




# 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.



# Crescent Construction The Solitaire


Andheri East, Mumbai


₹ 1 Cr onwards

Livability Score



 Project Size  
2 Towers

 Configurations  
1,2 Bedroom Apartment

 Possession Starts  
Dec '16



# 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

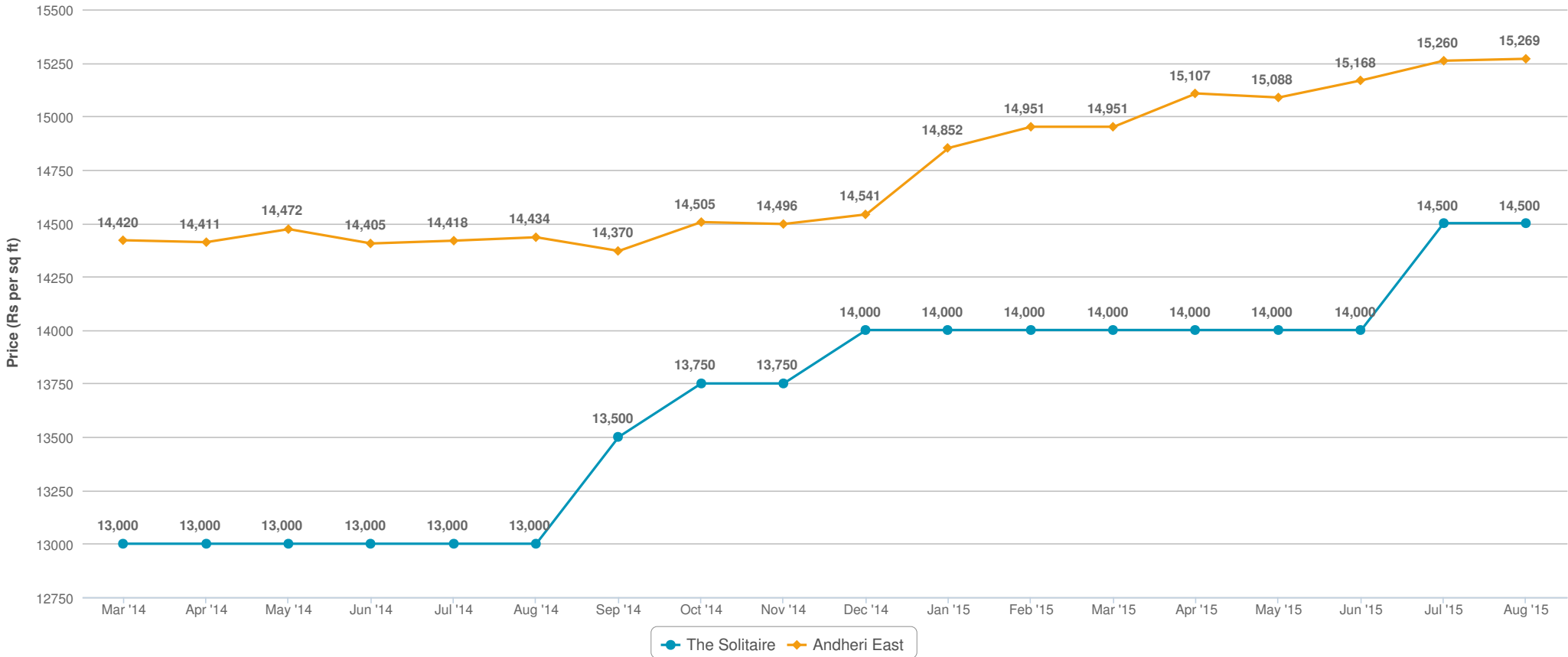


## Demand Comparison

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

# Price Trend Of Crescent Construction The Solitaire

## Crescent Construction The Solitaire VS Andheri East, Mumbai



Property Type	1BHK+1T	2BHK+2T
Area (sq.ft.)	690, 710	1010



# Price Comparison With Other Projects Similar To Crescent Construction The Solitaire



Crescent Construction The Solitaire  
