



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

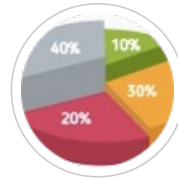


# What is *PROPINSIGHT?*



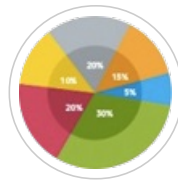
## Price Insight

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.



# Kanakia Spaces Rainforest


Andheri East, Mumbai


₹ 99 Lacs onwards

Livability Score



 Project Size  
10 Towers

 Configurations  
1,2,3 Bedroom Apartment

 Possession Starts  
Dec '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

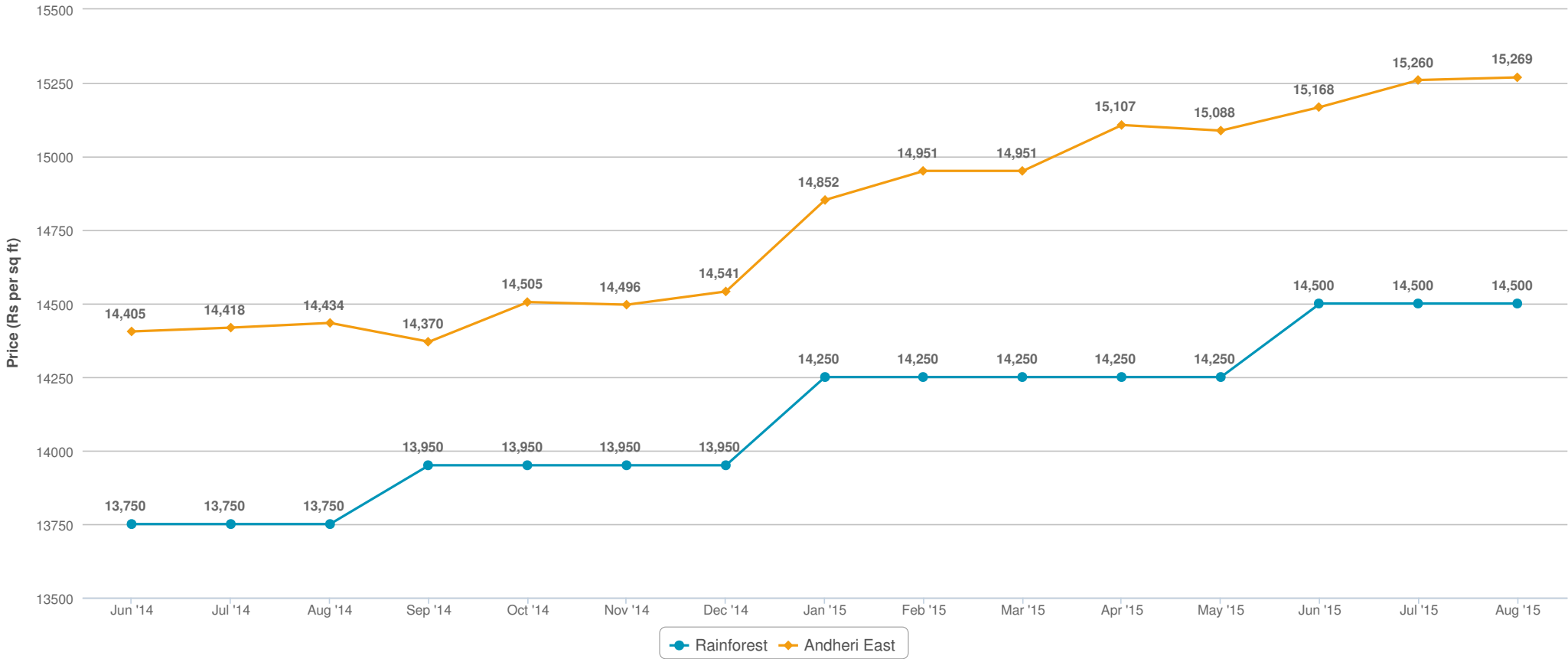


## Demand Comparison

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

# Price Trend Of Kanakia Spaces Rainforest

## Kanakia Spaces Rainforest VS Andheri East, Mumbai



Property Type	1BHK+2T	2BHK+2T	3BHK+3T
Area (sq.ft.)	683, 710, 759	992, 1007, 1013, 1065, 1073, 1092, 1100	1106, 1117, 1378, 1384



# Price Comparison With Other Projects Similar To Kanakia Spaces Rainforest



Kanakia Spaces Rainforest  
Andheri East, Mumbai



Crescent Construction The Solitaire  
Andheri East, Mumbai



Jaycee Homes Bhagtani  
Krishaang  
Powai, Mumbai

Primary Purchase Price

14.5K/sq.ft.

