



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

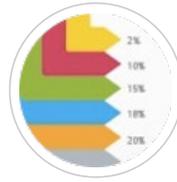
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016



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.



Skyi Manas Lake

Bhukum, Pune

₹ 26.7 Lacs onwards

Livability Score



 Project Size
6 Towers

 Configurations
1,2,3,4 Bedroom Apartment

 Possession Starts
Dec '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

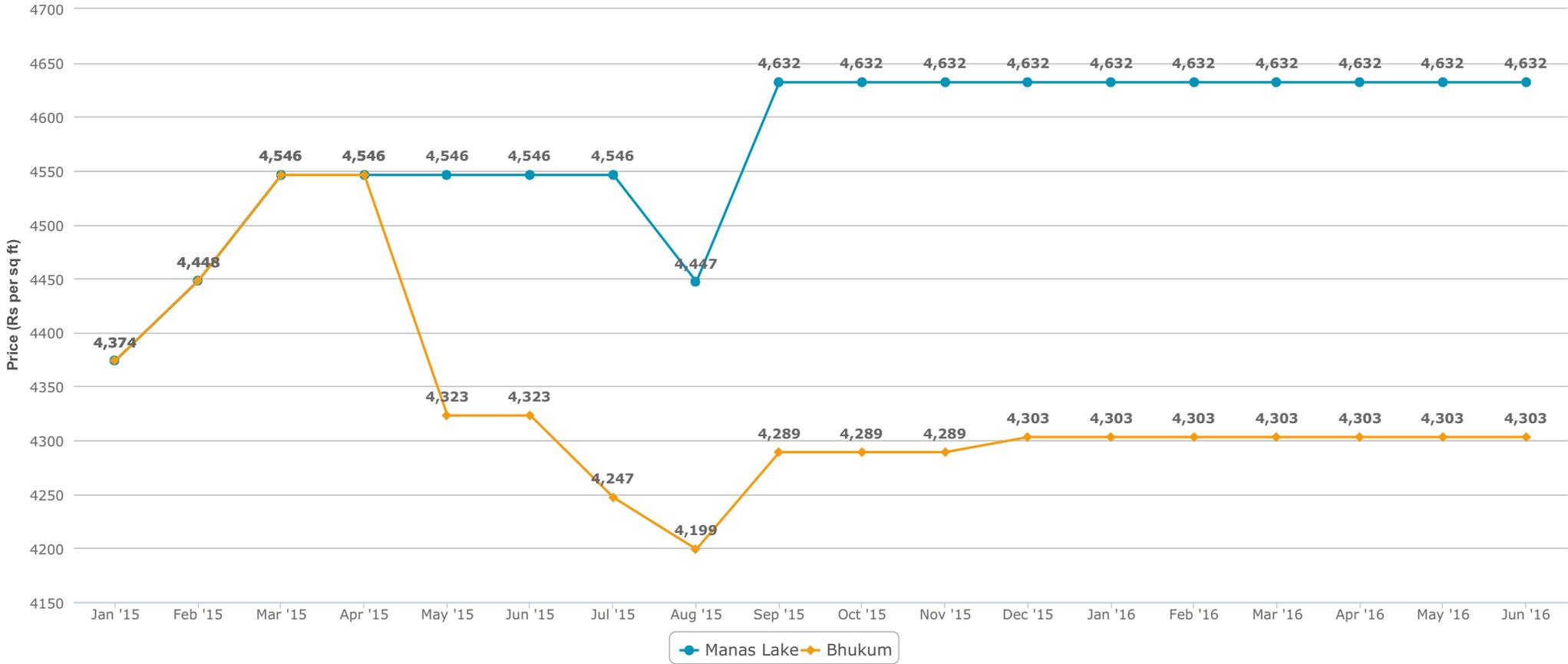


Demand Comparison

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

Price Trend Of Skyi Manas Lake

Skyi Manas Lake VS Bhukum, Pune



Property Type	1BHK+1T	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	607, 620, 642, 650	975, 1009, 1035, 1093, 1145, 1165, 1206	1520, 1589, 1593, 1599	2564, 2829, 3262