Andheri East, Mumbai



Kanakia Spaces Rainforest  
Andheri East, Mumbai



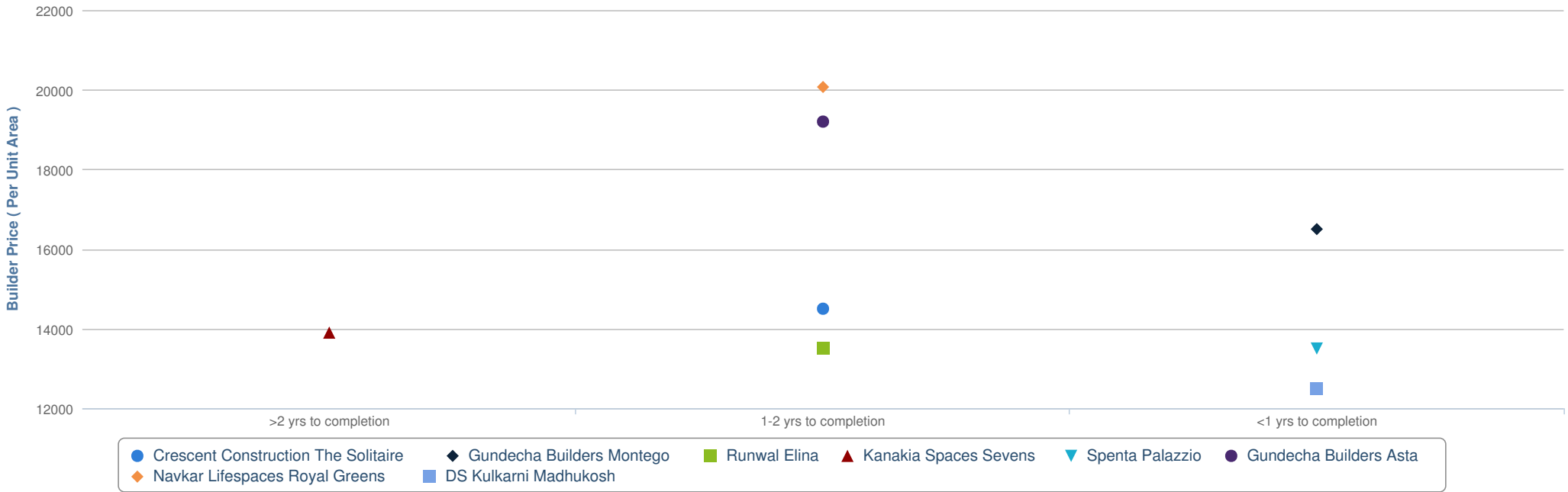
Ami Suvridha  
Ghatkopar West, Mumbai

Primary Purchase Price	14.5K/sq.ft.	14.5K/sq.ft.	14.5K/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 Crescent Construction The Solitaire



Crescent Construction The Solitaire's current price is Rs. 14500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Crescent Construction The Solitaire is underpriced by Rs. 825.46/sq. ft.

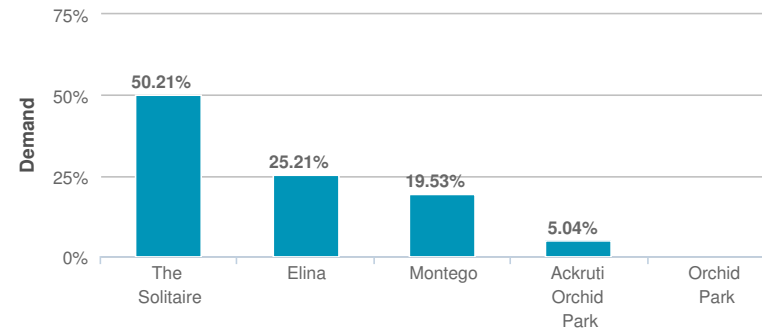
Highest price in the locality is for Navkar Lifespaces Royal Greens at 20070/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at DS Kulkarni Madhukosh at 12500/sq. ft. and it is in Under Construction stage.

