




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

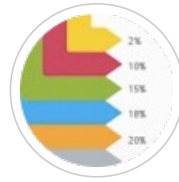
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

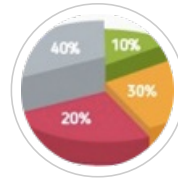


What is *PROPINSIGHT?*



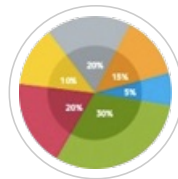
Price Insight

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.



Adarsh Palm Retreat Lake Front


Bellandur, Bangalore


₹ 75.1 Lacs onwards

Livability Score



 Project Size
9 Towers

 Configurations
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

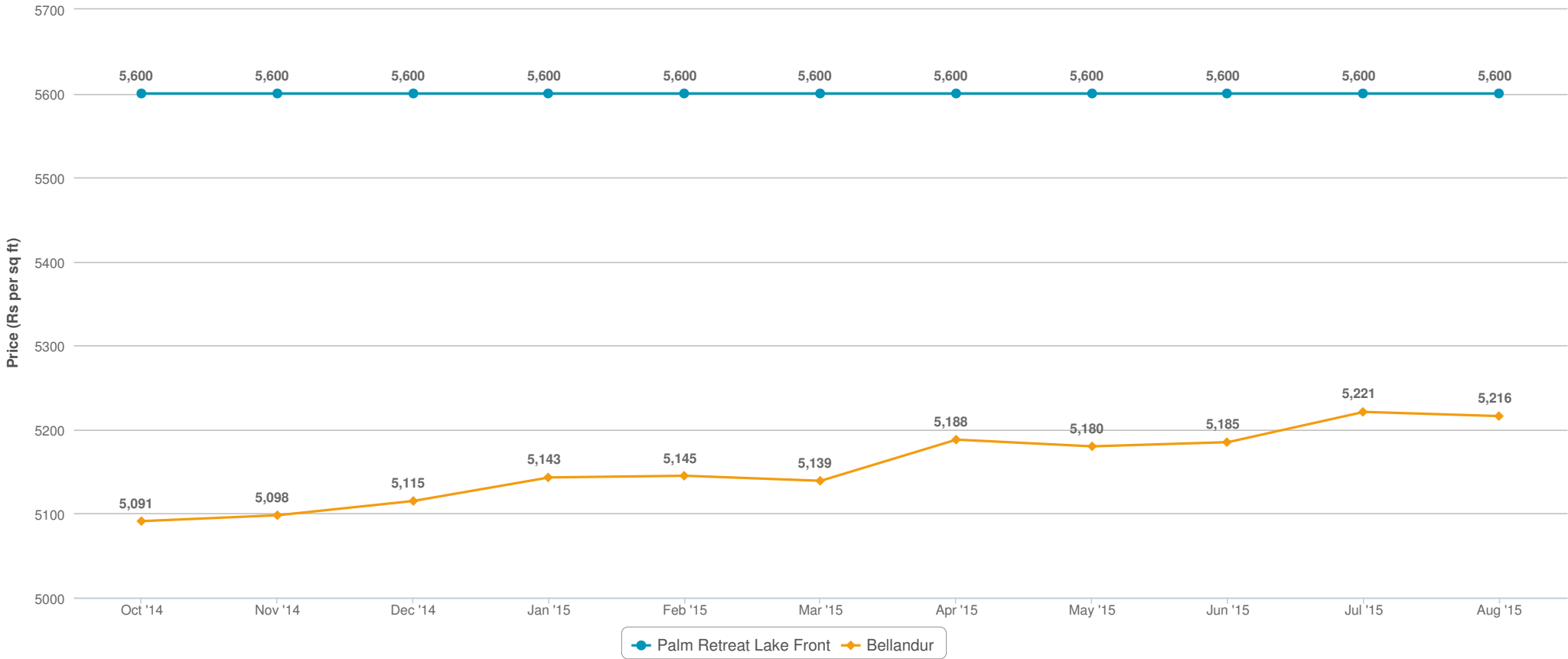


Demand Comparison

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

Price Trend Of Adarsh Palm Retreat Lake Front

Adarsh Palm Retreat Lake Front VS Bellandur, Bangalore



Property Type	2BHK+2T	3BHK+3T	4BHK+3T
Area (sq.ft.)	1341	1915, 1935, 2145, 2212, 2315	2824, 2917

