




# 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.



# Arun Shelters Kaustubha


Kannur on Thanisandra Main Road, Bangalore


₹ 45.5 Lacs onwards

Livability Score



 Project Size  
12 Towers

 Configurations  
2,3 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

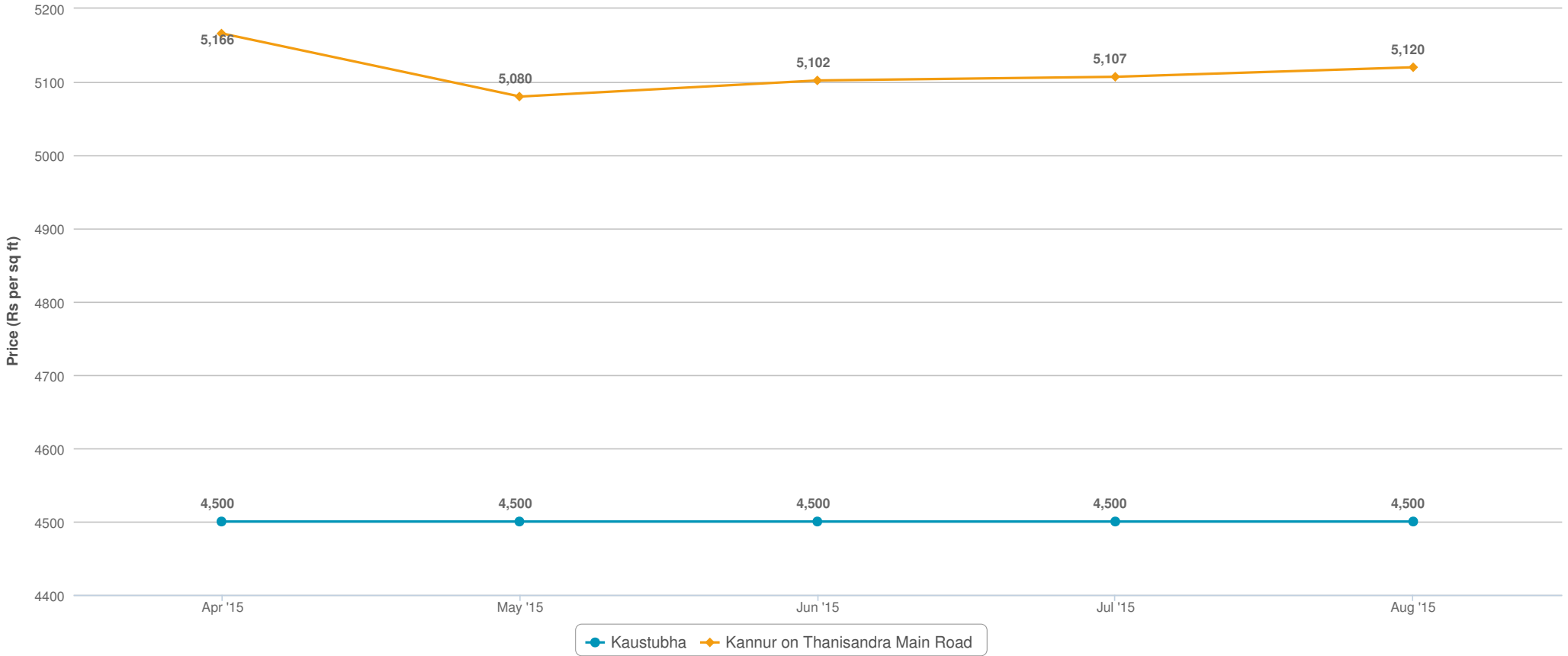


## Demand Comparison

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

# Price Trend Of Arun Shelters Kaustubha

## Arun Shelters Kaustubha VS Kannur on Thanisandra Main Road, Bangalore



Property Type	2BHK+2T	3BHK+2T	3BHK+3T
Area (sq.ft.)	1010, 1030, 1038, 1060, 1145	1400	1284, 1290, 1313, 1336, 1340, 1345, 1480, 1575, 1660



