




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

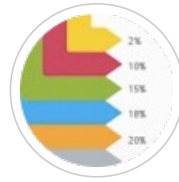
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

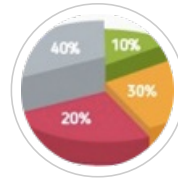


What is *PROPINSIGHT?*



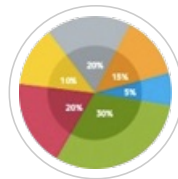
Price Insight

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.

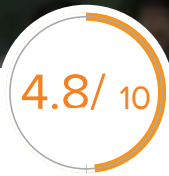


Hitesh Group Umiya Darshan


Badlapur West, Mumbai


₹ 12.1 Lacs onwards

Livability Score



 Project Size
2 Towers

 Configurations
1,2 Bedroom Apartment

 Possession Starts
Dec '15



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

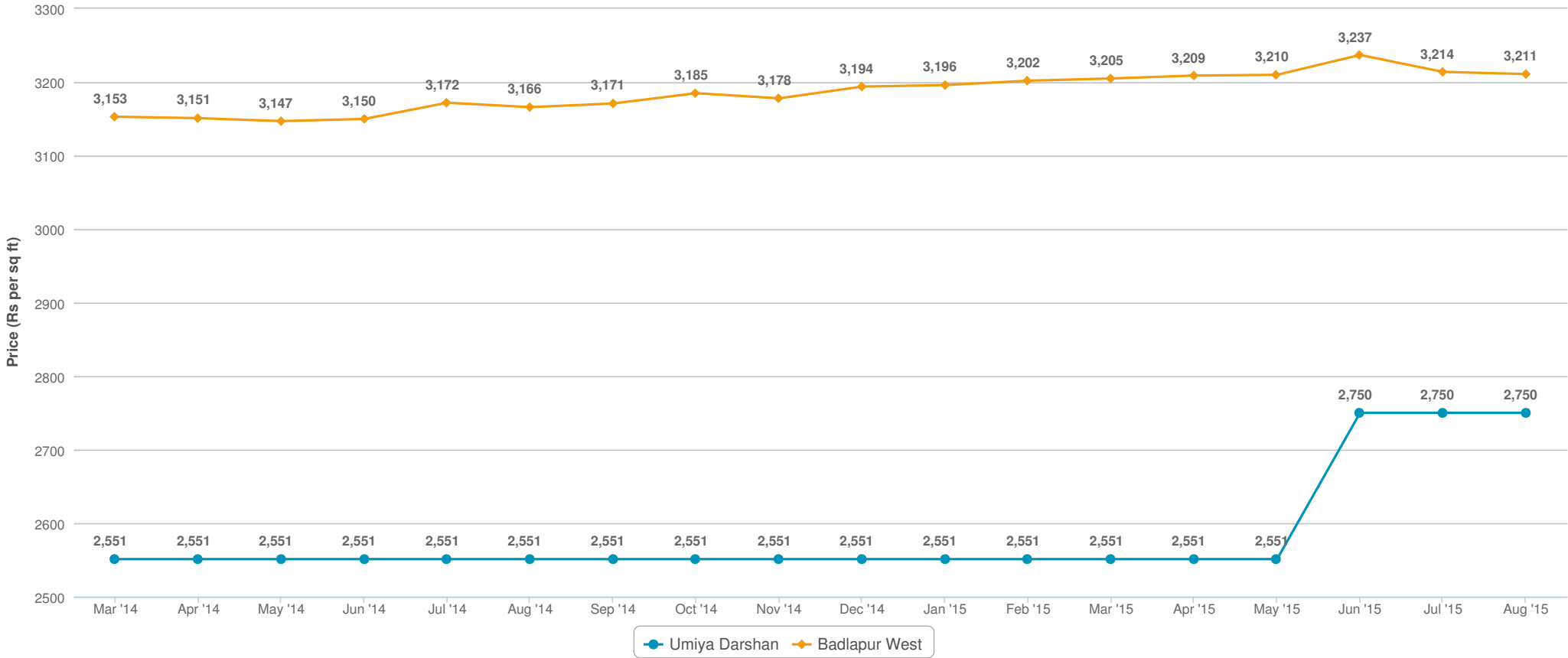


Demand Comparison

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

Price Trend Of Hitesh Group Umiya Darshan

Hitesh Group Umiya Darshan VS Badlapur West, Mumbai



Property Type	1BHK+1T	2BHK+2T
Area (sq.ft.)	440, 480, 600, 655, 690	900, 980



Price Comparison With Other Projects Similar To Hitesh Group Umiya Darshan



Hitesh Group Umiya Darshan
Badlapur West, Mumbai



Ram Jalaram Dhaam
Badlapur West, Mumbai



Sparsh Group Shanti Sadan
Ambernath West, Mumbai

Primary Purchase Price

2,750/sq.ft.