14.5K/sq.ft.

14.0K/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.

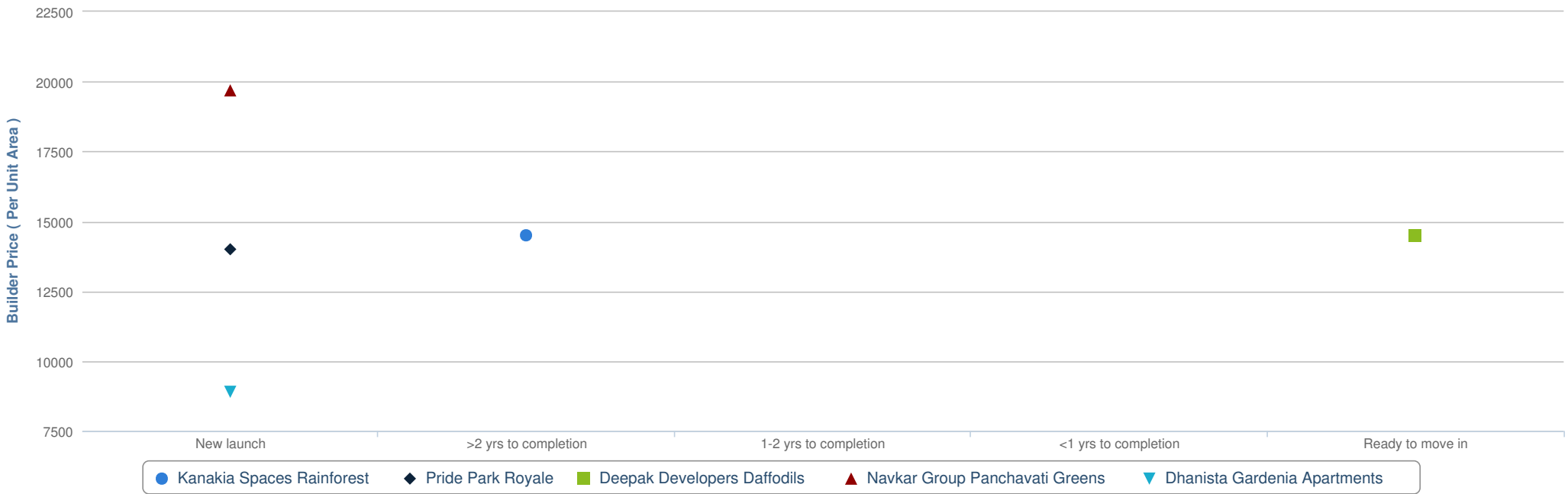
N.A.

N.A.



# Price Versus Time-To-Completion

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



Kanakia Spaces Rainforest's current price is Rs. 14500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Kanakia Spaces Rainforest is underpriced by Rs. 825.46/sq. ft.

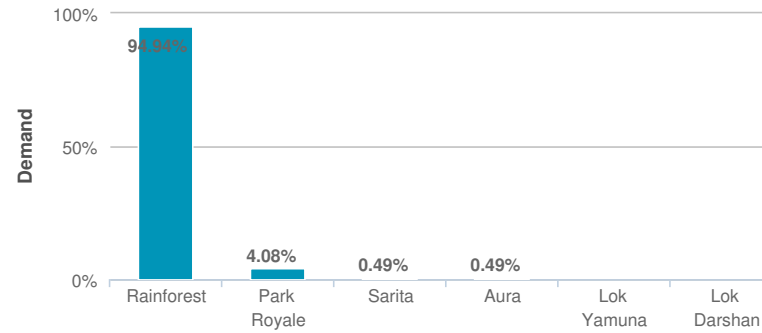
Highest price in the locality is for Navkar Group Panchavati Greens at 19686/sq. ft. and it is in Launching Soon stage.

