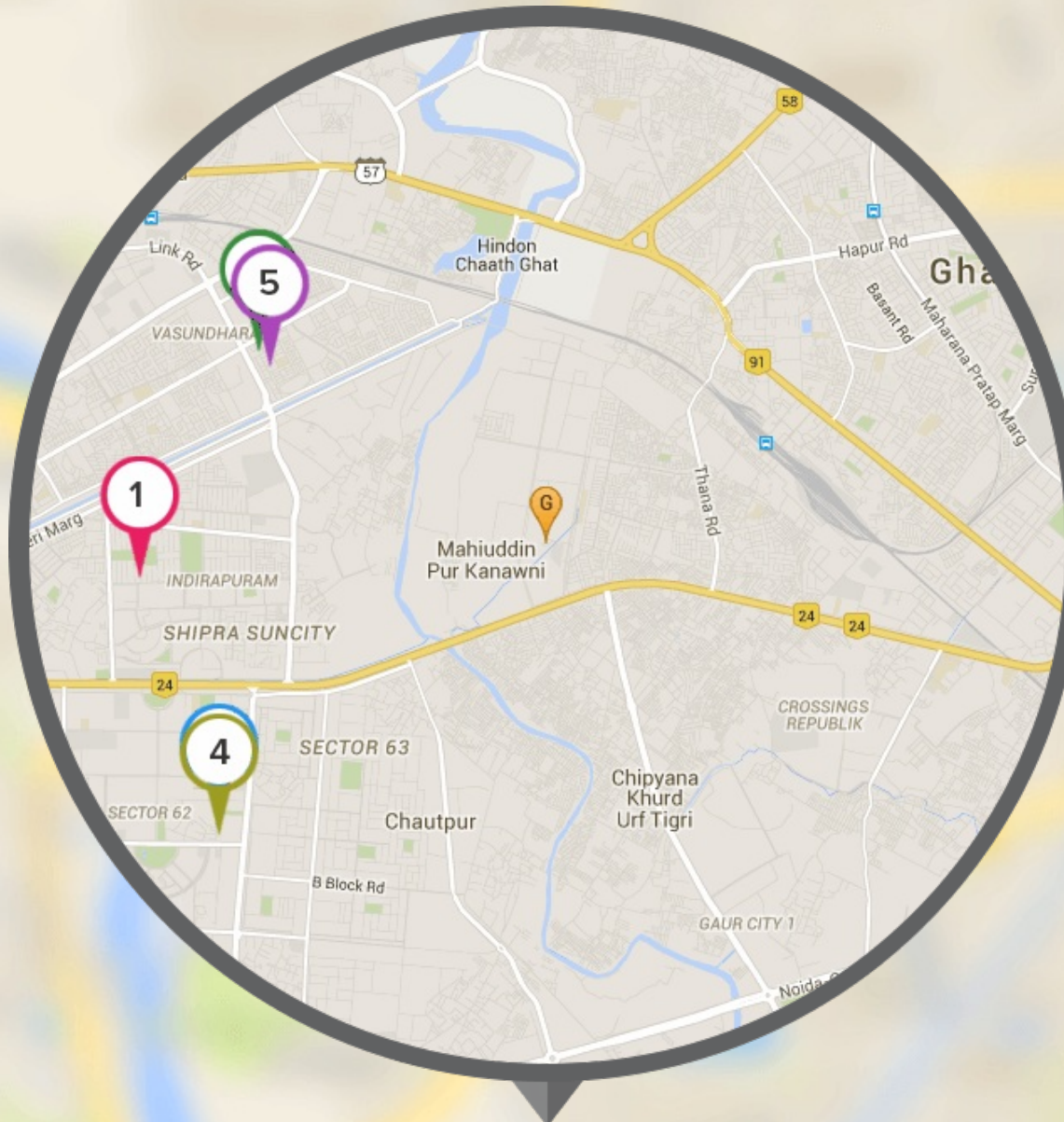
Project is expected to be delivered on Dec, 2018  
Has seen a price appreciation of 9.7 % over last 19 month(s)



