




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

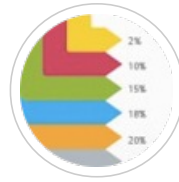
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 20 Jul, 2016

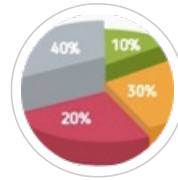


# What is *PROPINSIGHT?*



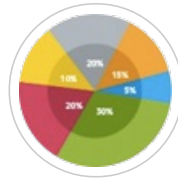
## Price Insight

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.

*the iconic towers*


# Vipul Aarohan


Sector 53, Gurgaon

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₹ 2.5 Cr onwards

 Project Size  
3 Towers

 Configurations  
3,5 Bedroom Apartment

 Possession Starts  
Jun '19

Livability Score

9.1/10



# 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

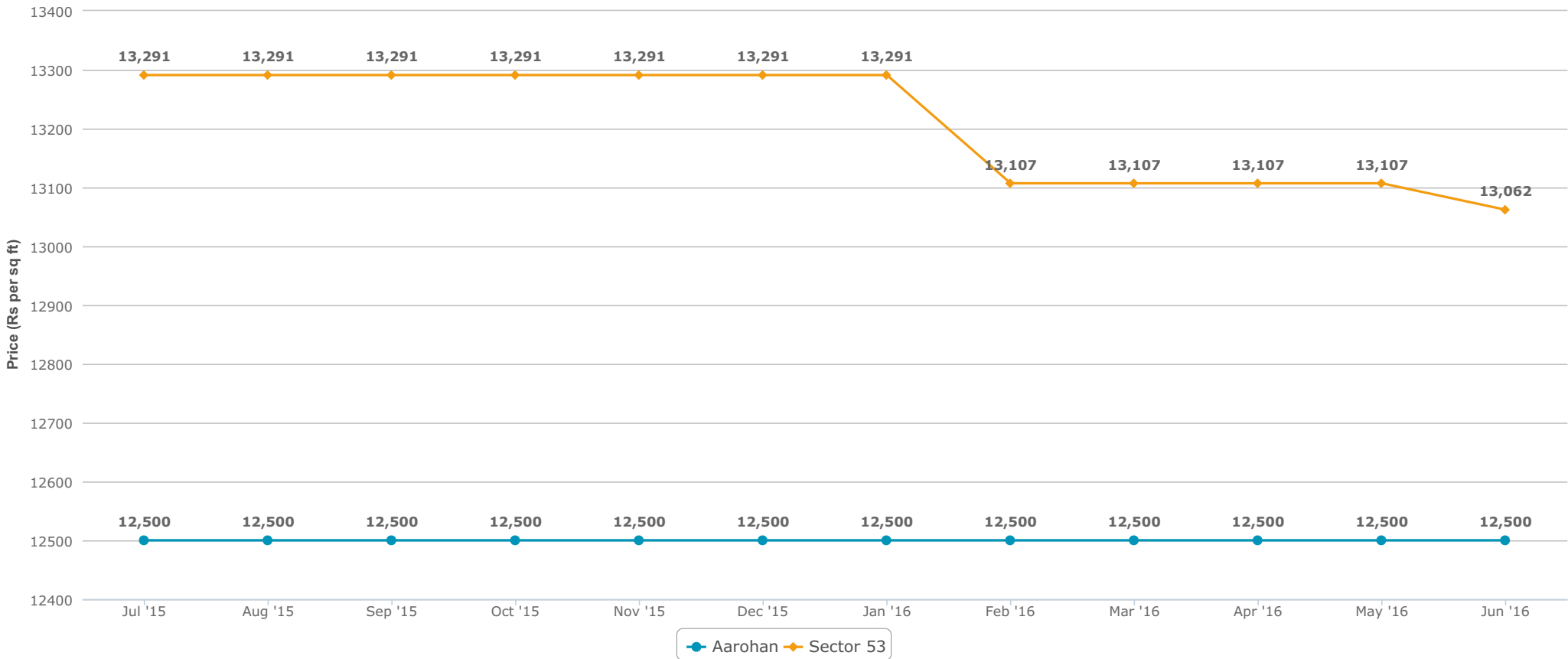


## Demand Comparison

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

# Price Trend Of Vipul Aarohan

## Vipul Aarohan VS Sector 53, Gurgaon



Property Type	3BHK+2T	3BHK+3T	5BHK+5T
Area (sq.ft.)	2000	2240, 2260, 2370, 2910	5450

