




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

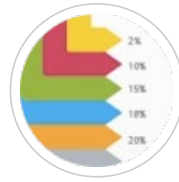
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

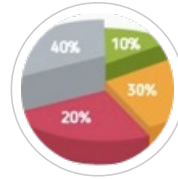


What is *PROPINSIGHT?*



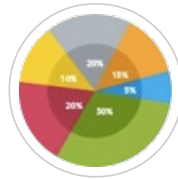
Price Insight

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.




Central Park Park 3 Independent Floors


Sector 33 Sohna, Gurgaon

₹ 51.5 Lacs onwards

Livability Score



 Configurations
2,3 Bedroom Apartment

 Possession Starts
Sep '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

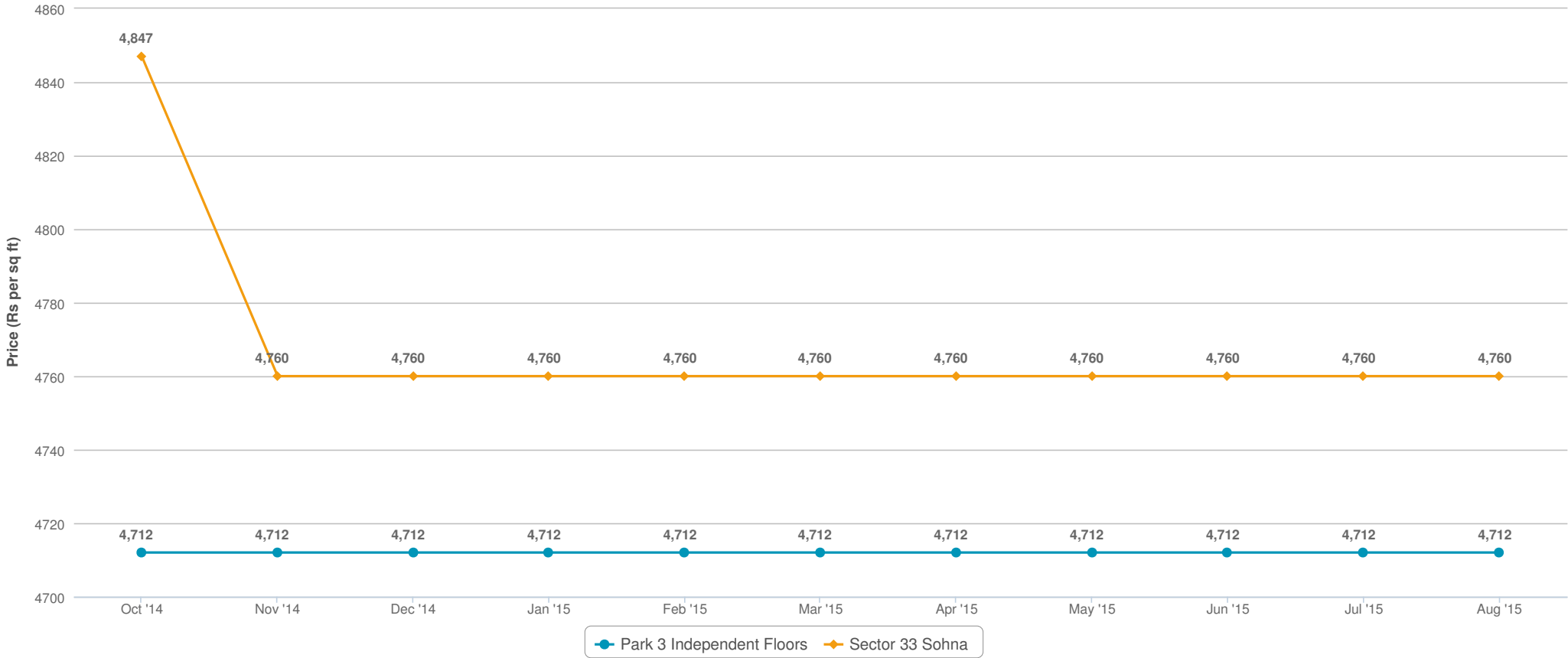


Demand Comparison

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

Price Trend Of Central Park Park 3 Independent Floors

Central Park Park 3 Independent Floors VS Sector 33 Sohna, Gurgaon



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	1093	1230

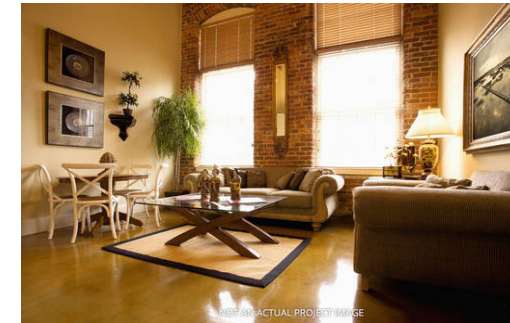
Price Comparison With Other Projects Similar To Central Park Park 3 Independent Floors



Central Park Park 3
Independent Floors
Sector 33 Sohna, Gurgaon



Ashiana Homes Mulberry
Sector 2 Sohna, Gurgaon



Shree Vardhman Olive
Sector 2 Sohna, Gurgaon

Primary Purchase Price

4,711/sq.ft.