Price Comparison With Other Projects Similar To Adarsh Palm Retreat Lake Front



Adarsh Palm Retreat Lake Front
Bellandur, Bangalore



Keerthi Estates Regalia
Sarjapur Road Wipro To Railway
Crossing, Bangalore



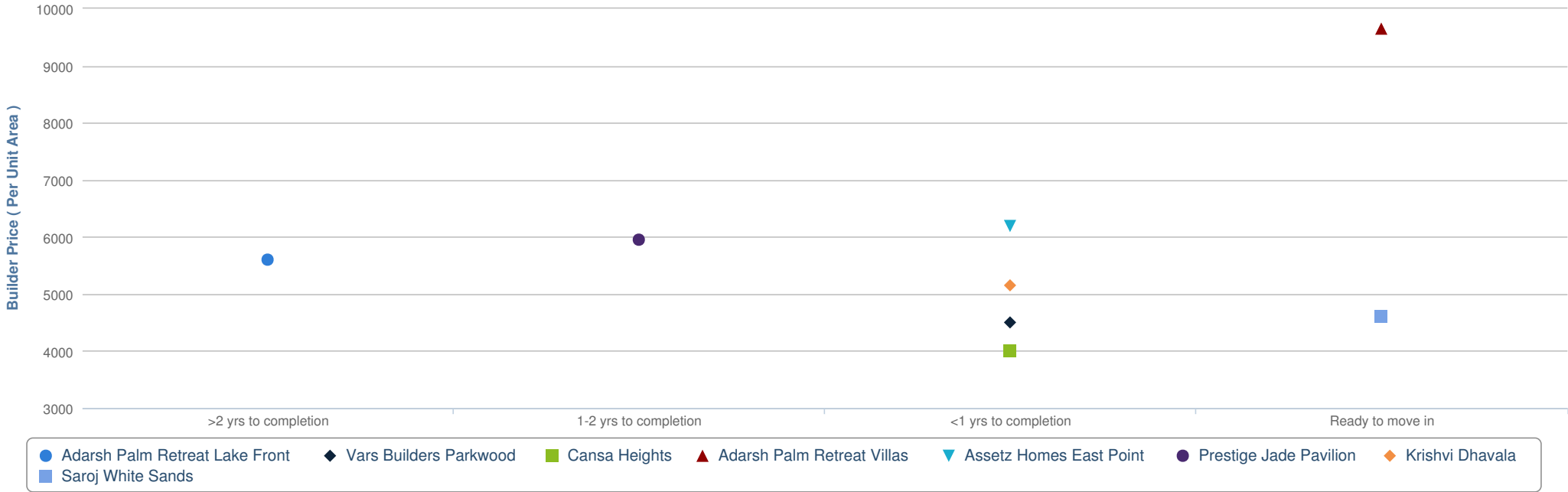
Aditi Projects Tropica
Sarjapur Road Till Wipro,
Bangalore

Primary Purchase Price	5,600/sq.ft.	5,400/sq.ft.	5,400/sq.ft.
Advance Maintenance Charges (Month)	Rs. 1 (One time)	Rs. 12 (One time)	Rs. 1 (One time)
Car Parking Charges	Covered : Rs. 5 Lacs (One time) Open : Rs. 3 Lacs (One time)	Covered : Rs. 3 Lacs (One time)	Covered : Rs. 2 Lacs (One time)
Power Backup Charges	N.A.	N.A.	Rs. 50,000 (One time)
Club House Charges	N.A.	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Adarsh Palm Retreat Lake Front



Adarsh Palm Retreat Lake Front's current price is Rs. 5600/sq. ft. and it is in Under Construction stage.

In comparison to locality, Adarsh Palm Retreat Lake Front is overpriced by Rs. 265.72/sq. ft.

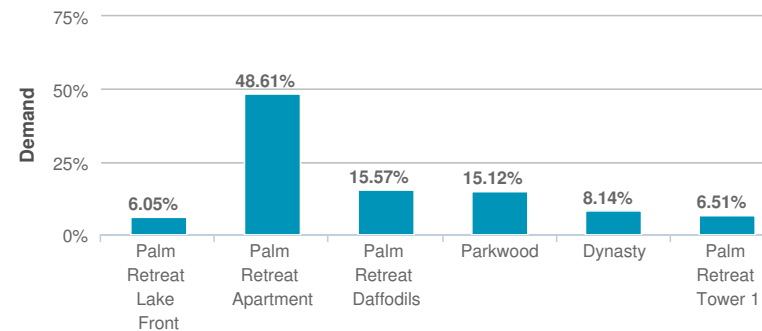
Highest price in the locality is for Adarsh Palm Retreat Villas at 9650/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Cansa Heights at 4000/sq. ft. and it is in Under Construction stage.