Price Comparison With Other Projects Similar To Skyi Manas Lake



Skyi Manas Lake
Bhukum, Pune



Balaji Kimaya Manas Valley
Bavdhan, Pune



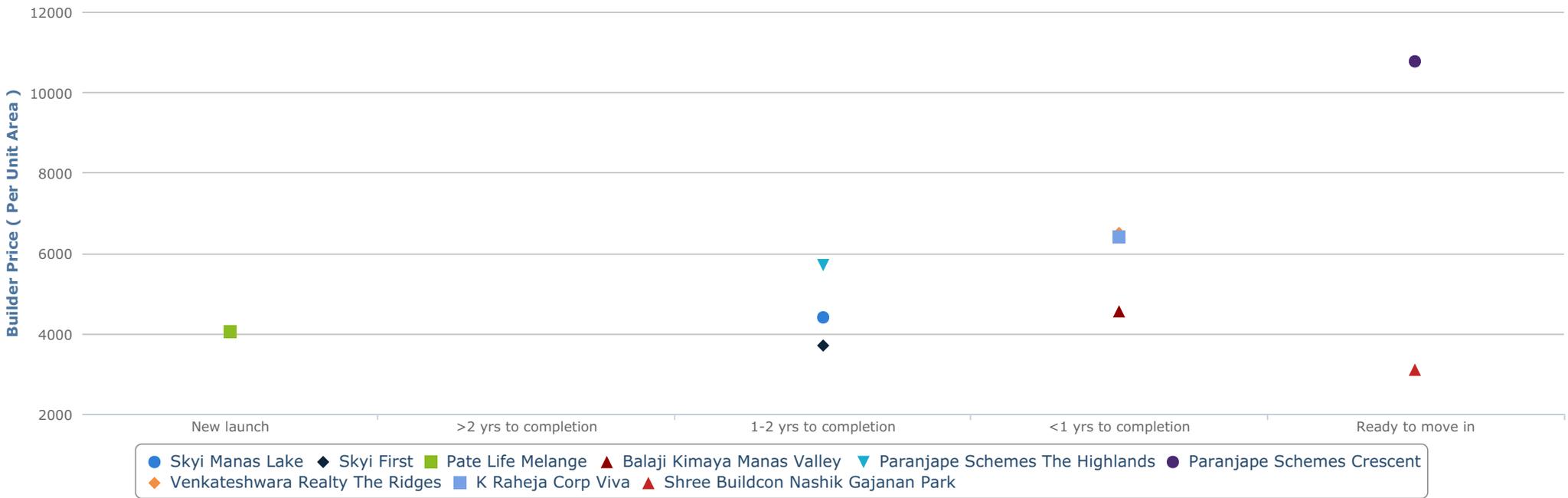
Skyi Aria
Bavdhan, Pune

Primary Purchase Price	4,400/sq.ft.	4,551/sq.ft.	4,900/sq.ft.
Advance Maintenance Charges (Month)	N.A.	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.	Rs. 1.1 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Skyi Manas Lake



Skyi Manas Lake's current price is Rs. 4400/sq. ft. and it is in Under Construction stage.

In comparison to locality, Skyi Manas Lake is overpriced by Rs. 328.74/sq. ft.

