

PROPINSIGHT

A Detailed Property Analysis Report



40,000+
Projects



10,000+
Builders

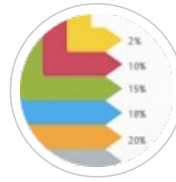


1,200+
Localities

Report Created On - 20 Jul, 2016

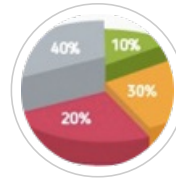


What is *PROPINSIGHT?*



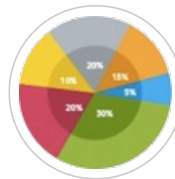
Price Insight

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.




Rohan Abhilasha


Wagholi, Pune


₹ 24.9 Lacs onwards

Livability Score



 Project Size
25 Towers

 Configurations
1,2,3 Bedroom Apartment

 Possession Starts
Mar '18

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

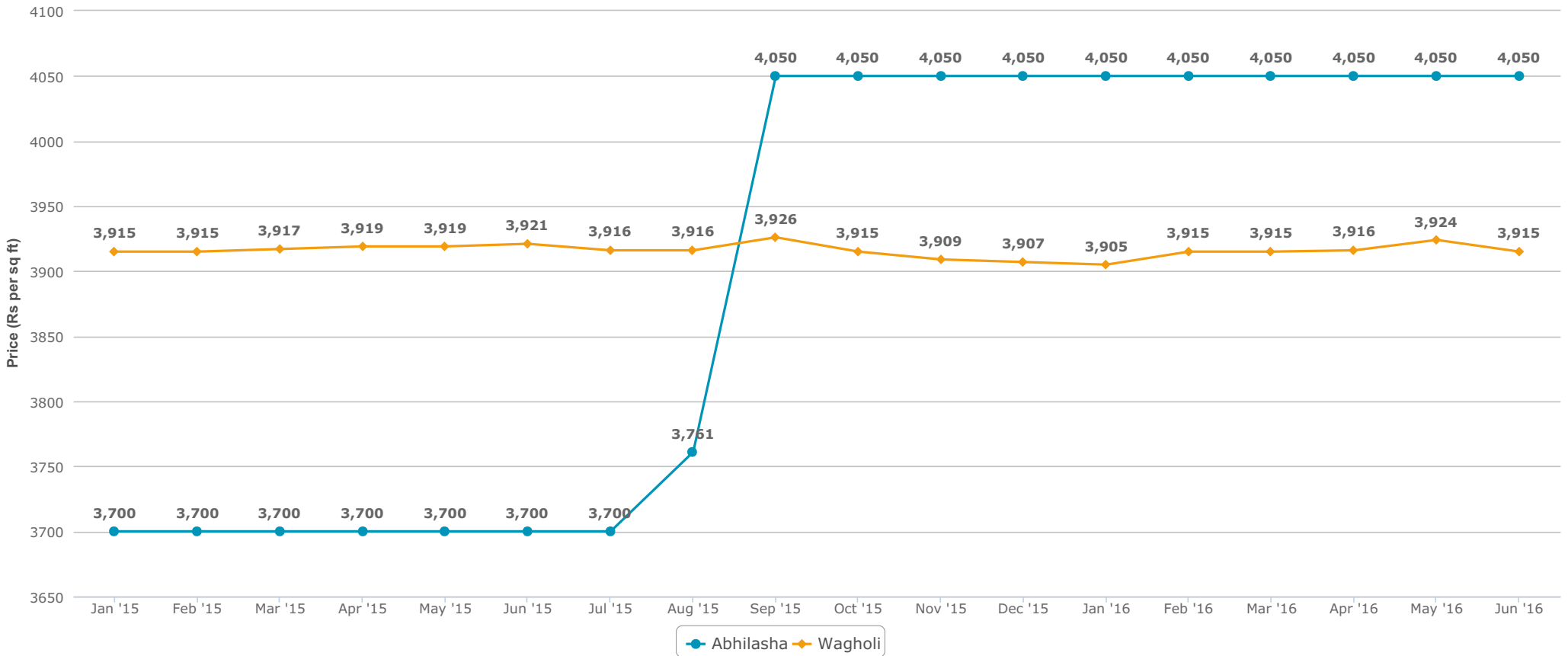


Demand Comparison

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

Price Trend Of Rohan Abhilasha

Rohan Abhilasha VS Wagholi, Pune



Property Type	1BHK+1T	2BHK+2T	3BHK+3T
Area (sq.ft.)	616, 621, 658, 692, 850	1082, 1098, 1100, 1140, 1158, 1420	1438, 1539, 1586

Price Comparison With Other Projects Similar To Rohan Abhilasha



Rohan Abhilasha
Wagholi, Pune



Suyog Nisarg
Wagholi, Pune



ABC Properties Primera
Wagholi, Pune

Primary Purchase Price

4,050/sq.ft.