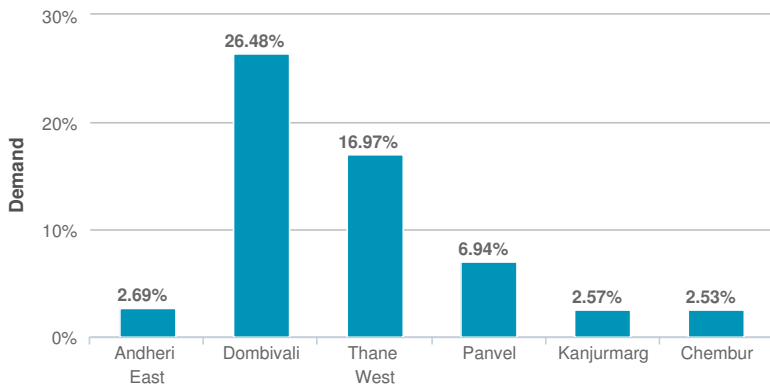
## Analysis

- The Solitaire has 50.21 % demand amongst all projects in Mumbai.
- The highest demand 50.21% in Mumbai is for The Solitaire.
- The lowest demand 0.00% in Mumbai is for Orchid Park

### Demand of projects in 5 km vicinity of Crescent Construction The Solitaire



### Demand in popular localities of Mumbai



## Analysis

- Andheri East has 2.69 % demand amongst all projects in Mumbai.
- The highest demand 26.48% in Mumbai is for Dombivali.
- The lowest demand 2.53% in Mumbai is for Chembur





## ***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

# Crescent Construction The Solitaire Comparison With Other Similar Projects



Crescent Construction The Solitaire  
Andheri East, Mumbai



Kanakia Spaces Rainforest  
Andheri East, Mumbai



Ami Suvidha  
Ghatkopar West, Mumbai

Livability Rating*	5.2/10	5.5/10	5.6/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Crescent Construction	Kanakia Spaces	Ami
Locality	Andheri East, Mumbai	Andheri East, Mumbai	Ghatkopar West, Mumbai
Number of Towers	2	10	1
Project Land Area	N.A.	4.5 Acres	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



Crescent Construction The Solitaire  
Andheri East, Mumbai



Kanakia Spaces Rainforest  
Andheri East, Mumbai



Ami Suvidha  
Ghatkopar West, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	5	4	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jun `14	Jun `15	Apr `15
Possession Date	Dec `16	Dec `18	Mar `16
Delay	On time	On time	On time

# Amenities Comparison Of Crescent Construction The Solitaire With Other Similar Projects



Crescent Construction The Solitaire  
Andheri East, Mumbai



Kanakia Spaces Rainforest  
Andheri East, Mumbai



Ami Suvidha  
Ghatkopar West, Mumbai

Swimming Pool			
Landscaped Gardens			
Rain Water Harvesting			
Intercom Facility			
24X 7 Security System			

Amenities not available in any project

24 X 7 Security Gymnasium Power Backup Sports Facility Children's play area Indoor Games Club House Cafeteria Jogging Track Multipurpose Room Golf Course 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 (Crescent Construction)

Crescent Group currently manages a portfolio spanning across Residential, Commercial and Retail properties in Mumbai , the commercial capital of India. Going forward, the company is continuously expanding its geographic base through acquisitions by leveraging on its established credentials.



<b>Experience</b>	N.A
<b>Project Delivered</b>	5
<b>Ongoing Projects</b>	3



Livability Score

5.0

## Crescent Construction Crescent Magna

Hebbal, Bangalore

Project was delivered on Jun, 2005



Livability Score

6.0

## Crescent Construction Grande

Andheri East, Mumbai

Project is expected to be delivered on Dec, 2015  
after a delay of 5 month(s).

Has seen a price appreciation of 18.8 % over last 29  
month(s)



