



# 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.



# Kanaka Spaces Aroha


Borivali East, Mumbai


₹ 1.21 Cr onwards

Livability Score



 Project Size  
3 Towers

 Configurations  
2 Bedroom Apartment

 Possession Starts  
Aug '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

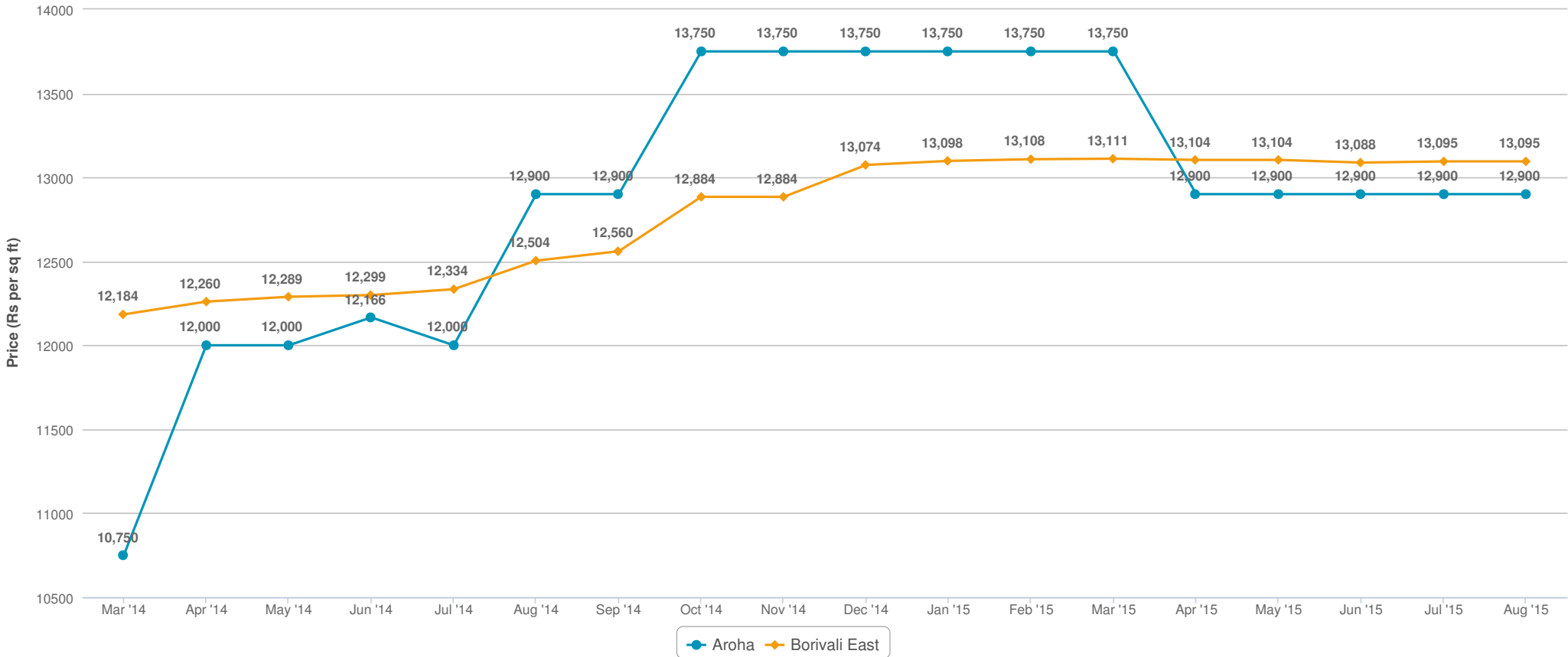


## Demand Comparison

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

# Price Trend Of Kanakia Spaces Aroha

## Kanakia Spaces Aroha VS Borivali East, Mumbai



Property Type 2BHK+2T

Area (sq.ft.) 940, 987, 1125



# Price Comparison With Other Projects Similar To Kanakia Spaces Aroha



Kanakia Spaces Aroha  
Borivali East, Mumbai



Gitanjali Group Tatva  
Borivali East, Mumbai



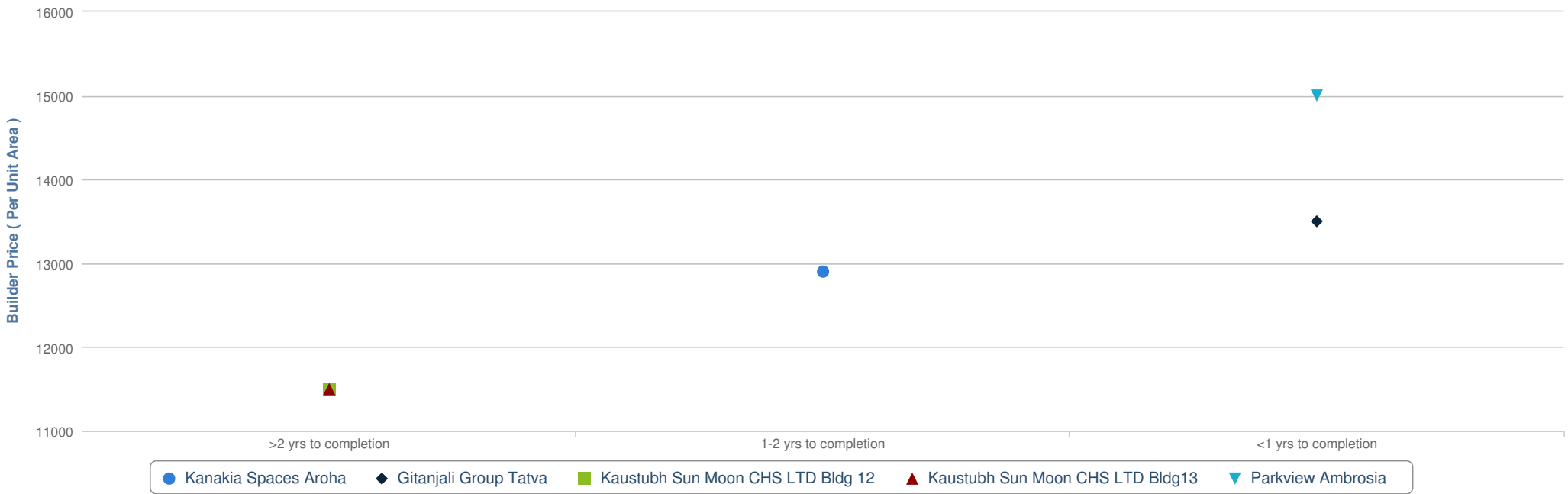