4,100/sq.ft.

3,900/sq.ft.

Advance Maintenance
Charges (Month)

Rs. 12 (One time)

N.A.

Rs. 24 (One time)

Car Parking Charges

N.A.

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

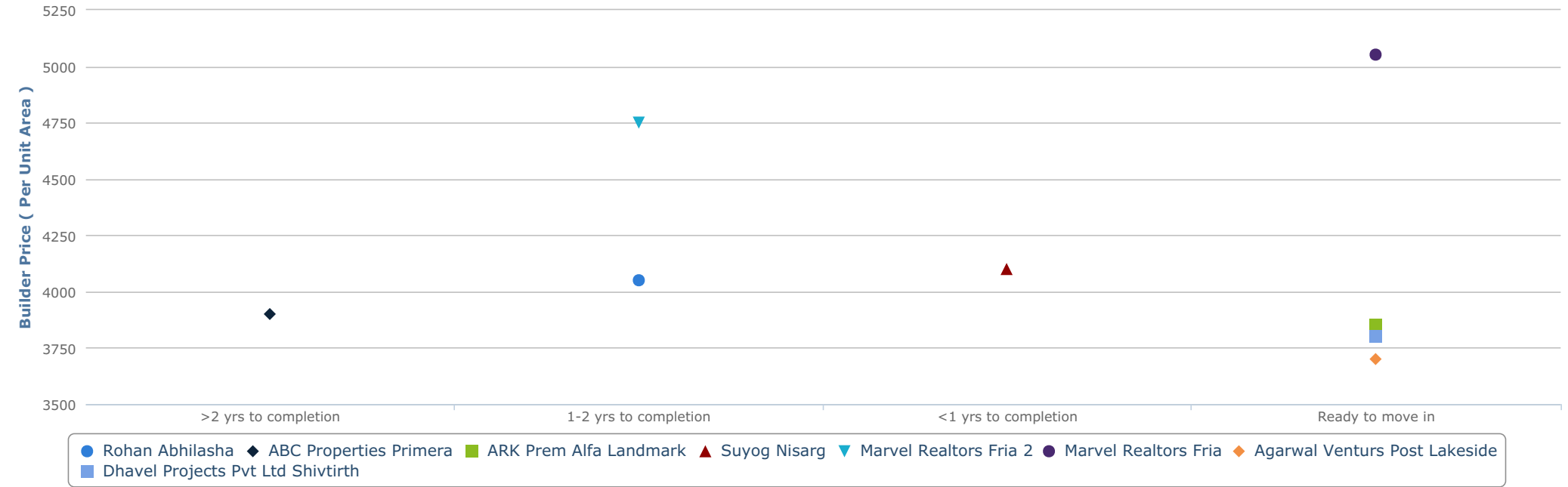
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Rohan Abhilasha



Rohan Abhilasha's current price is Rs. 4050/sq. ft. and it is in Under Construction stage.

In comparison to locality, Rohan Abhilasha is overpriced by Rs. 136.06/sq. ft.

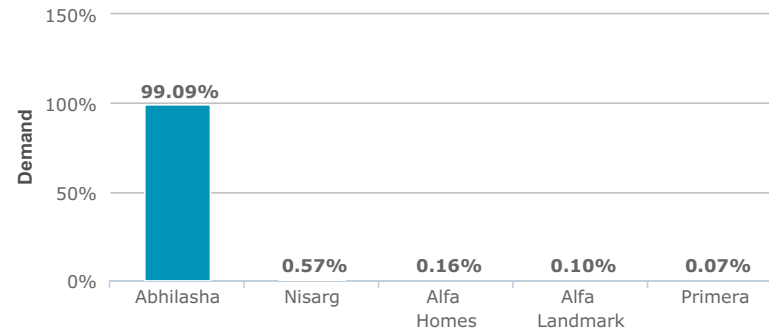
Highest price in the locality is for Marvel Realtors Fria at 5052/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Agarwal Venturs Post Lakeside at 3700/sq. ft. and it is in Ready to Move In stage.