2,700/sq.ft.

2,650/sq.ft.

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.

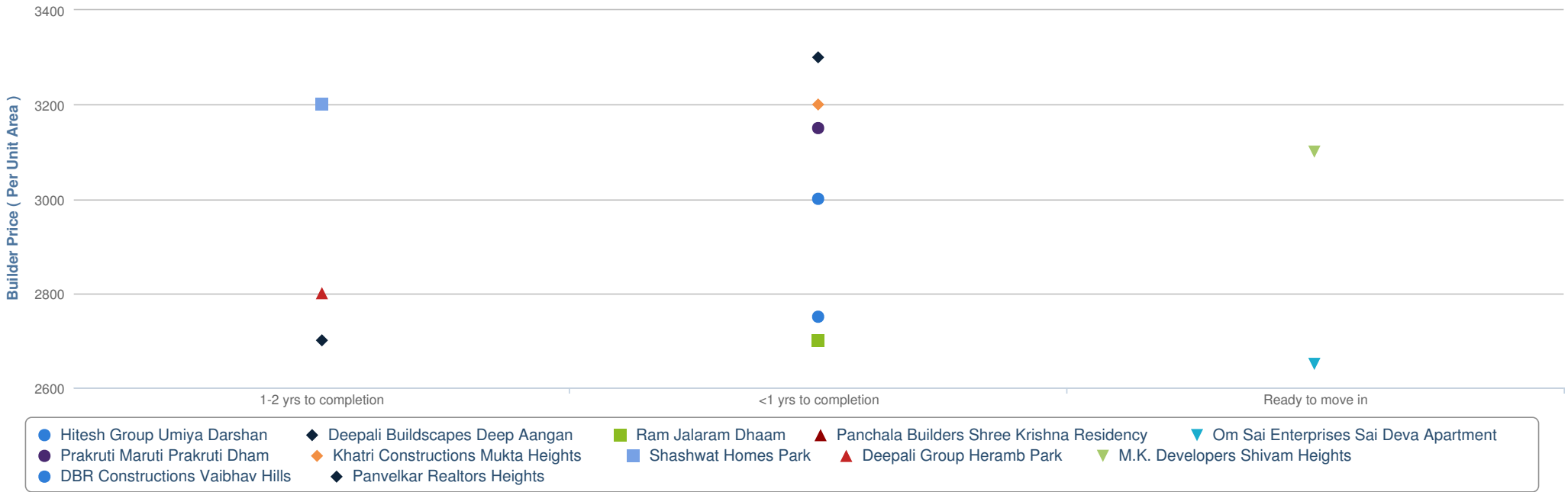
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Hitesh Group Umiya Darshan



Hitesh Group Umiya Darshan's current price is Rs. 2750/sq. ft. and it is in Under Construction stage.

In comparison to locality, Hitesh Group Umiya Darshan is underpriced by Rs. 478.8/sq. ft.

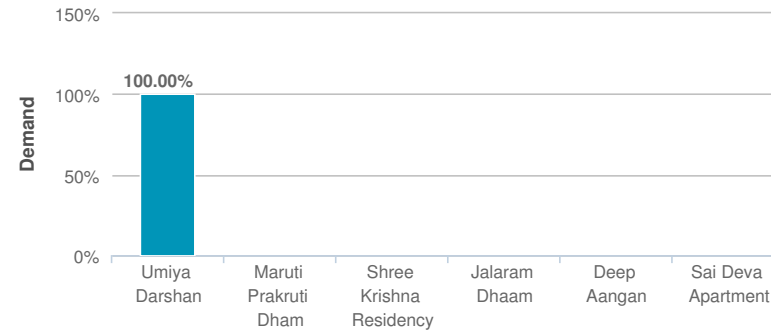
Highest price in the locality is for Panvelkar Realtors Heights at 3300/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Om Sai Enterprises Sai Deva Apartment at 2650/sq. ft. and it is in Ready to Move In stage.