Lowest price in the locality at Dhanista Gardenia Apartments at 8900/sq. ft. and it is in Launching Soon stage.

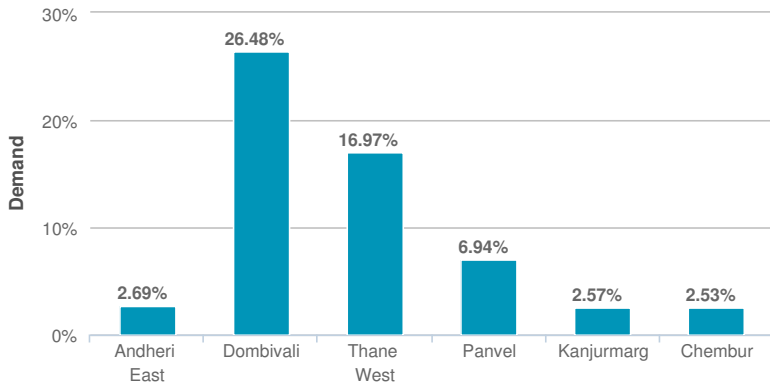
## Analysis

- Rainforest has 94.94 % demand amongst all projects in Mumbai.
- The highest demand 94.94% in Mumbai is for Rainforest.
- The lowest demand 0.00% in Mumbai is for Lok Yamuna

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



### 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

# Kanakia Spaces Rainforest Comparison With Other Similar Projects



Kanakia Spaces Rainforest  
Andheri East, Mumbai



Crescent Construction The Solitaire  
Andheri East, Mumbai



Jaycee Homes Bhagtani  
Krishaang  
Powai, Mumbai

Livability Rating*	5.5/10	5.2/10	5.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Kanakia Spaces	Crescent Construction	Jaycee Homes
Locality	Andheri East, Mumbai	Andheri East, Mumbai	Powai, Mumbai
Number of Towers	10	2	2
Project Land Area	4.5 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



Kanakia Spaces Rainforest  
Andheri East, Mumbai



Crescent Construction The  
Solitaire  
Andheri East, Mumbai



Jaycee Homes Bhagtani  
Krishaang  
Powai, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	4	5	1.74
Loading Percentage	N.A.	N.A.	45.48%
Launch Date	Jun `15	Jun `14	Jul `11
Possession Date	Dec `18	Dec `16	Dec `15
Delay	On time	On time	On time

# Amenities Comparison Of Kanakia Spaces Rainforest With Other Similar Projects















Kanakia Spaces Rainforest  
Andheri East, Mumbai



Crescent Construction The Solitaire  
Andheri East, Mumbai



Jaycee Homes Bhagtani Krishnaang  
Powai, Mumbai

Landscaped Gardens			
Swimming Pool			
Gymnasium			
Intercom facility			

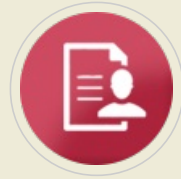
Amenities not available in any project

24 X 7 Security Power Backup Sports Facility Children's play area Indoor Games Club House Cafeteria  
Jogging Track Multipurpose Room Rain Water Harvesting 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