Shapoorji Pallonji Alpine  
Kandivali East, Mumbai

Primary Purchase Price	12.9K/sq.ft.	13.5K/sq.ft.	13.3K/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	Rs. 24 (One time)
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.	Rs. 100 (psf*)



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Kanakia Spaces Aroha



Kanakia Spaces Aroha's current price is Rs. 12900/sq. ft. and it is in Under Construction stage.

In comparison to locality, Kanakia Spaces Aroha is underpriced by Rs. 195.43/sq. ft.

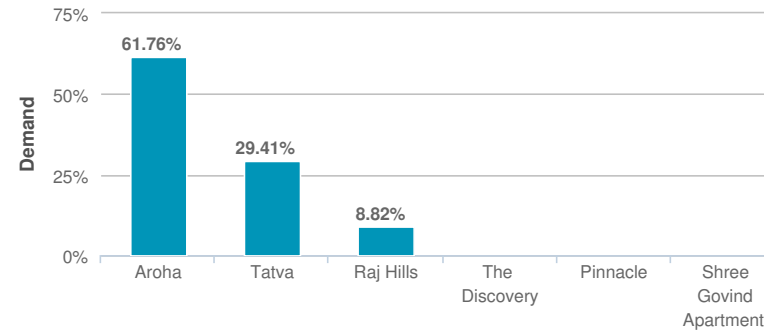
Highest price in the locality is for Parkview Ambrosia at 15000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Kaustubh Sun Moon CHS LTD Bldg 12 at 11500/sq. ft. and it is in Under Construction stage.