Livability Score

5.4

## Crescent Construction Exotica

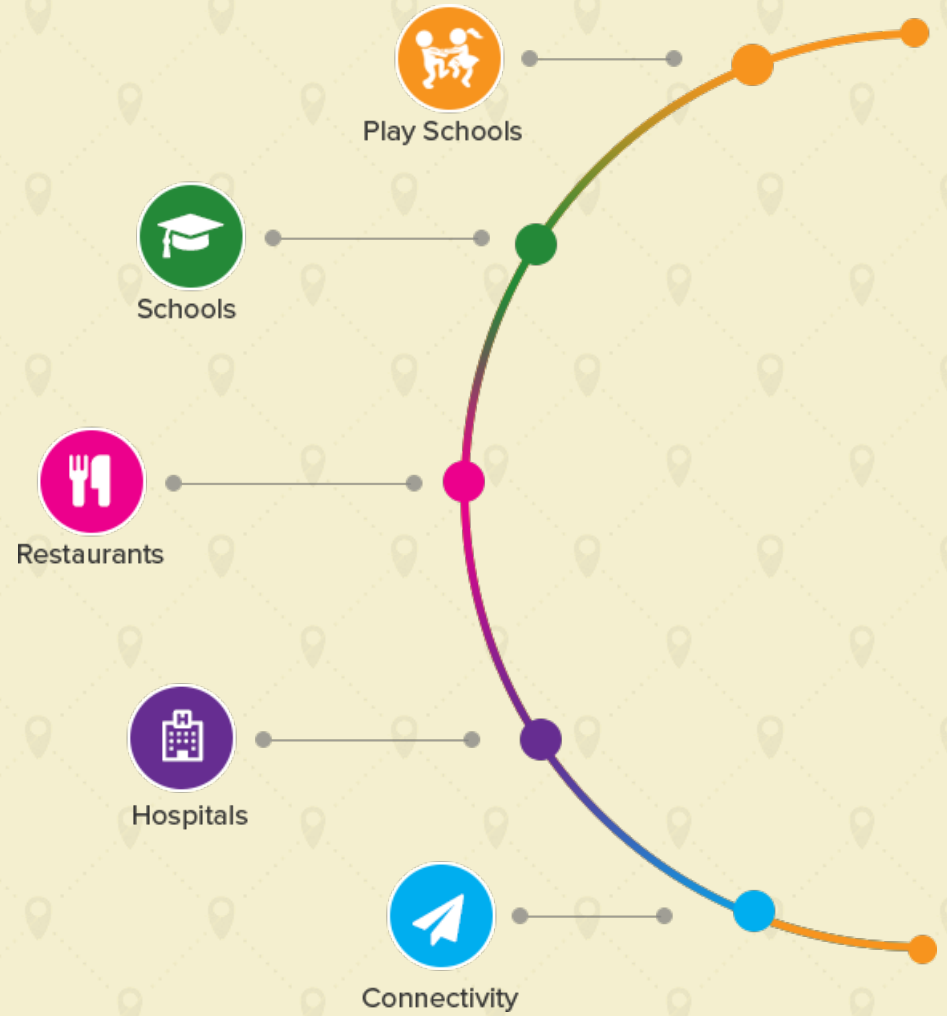
Andheri East, Mumbai