## 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

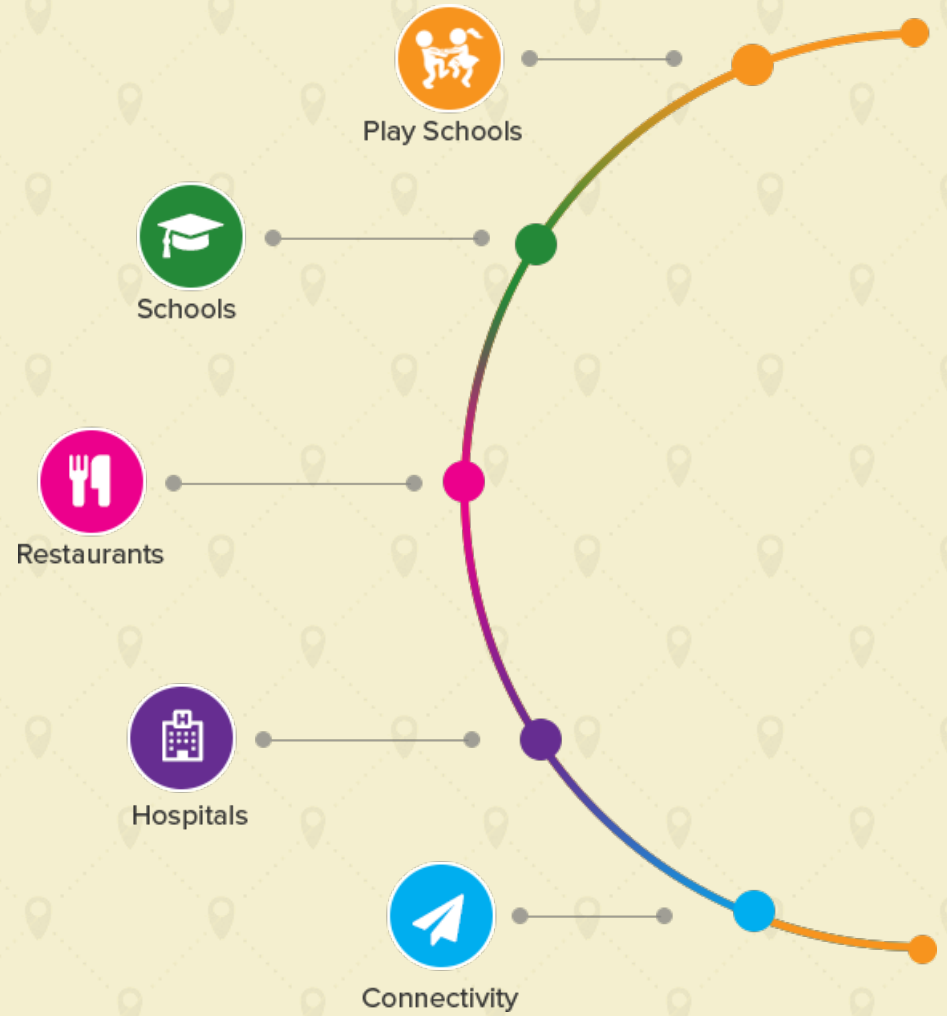
Project is expected to be delivered on Aug, 2017  
after a delay of 12 month(s).