4,750/sq.ft.

4,500/sq.ft.

Advance Maintenance
Charges (Month)

N.A.

Rs. 24 (One time)

Rs. 1 (One time)

Car Parking Charges

N.A.

Covered : Rs. 2.5 Lacs (One time)

Covered : Rs. 2.5 Lacs (One time)
Open : Rs. 1.5 Lacs (One time)

Power Backup Charges

N.A.

Rs. 20,000 (One time)

N.A.

Club House Charges

Rs. 2.3 Lacs (One time)

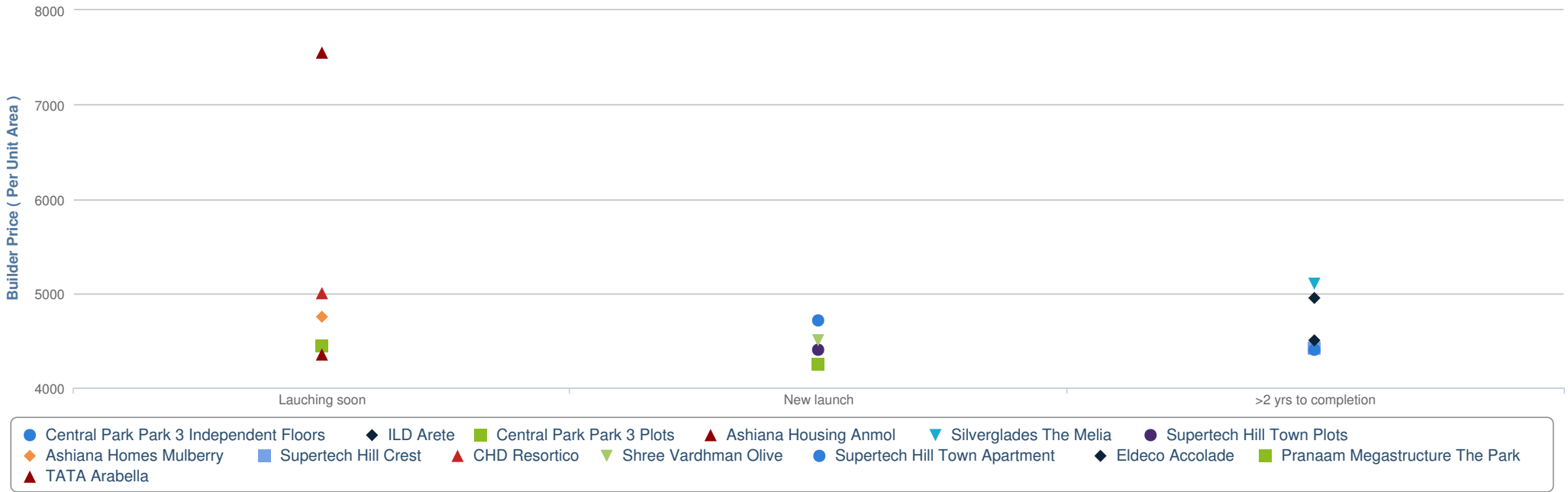
Rs. 1.5 Lacs (One time)

Rs. 1.3 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Central Park Park 3 Independent Floors



Central Park Park 3 Independent Floors's current price is Rs. 4711/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Central Park Park 3 Independent Floors is underpriced by Rs. 47.84/sq. ft.

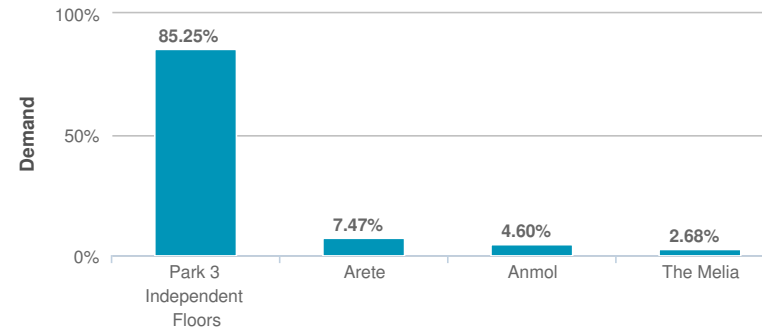
Highest price in the locality is for TATA Arabella at 7550/sq. ft. and it is in New Launch stage.