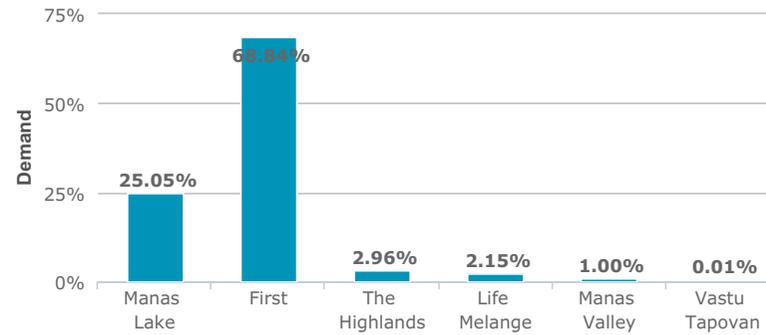
Highest price in the locality is for Paranjape Schemes Crescent at 10767/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Shree Buildcon Nashik Gajanan Park at 3100/sq. ft. and it is in Ready to Move In stage.

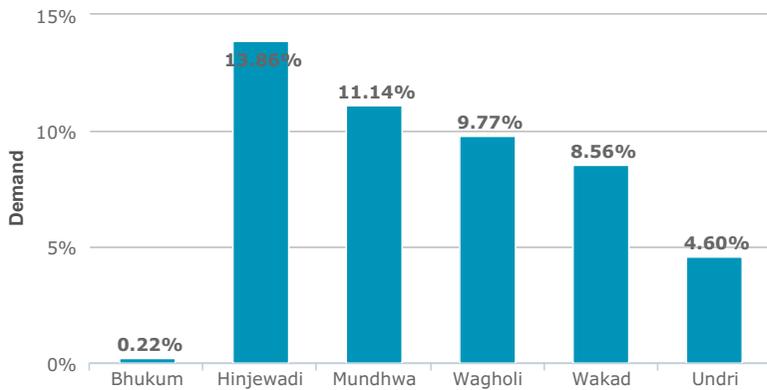
Analysis

- Manas Lake has 25.05 % demand amongst all projects in Pune.
- The highest demand 68.84% in Pune is for First.
- The lowest demand 0.01% in Pune is for Vastu Tapovan

Demand of projects in 5 km vicinity of Skyi Manas Lake



Demand in popular localities of Pune



Analysis

- Bhukum has 0.22 % demand amongst all projects in Pune.
- The highest demand 13.86% in Pune is for Hinjewadi.
- The lowest demand 0.22% in Pune is for Bhukum



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

Skyi Manas Lake Comparison With Other Similar Projects



Skyi Manas Lake
Bhukum, Pune



Balaji Kimaya Manas Valley
Bavdhan, Pune



Skyi Aria
Bavdhan, Pune

Livability Rating*	8.1/10	8.1/10	8.1/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Skyi	Balaji Kimaya	Skyi
Locality	Bhukum, Pune	Bavdhan, Pune	Bavdhan, Pune
Number of Towers	6	2	2
Project Land Area	N.A.	3.75 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

Skyi Manas Lake Comparison With Other Similar Projects (Continued ...)



Skyi Manas Lake
Bhukum, Pune



Balaji Kimaya Manas Valley
Bavdhan, Pune



Skyi Aria
Bavdhan, Pune

Part of Township	Yes	No	Yes
Average Flats Per Floor	8.32	9.88	16.14
Loading Percentage	45.53%	36.51%	43.48%
Launch Date	Sep `14	Oct `14	Jul `12
Possession Date	Dec `17	Feb `17	Dec `16
Delay	5 month(s)	On time	9 month(s)

Amenities Comparison Of Skyi Manas Lake With Other Similar Projects



Skyi Manas Lake
Bhukum, Pune



Balaji Kimaya Manas Valley
Bavdhan, Pune



Skyi Aria
Bavdhan, Pune

Cafeteria			
Sports Facility			
Jogging Track			
Swimming Pool			
Intercom			

Common Amenities Gymnasium Children's play area Club House Rain Water Harvesting 24 X 7 Security Power Backup

Amenities not available in any project Multipurpose Room Golf Course 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



Skyi is a leading real estate development based in Pune and has 10 years of experience in the industry. Founded in 2004, Skyi has drawn investment from several leading global investors, including Piramal Housing Finance. The list of property by Skyi encompasses more than 1 million sq ft of residential space that collectively houses more than 1,500 families. At present, the company is engaged in the development of approximately five million sq ft of projects in prime locations. The company offers housing solutions for three market categories: premium, ultra luxury and luxury. The range of housing products includes row houses, condominiums, apartments and duplexes.