# Price Comparison With Other Projects Similar To Vipul Aarohan



Vipul Aarohan  
Sector 53, Gurgaon



TDI Infrastructure Ourania  
Sector 53, Gurgaon



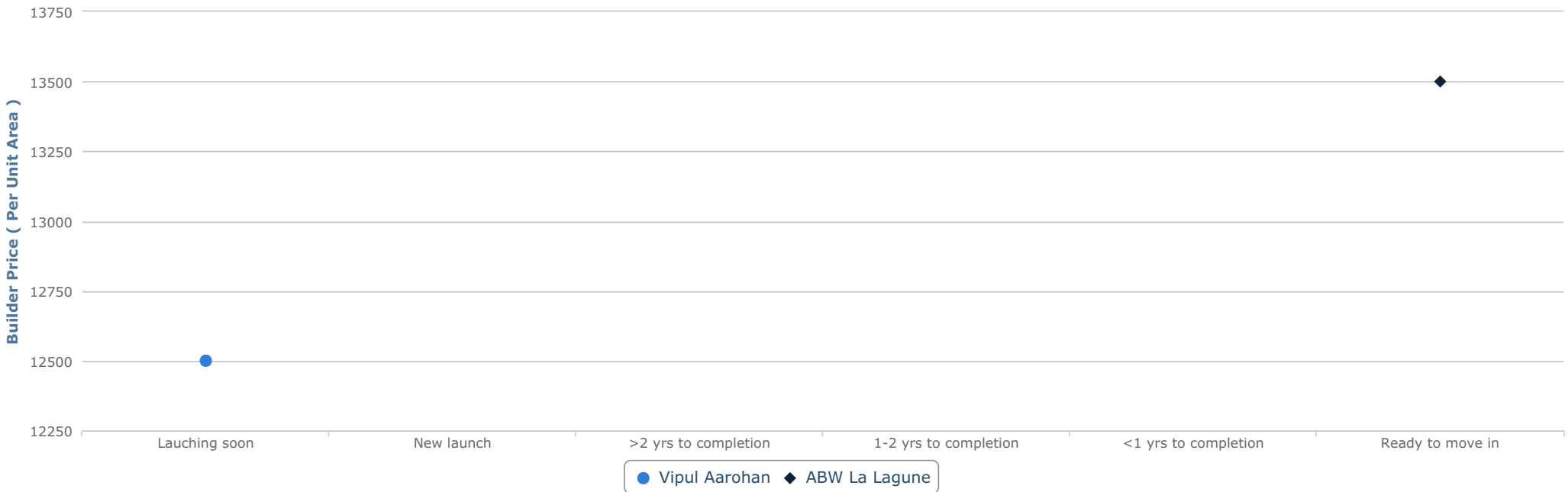
M3M Panorama Suites  
Sector 65, Gurgaon

Primary Purchase Price	12.5K/sq.ft.	11.5K/sq.ft.	11.9K/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	N.A.	Covered : Rs. 5 Lacs (One time)	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	N.A.	N.A.	N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Vipul Aarohan



Vipul Aarohan's current price is Rs. 12500/sq. ft. and it is in New Launch stage.

In comparison to locality, Vipul Aarohan is underpriced by Rs. 562.5/sq. ft.

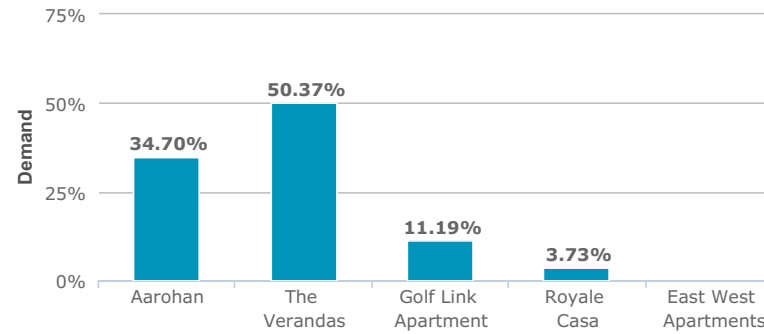
Highest price in the locality is for ABW La Lagune at 13500/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Vipul Aarohan at 12500/sq. ft. and it is in New Launch stage.

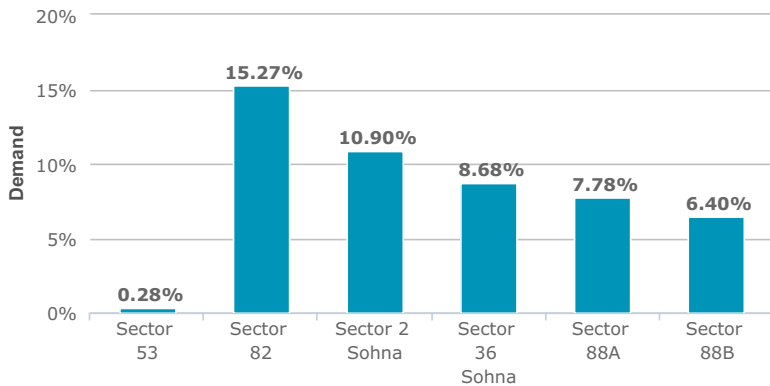
## Analysis

- Aarohan has 34.70 % demand amongst all projects in Gurgaon.
- The highest demand 50.37% in Gurgaon is for The Verandas.
- The lowest demand 0.00% in Gurgaon is for East West Apartments