Lowest price in the locality at Pranaam Megastructure The Park at 4250/sq. ft. and it is in Launching Soon stage.

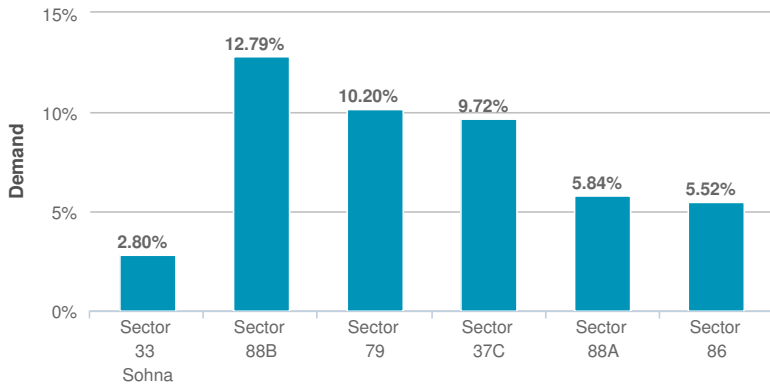
Analysis

- Park 3 Independent Floors has 85.25 % demand amongst all projects in Gurgaon.
- The highest demand 85.25% in Gurgaon is for Park 3 Independent Floors.
- The lowest demand 2.68% in Gurgaon is for The Melia

Demand of projects in 5 km vicinity of Central Park Park 3 Independent Floors



Demand in popular localities of Gurgaon



Analysis

- Sector 33 Sohna has 2.80 % demand amongst all projects in Gurgaon.
- The highest demand 12.79% in Gurgaon is for Sector 88B.
- The lowest demand 2.80% in Gurgaon is for Sector 33 Sohna



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

Central Park Park 3 Independent Floors Comparison With Other Similar Projects



Central Park Park 3
Independent Floors
Sector 33 Sohna, Gurgaon



Ashiana Homes Mulberry
Sector 2 Sohna, Gurgaon



Shree Vardhman Olive
Sector 2 Sohna, Gurgaon

Livability Rating*	6.7/10	7.0/10	6.8/10
Safety Rating*	6.0/10	N.A.	6.4/10
Builder	Central Park	Ashiana	Shree Vardhman
Locality	Sector 33 Sohna, Gurgaon	Sector 2 Sohna, Gurgaon	Sector 2 Sohna, Gurgaon
Number of Towers	N.A.	10	9
Project Land Area	N.A.	10 Acres	11 Acres

*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

Central Park Park 3 Independent Floors Comparison With Other Similar Projects (Continued ...)



Central Park Park 3
Independent Floors
Sector 33 Sohna, Gurgaon



Ashiana Homes Mulberry
Sector 2 Sohna, Gurgaon



Shree Vardhman Olive
Sector 2 Sohna, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	N.A.	4	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	N.A.	Mar `15	N.A.
Possession Date	Sep `17	Nov `18	Jun `19
Delay	On time	8 month(s)	On time

Amenities Comparison Of Central Park Park 3 Independent Floors With Other Similar Projects



Central Park Park 3 Independent Floors
Sector 33 Sohna, Gurgaon



Ashiana Homes Mulberry
Sector 2 Sohna, Gurgaon



Shree Vardhman Olive
Sector 2 Sohna, Gurgaon

24 X 7 Security			
Gymnasium			
Swimming Pool			
Club House			
Rain Water Harvesting			

Common Amenities

Power Backup

Amenities not available in any project

Cafeteria Jogging Track Golf Course



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



Experience	N.A
Project Delivered	7
Ongoing Projects	3

Central Park is a leading name in the country when it comes to the real estate industry in the National Capital Region. Property by Central Park is highly coveted by aspiring buyers in this area on account of the company's commitment to quality and its core competencies that cover every aspect of the project cycle -- from land acquisition to design, planning, architecture, marketing and construction. The company specializes in building aesthetically appealing structures that adhere to the strictest quality and construction standards. Global quality standards and principles are given high importance at the company. The company has successfully developed in excess of 10.9 million sq.ft. and has embarked on projects that cover an additional 65 million sq.ft. spanning across sectors like hospitality, residential, commercial, leisure and recreation. One of the UK's biggest investment firms, Ashmore Associates LLC, is a stakeholder in the company as well.