The company has many firsts to its credit. It is credited for the introduction of the pioneering “ihome concept” in the residential category. All projects are environment friendly and showcase intelligent designs and architectures.

Unique Selling Point:

The company is a member of the Indian Green Building Council and is a 5-star rated realty developer by rating agency, CRISIL. This goes to show the company’s commitment towards sustainable development, top-class construction and ensuring environment friendliness at its projects. Customer satisfaction is highly emphasized by the company above all.

Sustainable design apart, the company is also focused on offering homes that fuse ventilation, space, security and safety, natural light and fresh air under its ihome concept. This concept takes care of campus design and dots residential campuses with water bodies, landscaping, flora and fauna and other green-building elements. Under this concept, quality materials and ample security and safety features are also ensured for customers.

Landmark Projects:

Skyi Five is a landmark project developed by the company at Pune’s Baner neighborhood. The project comes with well-designed 4 BHK apartments for buyers that are sized at 3,249 sq ft on an average. The project consists of nine units and comes with several amenities for residents, including a well-equipped gymnasium, a club house, a swimming pool, power backup facilities, video door phone facilities, a CCTV surveillance, playing zones for children, landscaped areas, separate car washing provisions, garbage chutes with auto cleaning and water-heating provisions.

Skyi Aria is another landmark project offering premium apartments to buyers that are sized between 586 and 671 sq ft on an average. The project consists of 301 units and comes with supreme multi-functionality for all age groups, along with numerous facilities and amenities.

Type/Category of Projects:

Experience	12 Years
Project Delivered	11
Ongoing Projects	6

The Company offers projects in three categories, namely luxury, ultra-luxury and premium.

Top Projects Delivered By Skyi



Livability Score

8.4

Skyi Five
Baner, Pune

Project was delivered on Dec, 2013



Livability Score

8.3

Skyi Iris
Baner, Pune

Project was delivered on Oct, 2012



Livability Score

8.2

Skyi Iris
Bavdhan, Pune

Project was delivered on Dec, 2015



Livability Score

7.6

Skyi Seher
Baner, Pune

Project was delivered on Sep, 2010



Livability Score

8.1

Skyi Manas Lake

Bhukum, Pune

Project is expected to be delivered on Dec, 2017
after a delay of 5 month(s).