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

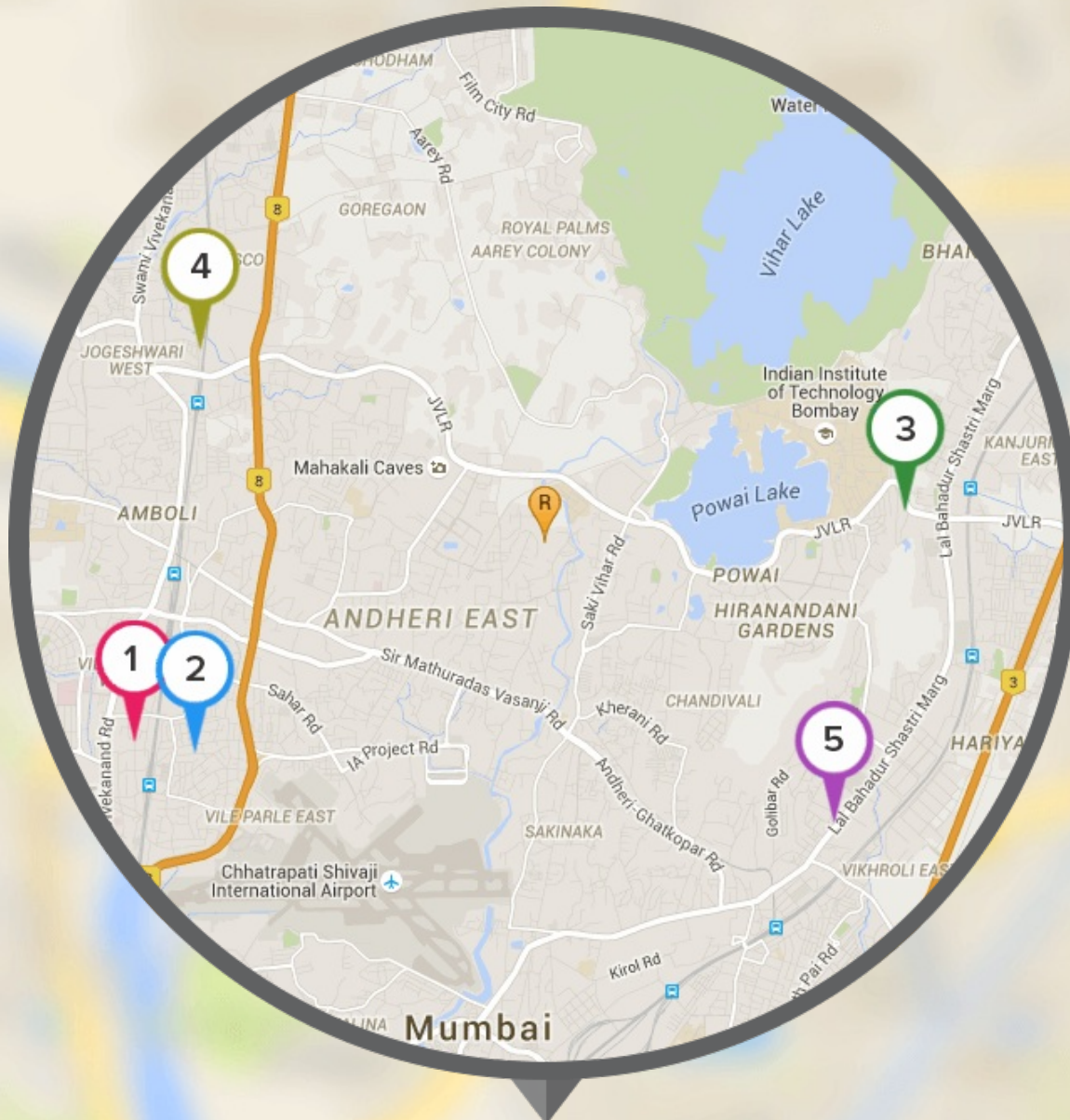


# LOCALITY INSIGHT

Everything you want to know about the locality



# Play Schools Near Kanakia Spaces Rainforest, Mumbai

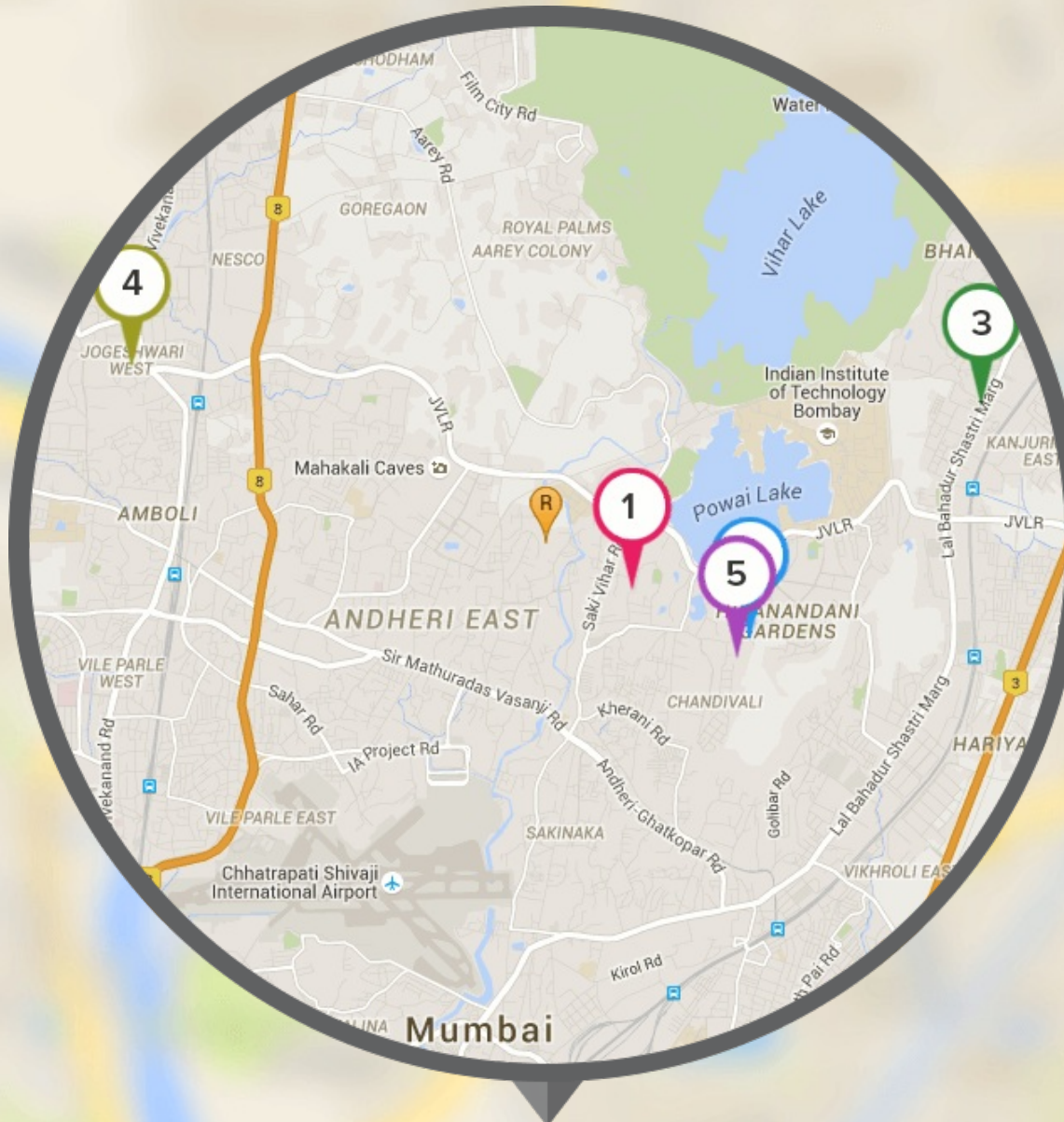


## Top 5 Play Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | Euro Kids<br>★★★★★                        | 4.92Km |
| 2 | EuroKids Mumbai - Vile Parle (E)<br>★★★★★ | 4.39Km |
| 3 | EuroKids<br>★★★★★                         | 3.90Km |
| 4 | The Tree House<br>★★★★                    | 4.24Km |
| 5 | Caireen Kids<br>★★★★                      | 4.36Km |

