

# PROPINSIGHT

A Detailed Property Analysis Report



40,000+  
Projects



10,000+  
Builders

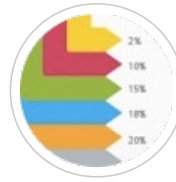


1,200+  
Localities

Report Created On - 7 Oct, 2015

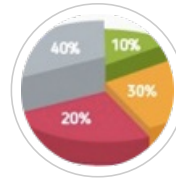


# What is *PROPINSIGHT?*



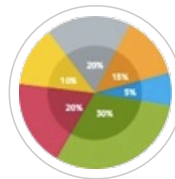
## Price Insight

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.

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# Kohinoor Square Altissimo

Dadar West, Mumbai

₹ 3.76 Cr onwards

Livability Score

6.3/ 10



Project Size  
1 Towers



Configurations  
3,4 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

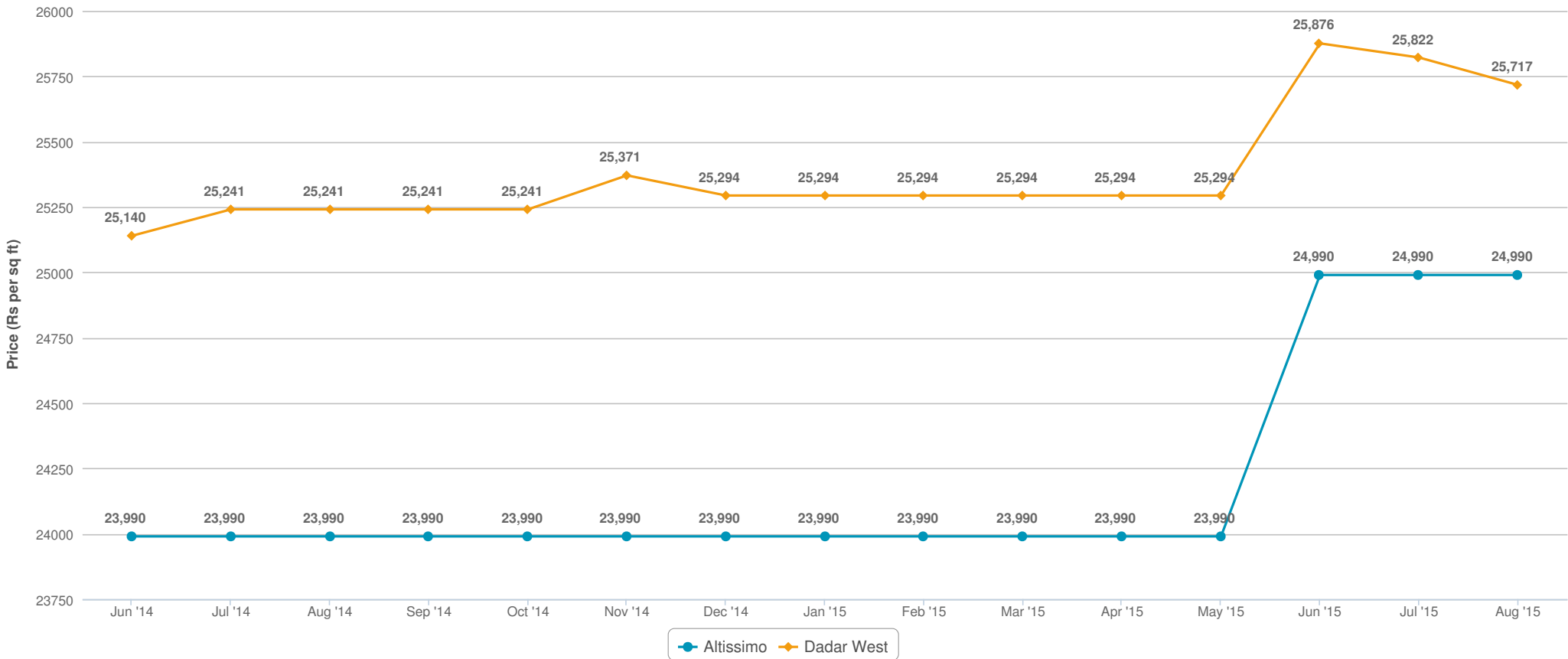


## Demand Comparison

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

# Price Trend Of Kohinoor Square Altissimo

## Kohinoor Square Altissimo VS Dadar West, Mumbai



Property Type	3BHK+3T	4BHK+4T