### Demand of projects in 5 km vicinity of Vipul Aarohan



### Demand in popular localities of Gurgaon



## Analysis

- Sector 53 has 0.28 % demand amongst all projects in Gurgaon.
- The highest demand 15.27% in Gurgaon is for Sector 82.
- The lowest demand 0.28% in Gurgaon is for Sector 53



## ***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

# Vipul Aarohan Comparison With Other Similar Projects



Vipul Aarohan  
Sector 53, Gurgaon



TDI Infrastructure Ourania  
Sector 53, Gurgaon



M3M Panorama Suites  
Sector 65, Gurgaon

Livability Rating\*

9.1/10

9.0/10

9.1/10

Safety Rating\*

N.A.

8.2/10

N.A.

Builder

Vipul

TDI Infrastructure

M3M

Locality

Sector 53, Gurgaon

Sector 53, Gurgaon

Sector 65, Gurgaon

Number of Towers

3

3

3

Project Land Area

20 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



Vipul Aarohan  
Sector 53, Gurgaon



TDI Infrastructure Ourania  
Sector 53, Gurgaon



M3M Panorama Suites  
Sector 65, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	3.89	7.08	2
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Dec `15	Jun `08	Dec `14
Possession Date	Jun `19	Aug `16	Dec `17
Delay	On time	29 month(s)	On time

# Amenities Comparison Of Vipul Aarohan With Other Similar Projects



Vipul Aarohan  
Sector 53, Gurgaon



TDI Infrastructure Ourania  
Sector 53, Gurgaon



M3M Panorama Suites  
Sector 65, Gurgaon

Rain Water Harvesting			
Jogging Track			
Power Backup			
Car Parking			
Lift Available			

Gymnasium Swimming Pool Children's play area Club House Sports Facility Multipurpose Room  
Landscaped Gardens

Common Amenities



## ***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

## Overview Of Developer (Vipul)



Vipul Developer is a leading player in India's realty market and is focused on offering greater value to all its employees, associates and clients. The Vipul Group primarily focuses on realty and facility management. The Group aims at providing end to end solutions for clients, thereby leading to better returns and positive growth figures. Innovation is highly prioritized and encouraged at the Group and it believes in the key attributes of integrity, excellence, commitment and competence as stepping stones to its success in recent times. The company is focused on the future and there are several Vipul completed projects that are regarded as landmarks in their respective localities.

There are several Vipul under construction projects that span integrated townships, independent floors, commercial areas and premium luxury apartments that cover a whopping 10 million sq ft in all. The company has successfully developed approximately 6 million sq ft already across several areas. The Vipul Group is keeping an eye out for the future and aims at nurturing happy lifestyles towards generating greater customer fulfillment and satisfaction. Some of its popular projects include Vipul Square, Vipul Agora, Vipul Belmonte, Vipul Greens, Vipul Plaza, Vipul Gardens, Vipul World, Lavanya and Tatvam Villas among others. Building Happiness is a primary motto at the Group when it comes to all its stakeholders, customers, employees and suppliers alike.

The company is spearheaded by Managing Director Punit Beriwalla who holds an enviable 18 years of experience in mainstream realty in addition to Rakesh Sharma, Senior Vice President and Business Development Coordinator. Guninder Singh, a certified and recognized planner and architect serves as the Chief Executive Officer at the company. The company is always focused on being transparent and honest in all customer dealings in addition to upgrading its systems and processes in accordance with the latest technological developments. The Vipul Group is also focused on finding newer ways and means towards bettering its services and products. The company also believes in timely delivery of projects as a means towards customer satisfaction and loyalty. With several exciting new projects in its kitty, the Vipul Group is looking at aggressively expanding its blueprint across the country.