Has seen a price appreciation of **7.7 %** over last **22 month(s)**



Livability Score

8.2

Skyi Songbirds Iris

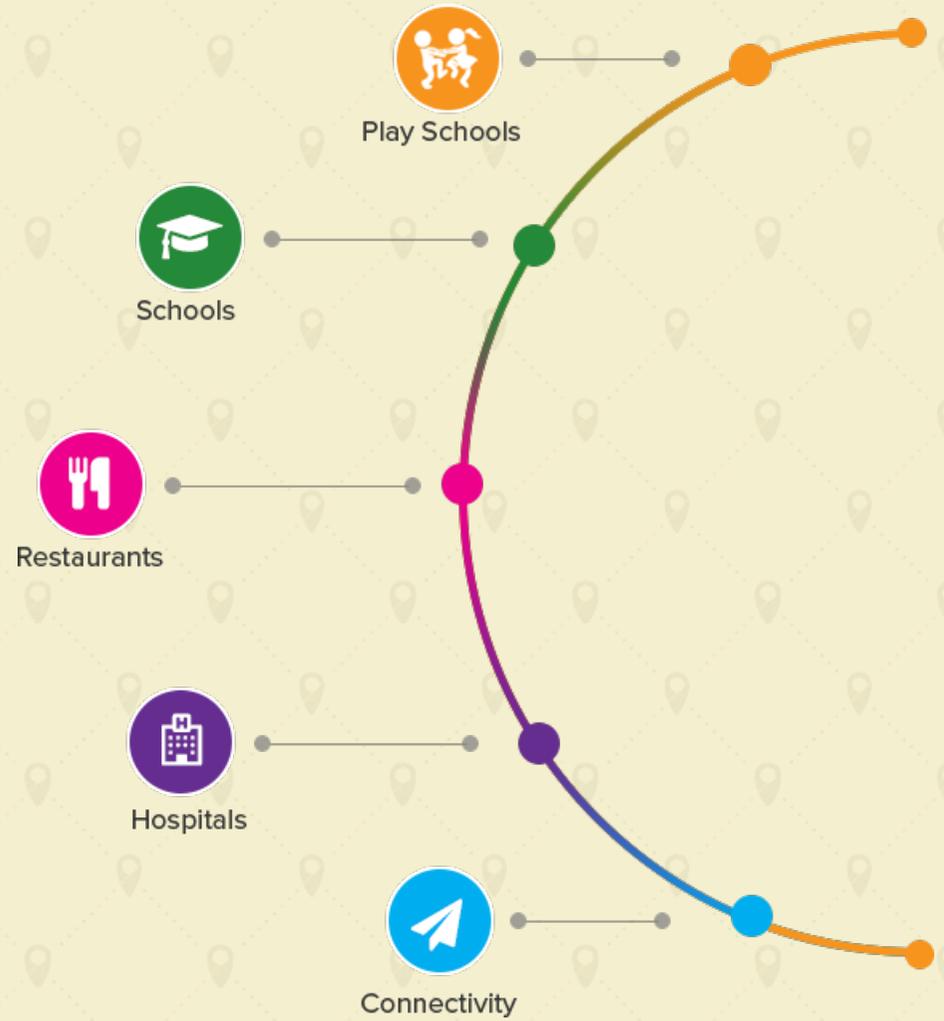
Bavdhan, Pune

Project is expected to be delivered on Dec, 2017
after a delay of 21 month(s).