Area (sq.ft.)	1504, 1762, 1780, 2004	2069, 2072



## Price Comparison With Other Projects Similar To Kohinoor Square Altissimo



Kohinoor Square Altissimo  
Dadar West, Mumbai



Sumit Woods Abode II  
Matunga, Mumbai

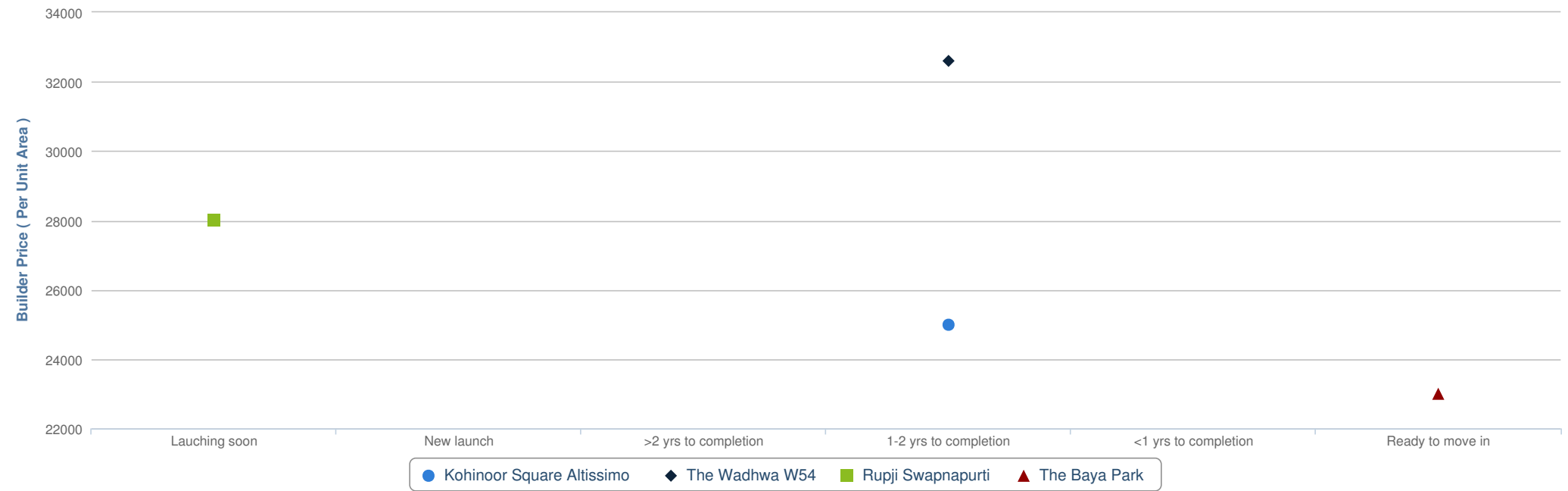


Bombay Two ICC  
Dadar East, Mumbai

	Kohinoor Square Altissimo	Sumit Woods Abode II	Bombay Two ICC
Primary Purchase Price	25.0K/sq.ft.	25.0K/sq.ft.	25.0K/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	Rs. 12 (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. 15 Lacs (One time)

# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Kohinoor Square Altissimo



Kohinoor Square Altissimo's current price is Rs. 24990/sq. ft. and it is in Under Construction stage.

In comparison to locality, Kohinoor Square Altissimo is underpriced by Rs. 479.76/sq. ft.