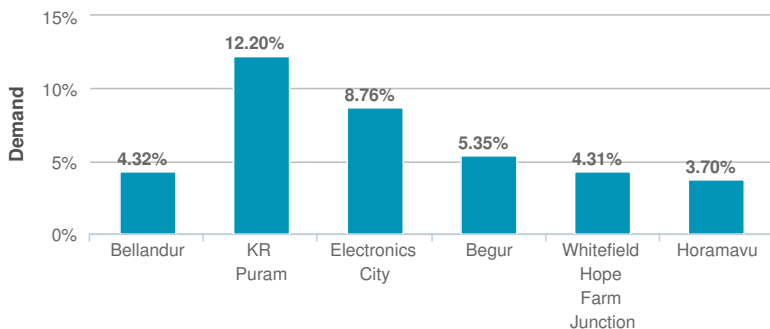
Analysis

- Palm Retreat Lake Front has 6.05 % demand amongst all projects in Bangalore.
- The highest demand 48.61% in Bangalore is for Palm Retreat Apartment.
- The lowest demand 6.05% in Bangalore is for Palm Retreat Lake Front

Demand of projects in 5 km vicinity of Adarsh Palm Retreat Lake Front



Demand in popular localities of Bangalore



Analysis

- Bellandur has 4.32 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 3.70% in Bangalore is for Horamavu



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

Adarsh Palm Retreat Lake Front Comparison With Other Similar Projects



Adarsh Palm Retreat Lake Front
Bellandur, Bangalore



Keerthi Estates Regalia
Sarjapur Road Wipro To Railway
Crossing, Bangalore



Aditi Projects Tropica
Sarjapur Road Till Wipro,
Bangalore

Livability Rating*	7.8/10	7.5/10	7.7/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Adarsh	Keerthi Estates	Aditi Projects
Locality	Bellandur, Bangalore	Sarjapur Road Wipro To Railway Crossing, Bangalore	Sarjapur Road Till Wipro, Bangalore
Number of Towers	9	2	2
Project Land Area	7 Acres	1.25 Acres	1.5 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



Adarsh Palm Retreat Lake Front
Bellandur, Bangalore



Keerthi Estates Regalia
Sarjapur Road Wipro To Railway
Crossing, Bangalore



Aditi Projects Tropica
Sarjapur Road Till Wipro,
Bangalore

Part of Township	No	No	No
Average Flats Per Floor	4	5	7.1
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Mar `15	May `13	Dec `13
Possession Date	Dec `17	Aug `16	Dec `15
Delay	On time	7 month(s)	On time

Amenities Comparison Of Adarsh Palm Retreat Lake Front With Other Similar Projects



Adarsh Palm Retreat Lake Front
Bellandur, Bangalore



Keerthi Estates Regalia
Sarjapur Road Wipro To Railway
Crossing, Bangalore



Aditi Projects Tropica
Sarjapur Road Till Wipro,
Bangalore

Rain Water Harvesting			
Landscaped Gardens			
Jogging Track			
Indoor Games			
Multipurpose Room			

Common Amenities Gymnasium Swimming Pool Children's play area Club House 24 X 7 Security Power Backup Car Parking

Amenities not available in any project Sports Facility Cafeteria 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 (Adarsh)



Established in 1988, Adarsh Developers is an ISO 9001-2000 certified real estate development company. Mr. Jayeshankar is the Chairman of the company.

Adarsh Developers is a Bangalore based developer and its construction portfolio covers residential and commercial properties, spreading over 5 million sq. ft. of land.

Top Projects:

- Palm Meadows in Whitefield , Bangalore comprising 570 units of 3 BHK villas with sizes ranging from 2,817 sq. ft. to 3,645 sq. ft.
- Palm Retreat Tower 1 in Bellandur , Bangalore comprising 352 units of 3 and 4 BHK apartments with sizes ranging from 1,879 sq. ft. to 2,200 sq. ft.
- Palace in JP Nagar, Bangalore comprising 125 units of 2 and 3 BHK apartments.
- Adarsh Seelin in Seshadripuram , Bangalore comprising 6 units of 3 BHK apartments.
- Adarsh Vista in Doddanekundi , Bangalore comprising 196 units of 2, 3 and 4 BHK villas.
- Adarsh Rhythm in Bilekahalli , Bangalore comprising 316 units of 2 and 3 BHK apartments.
- Adarsh residency in JP Nagar, Bangalore comprising 131 units of 3 and 4 BHK apartments.