<b>Experience</b>	15 Years
<b>Project Delivered</b>	15
<b>Ongoing Projects</b>	8

# Top Projects Delivered By Vipul



Livability Score **8.9**

**Vipul Belmonte**  
Sector 53, Gurgaon

Project was delivered on May, 2010



Livability Score **8.8**

**Vipul Greens**  
Sector 48, Gurgaon

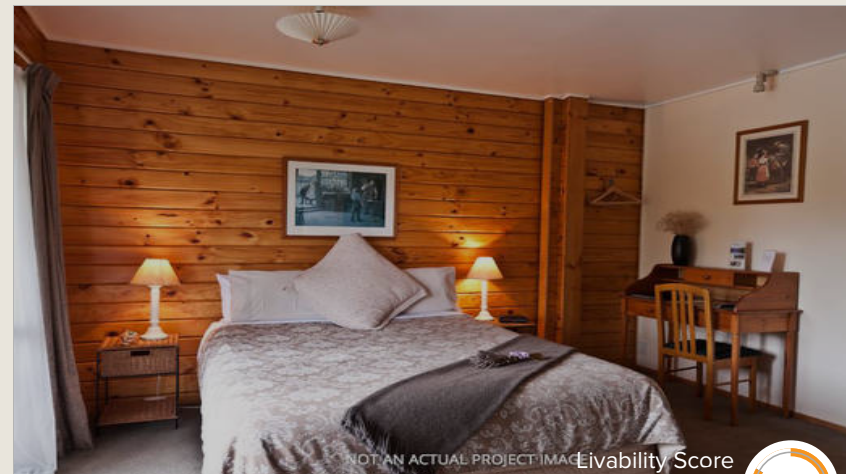
Project was delivered on Jan, 2013



Livability Score **8.8**

**Vipul Gardens**  
Sector 54, Gurgaon

Project was delivered on Jun, 2007



NOT AN ACTUAL PROJECT IMAGE Livability Score **8.4**

**Vipul World Plots**  
Sector 48, Gurgaon

Project was delivered on Jul, 2010



Livability Score

9.4

## Vipul Gardens

Kalinga Nagar, Bhubaneswar

Project is expected to be delivered on Aug, 2016  
after a delay of 21 month(s).

Has seen a price appreciation of -4.8 % over last 38  
month(s)