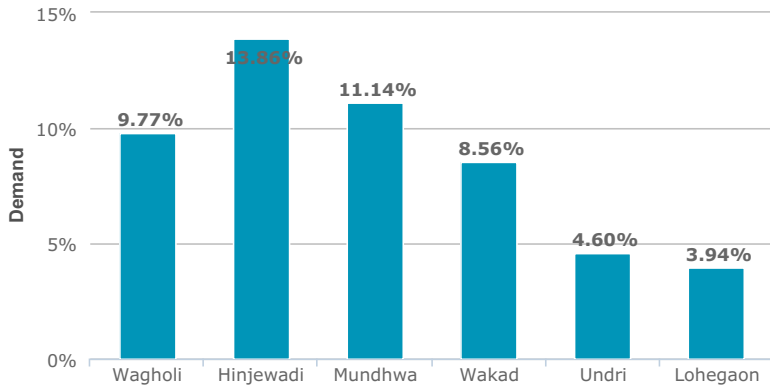
Analysis

- Abhilasha has 99.09 % demand amongst all projects in Pune.
- The highest demand 99.09% in Pune is for Abhilasha.
- The lowest demand 0.07% in Pune is for Primera

Demand of projects in 5 km vicinity of Rohan Abhilasha



Demand in popular localities of Pune



Analysis

- Wagholi has 9.77 % demand amongst all projects in Pune.
- The highest demand 13.86% in Pune is for Hinjewadi.
- The lowest demand 3.94% in Pune is for Lohegaon



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

Rohan Abhilasha Comparison With Other Similar Projects



Rohan Abhilasha
Wagholi, Pune



Suyog Nisarg
Wagholi, Pune



ABC Properties Primera
Wagholi, Pune

Livability Rating*

8.0/10

8.2/10

8.2/10

Safety Rating*

N.A.

N.A.

N.A.

Builder

Rohan

Suyog

ABC Properties

Locality

Wagholi, Pune

Wagholi, Pune

Wagholi, Pune

Number of Towers

25

11

2

Project Land Area

30 Acres

N.A.

1.75 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



Rohan Abhilasha
Wagholi, Pune



Suyog Nisarg
Wagholi, Pune



ABC Properties Primera
Wagholi, Pune

Part of Township	No	No	No
Average Flats Per Floor	7.65	7.06	4.4
Loading Percentage	65.64%	N.A.	35%
Launch Date	Aug `14	Nov `11	Jun `13
Possession Date	Mar `18	Dec `16	Jul `16
Delay	5 month(s)	23 month(s)	12 month(s)

Amenities Comparison Of Rohan Abhilasha With Other Similar Projects



Rohan Abhilasha
Wagholi, Pune



Suyog Nisarg
Wagholi, Pune



ABC Properties Primera
Wagholi, Pune



Swimming Pool

Common Amenities

Gymnasium Club House Multipurpose Room Rain Water Harvesting Power Backup Landscaped Gardens
Indoor Games

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



Established in the year 1993, Rohan Group is a leading real estate developer headquartered in Pune . Mr. Suhas Lunkad is the Chairman and Managing Director of the company, while Sanjay Lunkad, Milind Lunkad, Bharat Desadle, Deepak Bhatewara and Vinay Shrishrimal are the Directors of the company. The construction portfolio of the company includes construction of residential, commercial as well as the infrastructural properties.

Top Rohan Garden Projects:

- [Rohan Garden](#) in Kothrud , Pune comprising 112 units of 2 and 3 BHK apartments.
- Tarang in Waked, Pune comprising 240 units of 2 and 3 BHK apartments with sizes ranging from 1,300 sq. ft. to 1,600 sq. ft.
- Nilay in Aundh , Pune offering 2 and 3 BHK apartments.
- Ashima in Brookefield , Bangalore comprising 64 units of 2 and 3 BHK apartments.
- Garima in Pashan , Pune comprising 292 units of 2 and 3 BHK apartments.
- Madhuban in Bavdhan , Pune offering 4 BHK villas.
- Mihira in Marathahalli , Bangalore comprising 162 units of 2 and 3 BHK apartments.