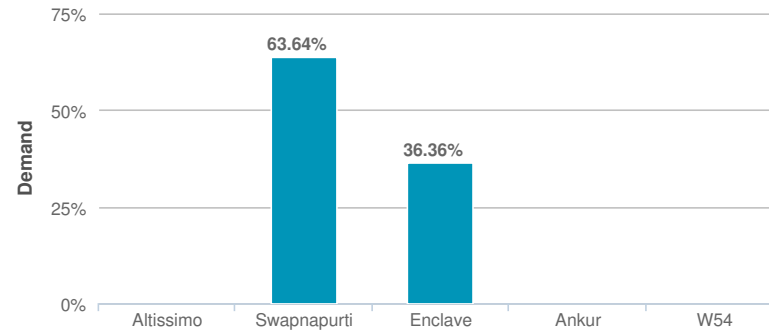
Highest price in the locality is for The Wadhwa W54 at 32600/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at The Baya Park at 23000/sq. ft. and it is in Ready to Move In stage.

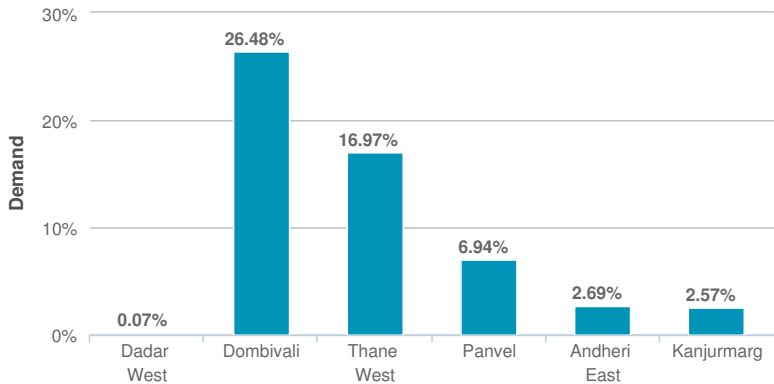
## Analysis

- Altissimo has 0.00 % demand amongst all projects in Mumbai.
- The highest demand 63.64% in Mumbai is for Swapnapurti.
- The lowest demand 0.00% in Mumbai is for Altissimo

## Demand of projects in 5 km vicinity of Kohinoor Square Altissimo



## Demand in popular localities of Mumbai



## Analysis

- Dadar West has 0.07 % demand amongst all projects in Mumbai.
- The highest demand 26.48% in Mumbai is for Dombivali.
- The lowest demand 0.07% in Mumbai is for Dadar 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

# Kohinoor Square Altissimo Comparison With Other Similar Projects



Kohinoor Square Altissimo  
Dadar West, Mumbai



Sumit Woods Abode II  
Matunga, Mumbai



Bombay Two ICC  
Dadar East, Mumbai

Livability Rating*	6.3/10	6.3/10	6.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Kohinoor Square	Sumit Woods	Bombay
Locality	Dadar West, Mumbai	Matunga, Mumbai	Dadar East, Mumbai
Number of Towers	1	1	1
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



Kohinoor Square Altissimo  
Dadar West, Mumbai



Sumit Woods Abode II  
Matunga, Mumbai



Bombay Two ICC  
Dadar East, Mumbai

Part of Township

No

No

Yes

Average Flats Per Floor

4.31

2.29

5.14

Loading Percentage

N.A.

N.A.

70.01%

Launch Date

Jun `14

Dec `12

Mar `11

Possession Date

Dec `16

Oct `15

Dec `19

Delay

9 month(s)

6 month(s)

21 month(s)

## Amenities Comparison Of Kohinoor Square Altissimo With Other Similar Projects


















Kohinoor Square Altissimo  
Dadar West, Mumbai



Sumit Woods Abode II  
Matunga, Mumbai



Bombay Two ICC  
Dadar East, Mumbai

Club House			
Intercom			
Gymnasium			
Swimming Pool			
Children's play area			

Amenities not available in any project

Power Backup Landscaped Gardens Indoor Games Cafeteria Rain Water Harvesting 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



<b>Experience</b>	N.A
<b>Project Delivered</b>	1
<b>Ongoing Projects</b>	1

Kohinoor Square is a landmark commercial project situated in Mumbai and also offers housing options under its aegis. The portfolio of property by Kohinoor Square comprises of the tallest-ever commercial tower in the country located at the convergence of the West and East corridors in Mumbai, in addition to residential properties. Kohinoor Square is also situated at a confluence point between North and South Mumbai and extends up to 52 floors. The tower offers scenic views of the Arabian Sea, Eastern Port, South Mumbai and the Northern Suburbs. This project is an initiative by the Kohinoor Group and is Mumbai's first mixed-use development project that has been conceptualized by SSA Architects and USA-based gkkworks. The project has a Gold LEED rating, which stands testimony to its emphasis on sustainable development. The project also encompasses a novel luxury hotel at the top of the tower.