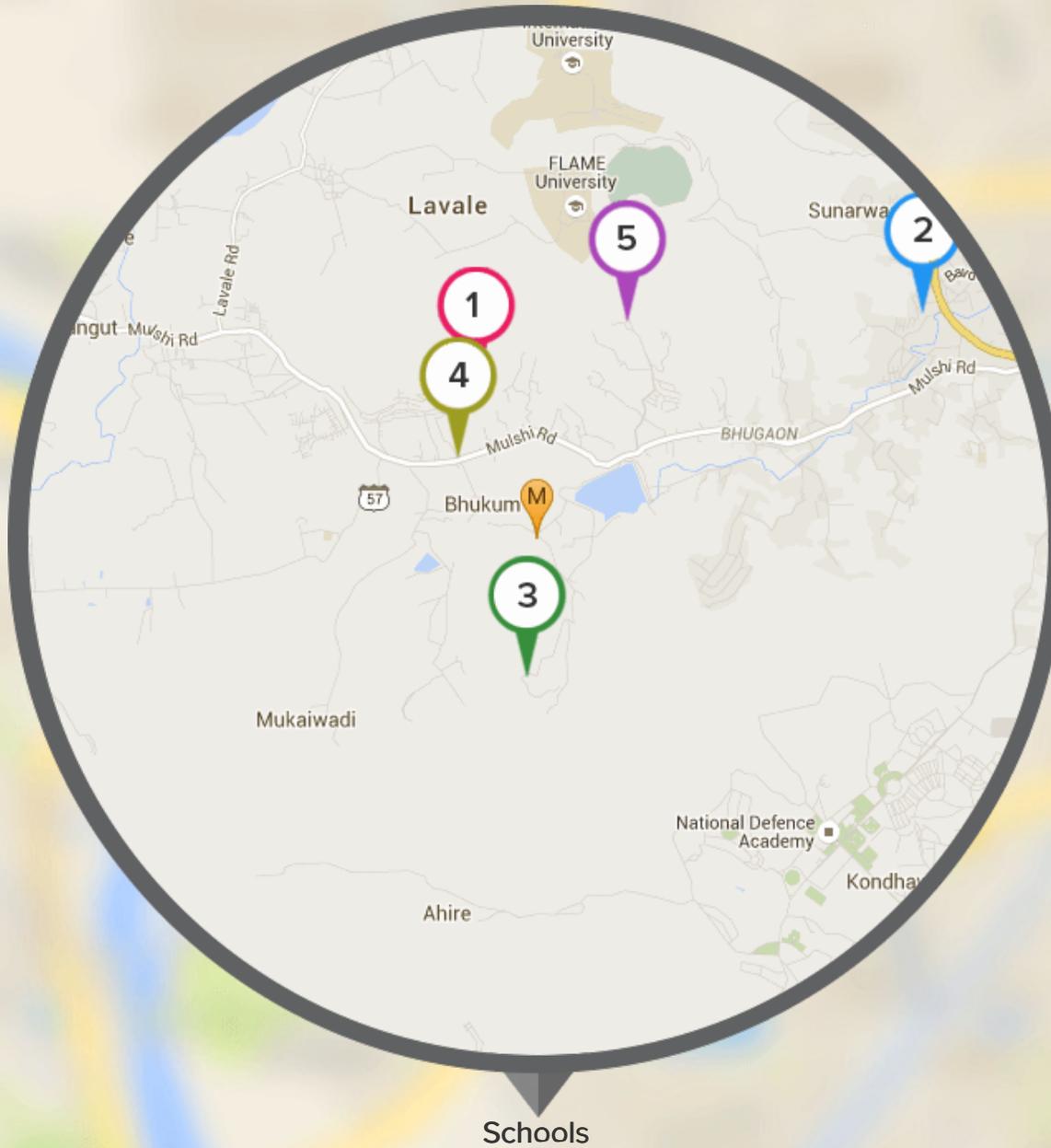
Has seen a price appreciation of **3.8 %** over last **38 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality



Schools Near Skyi Manas Lake, Pune

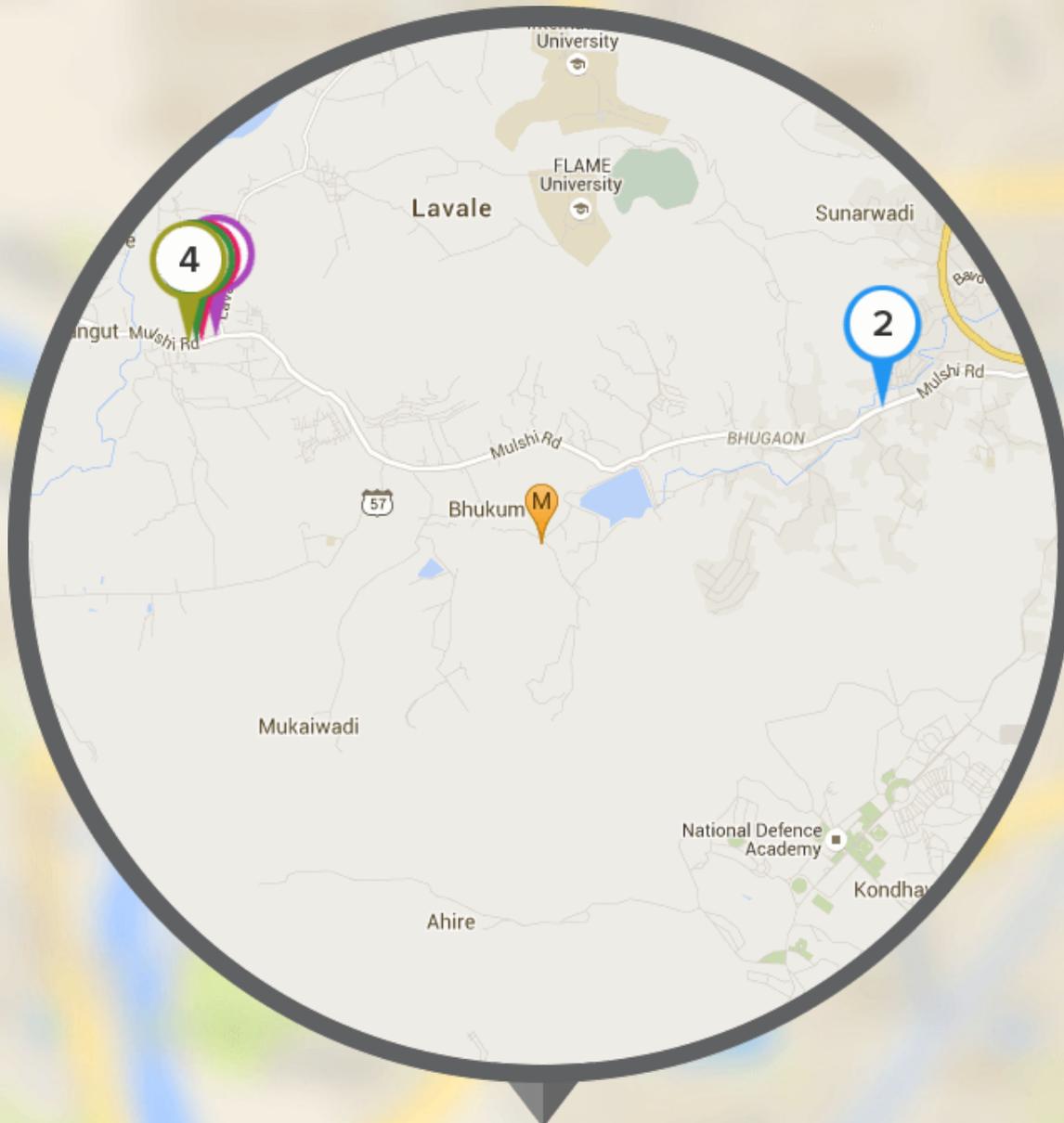


Top 5 Schools (within 5 kms)

- | | | | |
|---|----------------------------------|-------|--------|
| 1 | Sanskriti School | ★★★★★ | 1.74Km |
| 2 | Ryan International School | ★★★★★ | 4.87Km |
| 3 | Indus International School | ★★★★★ | 1.51Km |
| 4 | Sanskriti School | ★★★★ | 1.22Km |
| 5 | Sri Sri Ravishankar Vidya Mandir | ★★★ | 2.54Km |