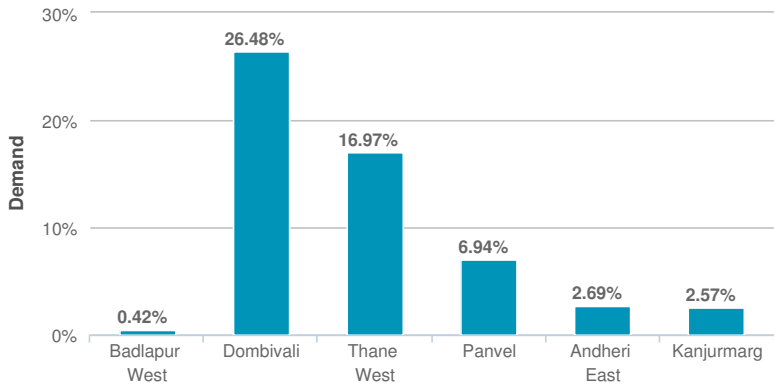
Analysis

- Umiya Darshan has 100.00 % demand amongst all projects in Mumbai.
- The highest demand 100.00% in Mumbai is for Umiya Darshan.
- The lowest demand 0.00% in Mumbai is for Maruti Prakruti Dham

Demand of projects in 5 km vicinity of Hitesh Group Umiya Darshan



Demand in popular localities of Mumbai



Analysis

- Badlapur West has 0.42 % demand amongst all projects in Mumbai.
- The highest demand 26.48% in Mumbai is for Dombivali.
- The lowest demand 0.42% in Mumbai is for Badlapur West



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

Hitesh Group Umiya Darshan Comparison With Other Similar Projects



Hitesh Group Umiya Darshan
Badlapur West, Mumbai



Ram Jalaram Dhaam
Badlapur West, Mumbai



Sparsh Group Shanti Sadan
Ambarnath West, Mumbai

Livability Rating*	4.8/10	4.9/10	5.2/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Hitesh Group	Ram	Sparsh Group
Locality	Badlapur West, Mumbai	Badlapur West, Mumbai	Ambarnath West, Mumbai
Number of Towers	2	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



Hitesh Group Umiya Darshan
Badlapur West, Mumbai



Ram Jalaram Dhaam
Badlapur West, Mumbai



Sparsh Group Shanti Sadan
Ambarnath West, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	6.75	4.94	2.89
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Dec '13	Jun '13	Jan '14
Possession Date	Dec '15	Dec '15	Dec '15
Delay	On time	On time	On time

Amenities Comparison Of Hitesh Group Umiya Darshan With Other Similar Projects



Hitesh Group Umiya Darshan
Badlapur West, Mumbai



Ram Jalaram Dhaam
Badlapur West, Mumbai



Sparsh Group Shanti Sadan
Ambarnath West, Mumbai

Gymnasium			
Children's play area			
Rain Water Harvesting			

Amenities not available in any project

24 X 7 Security Swimming Pool Power Backup Sports Facility Landscaped Gardens Indoor Games
Club House Cafeteria Jogging Track Multipurpose Room Golf Course Intercom Maintenance Staff



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



The Hitesh Group possesses a wealth of experience when it comes to construction and development of residential properties. A major portion of all property by Hitesh Group is based in Badlapur and other suburban areas in Mumbai. The group has a professional management team in place for its projects and prides itself on its team of skilled land development, marketing, building and construction professionals. The company specializes in developing residential apartments and big ticket commercial projects at the most desirable addresses in Mumbai. Hitesh Group makes use of the latest construction technologies and offers pioneering amenities. Every property by Hitesh Group offers quality lifestyle at affordable prices.

The company is driven by its futuristic vision for better customer lifestyles. The company is always engaged in a quest to ferret out newer and more improved ways and means for customer fulfillment. Aesthetically appealing designs and practical functionality are key characteristics of every Hitesh Group project and it strives to set new standards and exceed the same with hard work, dedication and sincerity. The company has its own quality management system in place and wishes to develop homes that translate into value propositions for customers at multiple levels.

Unique Selling Point:

Hitesh Group emphasizes on providing total customer satisfaction and convenience in addition to making use of top amenities for better lifestyles. Several value-added services are also provided by the company to its clients, and it specializes in executing even the most demanding projects with its team of skilled and qualified professionals. Cost effectiveness is a major thrust area at the company along with prompt and unmatched customer service. The company also adheres to all standard construction and quality benchmarks in addition to making use of the latest technologies for developing its projects.