The tower offers high-street shopping destinations, luxurious office spaces, signature dining spaces, gourmet food stops and more. The project lies in close proximity to Bandra and Worli and aims at being a one-stop shop for global brands and retailers. The project lies in close proximity to the Dadar railway station. Food and beverage options at the tower are expected to cover 30,000 sq ft, including food courts and cafes. The Kohinoor Group is a pan-Indian conglomerate, having a significant presence in multiple segments including education, real estate, hospitality, power and healthcare.

#### Unique Selling Point:

The project has been designed by leading architects from abroad and the Gold LEED rating speaks of sustainable development commitments. Other USPs include a parking space for 2000 vehicles, a traffic management system, low-flow faucets, grey water systems, rainwater management systems, greater energy efficiency and cutting-edge safety and security management.

The project also comes with special façade glazing that optimizes exterior views while scaling up natural lighting and internal cooling. The project also makes use of the compass management system for taking care of vertical transportation and comes with an energy centre, terrace garden, food court, atrium, luxury hotel and signature restaurants. This project fuses luxury living with dedicated entertainment, business and retail destinations.

#### Landmark Projects:

Kohinoor Square Altissimo is a landmark residential development encompassed within the master commercial project and offers 3 and 4 BHK apartments that are sized between 1,504 and 2,072 sq ft on an average. The project consists of 138 units and is located at Dadar West. The residential tower



spans 32 storeys and comes with several amenities, including intercom facilities, a gymnasium, power backup provisions, a swimming pool, 24x7 security services, natural lighting and exclusive views of Mumbai city.

**Key Technologies Used:**

This project makes use of the compass management system for vertical transportation, advanced façade glazing for the exteriors, storm and rainwater management systems, security and safety management systems and more cutting-edge technologies.