Livability Score

9.5

## Vipul Greens

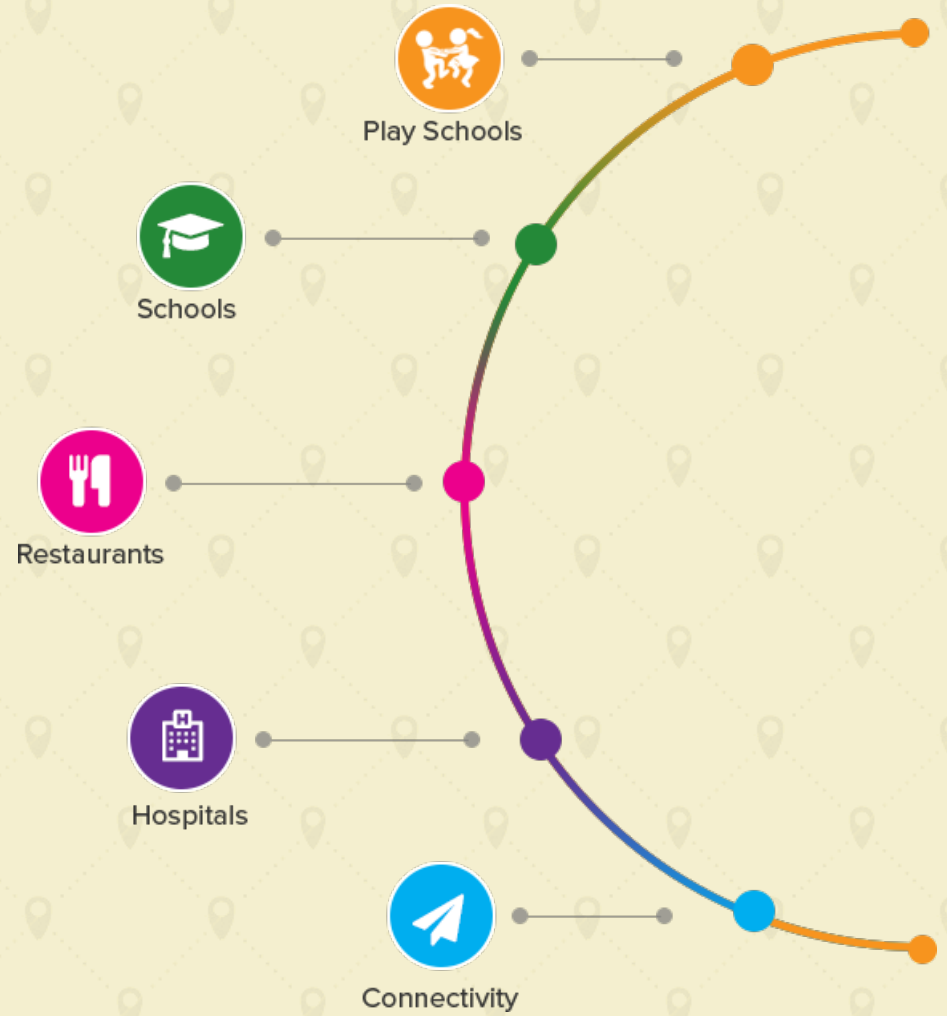
Patrapada, Bhubaneswar

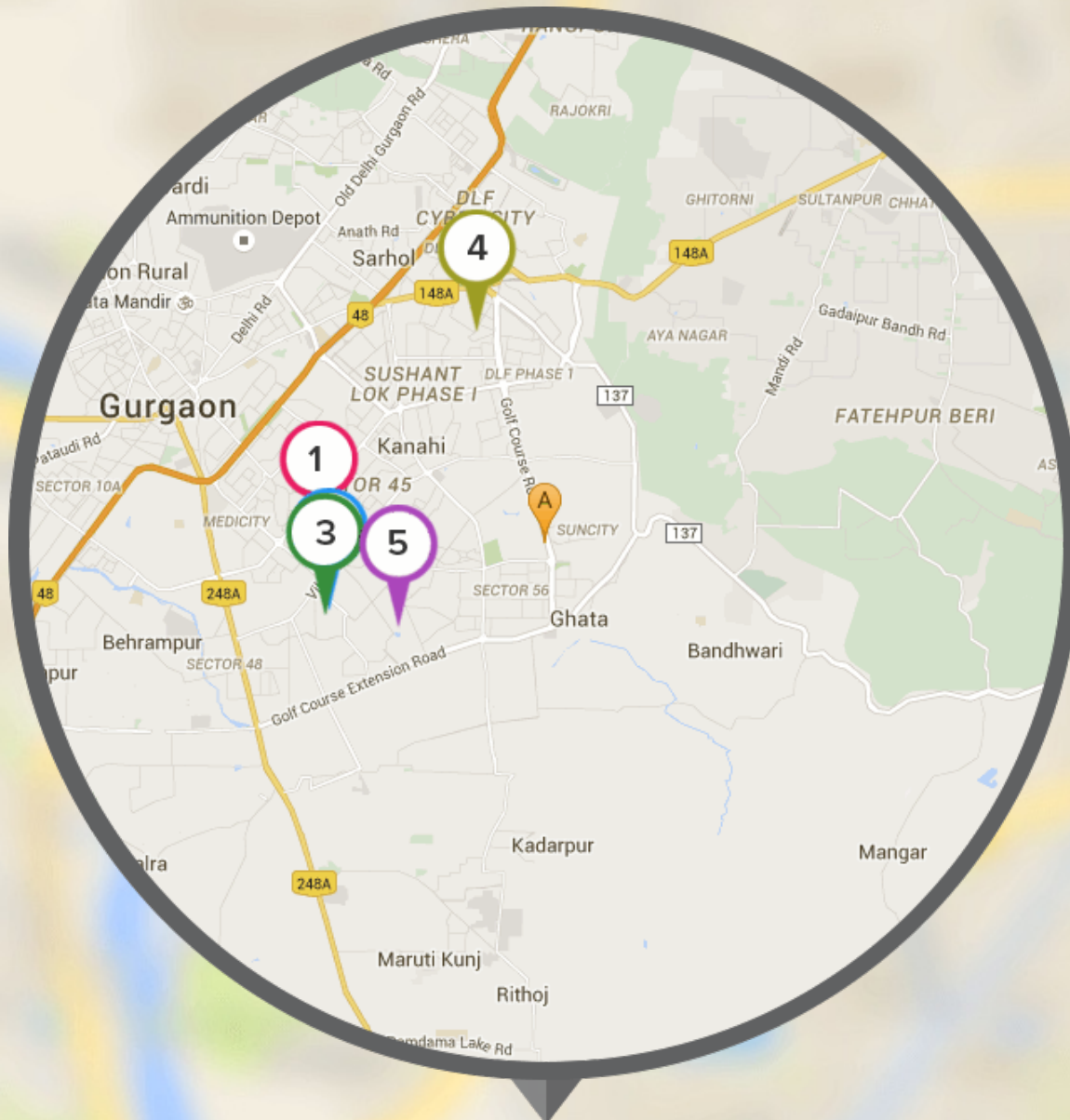
Project is expected to be delivered on Dec, 2016  
after a delay of 22 month(s).