Represents the location of Kanakia Spaces Rainforest

Play Schools



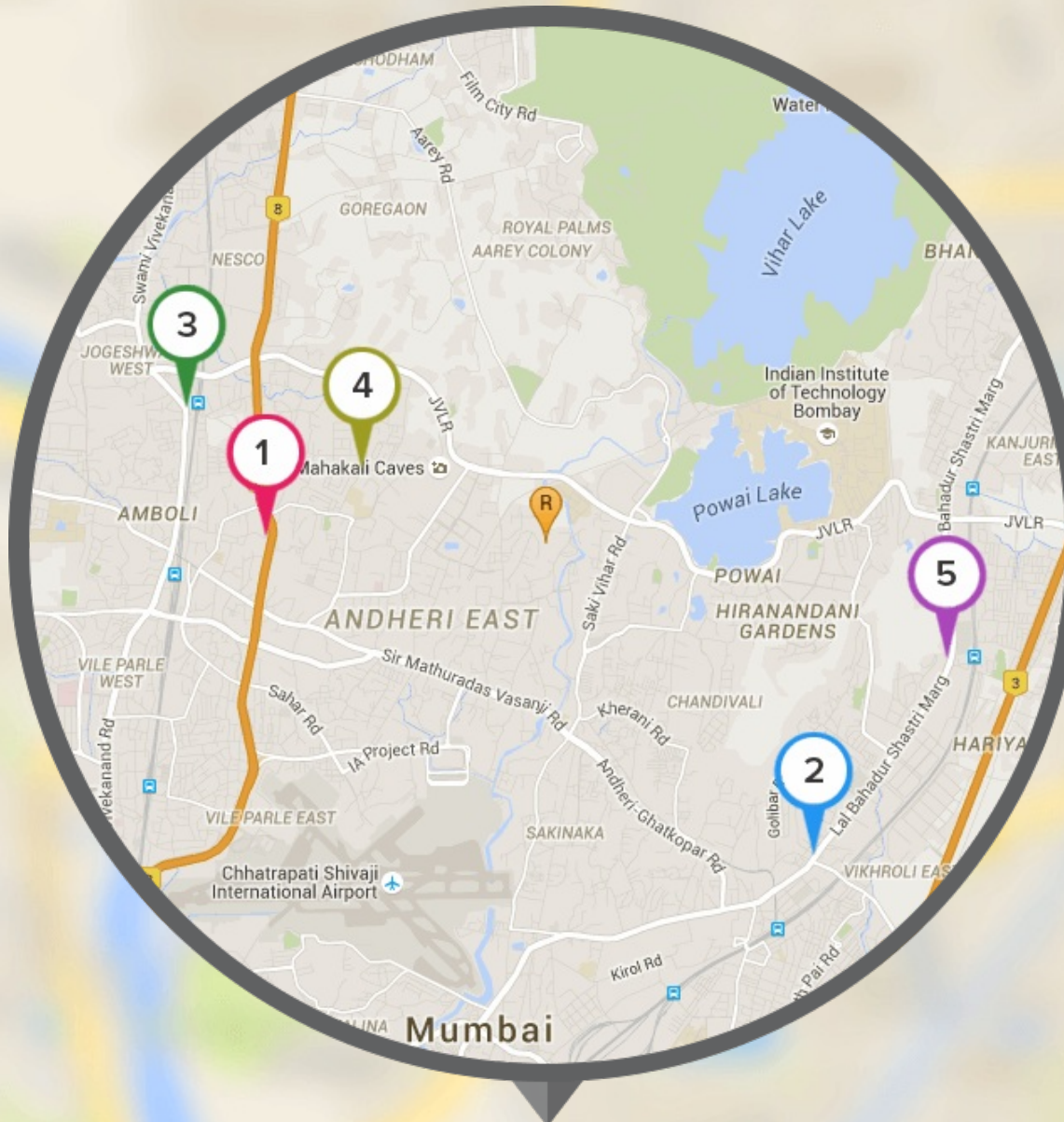
Schools

## Top 5 Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | Bombay Scottish<br>★★★★★                | 1.06Km |
| 2 | Hiranandani Foundation School<br>★★★★★  | 2.42Km |
| 3 | St. Xaviers High School<br>★★★★★        | 4.90Km |
| 4 | Millat Girls High School<br>★★★★        | 4.82Km |
| 5 | Pawar Public School, Chandivali<br>★★★★ | 2.41Km |