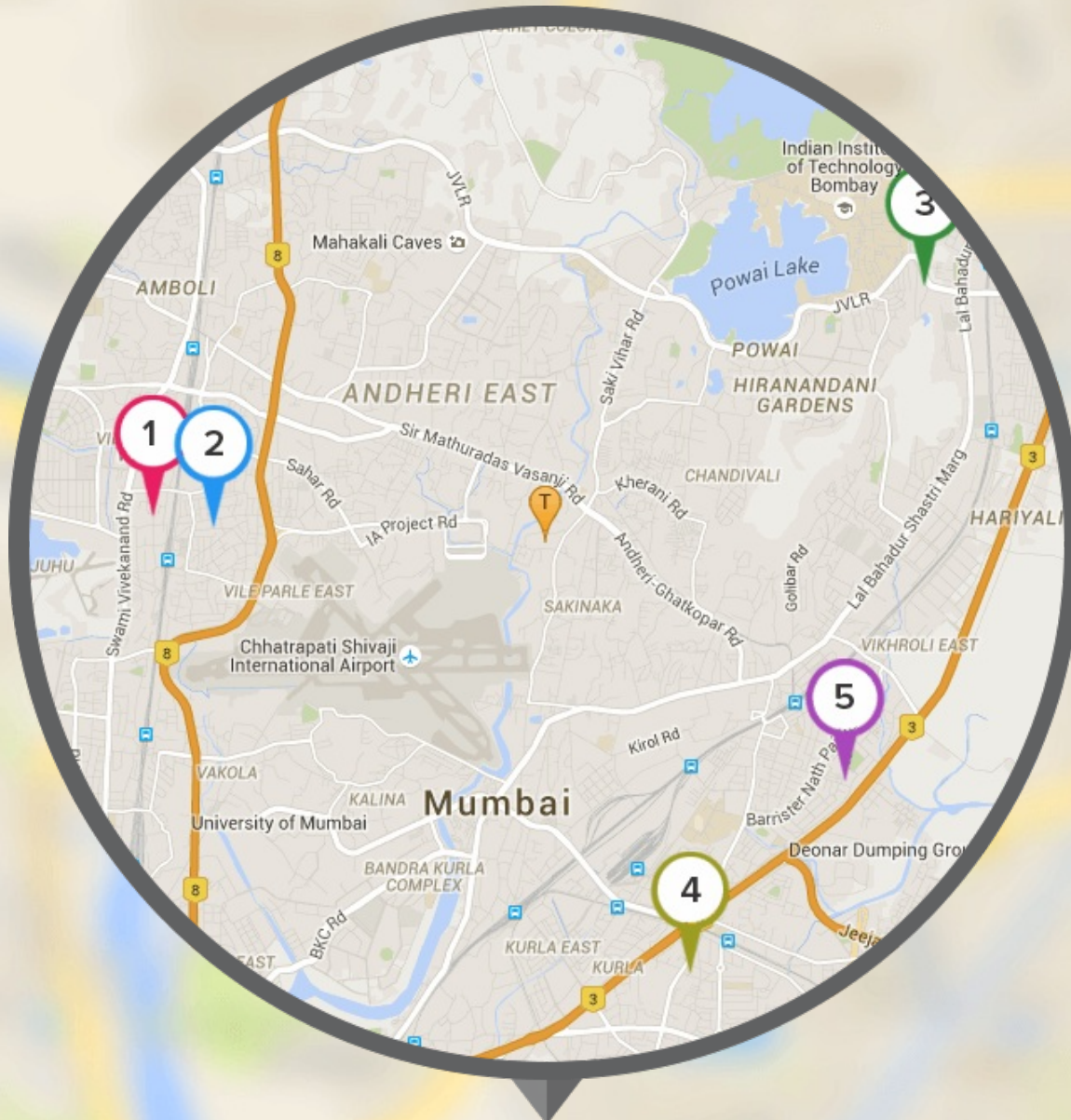
Project is expected to be delivered on Apr, 2015  
after a delay of 6 month(s).