M Represents the location of Skyi Manas Lake

Restaurants Near Skyi Manas Lake, Pune



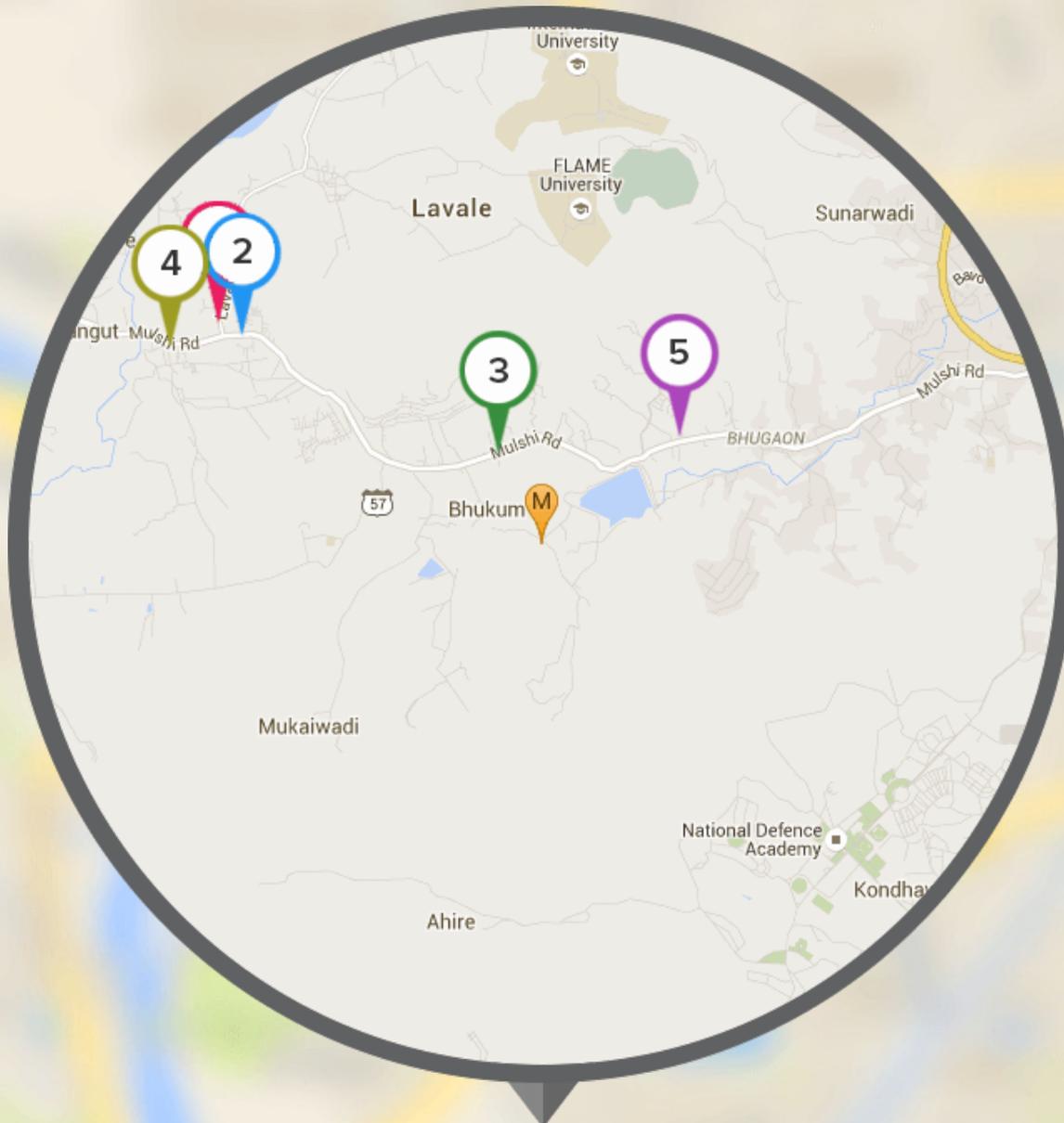
Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------------|---|--------|
| 1 | Chandrakant Hotel | ★ | 4.27Km |
| 2 | Spice 24 | ★ | 3.97Km |
| 3 | Hotel Mudra's Saybaa | ★ | 4.32Km |
| 4 | Mudra | ★ | 4.40Km |
| 5 | Chaitanya Hotel | ★ | 4.16Km |

M Represents the location of Skyi Manas Lake

Restaurants

Hospitals Near Skyi Manas Lake, Pune



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---------------------------------|------|--------|
| 1 | Mulshi Multispecialty Hospital | ★★★★ | 4.22Km |
| 2 | Santkrupa Hospital | ★★★ | 3.95Km |
| 3 | Arpan Hospital | ★★★ | 1.07Km |
| 4 | Shriyash Hospital | ★★★ | 4.55Km |
| 5 | Unique Multispeciality Hospital | ★★ | 1.89Km |

M Represents the location of Skyi Manas Lake



PROPTIGER



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