The company is owned by Sweta Estates Private Limited which is the brainchild of Mr. Kanwaljit Singh Bakshi and Amarjit Singh Bakshi. The company has its own corporate office in Gurgaon and aims at covering several Indian states in the near future with its pioneering offerings.

Unique Selling Point:

The company prides itself on its customer-centric outlook, and this makes it to focus on developing immaculately planned residential complexes which come with every conceivable amenity possible, including parking facilities, swimming pools, clubhouses, lobbies, balconies and much more. Legal compliance and transparency are other key attributes at the company, along with adherence to business ethics. The company also believes in serving all welfare associations of residents long after projects are completed. Innovation, refinement, customer satisfaction and professionalism are given importance at the brand.

Another USP of the company lies in its collaboration with global consultants, including HOK International Architects, Singapore, Thailand's Green Architect and interior design firms like Hirsch Berdner and Associates in Singapore and PIA in Thailand.

Landmark Projects:

Central Park I is a landmark project developed by the company and consists of premium condominiums in Gurgaon. This project came with several top amenities and facilities. Central Park Resorts II is another project launched by the company that offers luxury condominiums and is spread over 4.75 acres, with ample open space and many facilities and amenities. The project consists of 1,706 apartments spread across 28 residential towers. When it comes to commercial projects, the company has several landmark projects to its credit, including the Pullman Gurgaon Central Park

hotel which represents its first foray into the hospitality market. This five star hotel is situated on the MG Road and offers Wi-Fi connected rooms along with several amenities and facilities for business and leisure travellers.