Landmark Projects:

Some of the landmark projects helmed by the company include Hitesh Residency, a premium project offering 1 and 2BHK apartments sized between 715 and 730 sq.ft. along with retail space. Parasiya Darshan comes with 1 and 2BHK apartments sized between 615 and 985 sq.ft. along with several top class amenities while Hitesh Tower features 1 and 2BHK apartments along with retail space. The latter comes with an earthquake resistant RCC structure and several amenities like lofts, power backup and water purification facilities.

Type/Category of Projects:

The company is mainly operational in the affordable residential segment and does not compromise

Experience	N.A
Project Delivered	7
Ongoing Projects	2

with quality.

Top Projects Delivered By Hitesh Group



Livability Score

5.0

Hitesh Group Dev Darshan
Badlapur East, Mumbai

Project was delivered on Sep, 2013



Livability Score

4.8

Hitesh Group Parasiya Darshan
Badlapur East, Mumbai

Project was delivered on Sep, 2013



Livability Score

4.8

Hitesh Group Parasiya Hills
Badlapur West, Mumbai

Project was delivered on Jan, 2015



Livability Score

4.8

Hitesh Group Umiya Darshan

Badlapur West, Mumbai

Project is expected to be delivered on Dec, 2015
Has seen a price appreciation of 7.8 % over last 21 month(s)