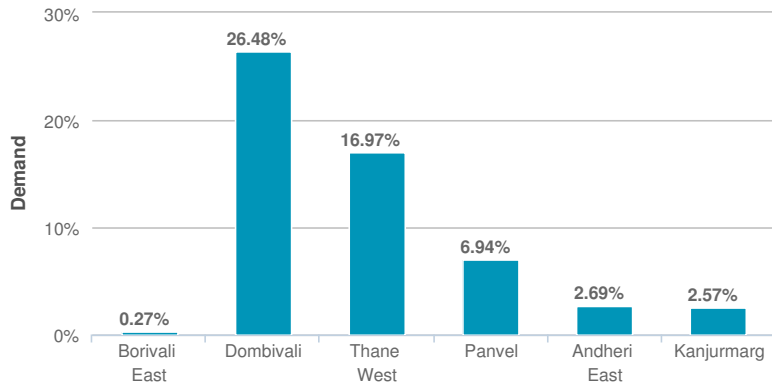
## Analysis

- Aroha has 61.76 % demand amongst all projects in Mumbai.
- The highest demand 61.76% in Mumbai is for Aroha.
- The lowest demand 0.00% in Mumbai is for The Discovery

### Demand of projects in 5 km vicinity of Kanakia Spaces Aroha



### Demand in popular localities of Mumbai



## Analysis

- Borivali East has 0.27 % demand amongst all projects in Mumbai.
- The highest demand 26.48% in Mumbai is for Dombivali.
- The lowest demand 0.27% in Mumbai is for Borivali East





## ***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

# Kanakia Spaces Aroha Comparison With Other Similar Projects



Kanakia Spaces Aroha  
Borivali East, Mumbai



Gitanjali Group Tatva  
Borivali East, Mumbai



Shapoorji Pallonji Alpine  
Kandivali East, Mumbai

Livability Rating\*

7.8/10

7.8/10

7.3/10

Safety Rating\*

N.A.

N.A.

N.A.

Builder

Kanakia Spaces

Gitanjali Group

Shapoorji Pallonji

Locality

Borivali East, Mumbai

Borivali East, Mumbai

Kandivali East, Mumbai

Number of Towers

3

2

2

Project Land Area

N.A.

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

# Kanakia Spaces Aroha Comparison With Other Similar Projects (Continued ...)



Kanakia Spaces Aroha  
Borivali East, Mumbai



Gitanjali Group Tatva  
Borivali East, Mumbai



Shapoorji Pallonji Alpine  
Kandivali East, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	3.37	3.22	3.43
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `14	Nov `13	Apr `13
Possession Date	Aug `17	Jun `16	Dec `18
Delay	12 month(s)	6 month(s)	12 month(s)

# Amenities Comparison Of Kanakia Spaces Aroha With Other Similar Projects



Kanakia Spaces Aroha  
Borivali East, Mumbai



Gitanjali Group Tatva  
Borivali East, Mumbai



Shapoorji Pallonji Alpine  
Kandivali East, Mumbai

Ample Car Parking



Intercom



Power Backup



Indoor Games



Car Parking



Common Amenities

Gymnasium Swimming Pool Children's play area Club House Rain Water Harvesting 24 X 7 Security

Jogging Track Landscaped Gardens

Amenities not available in any project

Cafeteria Golf Course 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 (Kanakia Spaces)



Established in the year 1986, Kanakia Spaces is a leading Mumbai based real estate builder headed by Mr. Rasesh Kanakia and Mr. Himanshu Kanakia. The company is rated as one of the top 10 Real Estate Development brands.

Since its inception, the company is engaged in constructing residential, commercial, education, entertainment and hospitality projects and has always added perfection to its developments.

