



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

 10,000+
Builders

 1,200+
Localities

Report Created On - 3 Nov, 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.



Godrej Infinity


Mundhwa, Pune


₹ 38.5 Lacs onwards

Livability Score



 Project Size
11 Towers

 Configurations
1,2,3 Bedroom Apartment

 Possession Starts
Dec '19



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

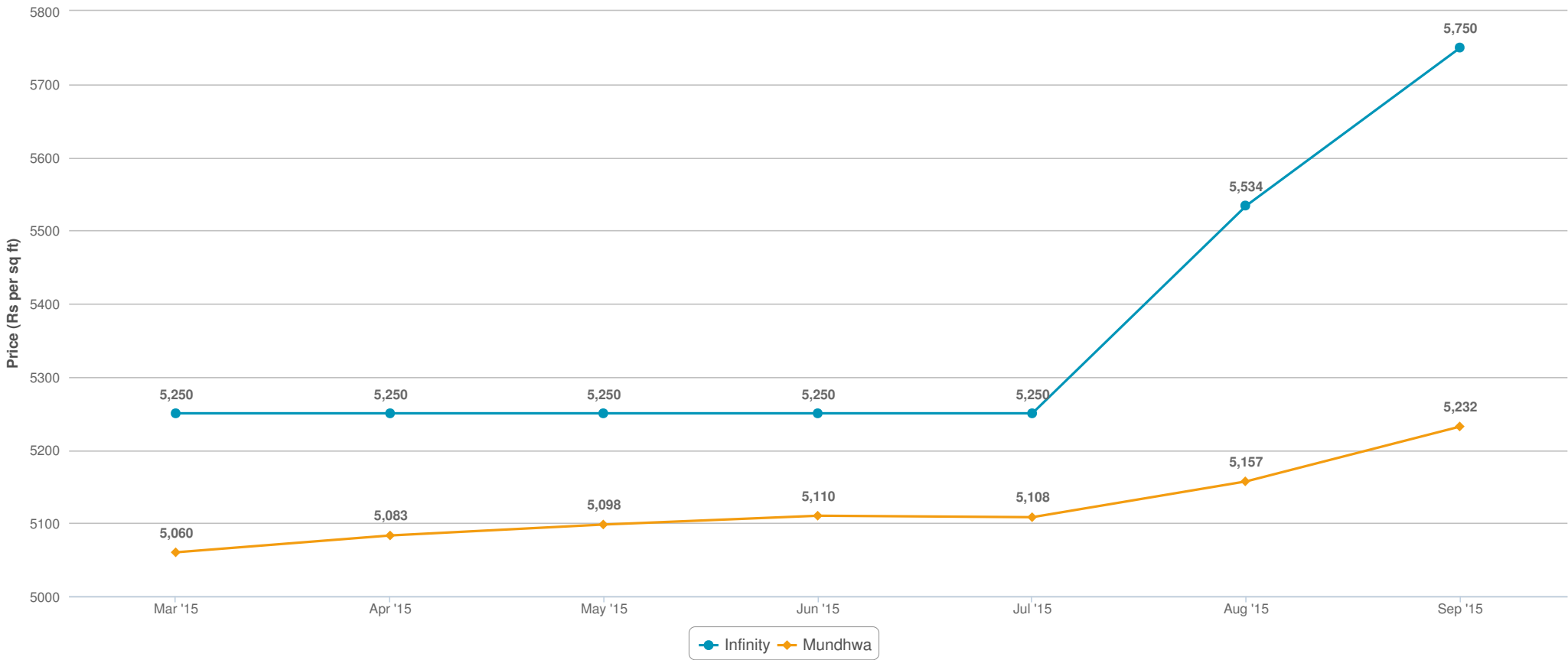


Demand Comparison

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

Price Trend Of Godrej Infinity

Godrej Infinity VS Mundhwa, Pune



Property Type	1BHK+2T	2BHK+2T	3BHK+3T
Area (sq.ft.)	669, 672, 673, 726, 840	1071, 1091, 1093, 1108, 1151, 1250, 1275, 1451	1582, 1597

Price Comparison With Other Projects Similar To Godrej Infinity



Godrej Infinity
Mundhwa, Pune



Kolte Patil Beryl
Kharadi, Pune



Kolte Patil Cheryl
Kharadi, Pune

Primary Purchase Price

5,555/sq.ft.

5,500/sq.ft.