Livability Score

6.3

## Kohinoor Square Altissimo

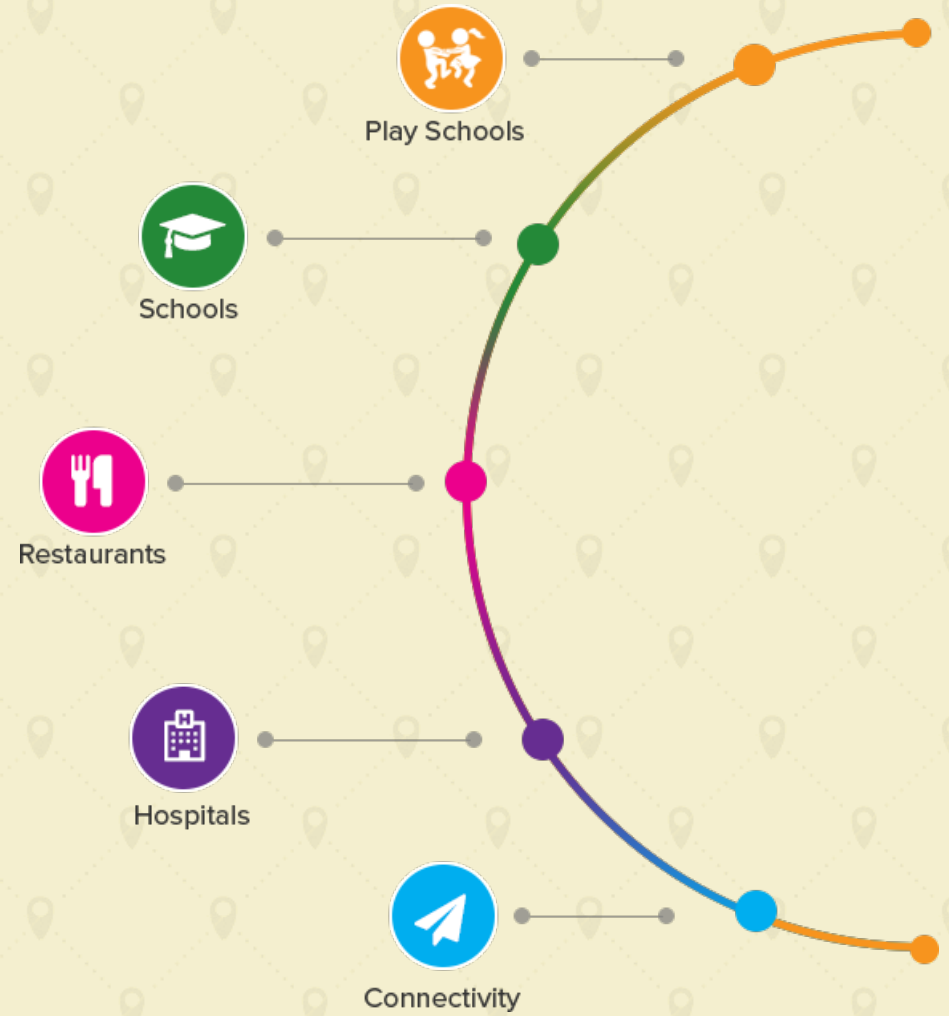
Dadar West, Mumbai

Project is expected to be delivered on Dec, 2016  
after a delay of 9 month(s).

Has seen a price appreciation of 4.2 % over last 15 month(s)

# LOCALITY INSIGHT

*Everything you want to know about the locality*



# Play Schools Near Kohinoor Square Altissimo, Mumbai



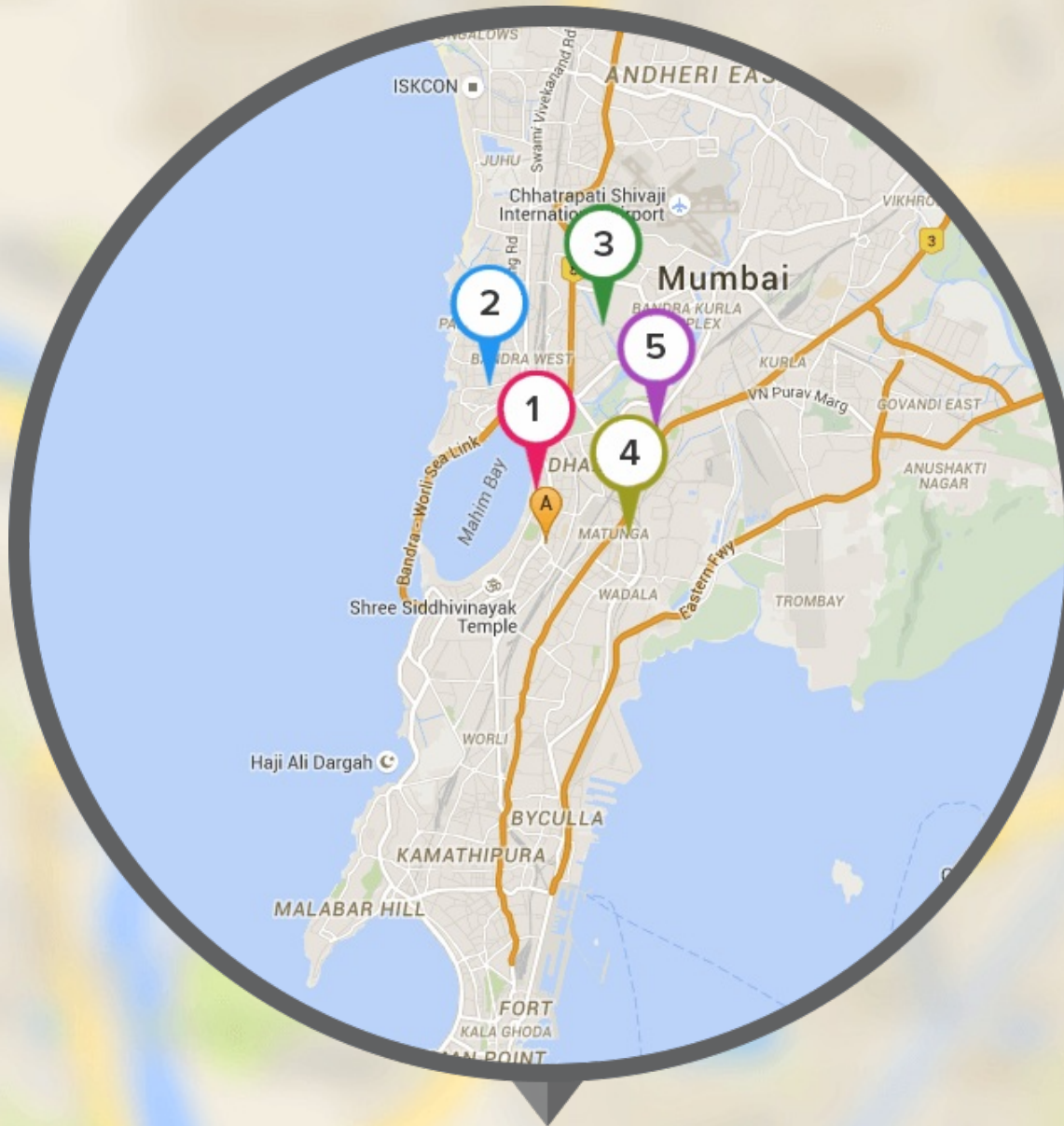
Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |                |       |        |
|---|----------------|-------|--------|
| 1 | The Tree House | ★★★★★ | 1.59Km |
| 2 | The Tree House | ★★★★★ | 3.95Km |
| 3 | Kangaroo Kids  | ★★★★★ | 2.62Km |
| 4 | Jolly Juniors  | ★★★★★ | 4.25Km |
| 5 | Jumping Ginius | ★★★★★ | 1.33Km |