So far, Kanakia Spaces has successfully constructed projects with a total built up area of over 13 million sq. ft. One of the famous projects in hospitality sector ventured by this builder is 'Courtyard by Marriott', one of the Best Business Hotel in Mumbai .

Kanakia Spaces is awarded with "Commercial Property of the Year, International Property Award", "CNBC Awaaz CRISIL CREDAI Real Estate Award" and "MCHI Property Award".

### Top projects by Kanakia Spaces are:

- Challenger in Kandivali East , Mumbai offers 2 and 3 BHK apartments with sizes ranging from 960 sq. ft. to 1325 sq. ft.
- Sanskruti in Kandivali East , Mumbai housing 1 and 2 BHK apartments with sizes ranging from 465 sq. ft. to 930 sq. ft.
- Eternity Row House in Thane West , Mumbai offers 2 and 3 BHK apartments.
- Niharika in Thane West , Mumbai offers 2 BHK apartments.
- Vasundhara in Thane West , Mumbai offers 2 and 3 BHK apartments.
- Ananta in Mira Road East , Mumbai offers 56 units of 1 and 2 BHK apartments

### Key residential projects by Kanakia Spaces currently under construction are:

- Sevens in Andheri East , Mumbai comprising 519 units of 1 and 2 BHK apartments with sizes ranging from 800 sq. ft. to 1,375 sq. ft.
- Levels in Malad East , Mumbai comprising 450 units of 2, 3 and 4 BHK apartments with sizes ranging from 1229 sq. ft. to 3050 sq. ft.
- Samarpan Exotica in Borivali East , Mumbai houses 198 units of 2, 3, 4 and 6 BHK apartments with sizes ranging from 1180 sq. ft. to 2900 sq. ft.