# Price Comparison With Other Projects Similar To Arun Shelters Kaustubha



Arun Shelters Kaustubha  
Kannur on Thanisandra Main  
Road, Bangalore



Arvind Infra Sporca  
Thanisandra, Bangalore



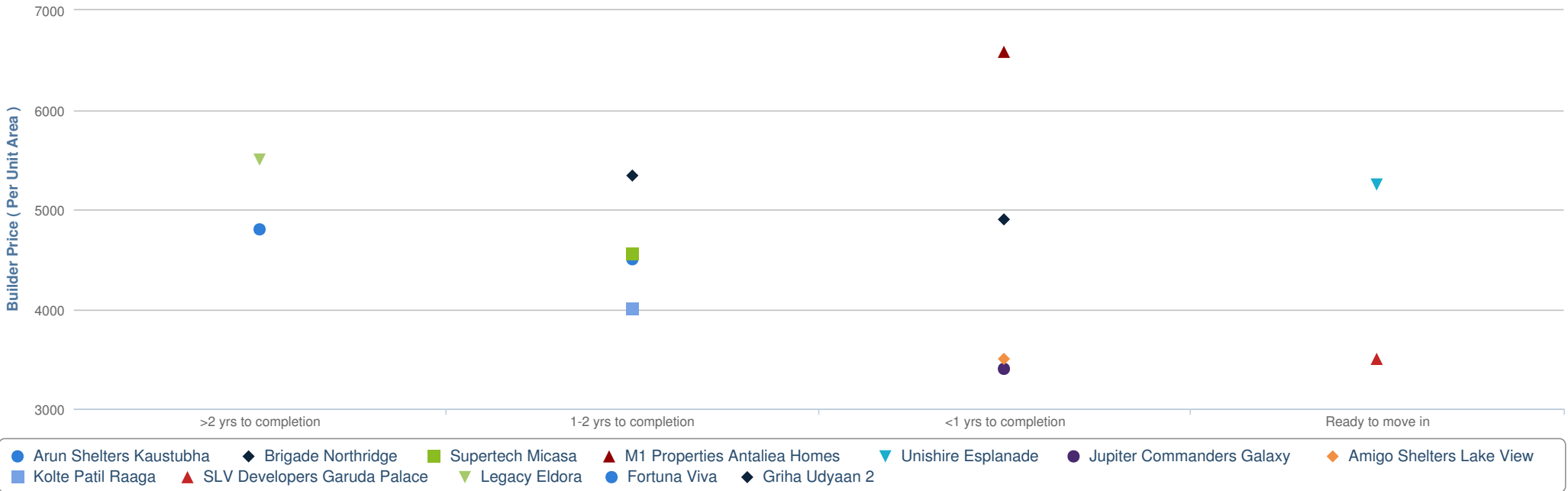
Jupiter Commanders Splendour  
Apartments  
Jakkur, Bangalore

Primary Purchase Price	4,500/sq.ft.	4,195/sq.ft.	N.A.
Advance Maintenance Charges (Month)	N.A.	Rs. 12 (One time)	N.A.
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	N.A.	N.A.
Power Backup Charges	N.A.	Rs. 25,000 (One time)	N.A.
Club House Charges	Rs. 3 Lacs (One time)	Rs. 2.3 Lacs (One time)	N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Arun Shelters Kaustubha



Arun Shelters Kaustubha's current price is Rs. 4500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Arun Shelters Kaustubha is underpriced by Rs. 478.3/sq. ft.

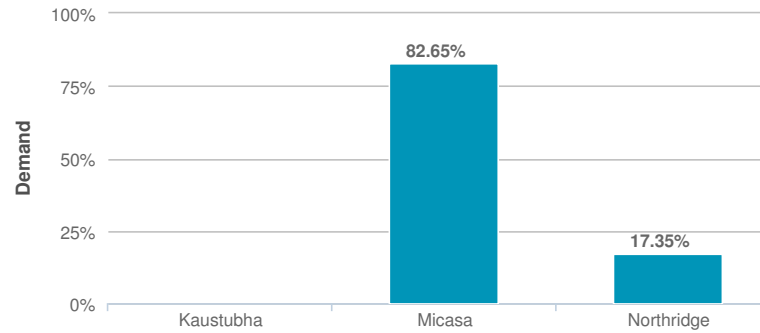
Highest price in the locality is for M1 Properties Antaliea Homes at 6582/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Jupiter Commanders Galaxy at 3400/sq. ft. and it is in Under Construction stage.