Key residential projects by Adarsh Developers currently under construction are:

- Adarsh Serenity in Khajisonnanahalli, Bangalore comprising 171 units of 3 and 4 BHK villas with sizes ranging from 2,210 sq. ft. to 5,100 sq. ft.
- Palm Retreat Apartment in Bellandur , Bangalore comprising 2324 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,320 sq. ft. to 5,370 sq. ft.
- Premia in Banashankari , Bangalore comprising 330 units of 3 and 4 BHK apartments with sizes ranging from 2,050 sq. ft. to 3,720 sq. ft.
- Palm Retreat Villas in Bellandur , Bangalore comprising 798 units of 3 and 4 BHK villas with sizes ranging from 2,200 sq. ft. to 4,805 sq. ft.

Adarsh Developers has received the 'Best maintained Building and Garden Award' - Bangalore by Urban Arts Commission. It has also been honoured with CREDAI Award for Real Estate, 2013.

Experience	27 Years
Project Delivered	28
Ongoing Projects	6

Top Projects Delivered By Adarsh



Livability Score

8.2

Adarsh Court
Jayanagar, Bangalore

Project was delivered on Dec, 2009



Livability Score

8.0

Adarsh Vihar
Jayanagar, Bangalore

Project was delivered on Dec, 2000



Livability Score

7.8

Adarsh Adarsh Esplanade
HSR Layout, Bangalore

Project was delivered on Feb, 2009



Livability Score

7.7

Adarsh Palm Retreat Daffodils
Bellandur, Bangalore

Project was delivered on Jun, 2011



Livability Score

7.8

Adarsh Palm Retreat Lake Front

Bellandur, Bangalore

Project is expected to be delivered on Dec, 2017



Livability Score

7.6

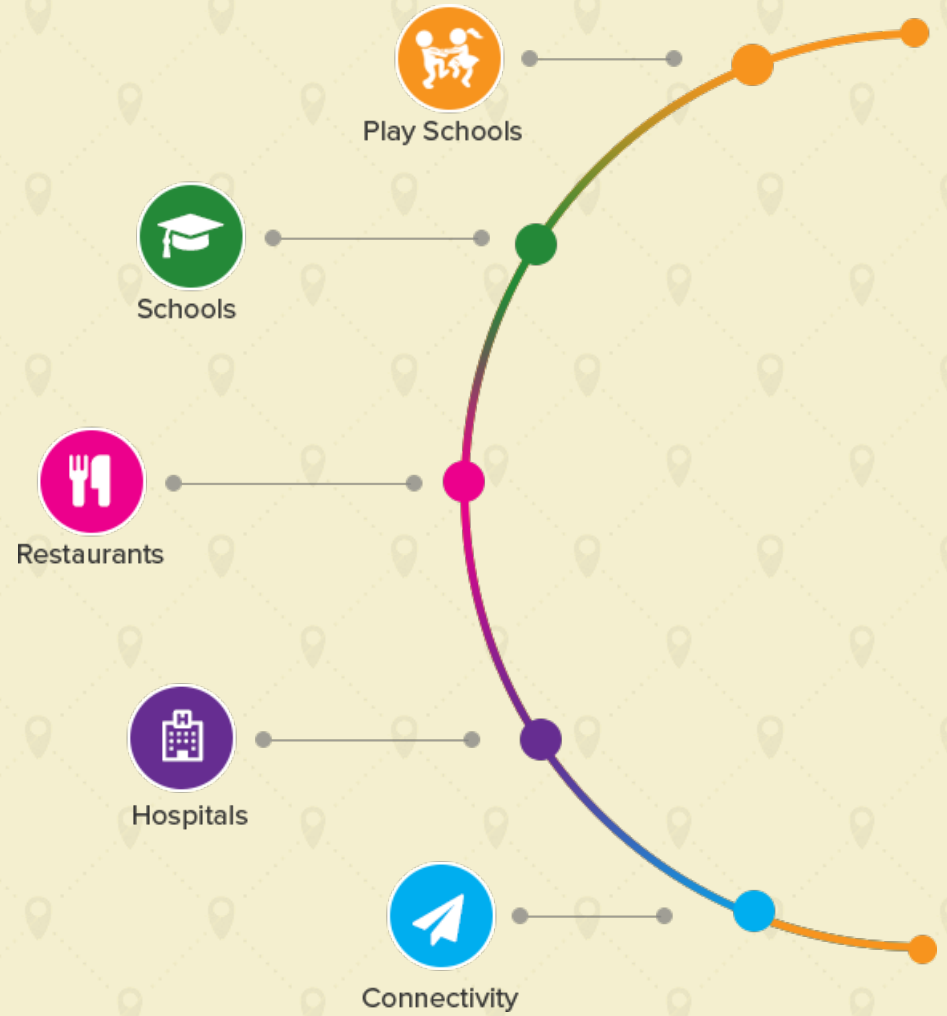
Adarsh Palm Retreat

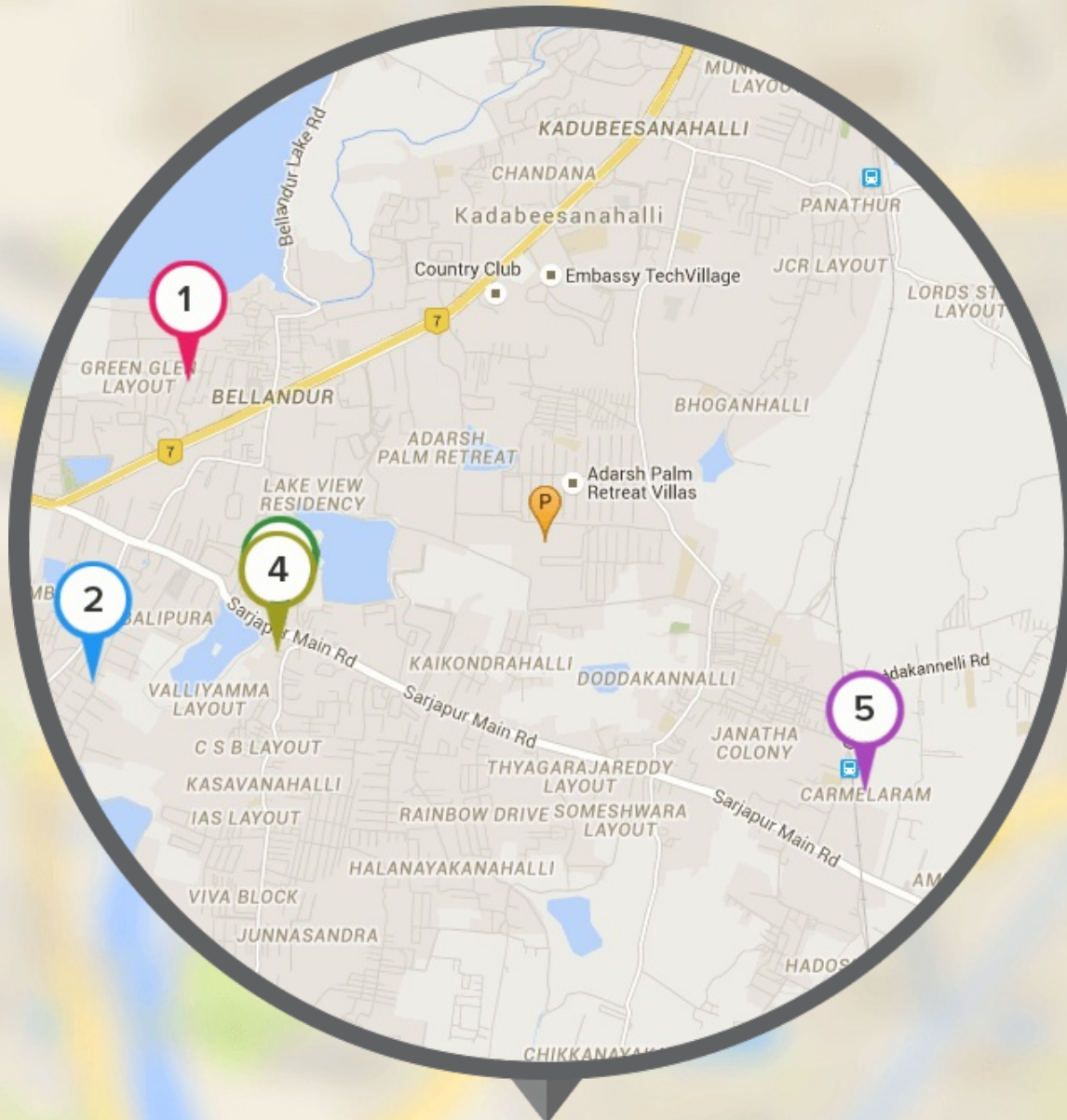
Bellandur, Bangalore

Project is expected to be delivered on Mar, 2017
after a delay of 3 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality






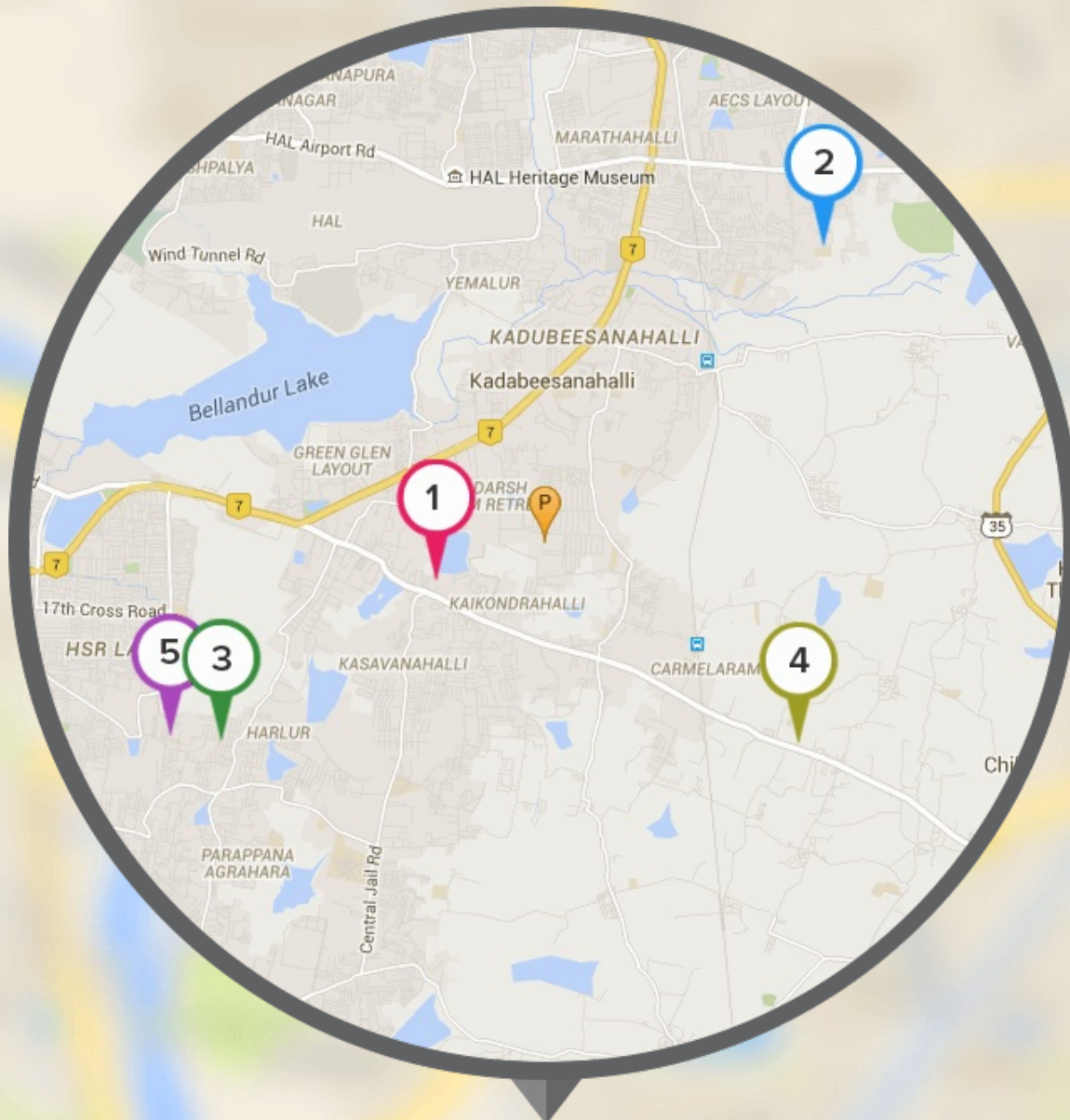
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | Purple Bear International Pre School and Day Care | ★★★★★ | 2.17Km |
| 2 | Srishti Montessori | ★★★★★ | 2.64Km |
| 3 | Little Champs Preschool | ★★★★★ | 1.57Km |
| 4 | Elements Kids | ★★★★★ | 1.61Km |
| 5 | Little Elly Preschool | ★★★★★ | 2.26Km |