Livability Score

4.8

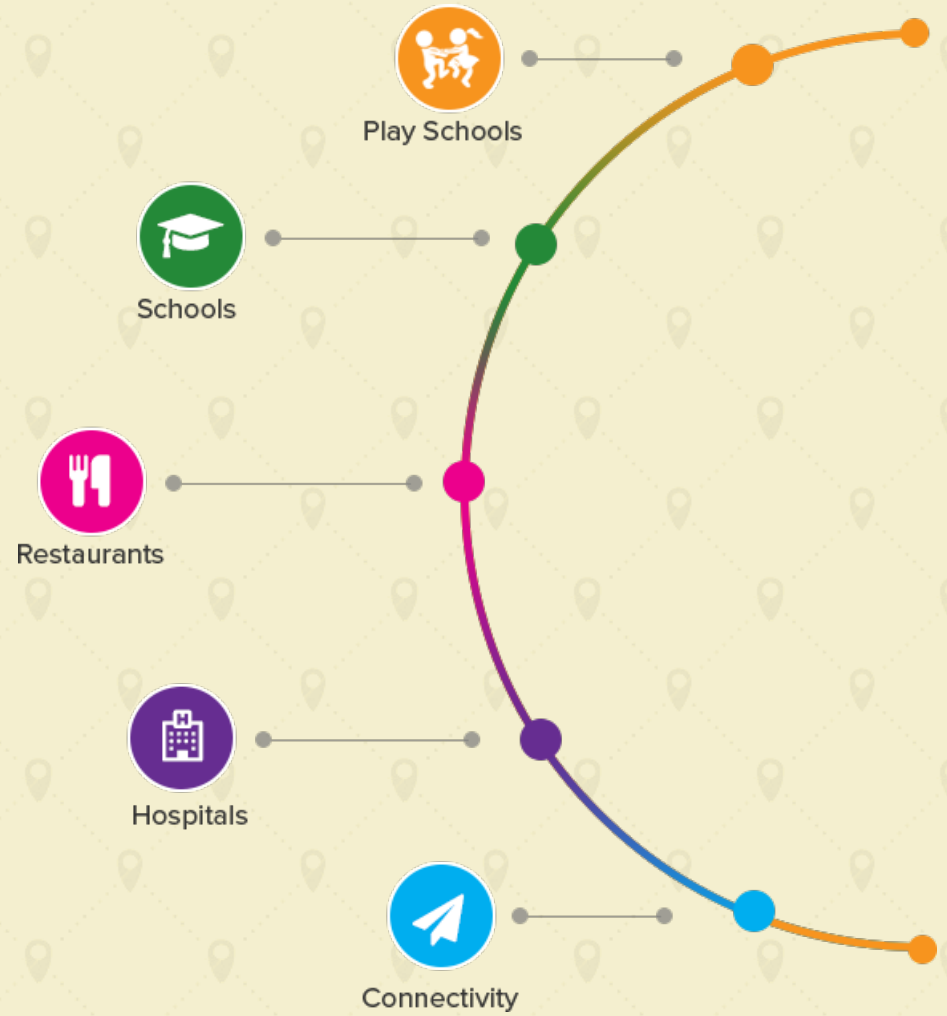
Hitesh Group Tower

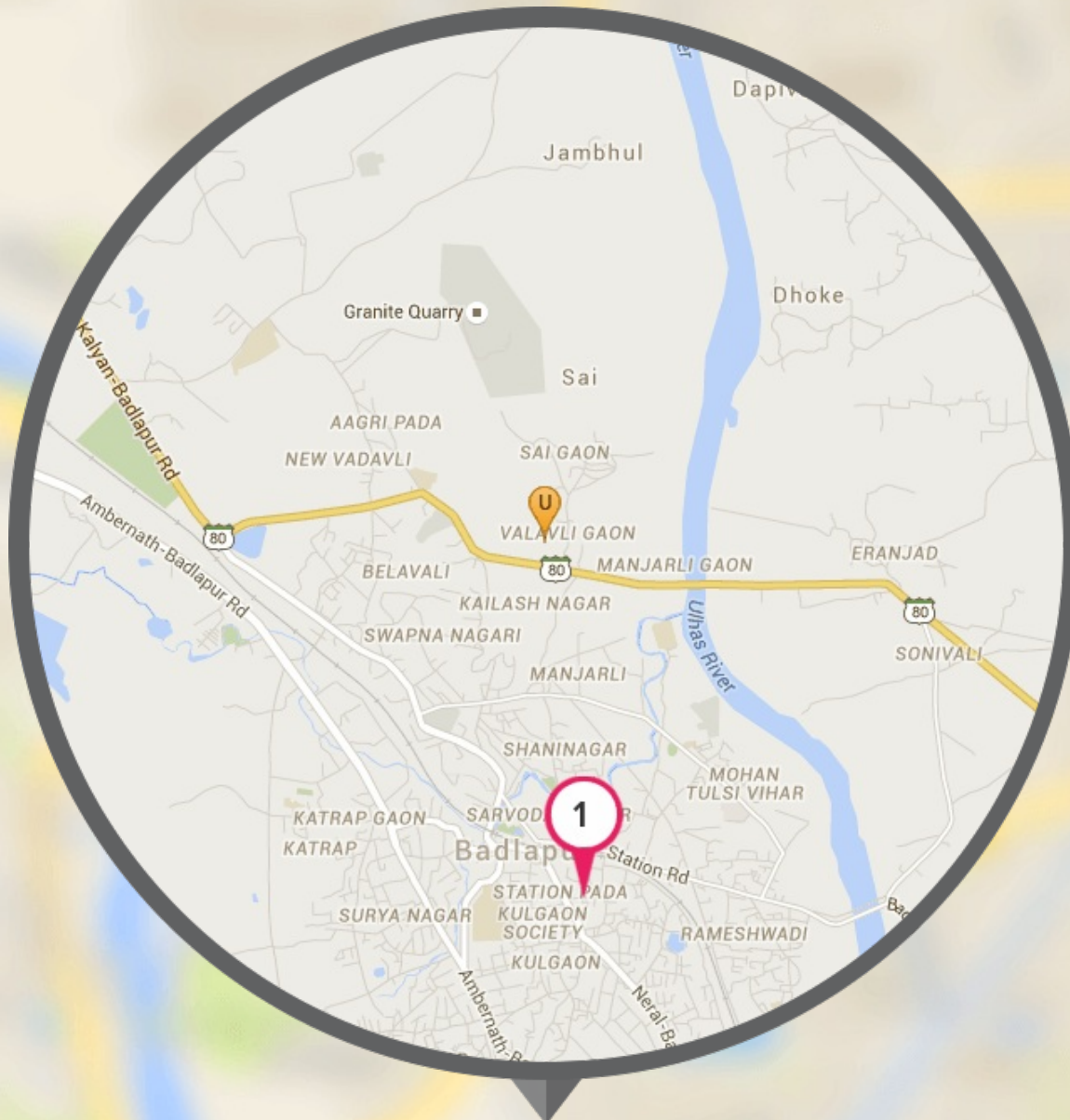
Ambernath West, Mumbai

Project is expected to be delivered on Dec, 2015
after a delay of 11 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality





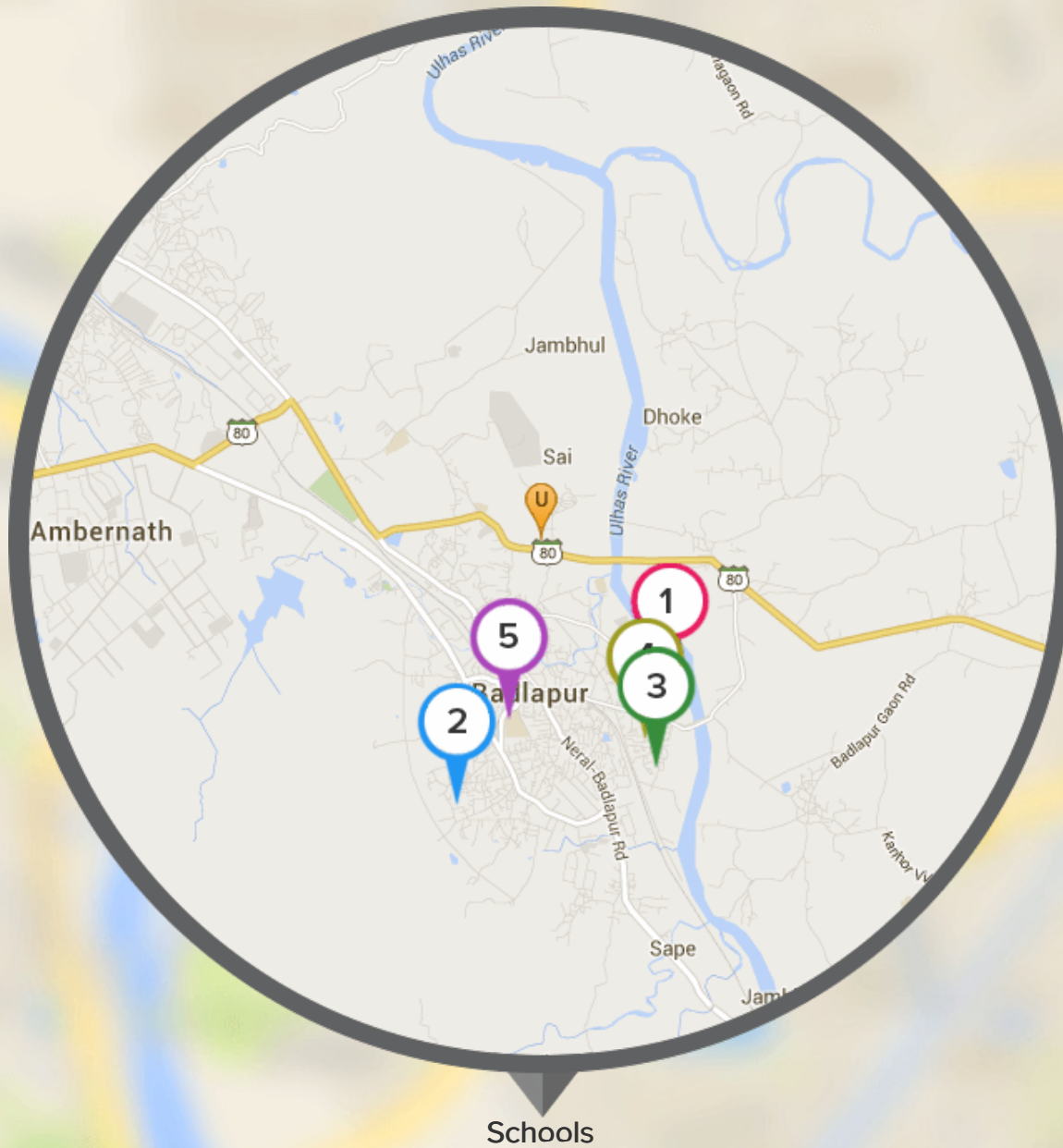
Top 1 Play Schools (within 5 kms)