5,500/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 24 (One time)

Rs. 24 (One time)

Rs. 24 (One time)

Car Parking Charges

Covered : Rs. 2.5 Lacs (One time)

N.A.

N.A.

Power Backup Charges

Rs. 75000 (One time)

N.A.

N.A.

Club House Charges

Rs. 1.3 Lacs (One time)

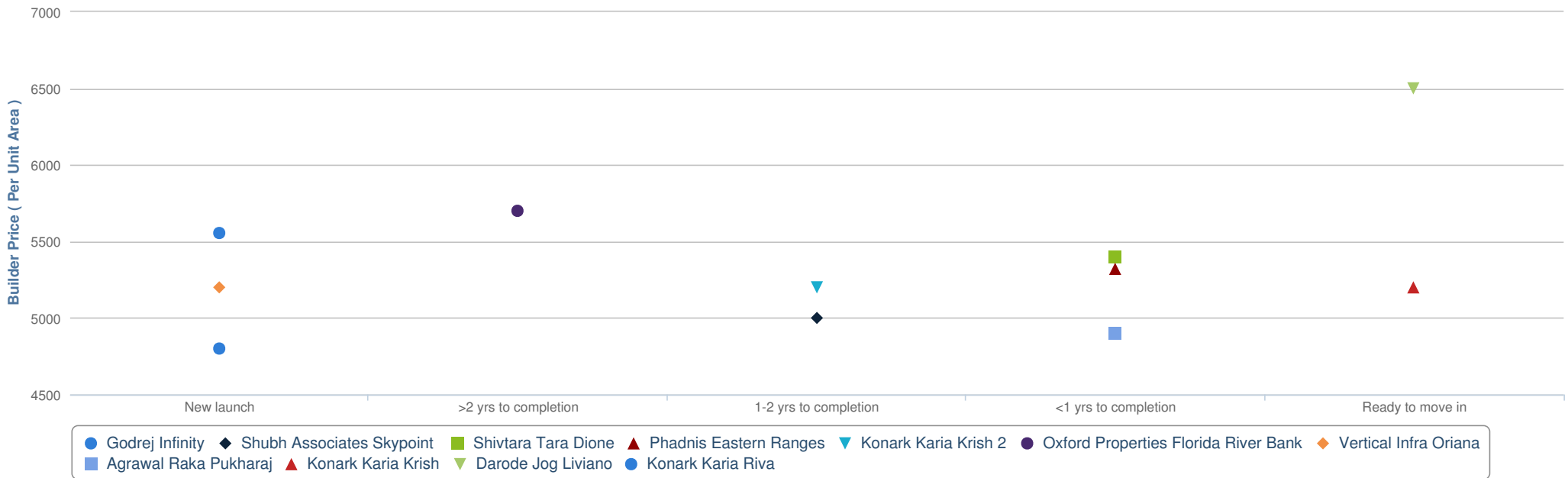
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Godrej Infinity



Godrej Infinity's current price is Rs. 5555/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Godrej Infinity is overpriced by Rs. 517.24/sq. ft.

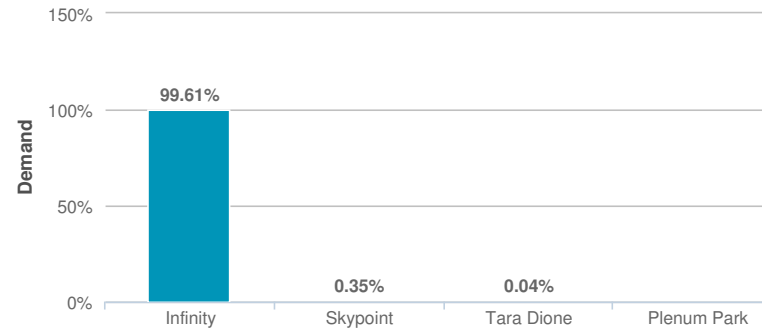
Highest price in the locality is for Darode Jog Liviano at 6500/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Konark Karia Riva at 4800/sq. ft. and it is in Launching Soon stage.