Represents the location of Kanakia Spaces Rainforest


# Restaurants Near Kanakia Spaces Rainforest, Mumbai

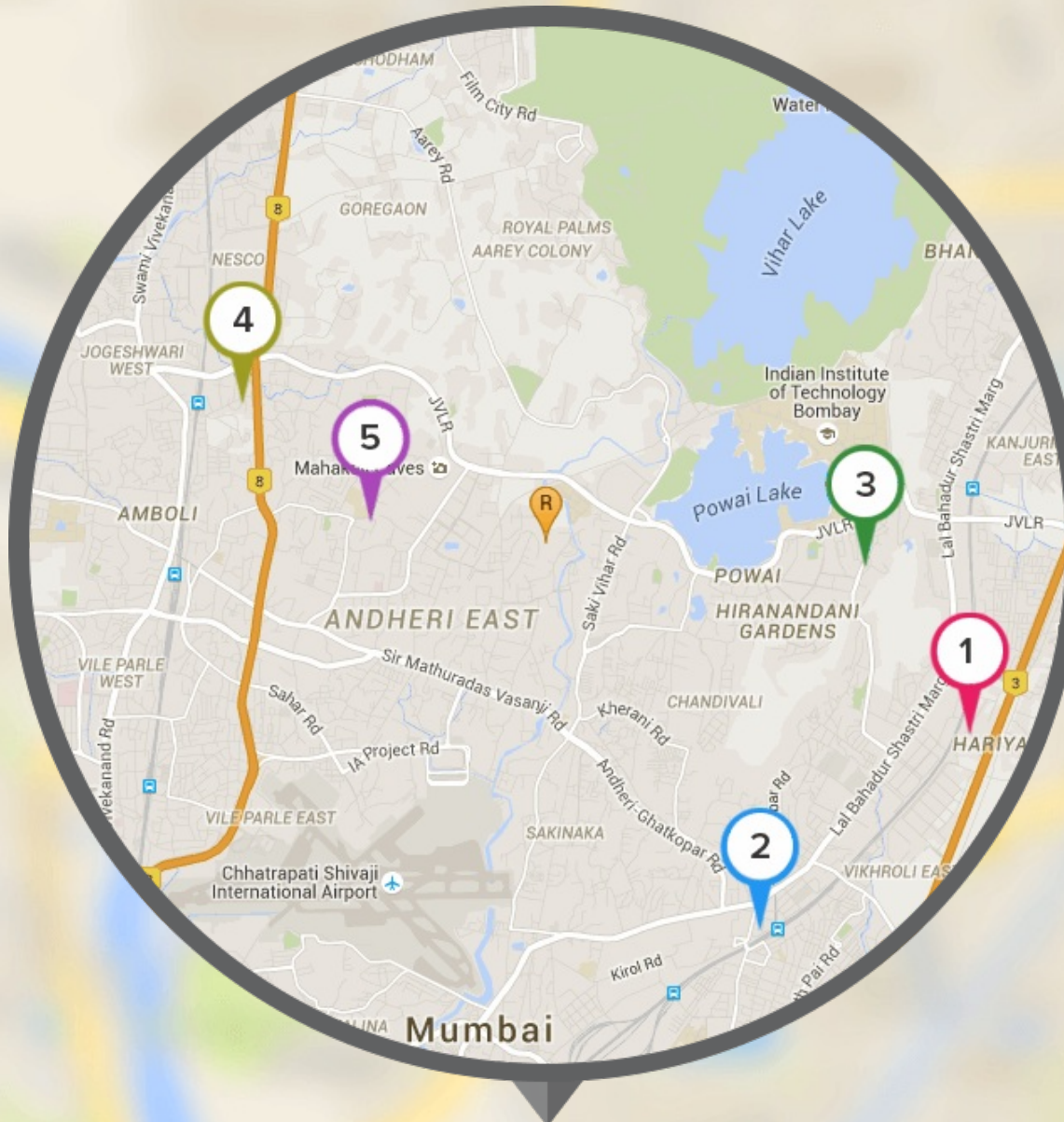


Restaurants

## Top 5 Restaurants (within 5 kms)

- |   |                       |   |        |
|---|-----------------------|---|--------|
| 1 | Seva Sadan Lunch Home | ★ | 3.01Km |
| 2 | udipi hotel           | ★ | 4.41Km |
| 3 | Bostan Hotel          | ★ | 4.12Km |
| 4 | PB-02                 | ★ | 2.13Km |
| 5 | Akarshan              | ★ | 4.50Km |

 Represents the location of Kanakia Spaces Rainforest



Hospitals

## Top 5 Hospitals (within 5 kms)

- 1** Godrej Memorial Hospital  
★★★★★ 4.99Km
- 2** Hindu Sabha Hospital  
★★★★★ 4.76Km
- 3** LH Hiranandani Hospital  
★★★★★ 3.43Km
- 4** Crystal Hospital & Sonography Centre  
★★★★ 3.57Km
- 5** Apollo Health And Lifestyle Ltd  
★★★★ 1.88Km

Represents the location of Kanakia Spaces Rainforest



PROPTIGER



End to End Services



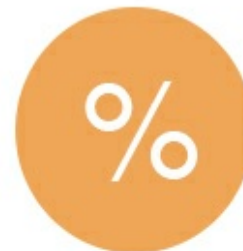
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