# LOCALITY INSIGHT

Everything you want to know about the locality



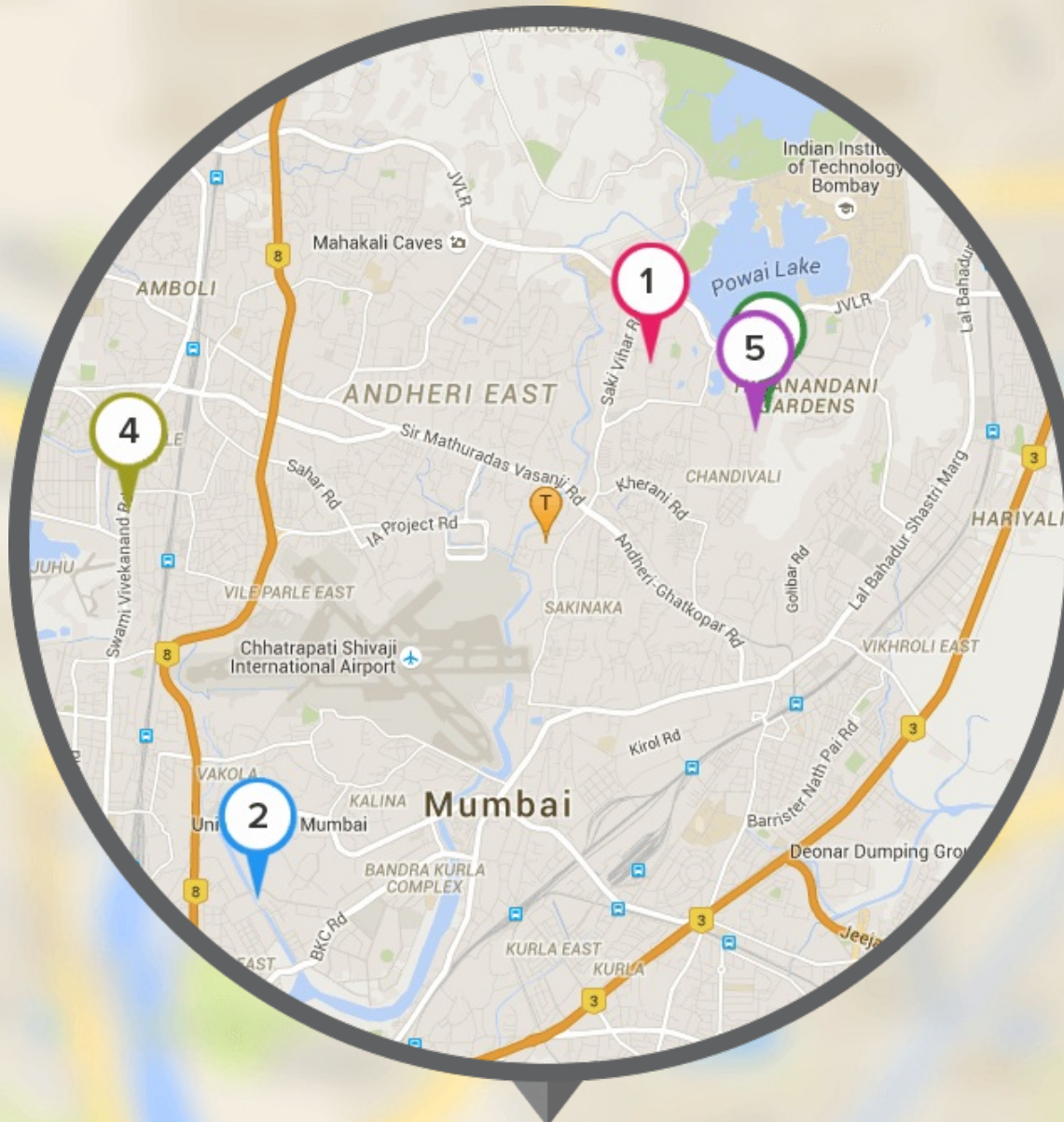


Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | Euro Kids<br>★★★★★                        | 4.23Km |
| 2 | EuroKids Mumbai - Vile Parle (E)<br>★★★★★ | 3.58Km |
| 3 | EuroKids<br>★★★★★                         | 4.91Km |
| 4 | SuperKiidz<br>★★★★                        | 4.91Km |
| 5 | Kangaroo Kids<br>★★★★                     | 4.13Km |