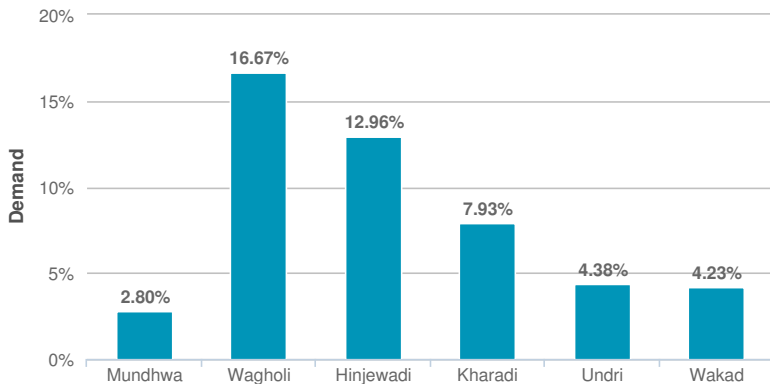
Analysis

- Infinity has 99.61 % demand amongst all projects in Pune.
- The highest demand 99.61% in Pune is for Infinity.
- The lowest demand 0.00% in Pune is for Plenum Park

Demand of projects in 5 km vicinity of Godrej Infinity



Demand in popular localities of Pune



Analysis

- Mundhwa has 2.80 % demand amongst all projects in Pune.
- The highest demand 16.67% in Pune is for Wagholi.
- The lowest demand 2.80% in Pune is for Mundhwa



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

Godrej Infinity Comparison With Other Similar Projects



Godrej Infinity
Mundhwa, Pune



Kolte Patil Beryl
Kharadi, Pune



Kolte Patil Cheryl
Kharadi, Pune

Livability Rating*	8.2/10	8.4/10	8.3/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Godrej	Kolte Patil	Kolte Patil
Locality	Mundhwa, Pune	Kharadi, Pune	Kharadi, Pune
Number of Towers	11	4	3
Project Land Area	43 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

Godrej Infinity Comparison With Other Similar Projects (Continued ...)



Godrej Infinity
Mundhwa, Pune



Kolte Patil Beryl
Kharadi, Pune



Kolte Patil Cheryl
Kharadi, Pune

Part of Township	No	Yes	Yes
Average Flats Per Floor	3.84	4.5	6
Loading Percentage	33.55%	N.A.	N.A.
Launch Date	N.A.	Jan `11	Aug `13
Possession Date	Dec `19	Jun `17	Jun `17
Delay	7 month(s)	44 month(s)	30 month(s)

Amenities Comparison Of Godrej Infinity With Other Similar Projects


















Godrej Infinity
Mundhwa, Pune



Kolte Patil Beryl
Kharadi, Pune



Kolte Patil Cheryl
Kharadi, Pune

Cafeteria			
Indoor Games			
Car Parking			
Rain Water Harvesting			
Multipurpose Room			

Common Amenities	Swimming Pool	Club House	Landscaped Gardens	Gymnasium	Children's play area	Jogging Track	Intercom
Amenities not available in any project	Sports Facility	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 (Godrej)



Established in the year 1990, Godrej Properties Limited is a leading real estate developer and part of the distinguished Godrej Group. Mr. Adi Godrej, Chairman of the Godrej Group is also the Director of Godrej Properties. Godrej Properties have expertise in developing residential and commercial infrastructure and is also the first real estate company to have ISO certification.

The group is currently developing landmark projects in 12 cities across India, spanning over 74 million sq. ft. of space.

Top Projects till Date:

- Sky Garden in Panvel, Mumbai offering 160 units of 1 and 2 BHK apartments.
- Woodsman Estate Hebbal, Bangalore comprising 924 units of 2 and 3 BHK apartments with sizes ranging from 1,470 sq. ft. to 1,790 sq. ft.
- Riverside in Kalyan West, Mumbai comprising 188 units of 2 and 4 BHK apartments with sizes ranging from 1,106 sq. ft. to 2,200 sq. ft.

Few of its key under construction residential projects are:

- Frontier in Sector 80, Gurgaon comprising 483 units of 3, 4 and 5 BHK apartments with sizes ranging from 1,812 sq. ft. to 4,611 sq. ft.
- Serenity in Chembur, Mumbai comprising 68 units of 3 and 4 BHK apartments with sizes ranging from 1,422 sq. ft. to 2,006 sq. ft.
- Palm Grove in Mevalurkuppam , Chennai comprising 500 units of 3 and 4 BHK apartments with sizes ranging from 1,194 sq. ft. to 1,489 sq. ft.
- Anandam in Ganeshpeth, Nagpur comprising 684 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,321 sq. ft. to 5,953 sq. ft.
- Platinum in Vikhroli, Mumbai comprising 412 units of 2, 3 and 4 BHK apartments with sizes ranging from 843 sq. ft. to 1,762 sq. ft.