# LOCALITY INSIGHT

Everything you want to know about the locality




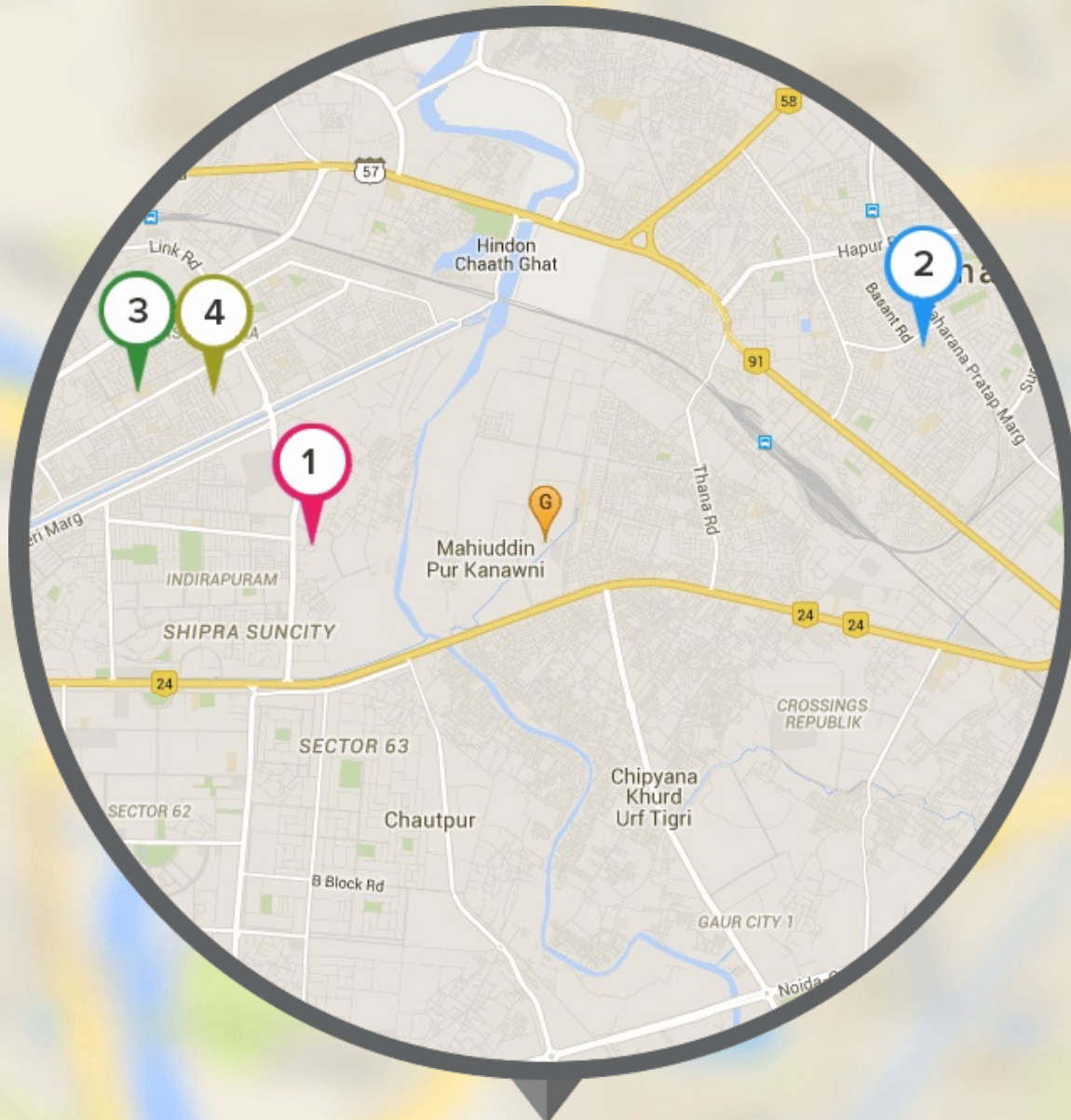


Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Little Millennium School, Indirapuram  
★★★★★ 4.06Km
- 2** Mothers Pride School  
★★★★★ 4.33Km
- 3** Kidzee  
★★★★★ 3.42Km
- 4** Mothers Pride Noida- 62  
★★★★★ 4.39Km
- 5** Shemrock Play School  
★★★★★ 3.26Km