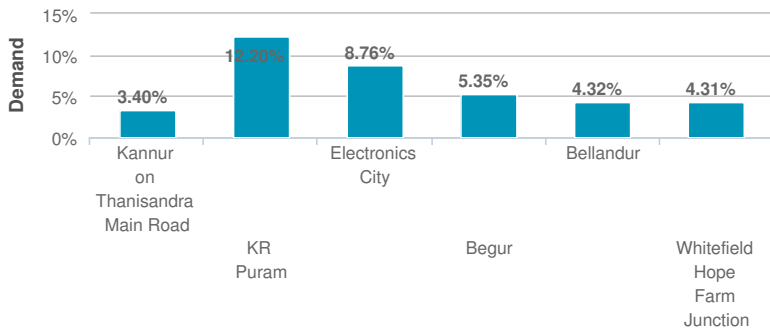
## Analysis

- Kaustubha has 0.00 % demand amongst all projects in Bangalore.
- The highest demand 82.65% in Bangalore is for Micasa.
- The lowest demand 0.00% in Bangalore is for Kaustubha

## Demand of projects in 5 km vicinity of Arun Shelters Kaustubha



## Demand in popular localities of Bangalore



## Analysis

- Kannur on Thanisandra Main Road has 3.40 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 3.40% in Bangalore is for Kannur on Thanisandra Main Road





## ***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

# Arun Shelters Kaustubha Comparison With Other Similar Projects



Arun Shelters Kaustubha  
Kannur on Thanisandra Main  
Road, Bangalore



Arvind Infra Sporca  
Thanisandra, Bangalore



Jupiter Commanders Splendour  
Apartments  
Jakkur, Bangalore

Livability Rating*	6.1/10	6.1/10	6.3/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Arun Shelters	Arvind Infra	Jupiter
Locality	Kannur on Thanisandra Main Road, Bangalore	Thanisandra, Bangalore	Jakkur, Bangalore
Number of Towers	12	7	N.A.
Project Land Area	N.A.	5 Acres	5 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

# Arun Shelters Kaustubha Comparison With Other Similar Projects (Continued ...)



Arun Shelters Kaustubha  
Kannur on Thanisandra Main  
Road, Bangalore



Arvind Infra Sporca  
Thanisandra, Bangalore



Jupiter Commanders Splendour  
Apartments  
Jakkur, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	4	4.86	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Apr `15	Feb `14	N.A.
Possession Date	Dec `16	Dec `17	N.A.
Delay	On time	6 month(s)	On time

# Amenities Comparison Of Arun Shelters Kaustubha With Other Similar Projects


















**Arun Shelters Kaustubha**  
Kannur on Thanisandra Main Road,  
Bangalore



**Arvind Infra Sporca**  
Thanisandra, Bangalore



**Jupiter Commanders Splendour  
Apartments**  
Jakkur, Bangalore

Club House			
Multipurpose Room			
Gymnasium			
Swimming Pool			
Indoor Games			

**Common Amenities** Children's play area Jogging Track Landscaped Gardens

Amenities not available in any project 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

## Overview Of Developer (Arun Shelters)



Arun Shelters is a leading private limited company which offers premium realty solutions to customers in Bangalore's R T Nagar neighborhood. Arun Shelters was established in the year 2005 and possesses experience of 10 years. The company is a one stop solution for real estate, construction solutions and infrastructure. The company also offers turnkey services, advisory, project execution and other services. The company works as a single window solution in this industry and also develops its own properties at varied locations. The company has its own team of skilled architects, engineers and construction professionals who take care of interior and construction solutions as per client needs.

The company is spearheaded by Mr. M Arun Kumar who holds office as the Managing Director and Chairman. The company works on large scale turnkey contracts with large companies and several multinationals as well. The portfolio of property by Arun Shelters includes bungalows, complexes and factory buildings.

### Unique Selling Point:

The company believes in implementing futuristic visions for clients and has its own team of reputed and leading architects and structural engineers who follow a stringent system of quality checks and understand client specifications in detail before embarking on projects. The company has its own experienced management professionals who possess experience in excess of 2 decades in the industry and this team ensures the execution of projects on time along with maintenance of proper quality and aesthetics.

### Landmark Projects:

Arun Auroville is a landmark project developed by the company at Bangalore and comes with well designed apartments that are sized between 3382 and 3600 sq ft on an average. The project spreads over an area of 3 acres and consists of 85 units in all. There are several premium amenities and facilities offered to residents at this project.