Top Projects Delivered By Central Park



Livability Score

7.6

Central Park The Room
Sector 48, Gurgaon

Project was delivered on Nov, 2014



Livability Score

7.5

Central Park Belgravia Resort Residences 1
Sector 48, Gurgaon

Project was delivered on Sep, 2010



Livability Score

7.3

Central Park Bellevue
Sector 48, Gurgaon

Project was delivered on Dec, 2010



NOT AN ACTUAL PROJECT IMAGE Livability Score

7.2

Central Park Central Park 1
Sector 42, Gurgaon

Project was delivered on Sep, 2008



NOT AN ACTUAL PROJECT IMAGE Livability Score

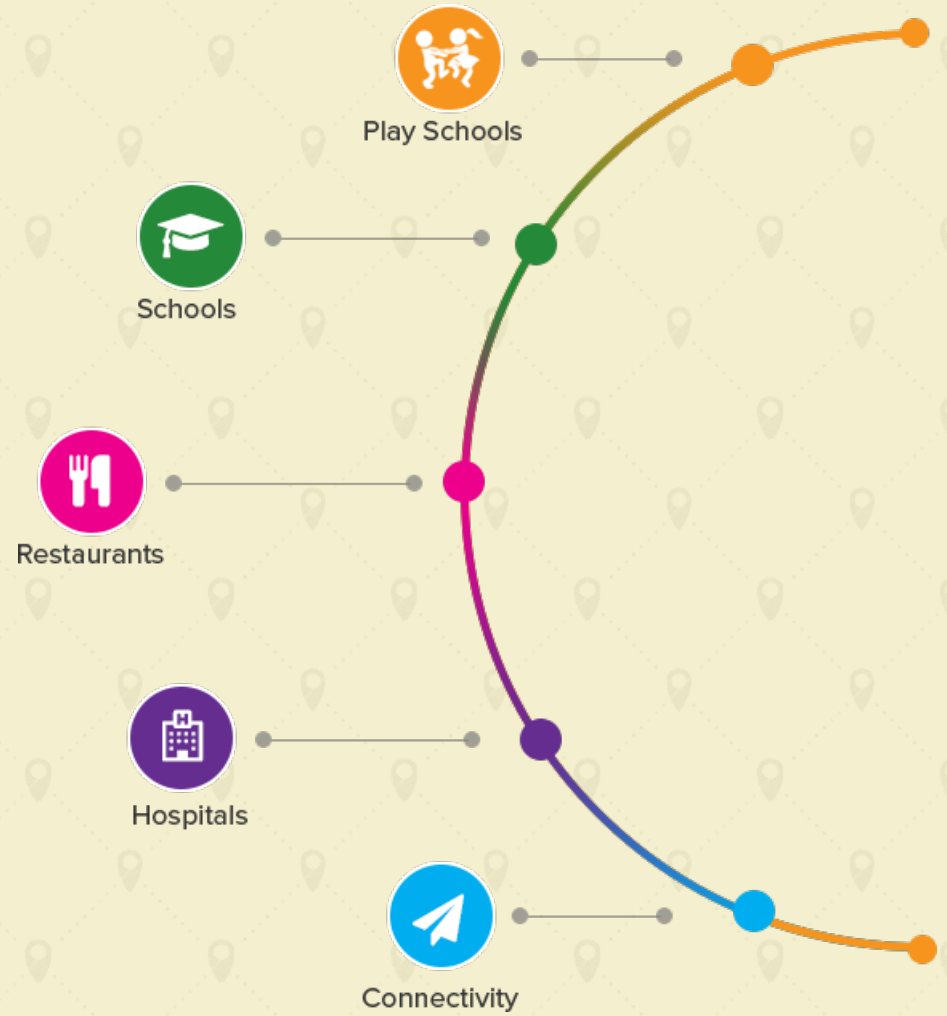
7.3

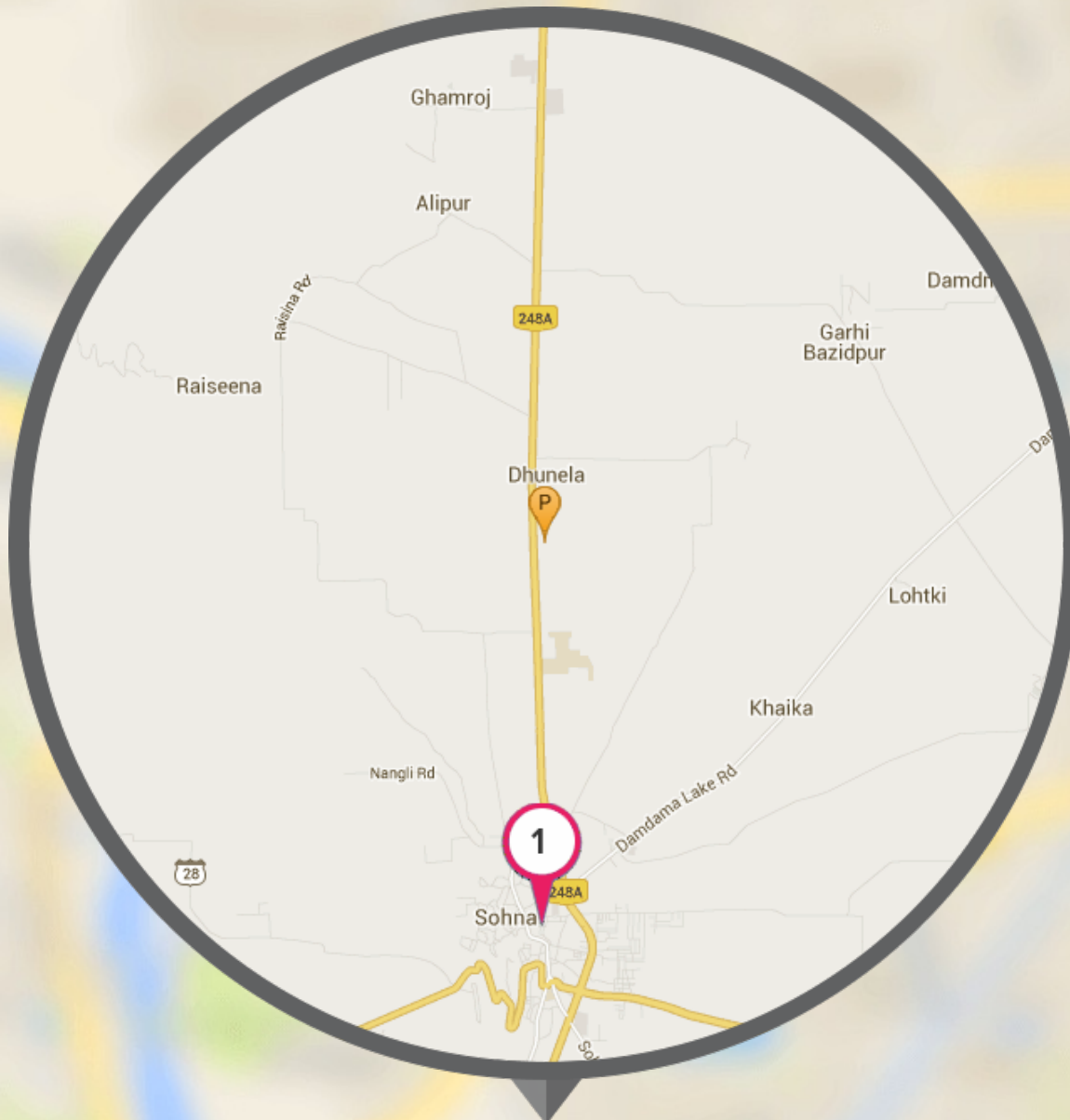
Central Park Belgravia Resort Residences 2
Sector 48, Gurgaon