 Represents the location of Prateek Group Grand City

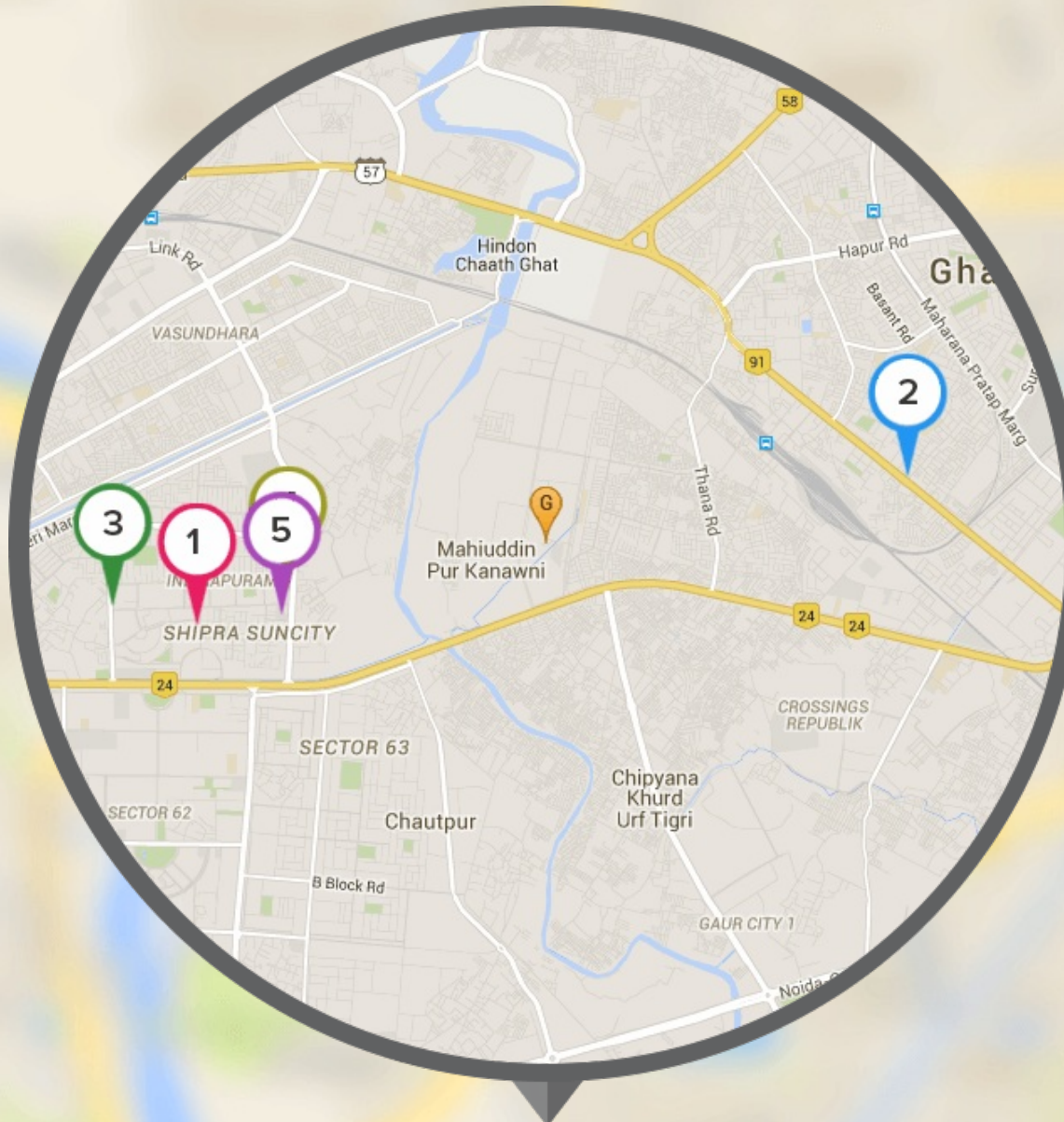


Schools

## Top 5 Schools (within 5 kms)

- |   |  |        |
|---|--|--------|
| 1 | DPS, Indirapuram<br>★★★★★                | 2.33Km |
| 2 | The Holy Child<br>★★★★★                  | 4.23Km |
| 3 | Seth Anandram Jaipuria School<br>★★★★★   | 4.33Km |
| 4 | DPSG, Vasundhara<br>★★★★★                | 3.61Km |
| 5 | Delhi Public School Indirapuram<br>★★★★★ | 2.33Km |