T Represents the location of Crescent Construction The Solitaire

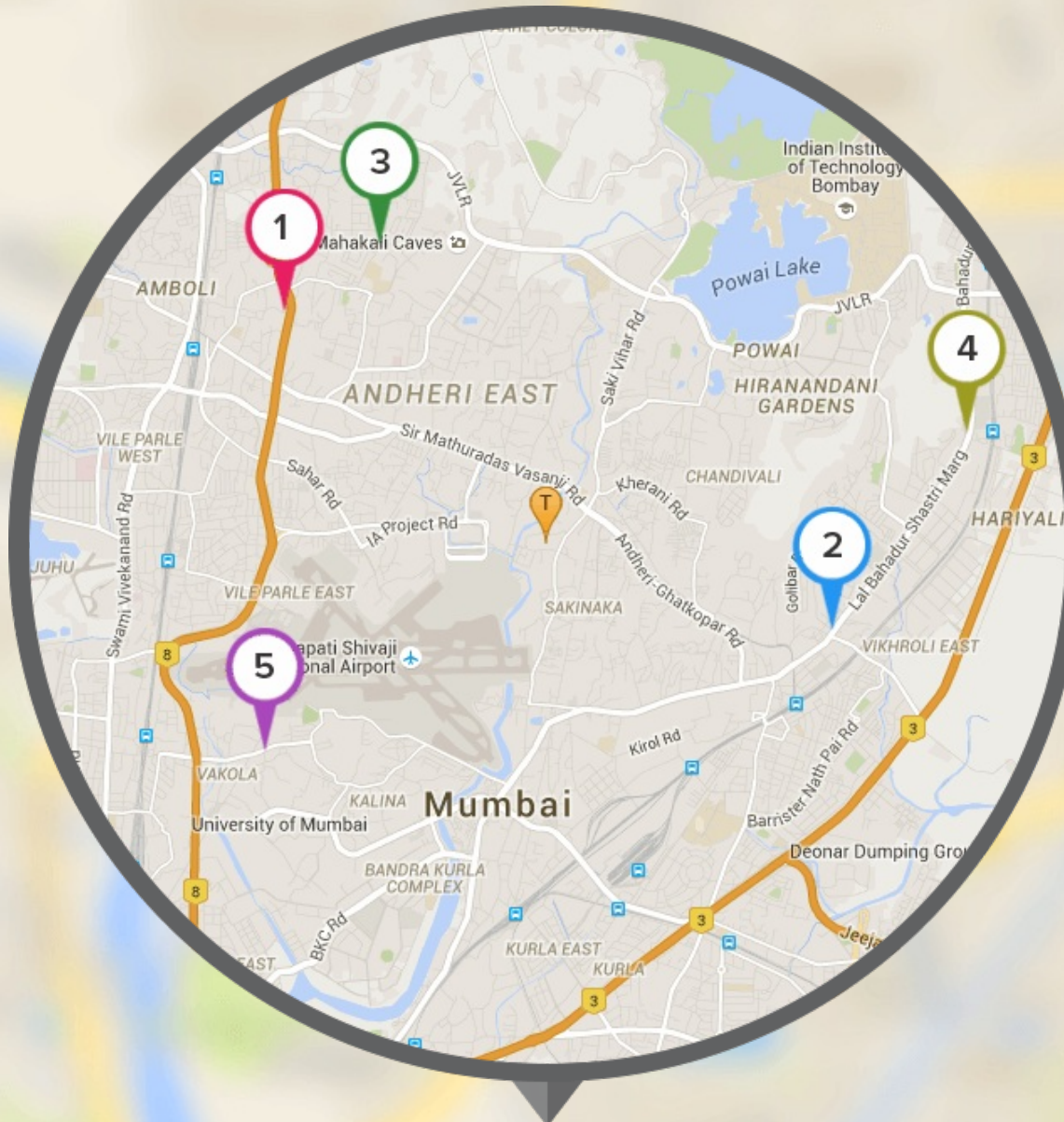


Schools

## Top 5 Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | Bombay Scottish<br>★★★★★                | 2.20Km |
| 2 | Ascend International School<br>★★★★★    | 4.95Km |
| 3 | Hiranandani Foundation School<br>★★★★★  | 2.74Km |
| 4 | St Josephs High School<br>★★★★          | 4.49Km |
| 5 | Pawar Public School, Chandivali<br>★★★★ | 2.54Km |