A Represents the location of Kohinoor Square Altissimo

# Schools Near Kohinoor Square Altissimo, Mumbai



Schools

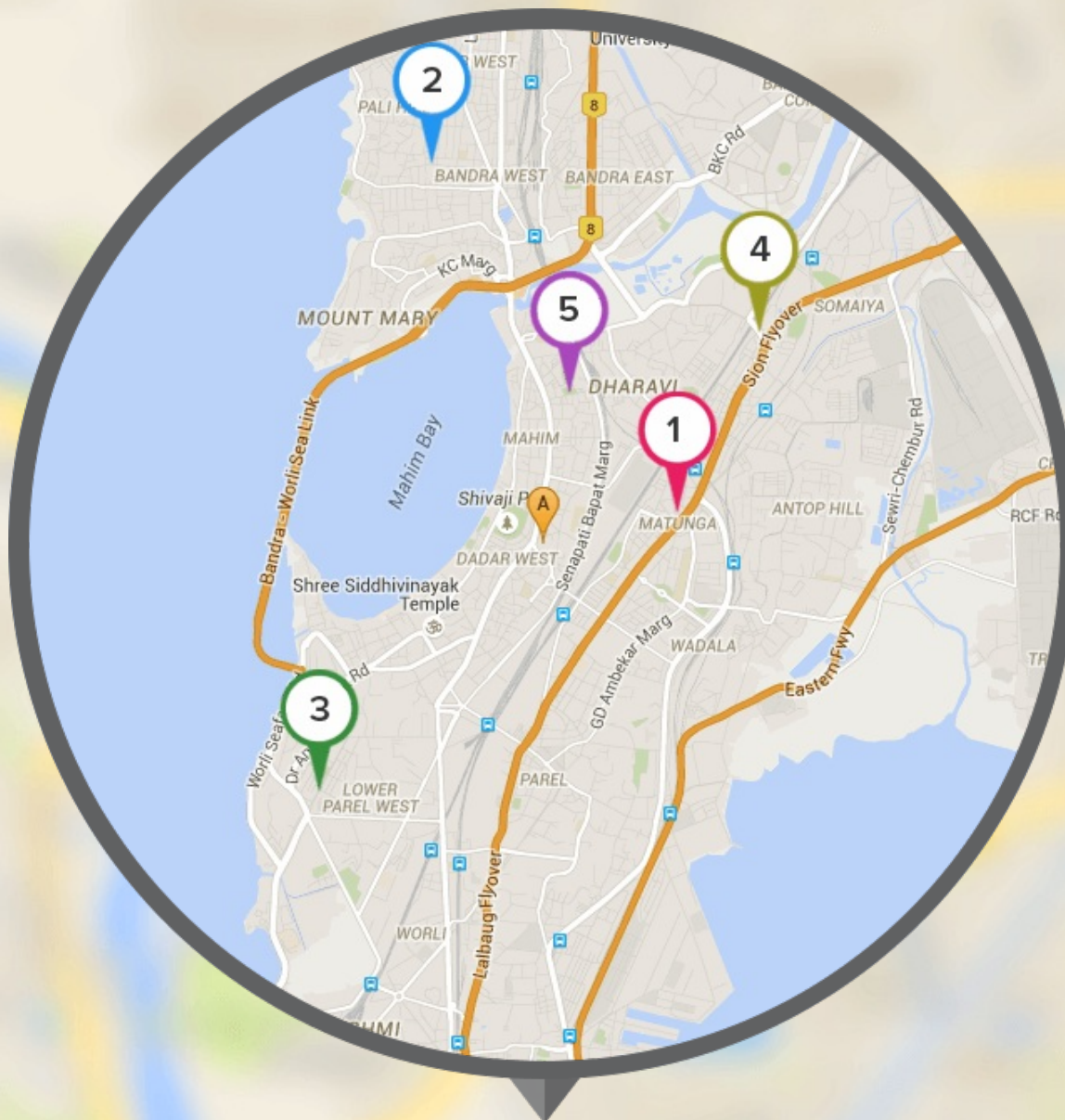
## Top 5 Schools (within 5 kms)

- |   |                                      |       |        |
|---|--------------------------------------|-------|--------|
| 1 | Bombay Scottish                      | ★★★★★ | 1.07Km |
| 2 | St. Stanislaus High School           | ★★★★★ | 3.52Km |
| 3 | Ascend International School          | ★★★★★ | 4.78Km |
| 4 | Don Bosco High School                | ★★★★★ | 1.75Km |
| 5 | Our Lady of Good Counsel High School | ★★★★  | 3.34Km |