MS Palazzo is another premium project located at Jakkur in Bangalore and comes with several premium amenities for residents including a club house, car parking facilities and landscaped gardens. The project consists of 120 units and spreads over an area of 1.37 acres. The project is located strategically behind the iconic Jakkur Flying Club.

<b>Experience</b>	10 Years
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<b>Project Delivered</b>	7
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<b>Ongoing Projects</b>	2
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# Top Projects Delivered By Arun Shelters



Livability Score

7.2

## Arun Shelters MS Palazzo

Jakkur, Bangalore

Project was delivered on Jan, 2011



Livability Score

6.5

## Arun Shelters Patios

Yelahanka, Bangalore

Project was delivered on Jan, 2013



Livability Score

7.5

### Arun Shelters Auroville

Jakkur, Bangalore

Project is expected to be delivered on Oct, 2015  
after a delay of 8 month(s).

Has seen a price appreciation of 16.3 % over last 24  
month(s)



Livability Score

6.1

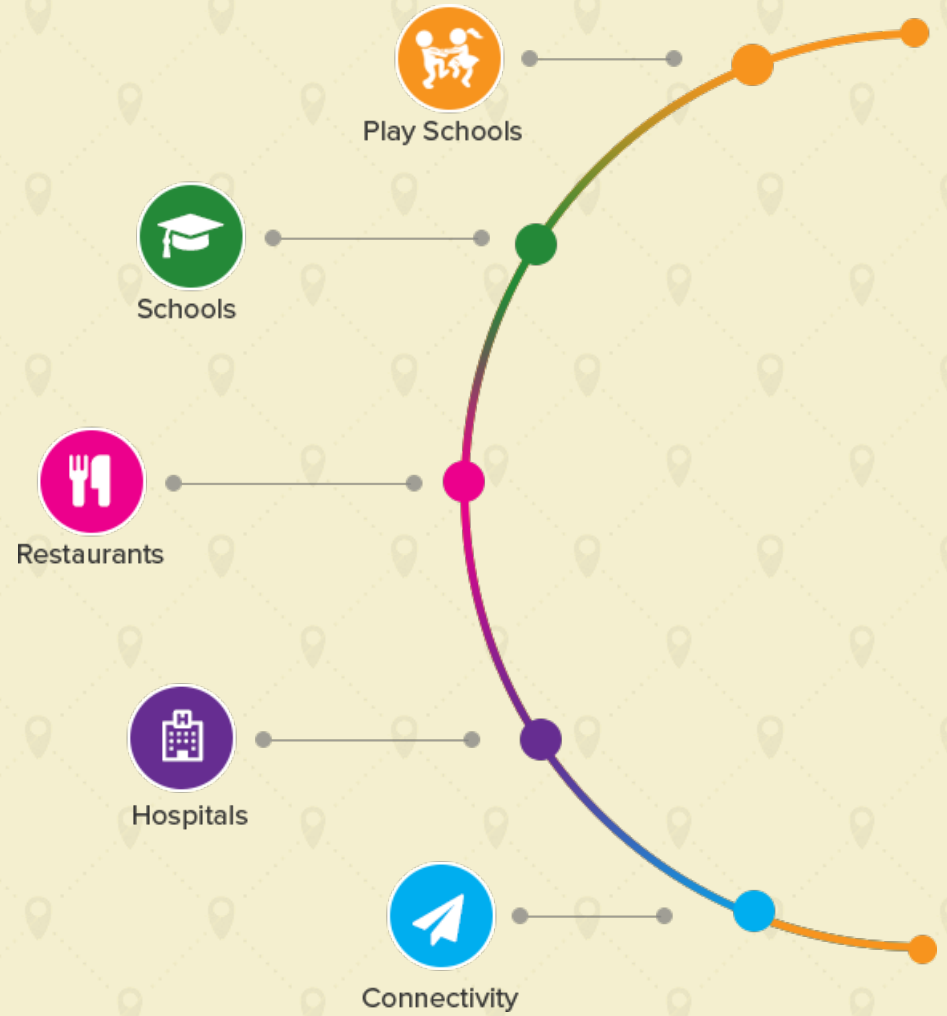
### Arun Shelters Kaustubha

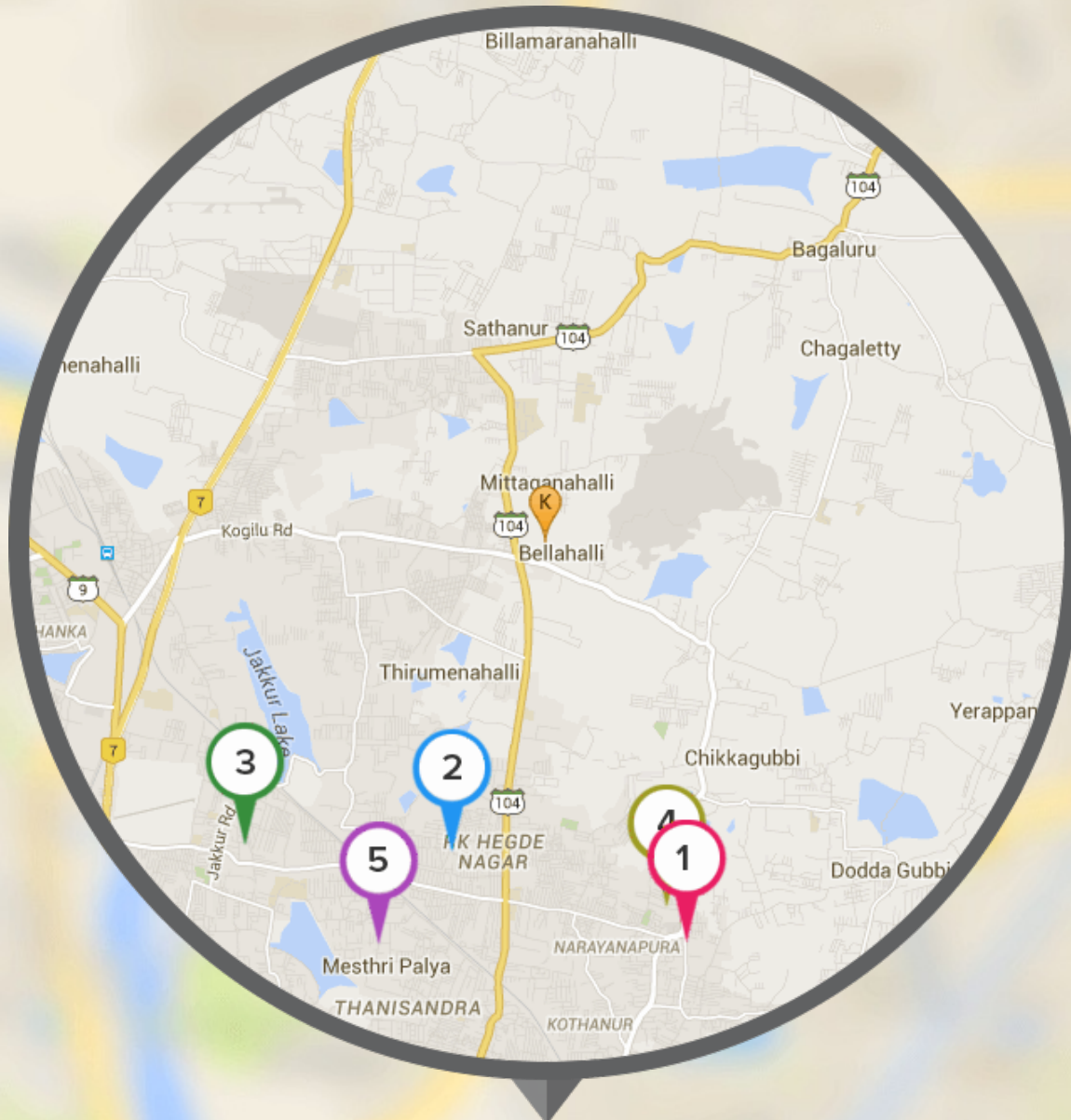
Kannur on Thanisandra Main Road, Bangalore