1 PLANET KIDS
★★★ 1.93Km

U Represents the location of Hitesh Group Umiya Darshan

Play Schools


Schools Near Hitesh Group Umiya Darshan, Mumbai



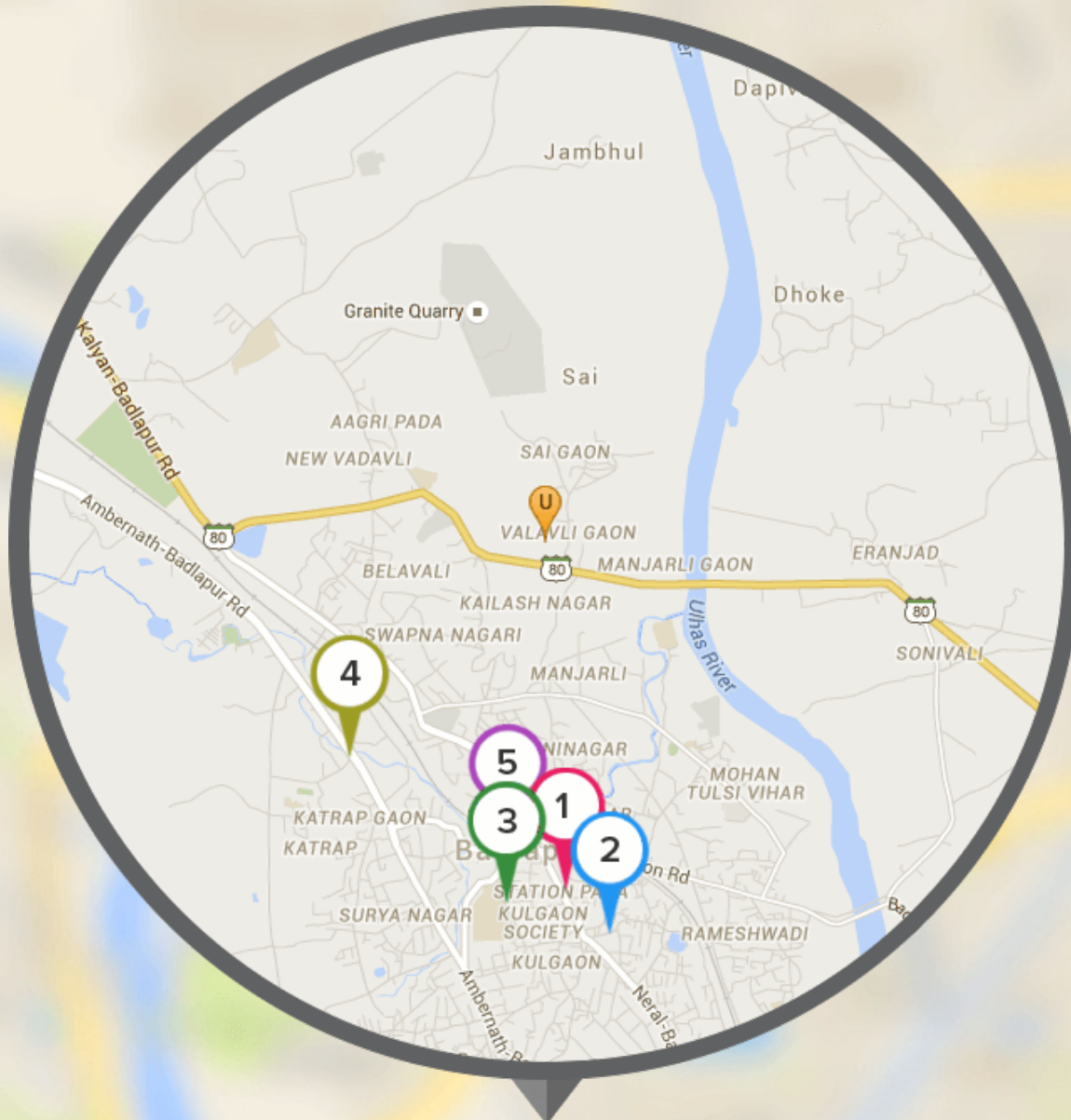
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|---|------|--------|
| 1 | St. Anthony's Convent Higher Secondary School | ★★★★ | 2.11Km |
| 2 | Yogi Shree Arvind Gurukul | ★★★ | 3.03Km |
| 3 | Sri Krishna Khamkar Vidyalaya | ★★★ | 2.78Km |
| 4 | N G School | ★★★ | 2.46Km |
| 5 | Adarsh Vidya Mandir | ★★★ | 2.00Km |