Experience	29 Years
Project Delivered	27
Ongoing Projects	6

# Top Projects Delivered By Kanakia Spaces



Livability Score

7.5

## Kanakia Spaces Samarpan

Borivali East, Mumbai

Project was delivered on May, 2011



Livability Score

6.8

## Kanakia Spaces Orchid

Borivali West, Mumbai

Project was delivered on Sep, 2012



Livability Score

6.8

## Kanakia Spaces Samarpan Royale

Borivali East, Mumbai

Project was delivered on Jul, 2011



Livability Score

6.7

## Kanakia Spaces Iraisa Apartments

Mira Road East, Mumbai

Project was delivered on Sep, 2010



Livability Score

8.0

## Kanakia Spaces Levels

Malad East, Mumbai

Project is expected to be delivered on Dec, 2017



Livability Score

7.8

## Kanakia Spaces Aroha

Borivali East, Mumbai

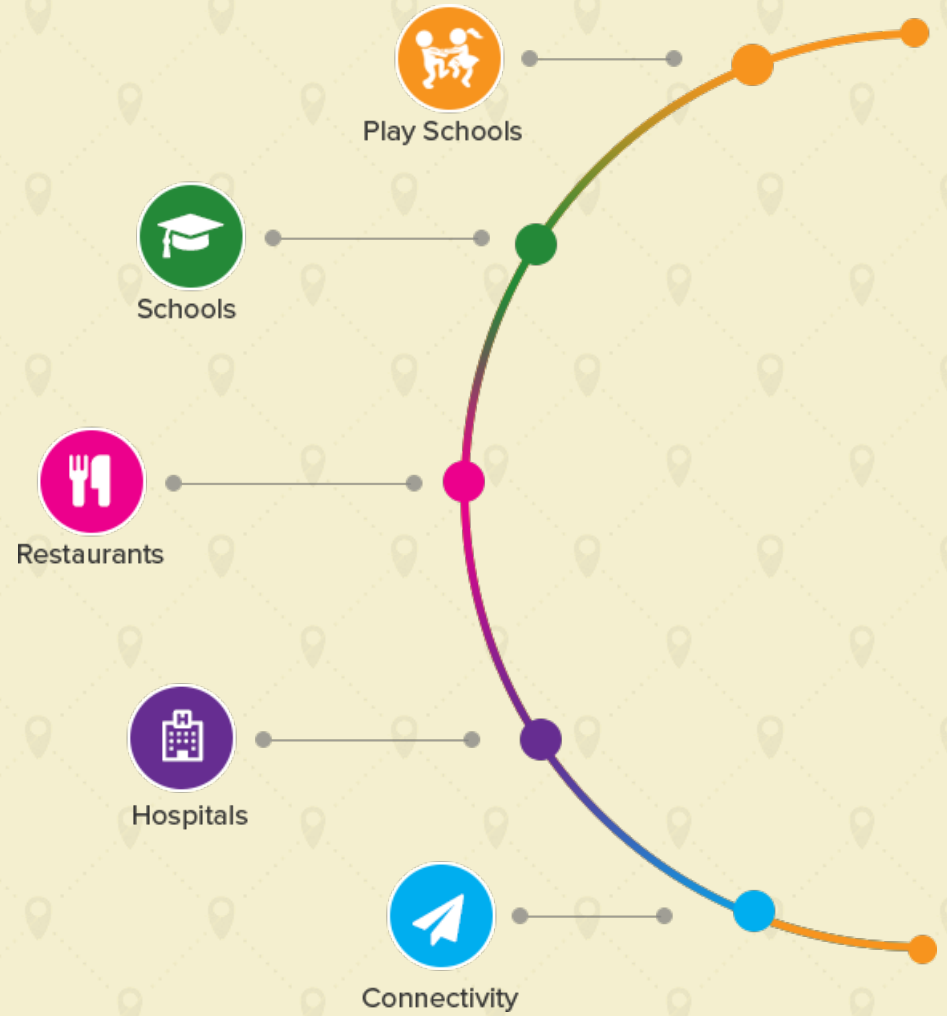
Project is expected to be delivered on Aug, 2017  
after a delay of 12 month(s).

Has seen a price appreciation of 20 % over last 19 month(s)