 Represents the location of Crescent Construction The Solitaire

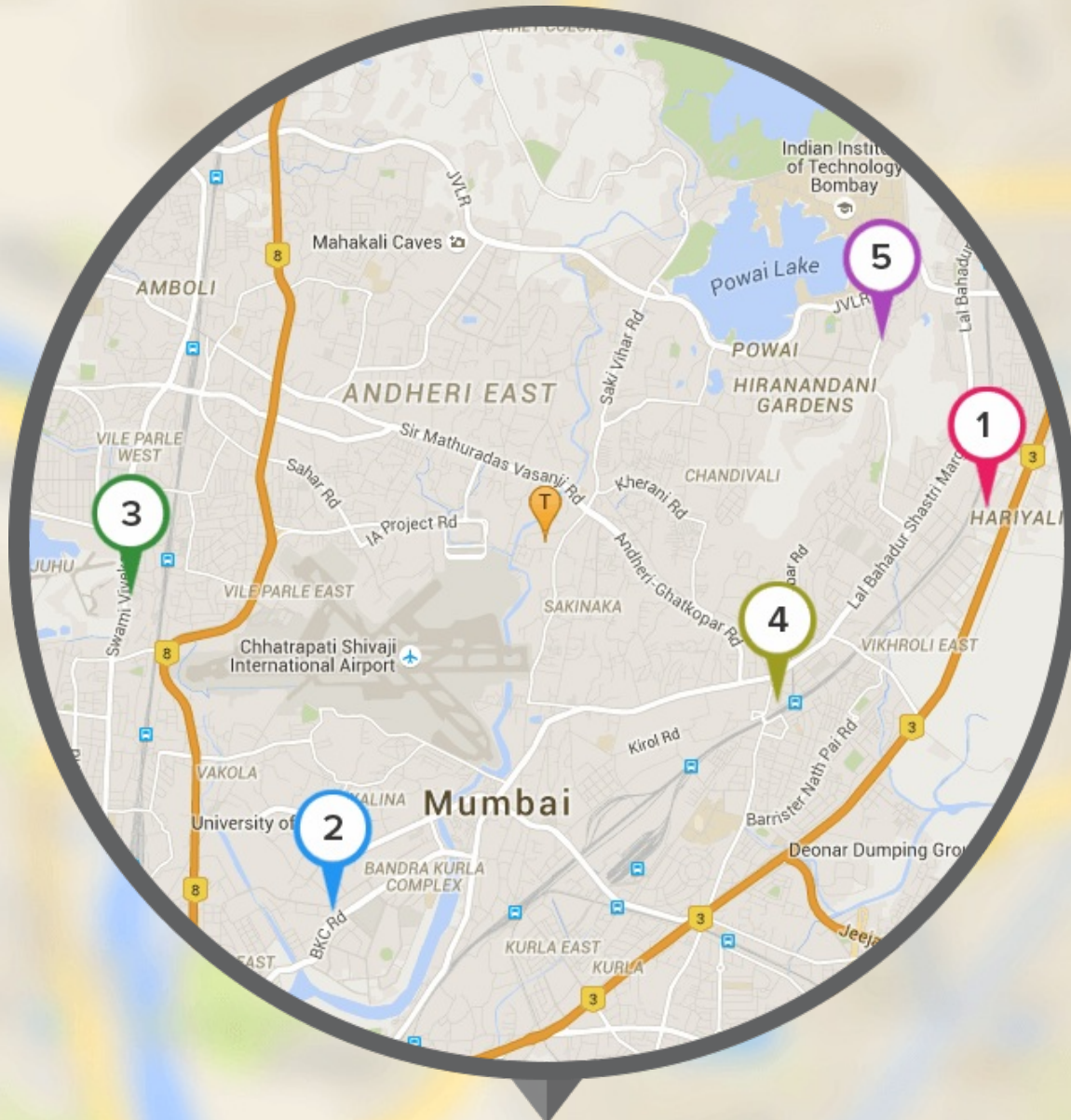


Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                       |   |        |
|---|-----------------------|---|--------|
| 1 | Seva Sadan Lunch Home | ★ | 3.74Km |
| 2 | udipi hotel           | ★ | 3.21Km |
| 3 | PB-02                 | ★ | 3.66Km |
| 4 | Akarshan              | ★ | 4.67Km |
| 5 | Shobha Restaurant     | ★ | 3.75Km |

 Represents the location of Crescent Construction The Solitaire



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |  |        |
|---|--|--------|
| 1 | Godrej Memorial Hospital<br>★★★★★                | 4.75Km |
| 2 | Asian Heart Institute & Research Centre<br>★★★★★ | 4.60Km |
| 3 | Dr.Balabhai Nanavati Hospital<br>★★★★★           | 4.50Km |
| 4 | Hindu Sabha Hospital<br>★★★★★                    | 3.04Km |
| 5 | LH Hiranandani Hospital<br>★★★★★                 | 4.21Km |

T Represents the location of Crescent Construction The Solitaire



PROPTIGER



End to End Services



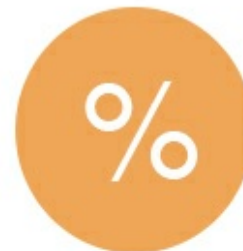
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