Godrej Properties has received numerous awards and recognitions over the years. Godrej Frontier developed by Godrej Properties won the Best 50% Complete Residential Project award under Luxury Segment in NCR Region at the CNBC AWAAZ Real Estate Awards (2013). The company also won the Real Estate Developer of The Year (Maharashtra) award at the Brands Academy Real Estate Awards.

Experience	25 Years
Project Delivered	43
Ongoing Projects	29

Top Projects Delivered By Godrej



Livability Score

8.2

Godrej Edenwoods
Thane West, Mumbai

Project was delivered on Jul, 2010 after a delay of 3 month(s).



Livability Score

8.2

Godrej Garden Enclave
Vikhroli, Mumbai

Project was delivered on Sep, 2007



Livability Score

7.9

Godrej Woodsman Estate
Hebbal, Bangalore

Project was delivered on Dec, 2010



Livability Score

7.6

Godrej Pine
Thane West, Mumbai

Project was delivered on Jan, 2013



Livability Score

8.2

Godrej Prana

Undri, Pune

Project is expected to be delivered on Dec, 2018

Has seen a price appreciation of **8.3 %** over last **19 month(s)**



Livability Score

9.2

Godrej Garden City

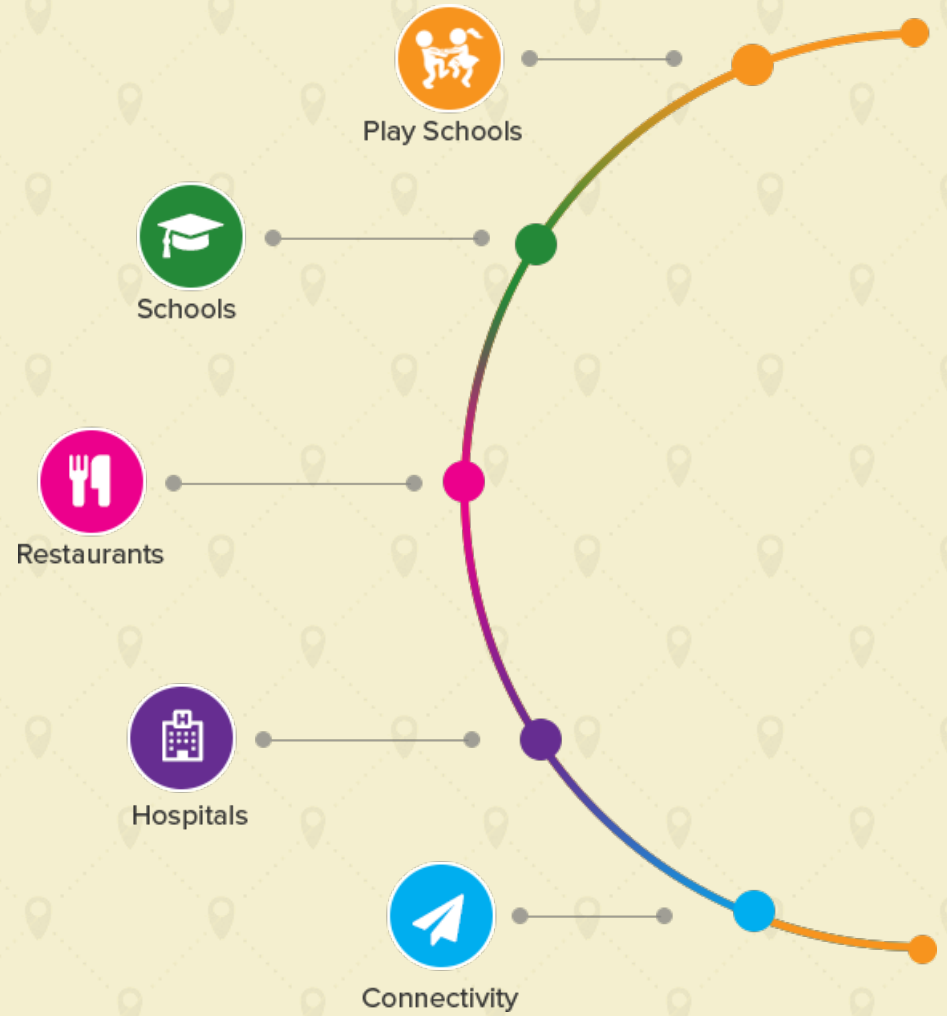
Near Nirma University On SG Highway, Ahmedabad