Has seen a price appreciation of 10.7 % over last 38  
month(s)

# LOCALITY INSIGHT

Everything you want to know about the locality




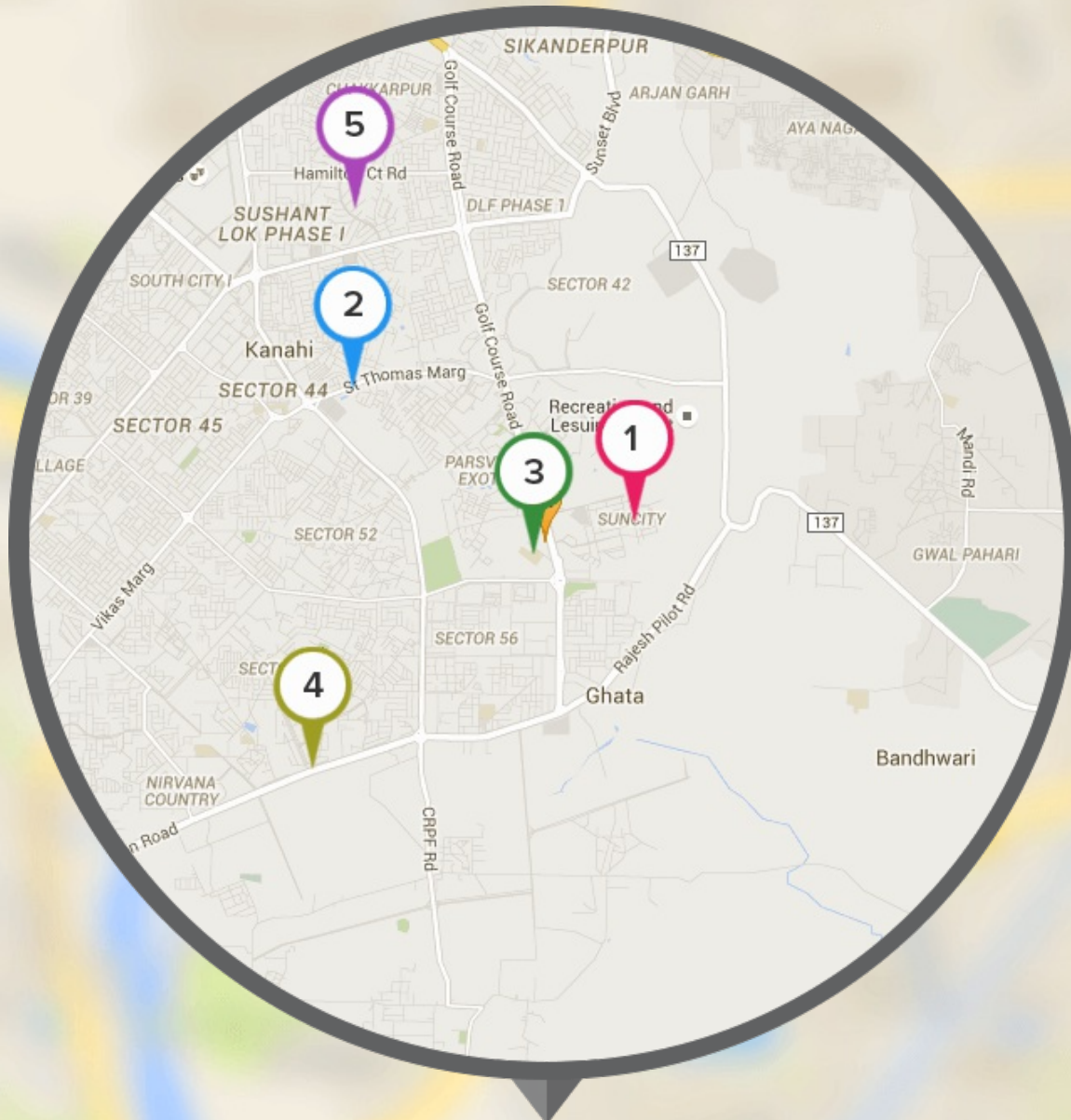


Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Basant Valley Play School, Sector 46, Gurgaon  
★★★★★ 4.52Km
- 2** Bachpan...a play school  
★★★★★ 4.54Km
- 3** Childrens Hut  
★★★★★ 4.64Km
- 4** MOTHER MARRY PRESCHOOL - NEW RAILWAY ROAD, GURGAON  
★★★★★ 4.40Km
- 5** Toddlers Junction  
★★★★★ 3.38Km

 Represents the location of Vipul Aarohan



Schools

## Top 5 Schools (within 5 kms)

- |   |                                       |       |        |
|---|---------------------------------------|-------|--------|
| 1 | Fairies World Play School             | ★★★★★ | 0.91Km |
| 2 | Shalom Hills International School     | ★★★★★ | 2.47Km |
| 3 | The Banyan Tree World School, Gurgaon | ★★★★★ | 0.17Km |
| 4 | Bitsy Boots play school & Day Care    | ★★★★★ | 3.26Km |
| 5 | Kidzee                                | ★★★★★ | 3.83Km |