Project is expected to be delivered on Jan, 2016
after a delay of 8 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality





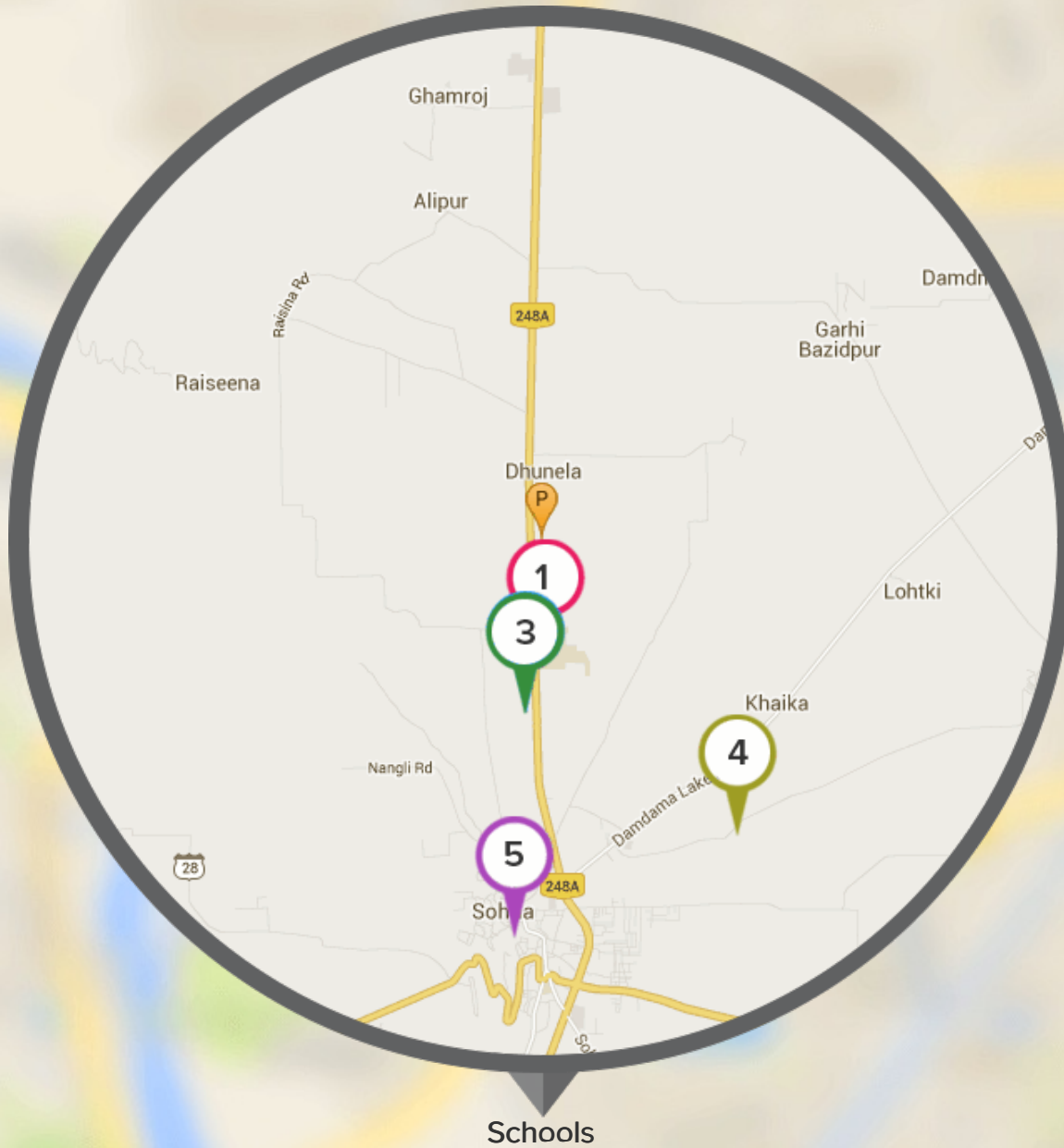
Top 3 Play Schools (within 5 kms)

- 1 Eurokids Sohna Road, Gurgaon
★★★★★ 3.85Km
- 2 Bachpan...a play school
★★★★★ 3.85Km
- 3 Coloon Play School Day Care
★★★★ 3.85Km