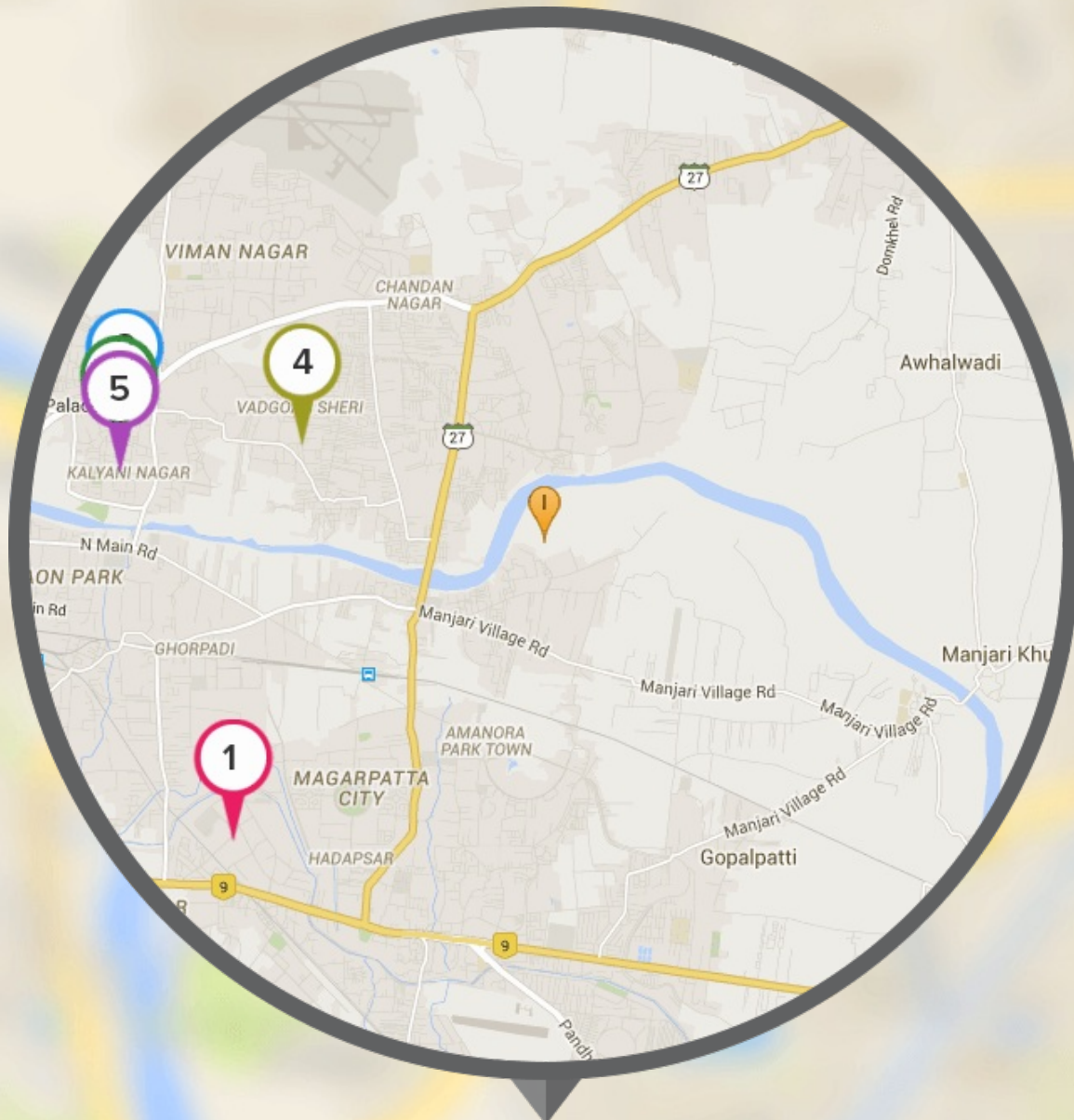
Project is expected to be delivered on Sep, 2017

Has seen a price appreciation of **10.3 %** over last **29 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality



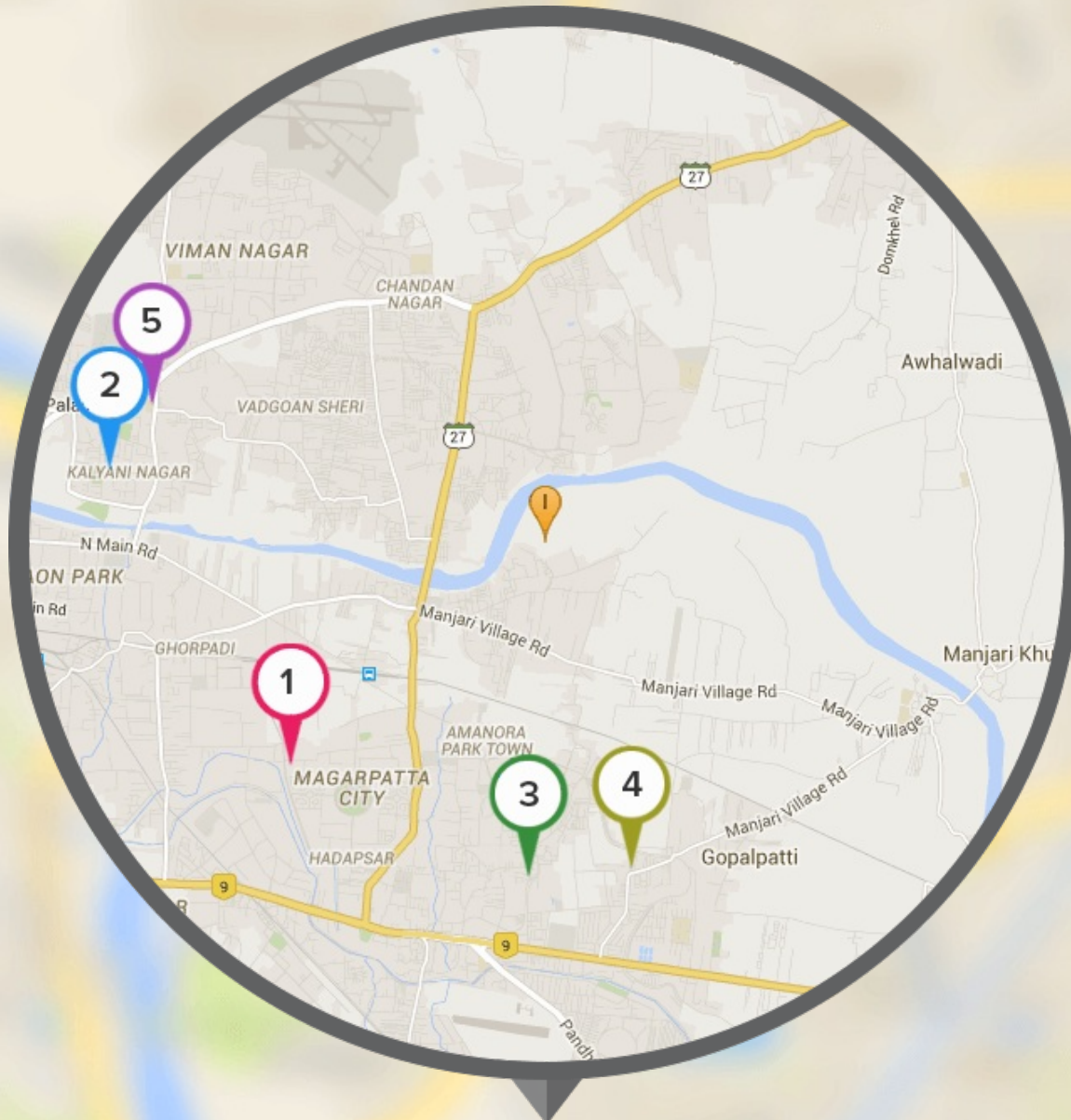


Play Schools

Top 5 Play Schools (within 5 kms)

- 1** EuroKids Hadapsar, Pune
★★★★★ 4.67Km
- 2** EuroKids Kalyani Nagar, Pune
★★★★★ 4.71Km
- 3** Gulmohar Days Montessori Preschool
★★★★★ 4.68Km
- 4** Kidz Kingdom
★★★★★ 2.82Km
- 5** Vivero International Preschool
★★★★★ 4.64Km