Key residential projects by Rohan Group currently under construction are:

- Rudra in Wagholi , Pune comprising 180 units of 1 and 2 BHK apartments with sizes ranging from 669 sq. ft. to 950 sq. ft.
- Kritika in Dattavadi , Pune comprising 187 units of 2, 3 and 4 BHK apartments with sizes ranging from 731 sq. ft. to 2,700 sq. ft.
- Seher in Baner , Pune comprising 10 units of 3 and 4 BHK apartments with sizes ranging from 3,800 sq. ft. to 4,200 sq. ft. and 3 BHK villas, 2,500 sq. ft. in size.
- Leher in Baner , Pune comprising 308 units of 2 and 3 BHK apartments with sizes ranging from 1,193 sq. ft. to 1,445 sq. ft.
- Jharoka Phase 2 in Bellandur , Bangalore comprising 260 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,210 sq. ft. to 2,662 sq. ft.
- Ishan in Bavdhan , Pune comprising 126 units of 2 and 3 BHK apartments.

Rohan Group has been awarded with several awards such as AESA Kumar Award – 2013, HSE Award, Cityscape Award, CNBC Awaaz CRISIL Credai Awards and BAI Awards.

Experience	23 Years
Project Delivered	29
Ongoing Projects	6

Top Projects Delivered By Rohan



Livability Score

8.6

Rohan Mihira

Marathahalli, Bangalore

Project was delivered on Jul, 2011 after a delay of 4 month(s).



Livability Score

8.5

Rohan Vasantha

Marathahalli, Bangalore

Project was delivered on Jan, 2005



Livability Score

8.4

Rohan Tarang

Wakad, Pune

Project was delivered on May, 2013



Livability Score

8.4

Rohan Tapovan

Pashan, Pune

Project was delivered on Nov, 2003



Livability Score

8.6

Rohan Kritika

Dattavadi, Pune

Project is expected to be delivered on Dec, 2016
after a delay of 1 month(s).

Has seen a price appreciation of 4.5 % over last 38
month(s)