Project is expected to be delivered on Dec, 2016

# LOCALITY INSIGHT

Everything you want to know about the locality





Play Schools

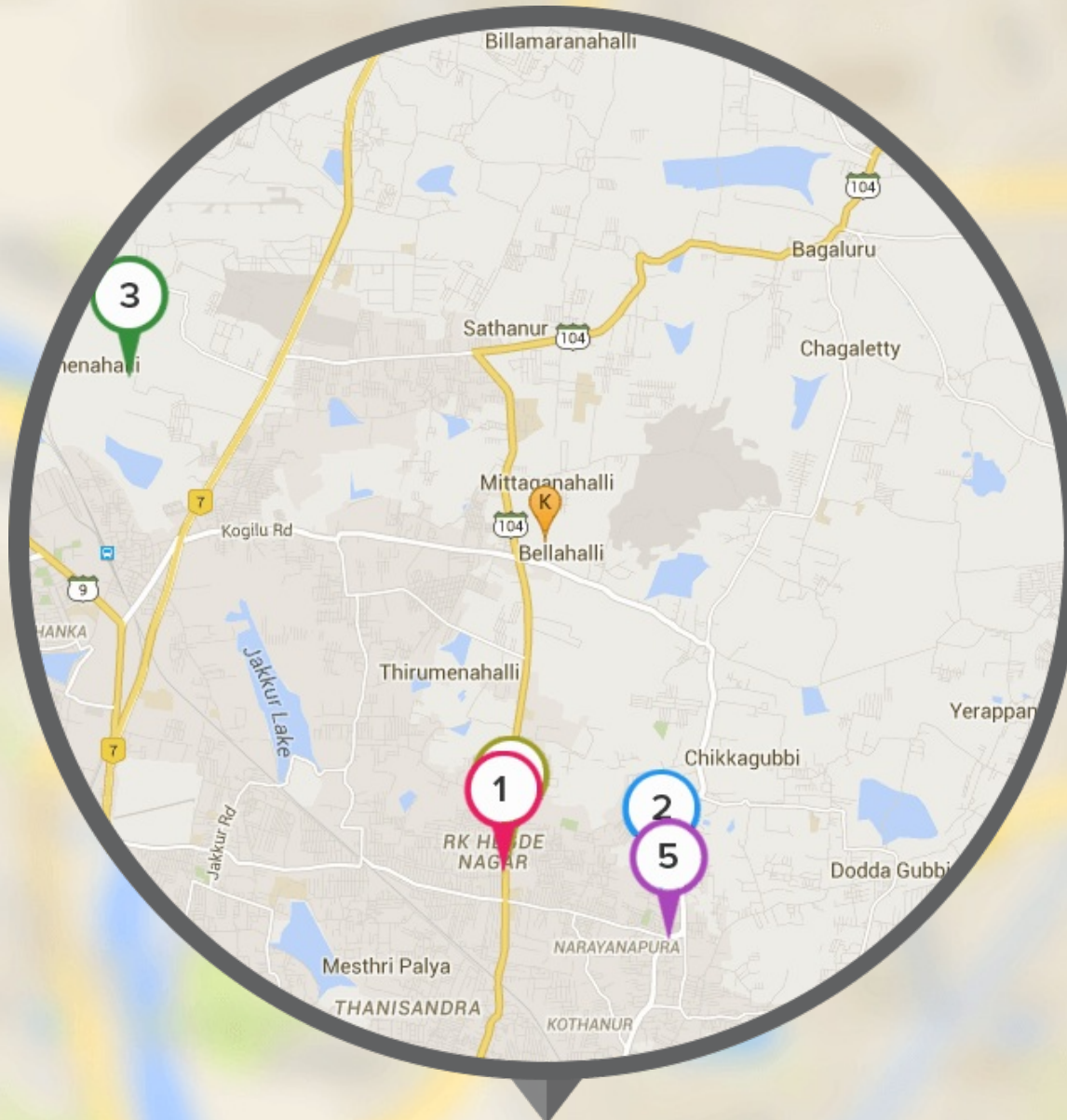
## Top 5 Play Schools (within 5 kms)

- 1** Legacy School Bangalore (LSB) ★★★★★ 4.71Km
- 2** M. R. International School ★★★★★ 3.59Km
- 3** Little Feet Euro Kids ★★★★★ 4.72Km
- 4** Deans Play Home ★★★★★ 4.26Km
- 5** EuroKids Jakkur, Bangalore ★★★★★ 4.82Km