1 Represents the location of Godrej Infinity

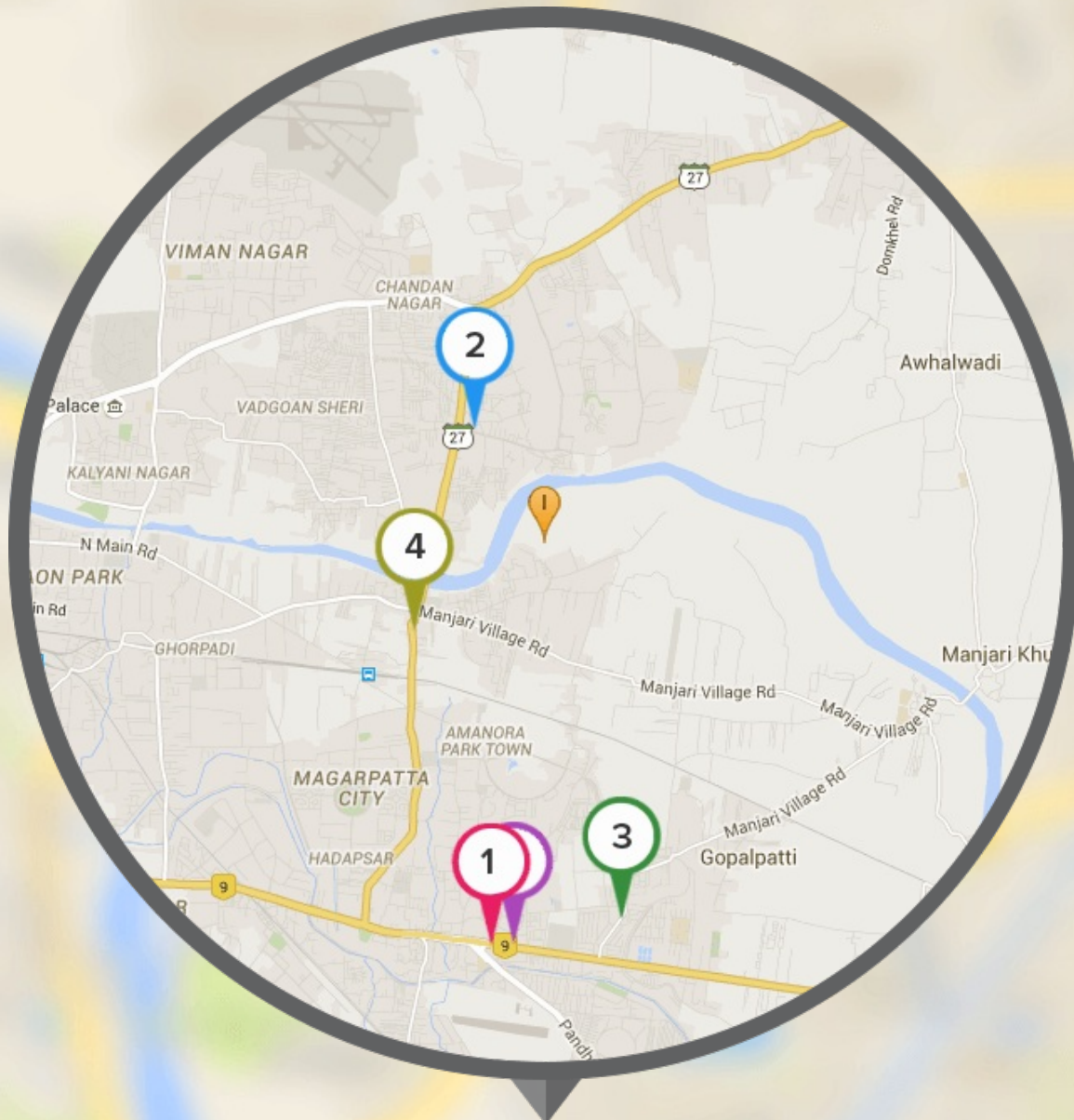


Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|------------------------------|-------|--------|
| 1 | VIBGYOR High School | ★★★★★ | 3.67Km |
| 2 | Lexicon International School | ★★★★★ | 4.78Km |
| 3 | Modern Boy's School | ★★★★ | 3.61Km |
| 4 | Adarsh Vidya Mandir | ★★★★ | 3.65Km |
| 5 | The Bishop's Co-Ed School | ★★★★ | 4.48Km |