Livability Score

8.7

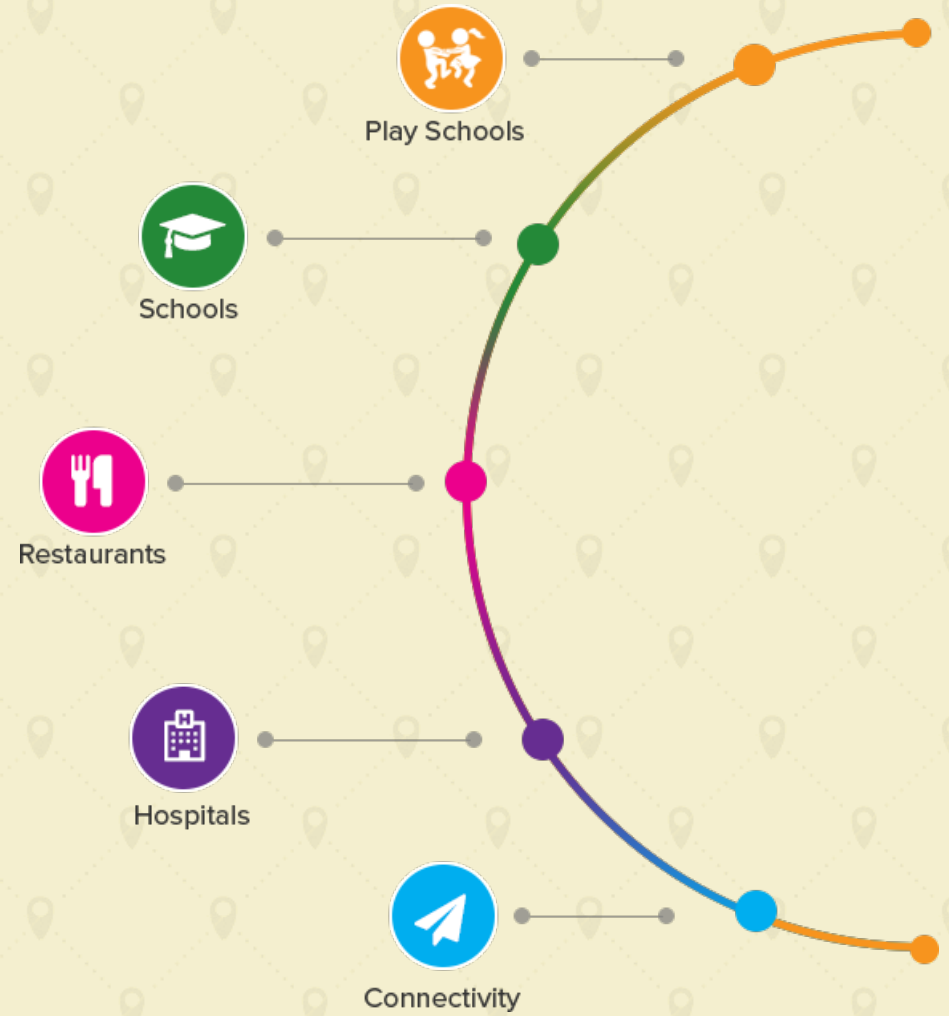
Rohan Leher II

Baner, Pune

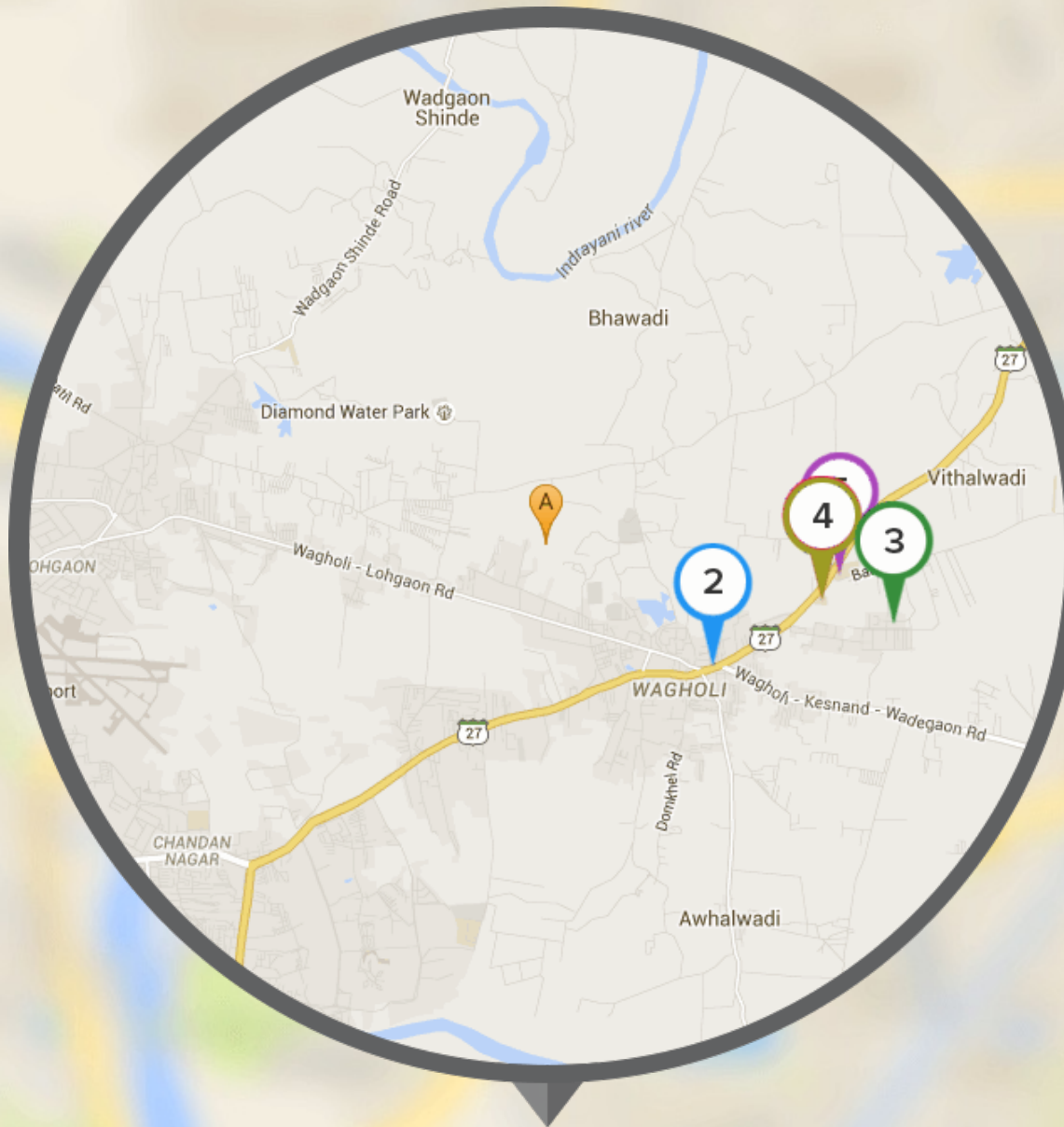
Project is expected to be delivered on Dec, 2016
Has seen a price appreciation of 8.1 % over last 22 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Schools Near Rohan Abhilasha, Pune