**K** Represents the location of Arun Shelters Kaustubha



# Schools Near Arun Shelters Kaustubha, Bangalore



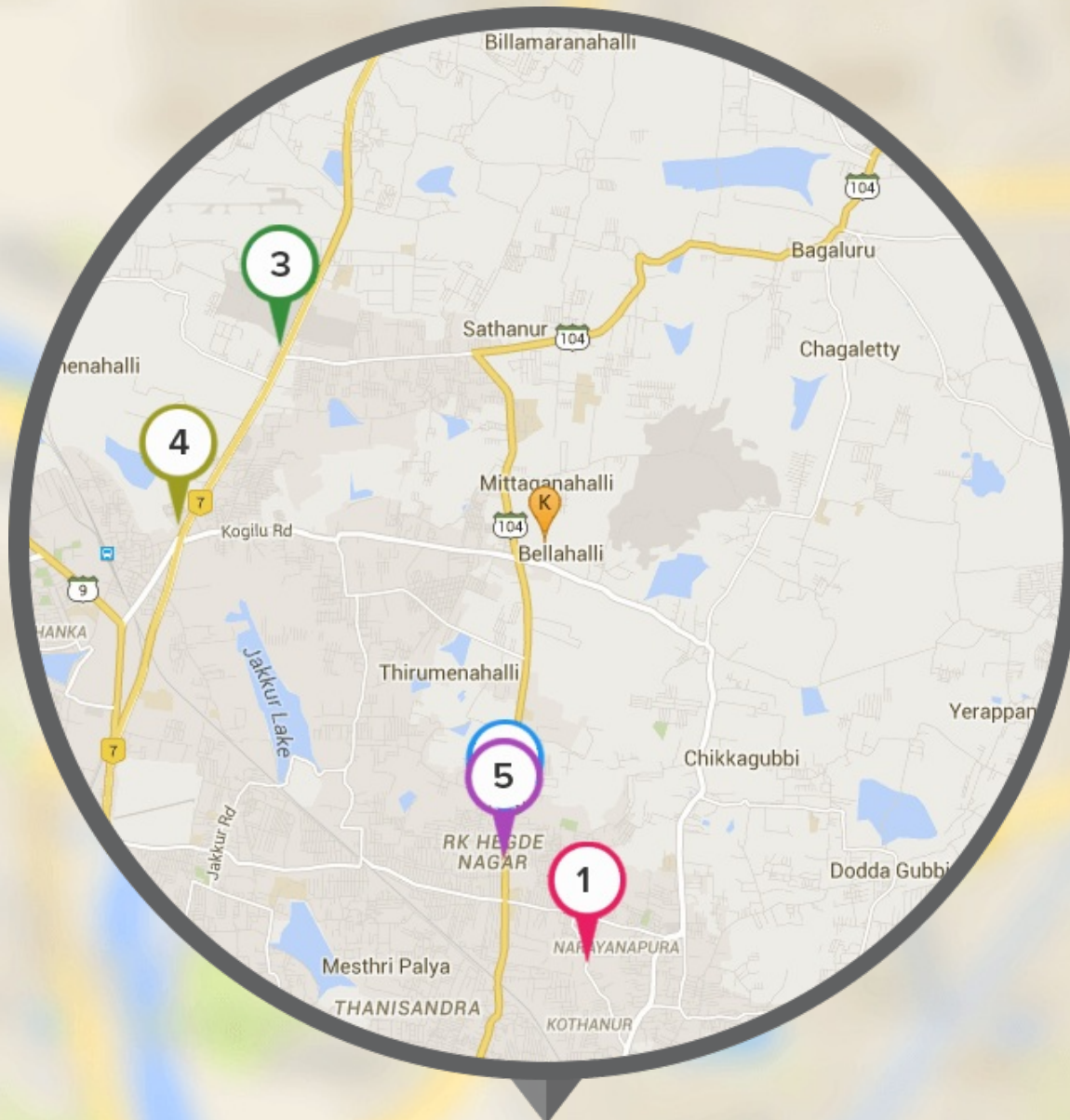
Schools

## Top 5 Schools (within 5 kms)

- 1** Little Scientist School  
★★★★★ 3.70Km
- 2** Sandra Rickets Public School  
★★★★★ 4.09Km
- 3** Canadian International School  
★★★★★ 4.94Km
- 4** St. Johns International School  
★★★★★ 3.53Km
- 5** Kinderdale International Preschool, an IPC School  
★★★★★ 4.63Km