P Represents the location of Central Park Park 3 Independent Floors


Play Schools

Schools Near Central Park Park 3 Independent Floors, Gurgaon

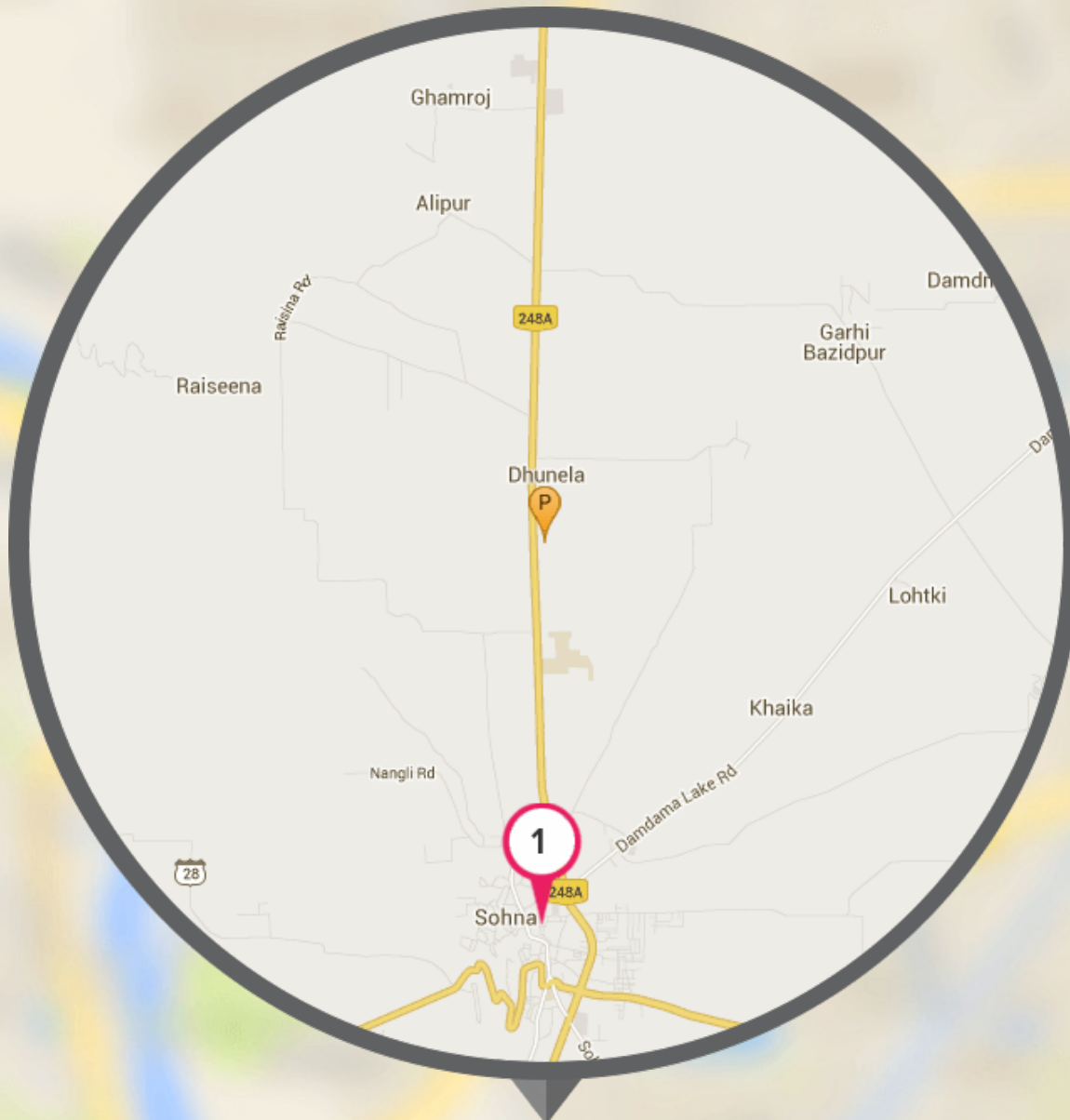


Top 5 Schools (within 5 kms)

- 1** K.R. Mangalam University
★★★★★ 1.24Km
- 2** GD Goenka World School
★★★★★ 1.76Km
- 3** G D Goenka School of Management
★★★★★ 1.78Km
- 4** DVM Public School
★★★ 3.58Km
- 5** Rashtriya Adarsh Vidyalaya
★★ 4.04Km