 Represents the location of Adarsh Palm Retreat Lake Front


Schools Near Adarsh Palm Retreat Lake Front, Bangalore



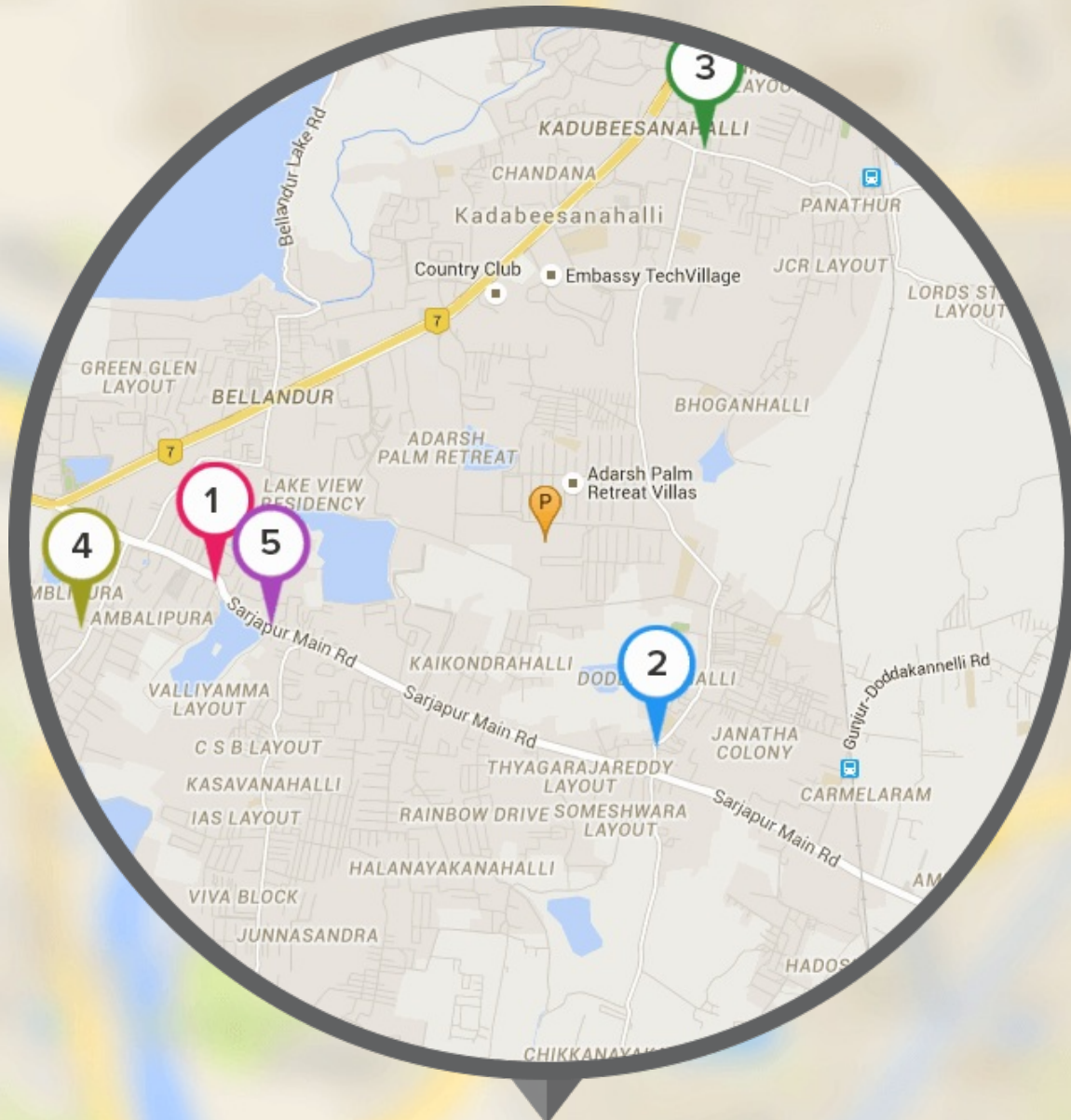
Schools

Top 5 Schools (within 5 kms)

1	St. Peters School	★★★★★	1.29Km
2	VIBGYOR High School	★★★★★	4.49Km
3	VIBGYOR High School	★★★★★	4.22Km
4	St Patricks Academy	★★★★★	3.60Km
5	SVR Public School	★★★★★	4.67Km