1 Represents the location of Godrej Infinity



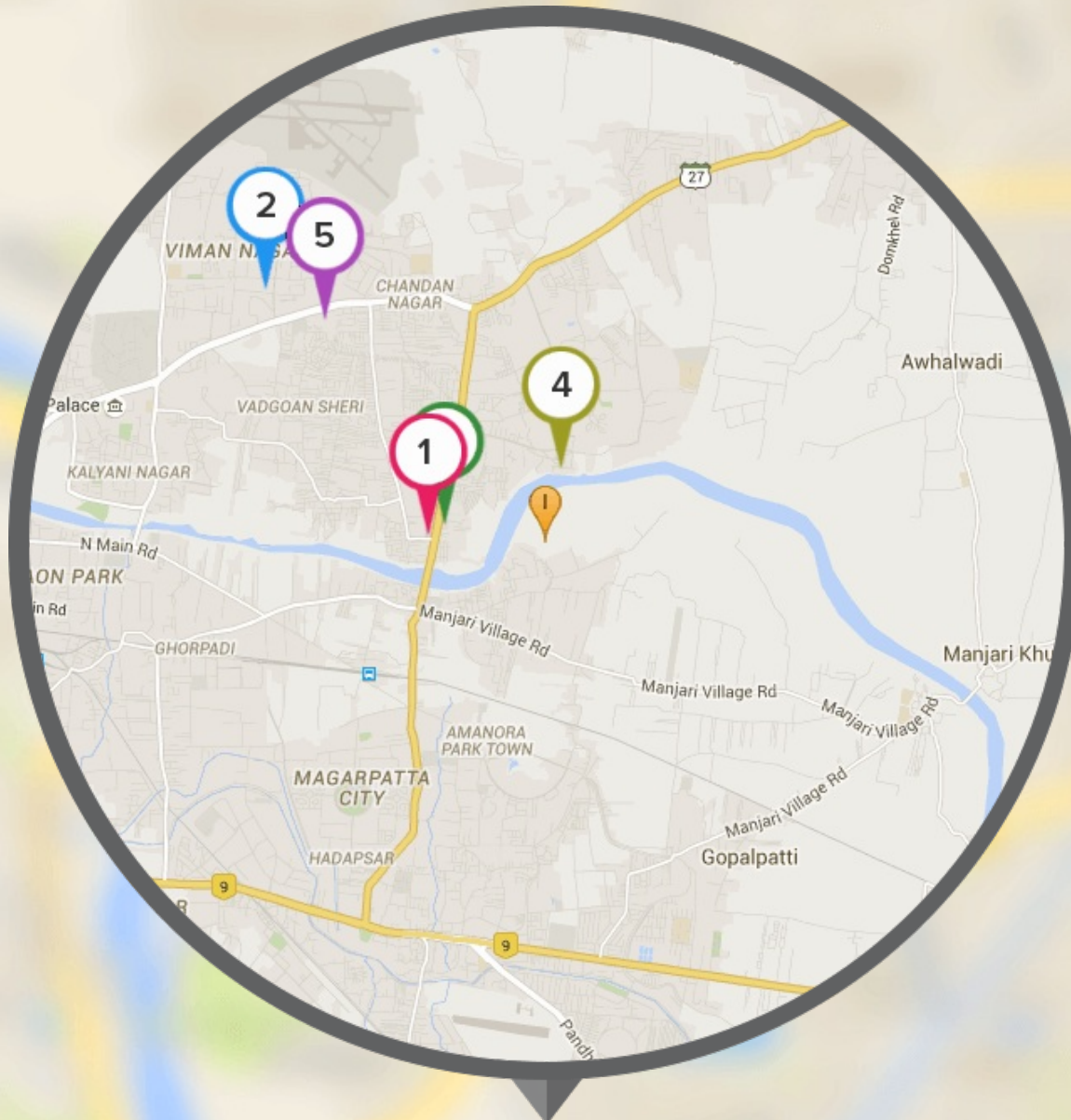
Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Priyanka Restaurant & Bar ★ 4.40Km
- 2** Paschim Curries ★ 1.44Km
- 3** Samarth Krupa Bhojanalaya ★ 4.15Km
- 4** Hotel Shivratri ★ 1.71Km
- 5** Prince Family Restaurant ★ 4.34Km

1 Represents the location of Godrej Infinity

Hospitals Near Godrej Infinity, Pune



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|--|-------|--------|
| 1 | Bharti Hospital & Maternity Hospital | ★★★★★ | 1.26Km |
| 2 | HealOne Medical Centre | ★★★★★ | 4.07Km |
| 3 | Columbus Asia | ★★★★★ | 1.11Km |
| 4 | Rakshak Hospital | ★★★★ | 0.81Km |
| 5 | MD India Healthcare Healthcare Service | ★★★★ | 3.37Km |

1 Represents the location of Godrej Infinity



PROPTIGER



End to End Services



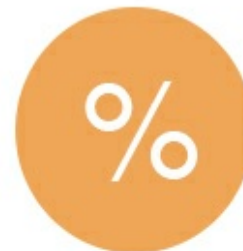
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