A Represents the location of Vipul Aarohan

# Restaurants Near Vipul Aarohan, Gurgaon

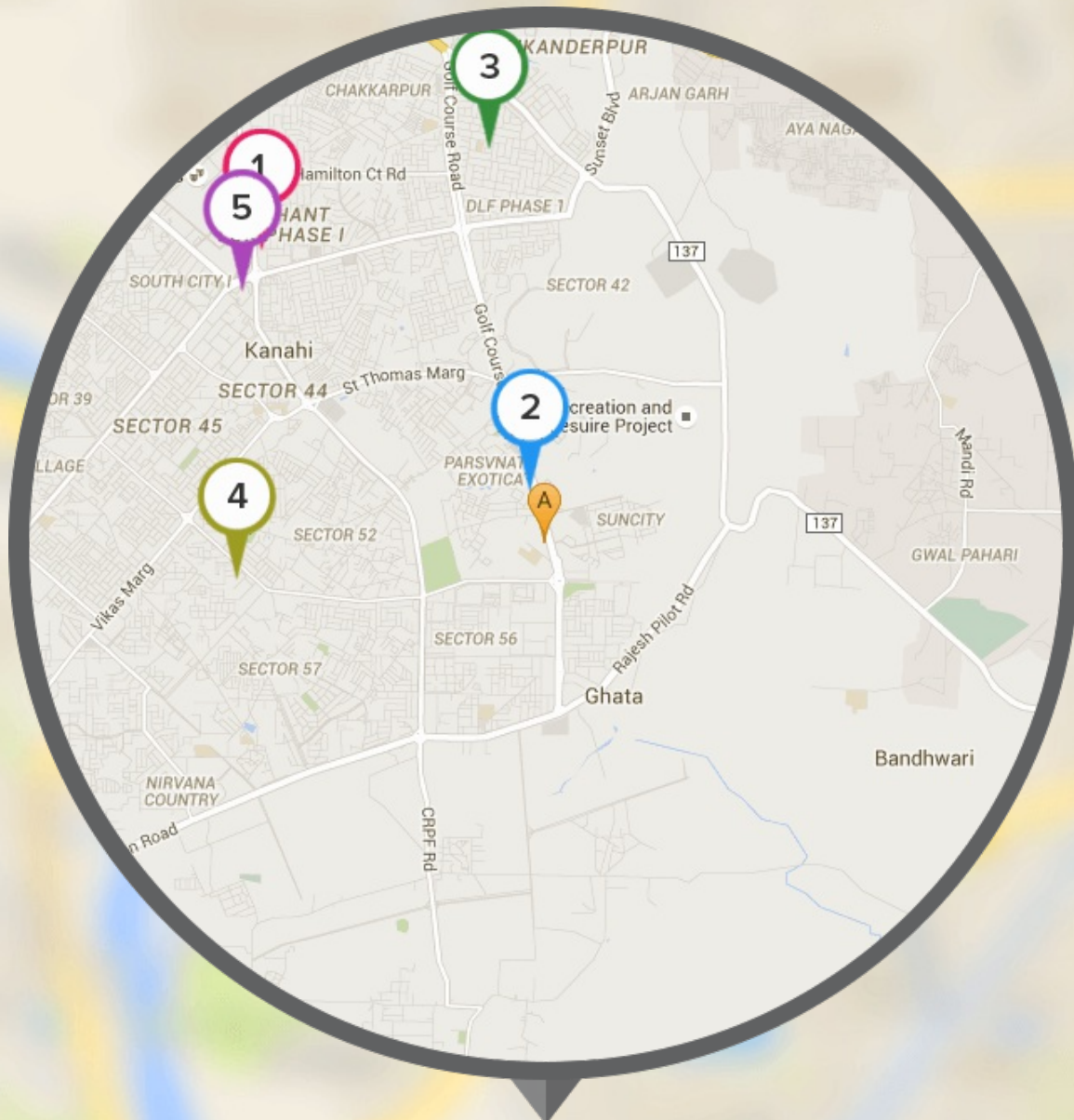


## Top 5 Restaurants (within 5 kms)

- |   |                         |   |        |
|---|-------------------------|---|--------|
| 1 | Bikanerwala             | ★ | 4.95Km |
| 2 | PUNJAB GRILL - GALLERIA | ★ | 4.12Km |
| 3 | Puran Delhi Express     | ★ | 1.50Km |
| 4 | Dominos                 | ★ | 4.85Km |
| 5 | 7 Degrees Brauhaus      | ★ | 1.57Km |