 Represents the location of Hitesh Group Umiya Darshan

Restaurants Near Hitesh Group Umiya Darshan, Mumbai

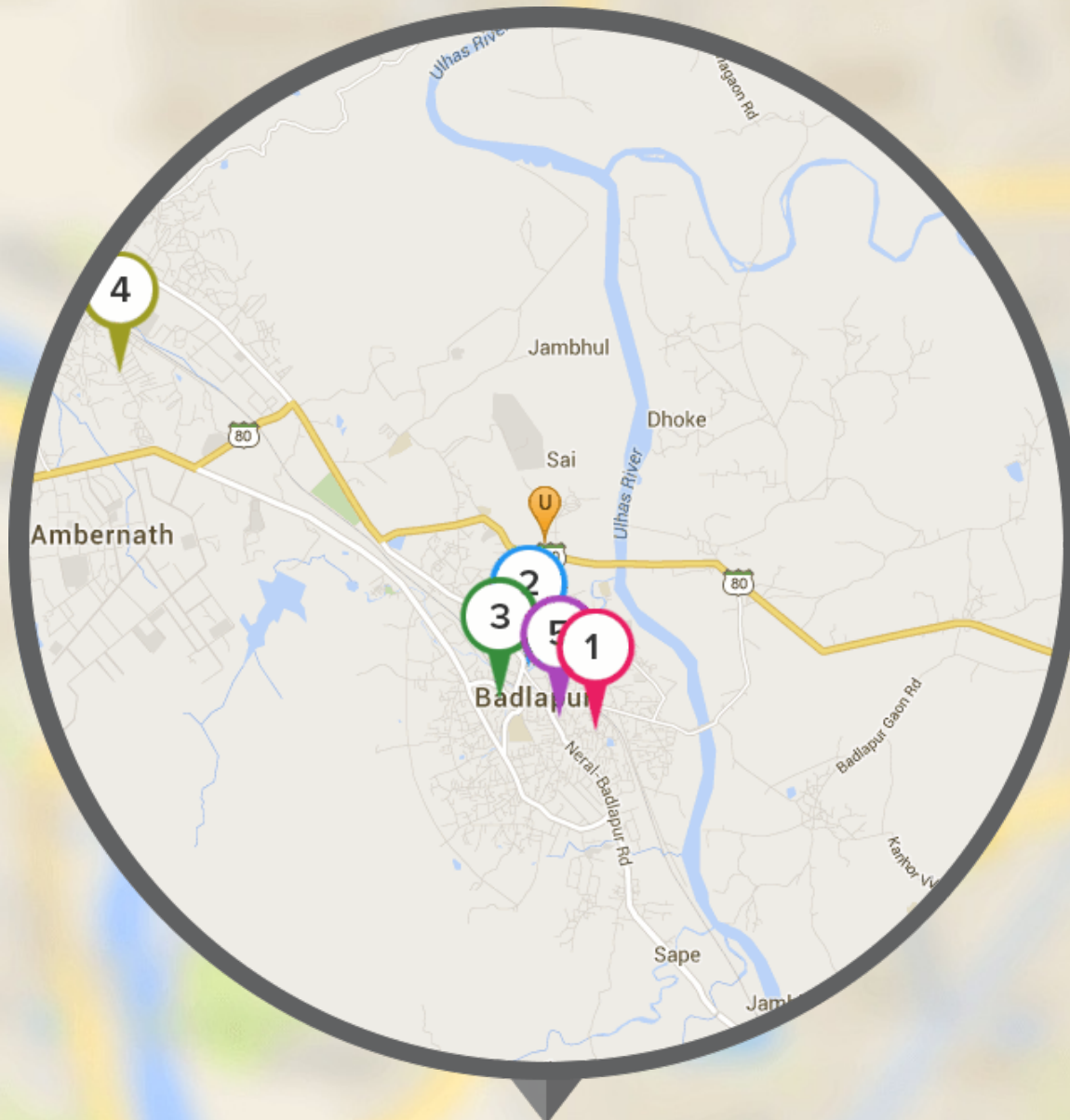


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---------------------------------|---|--------|
| 1 | Parivar Family Restaurant & Bar | ★ | 1.88Km |
| 2 | Hotel Chinnar | ★ | 2.14Km |
| 3 | Bhave Engineering P Ltd | ★ | 1.96Km |
| 4 | Yogeshwar. Pure Veg | ★ | 1.57Km |
| 5 | Navaratna Palace | ★ | 1.66Km |

Represents the location of Hitesh Group Umiya Darshan



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|--|------|--------|
| 1 | Kimaya Hospital - Maternity and Surgical | ★★★★ | 2.12Km |
| 2 | Saikrupa Hospital | ★★★★ | 1.37Km |
| 3 | Spandan Hospital | ★★★★ | 1.76Km |
| 4 | Jeevanti Hospital Ambernath | ★★★★ | 4.92Km |
| 5 | Dhanvantari Hospital | ★★★★ | 1.91Km |

Represents the location of Hitesh Group Umiya Darshan



PROPTIGER



End to End Services



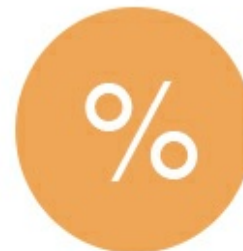
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