 Represents the location of Prateek Group Grand City



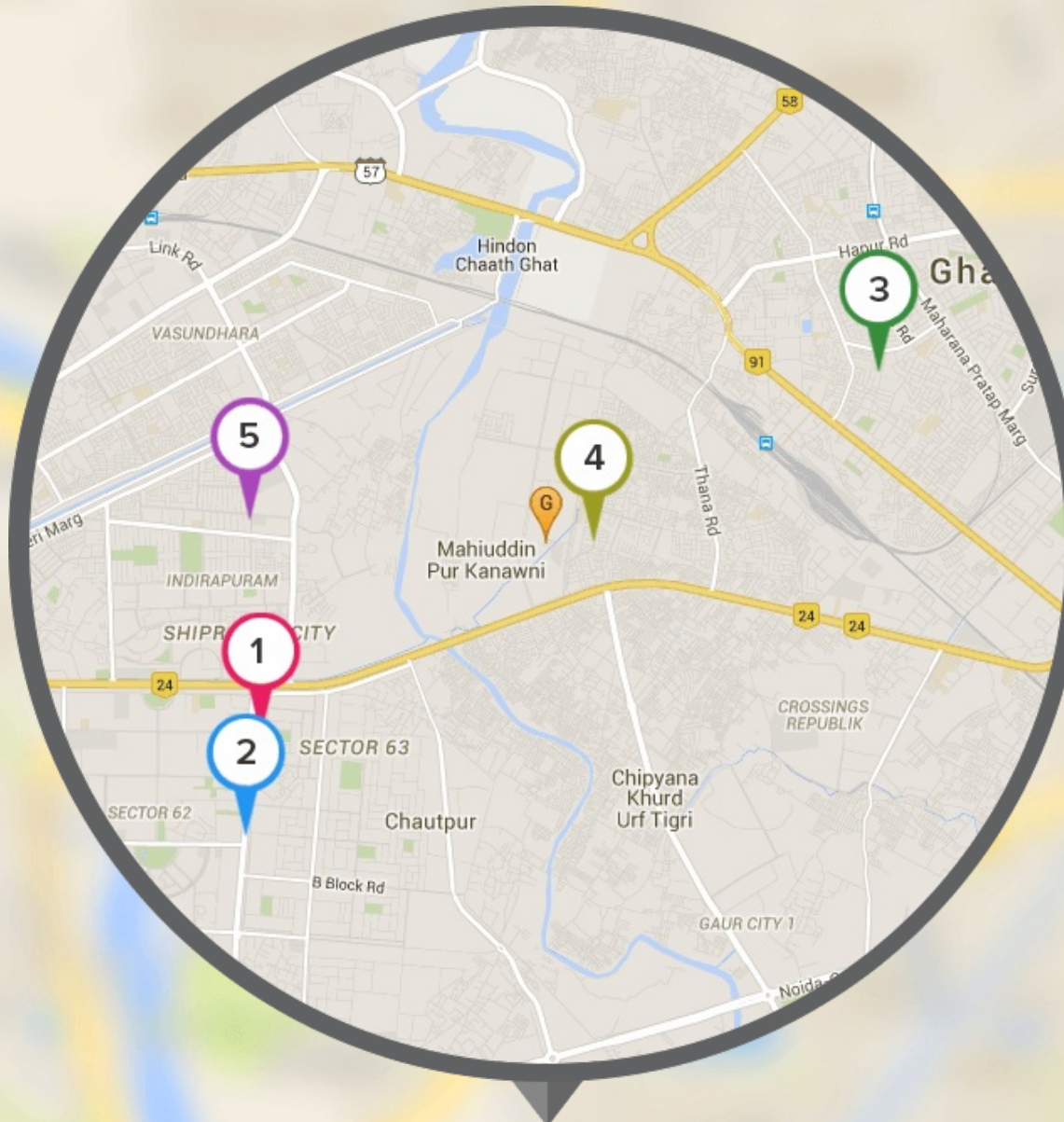
Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                      |   |        |
|---|----------------------|---|--------|
| 1 | Amritsari Restaurant | ★ | 3.57Km |
| 2 | cooriander leaves    | ★ | 3.67Km |
| 3 | Dragon Hut           | ★ | 4.36Km |
| 4 | CHAKHLE GRAMIN GFOOD | ★ | 2.62Km |
| 5 | Suruchi Dhaba        | ★ | 2.72Km |


 Represents the location of Prateek Group Grand City

# Hospitals Near Prateek Group Grand City, Ghaziabad



## Top 5 Hospitals (within 5 kms)

|   |                         |       |        |
|---|-------------------------|-------|--------|
| 1 | HCL Avas                | ★★★★★ | 3.42Km |
| 2 | Fortis Hospital         | ★★★★★ | 4.19Km |
| 3 | Yashoda Hospital        | ★★★★★ | 3.74Km |
| 4 | Life Line Hospital      | ★★★★  | 0.47Km |
| 5 | Sai Sanjeevani Hospital | ★★★★  | 2.95Km |

 Represents the location of Prateek Group Grand City

Hospitals



PROPTIGER



End to End Services



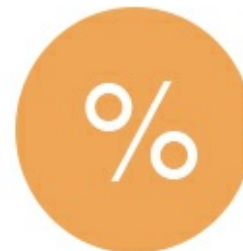
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