**K** Represents the location of Arun Shelters Kaustubha

# Restaurants Near Arun Shelters Kaustubha, Bangalore



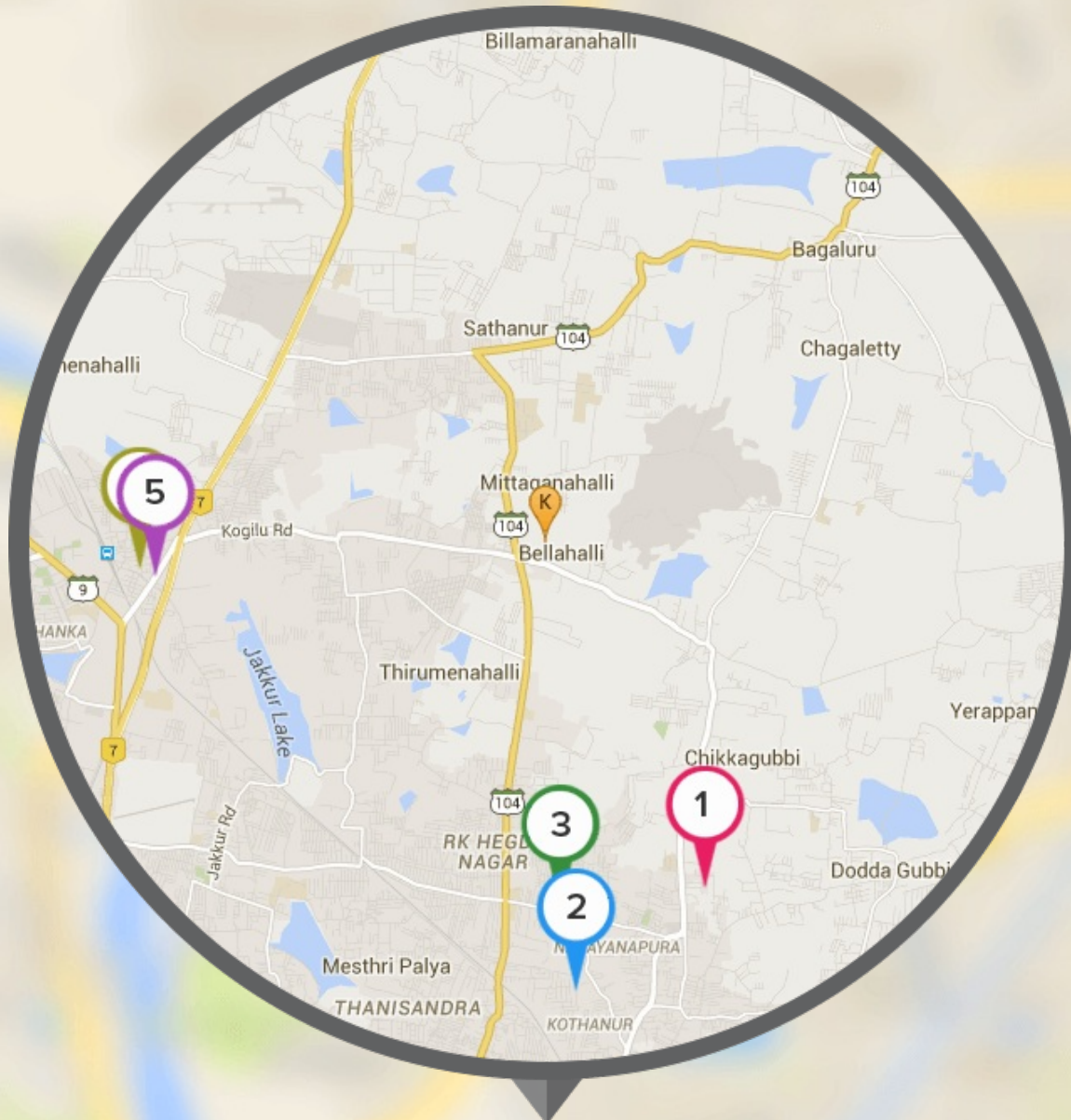
## Top 5 Restaurants (within 5 kms)

1	CSR Mess	★	4.72Km
2	Biryani Paradise	★	3.35Km
3	Kairali	★	3.64Km
4	Gokul Vegetarian	★	4.07Km
5	Bharath Restaurant	★	3.55Km

 Represents the location of Arun Shelters Kaustubha

Restaurants






Hospitals

## Top 5 Hospitals (within 5 kms)

1	Ebenezer Hospital	★★★★	4.24Km
2	Ebenezer Medical Mission Hospital	★★★★	4.99Km
3	Sri Sai Nursing Home	★★★	4.05Km
4	Jayalakshmi Hospital	★★★	4.49Km
5	Shushrusha Nursing Home	★★★	4.31Km

 Represents the location of Arun Shelters Kaustubha



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