 Represents the location of Vipul Aarohan

Restaurants

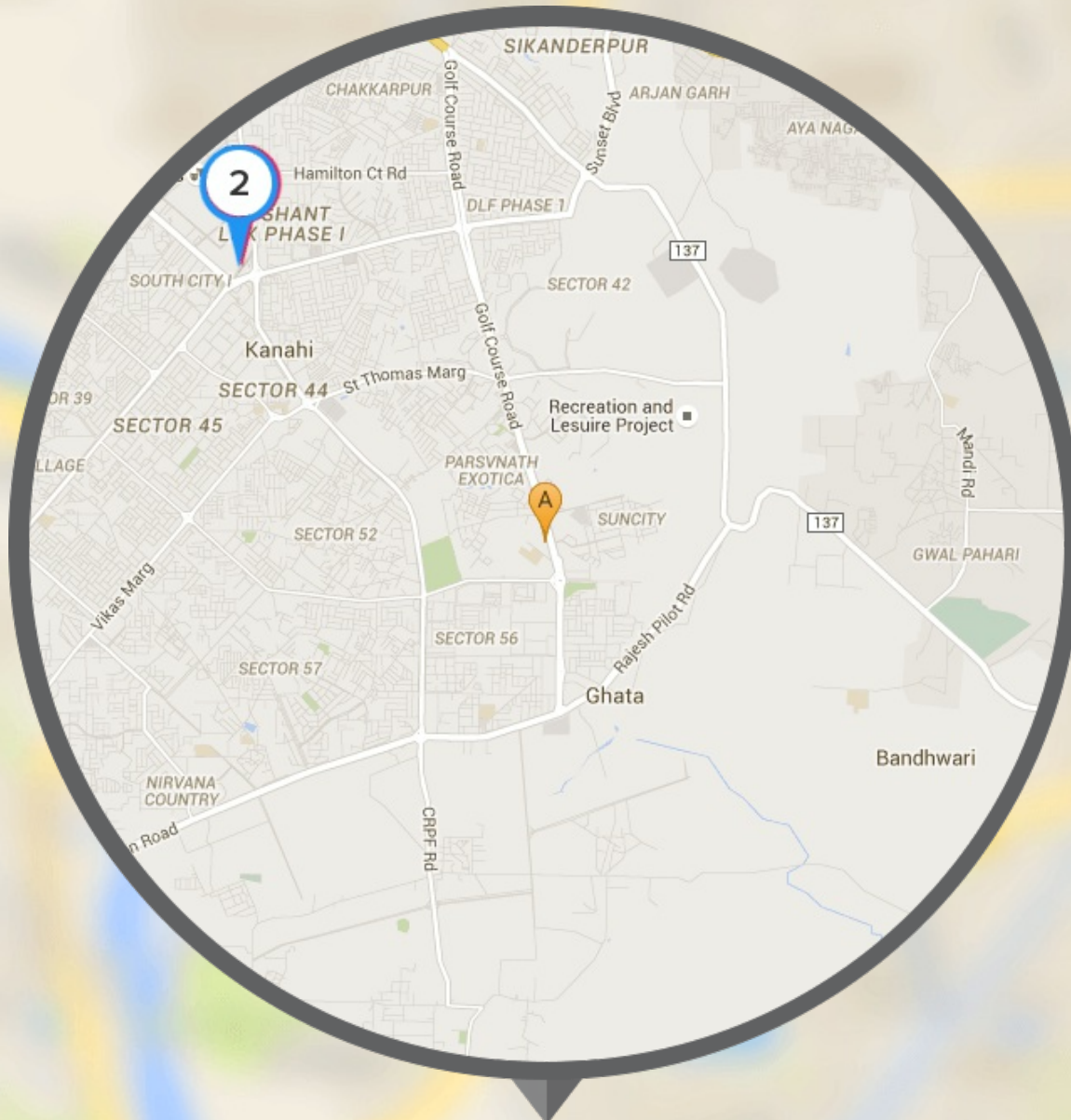


Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                                    |       |        |
|---|------------------------------------|-------|--------|
| 1 | Max Hospital                       | ★★★★★ | 4.06Km |
| 2 | Alchemist Hospital                 | ★★★★★ | 0.54Km |
| 3 | Pushpanjali Hospital               | ★★★★★ | 3.96Km |
| 4 | Artemis Health Institute           | ★★★★★ | 3.12Km |
| 5 | Fortis Memorial Research Institute | ★★★★★ | 3.93Km |

A Represents the location of Vipul Aarohan



## Top 2 Connectivity (within 5 kms)

- 1 HUDA City Centre  
★★★★★ 4.09Km
- 2 Huda City Centre Metro Station  
★ 4.11Km

A Represents the location of Vipul Aarohan

Connectivity



PROPTIGER



End to End Services



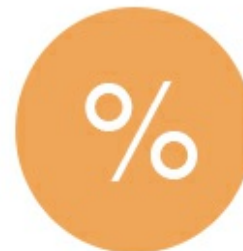
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