 Represents the location of Central Park Park 3 Independent Floors

Schools



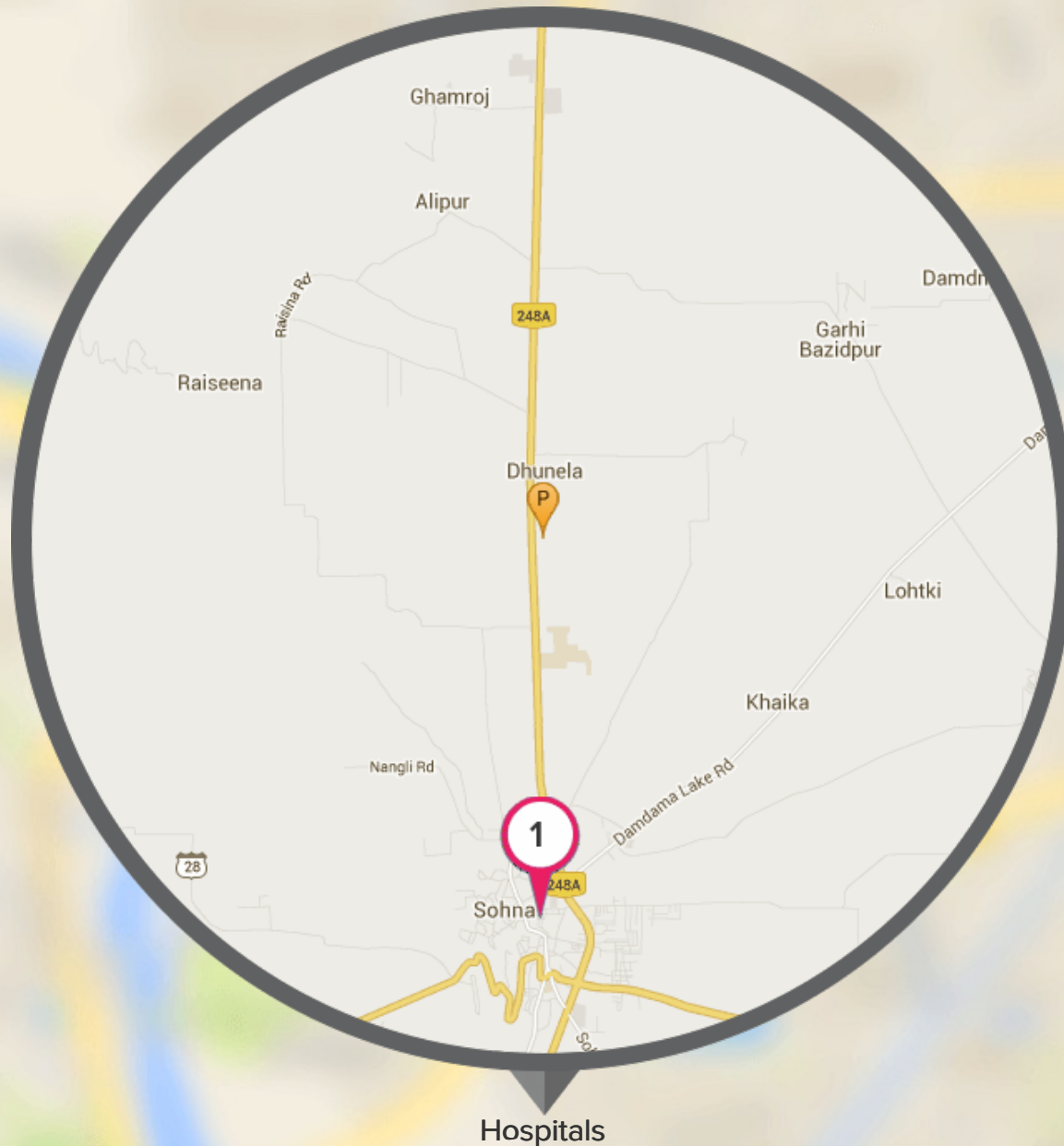
Top 1 Restaurants (within 5 kms)

1 Shivam Restaurants 3.85Km

P Represents the location of Central Park Park 3 Independent Floors


Restaurants

Hospitals Near Central Park Park 3 Independent Floors, Gurgaon



Top 3 Hospitals (within 5 kms)

- | | | | |
|---|---------------------------------|----|--------|
| 1 | Ashirwad Hospital | ★★ | 3.85Km |
| 2 | Jain Hospital | ★★ | 3.85Km |
| 3 | Badlumal Memorial Amar Hospital | ★★ | 3.85Km |

 Represents the location of Central Park Park 3 Independent Floors

Hospitals



PROPTIGER



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