 Represents the location of Adarsh Palm Retreat Lake Front


Restaurants Near Adarsh Palm Retreat Lake Front, Bangalore



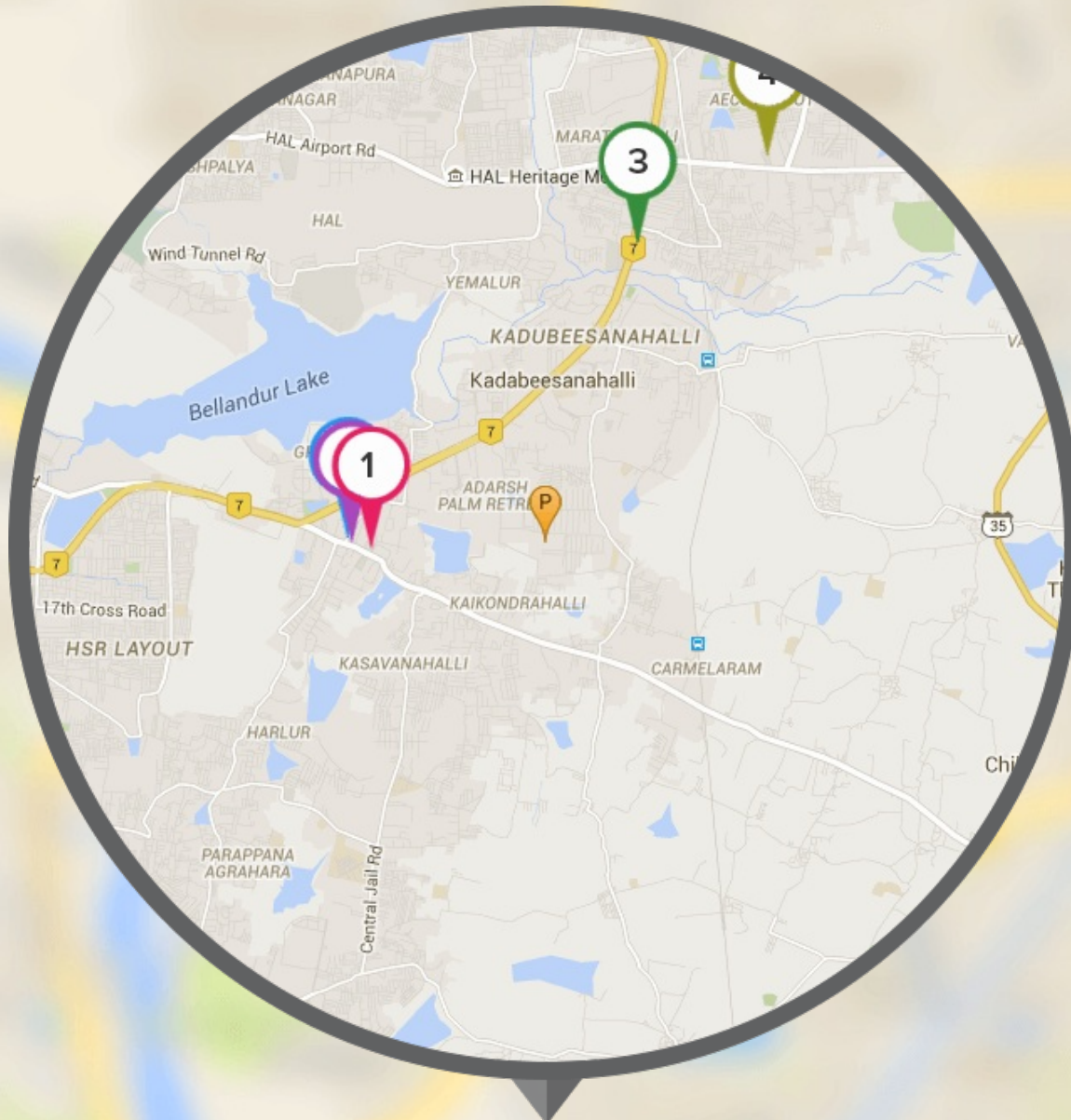
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-----------------------|---|--------|
| 1 | Kusum Deluxe | ★ | 1.85Km |
| 2 | Alphonse Food Palace | ★ | 1.30Km |
| 3 | Sri Venkateswara Mess | ★ | 2.34Km |
| 4 | The Fisherman's Wharf | ★ | 2.63Km |
| 5 | Goli. Vada Pav No.1 | ★ | 1.59Km |

 Represents the location of Adarsh Palm Retreat Lake Front

Hospitals Near Adarsh Palm Retreat Lake Front, Bangalore



Top 5 Hospitals (within 5 kms)

- 1** **Motherhood Hospital**
★★★★★ 1.94Km
- 2** **Ettina Multispeciality Hospital**
★★★★ 2.19Km
- 3** **VIMS Speciality Hospitals**
★★★★ 3.44Km
- 4** **Sankara Eye Hospital**
★★★★ 4.92Km
- 5** **The Dr's Dr Levine Memorial Hospital**
★★★ 2.14Km

P Represents the location of Adarsh Palm Retreat Lake Front

Hospitals



PROPTIGER



End to End Services



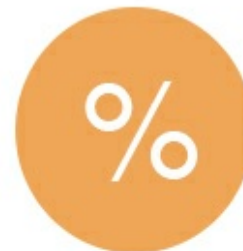
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