A Represents the location of Kohinoor Square Altissimo



## Restaurants Near Kohinoor Square Altissimo, Mumbai



Restaurants

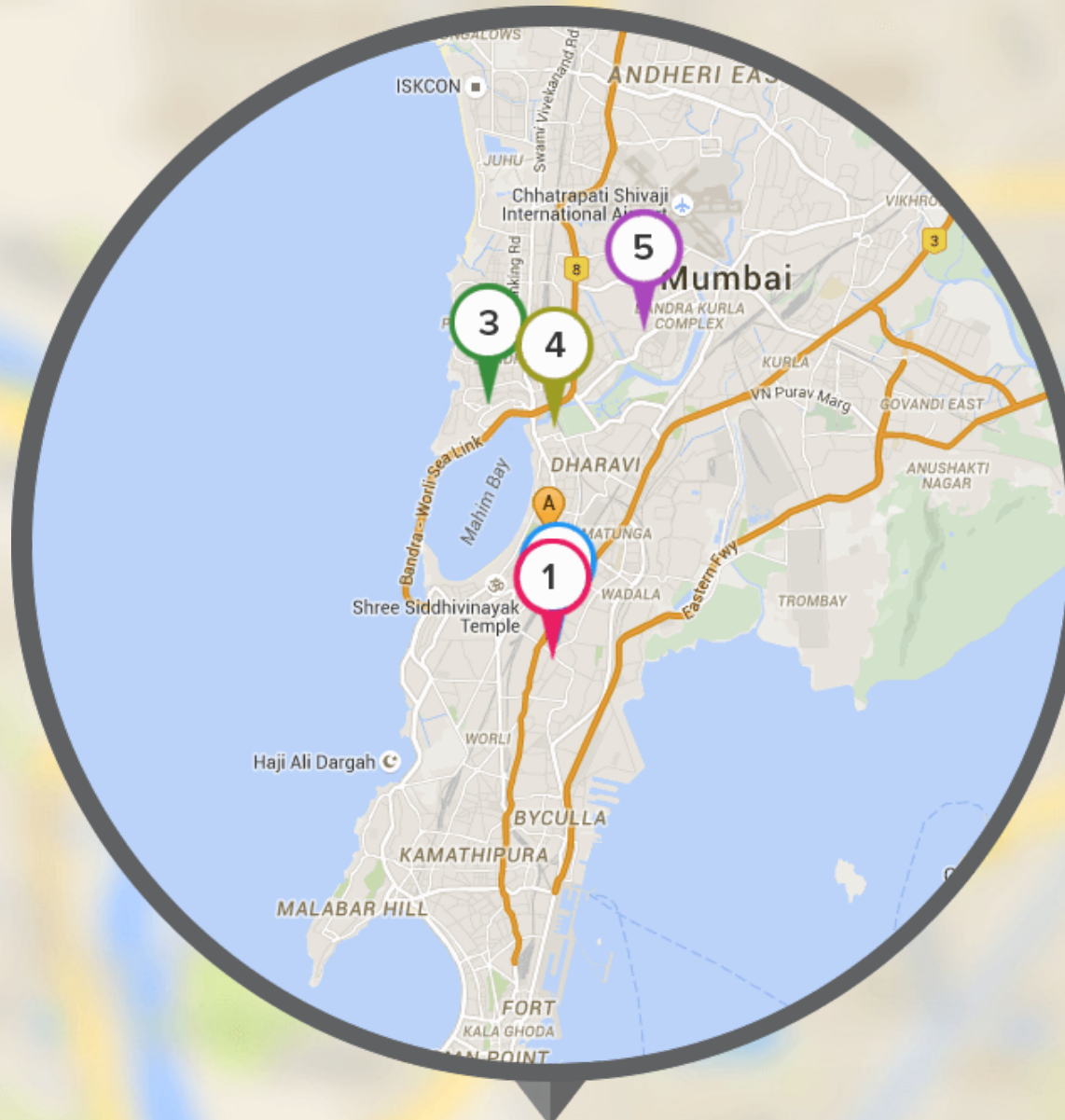
### Top 5 Restaurants (within 5 kms)

- |   |                               |   |        |
|---|-------------------------------|---|--------|
| 1 | New Punjab Restaurant         | ★ | 1.48Km |
| 2 | Indigo Deli                   | ★ | 4.26Km |
| 3 | Diamond Hotel                 | ★ | 3.60Km |
| 4 | Cafe Vrindavan Veg Restaurant | ★ | 3.24Km |
| 5 | Hotel Gopal Krishna           | ★ | 1.63Km |

A Represents the location of Kohinoor Square Altissimo



# Hospitals Near Kohinoor Square Altissimo, Mumbai



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |   |       |        |
|---|---|-------|--------|
| 1 | KEM Hospital CT,MRI                     | ★★★★★ | 2.57Km |
| 2 | Tata Memorial Hospital                  | ★★★★★ | 2.23Km |
| 3 | Lilavati Hospital                       | ★★★★★ | 3.19Km |
| 4 | S L Raheja Hospital                     | ★★★★★ | 2.39Km |
| 5 | Asian Heart Institute & Research Centre | ★★★★★ | 4.92Km |

A Represents the location of Kohinoor Square Altissimo



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End to End Services



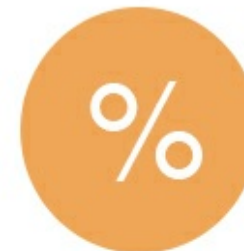
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