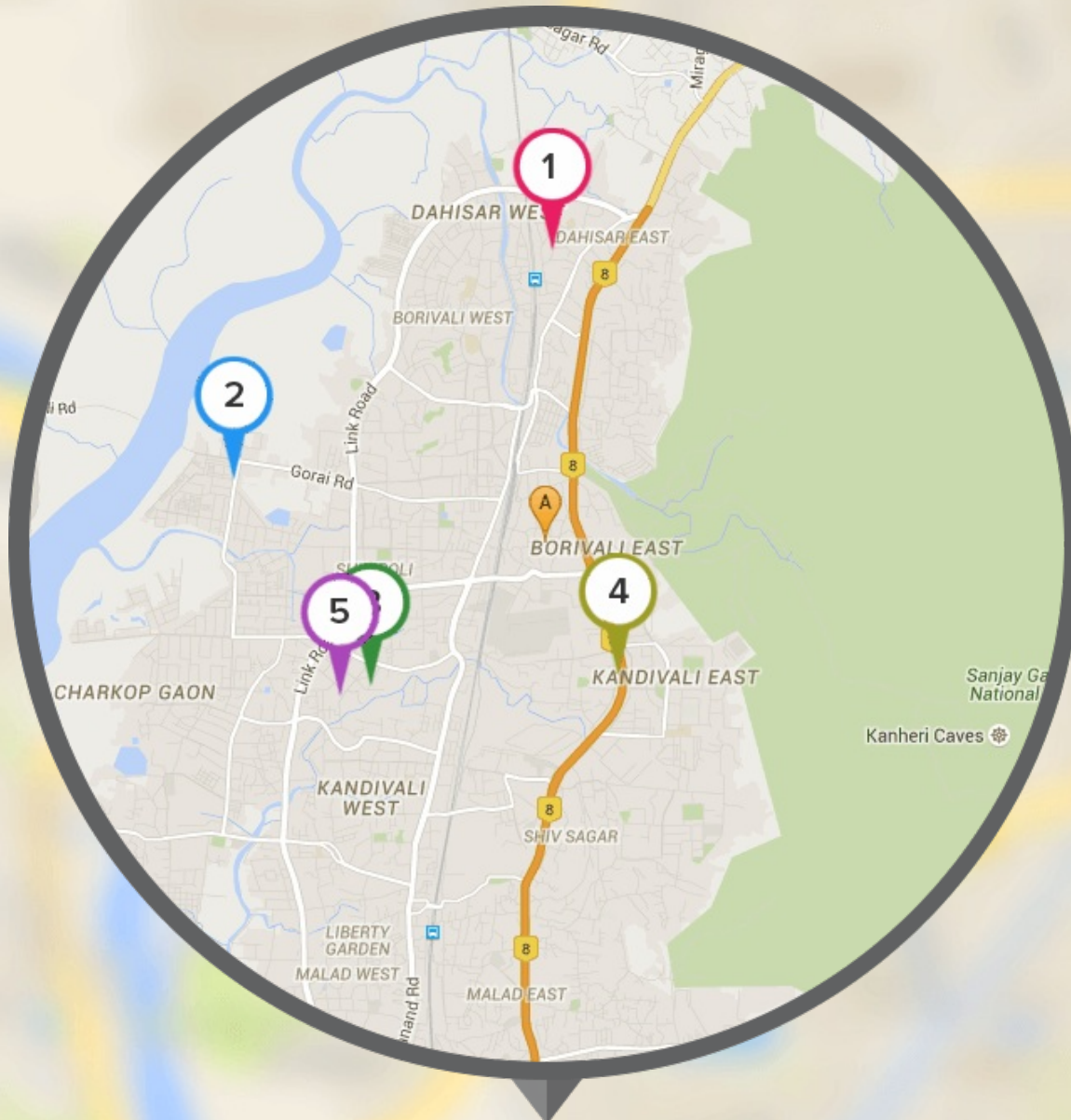


# LOCALITY INSIGHT

Everything you want to know about the locality



# Play Schools Near Kanakia Spaces Aroha, Mumbai



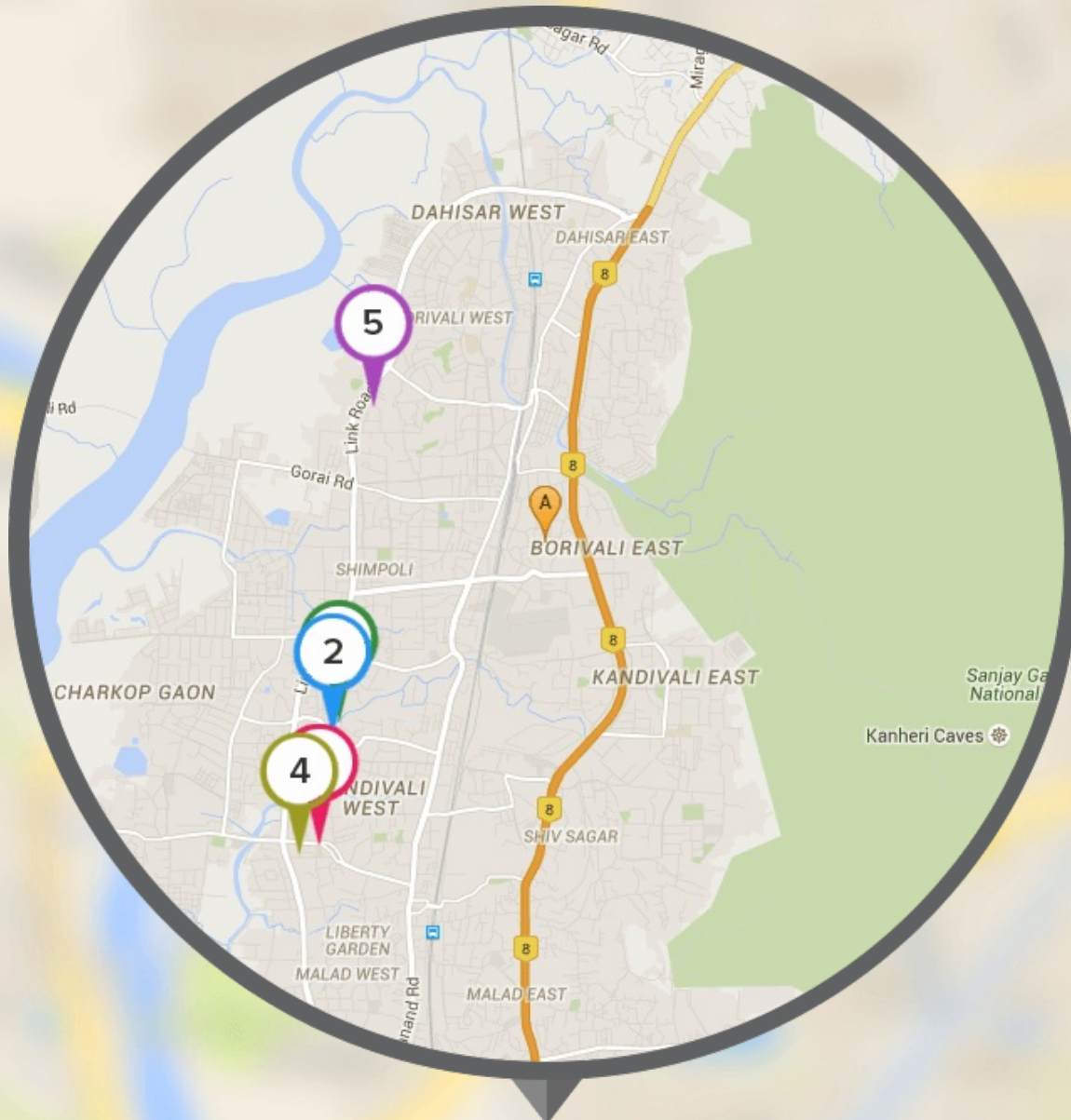
Play Schools

## Top 5 Play Schools (within 5 kms)

1	The Tree House	★★★★★	3.12Km
2	The Tree House	★★★★★	3.43Km
3	Mart Kids School	★★★★★	2.45Km
4	i Play Learn Play Group	★★★★★	1.64Km
5	Little Kids School	★★★★★	2.77Km

A Represents the location of Kanakia Spaces Aroha

# Schools Near Kanakia Spaces Aroha, Mumbai



Schools

## Top 5 Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | St. Ann's High School<br>★★★★★                                  | 4.10Km |
| 2 | Thakur International<br>★★★★                                    | 3.12Km |
| 3 | St. Joseph's School<br>★★★★                                     | 2.97Km |
| 4 | Pinnacle High International School<br>★★★★                      | 4.30Km |
| 5 | Ajmera Global School :<br>International School Borivali<br>★★★★ | 2.33Km |

A Represents the location of Kanakia Spaces Aroha

# Restaurants Near Kanakia Spaces Aroha, Mumbai



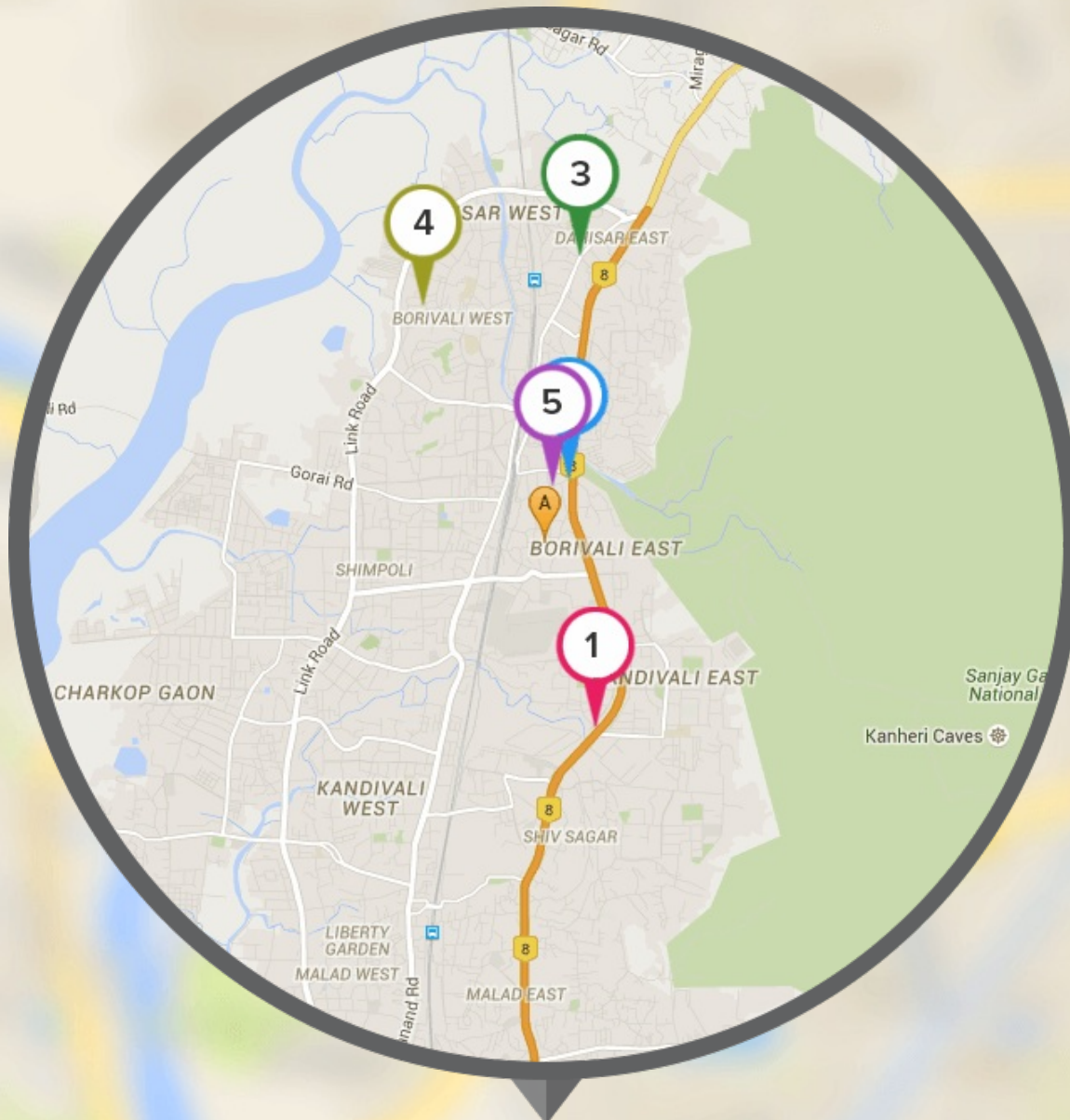
Restaurants

## Top 5 Restaurants (within 5 kms)

1	Lotus Court	★	3.11Km
2	Garden Restaurant	★	3.89Km
3	Nirvana Veg Restaurant	★	1.95Km
4	Changu Mangu Vadapav Center	★	3.07Km
5	Matsyaganda	★	1.69Km

A Represents the location of Kanakia Spaces Aroha

# Hospitals Near Kanakia Spaces Aroha, Mumbai



Hospitals

## Top 5 Hospitals (within 5 kms)

- 1** Surbhi Life Care Hospital  
★★★★ 2.10Km
- 2** Narendra Hospital  
★★★★ 0.71Km
- 3** SANJIVANI HOSPITAL near Hotel Ravindra Saimandir bld  
★★★★ 3.08Km
- 4** M.M.Hospital  
★★★★ 2.84Km
- 5** Metropolis Hospital  
★★★★ 0.60Km

**A** Represents the location of Kanakia Spaces Aroha



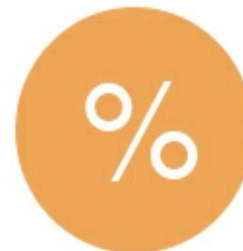
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