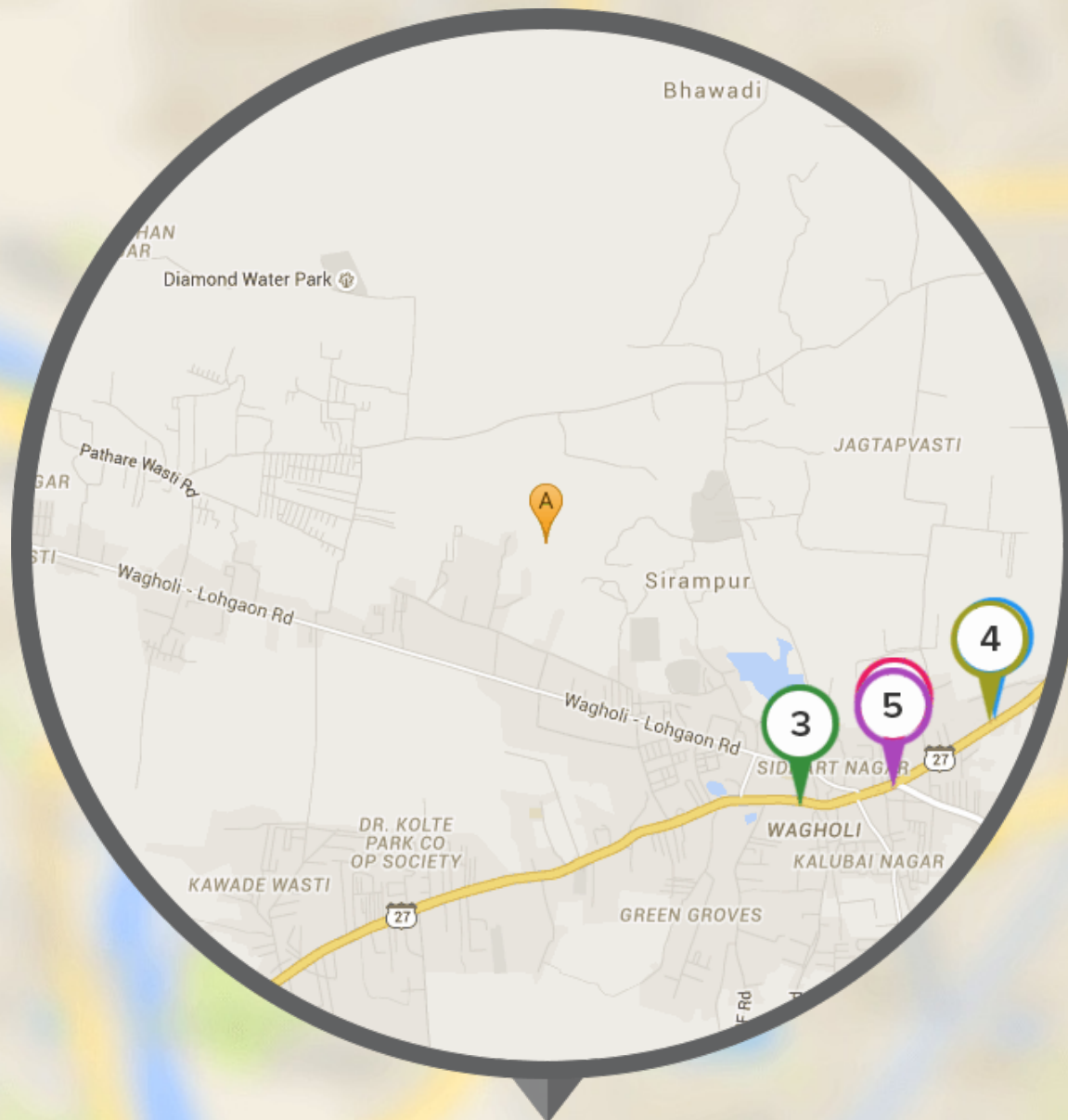


Schools

Top 5 Schools (within 5 kms)

- 1** Lexicon International School
★★★★★ 3.03Km
- 2** Lexicon International School
★★★★★ 2.22Km
- 3** Prodigy Public School
★★★★ 3.86Km
- 4** The Lexicon International School, Wagholi
★★★★ 3.04Km
- 5** Bharatiya Jain Sanghatana
★★★★ 3.20Km

A Represents the location of Rohan Abhilasha



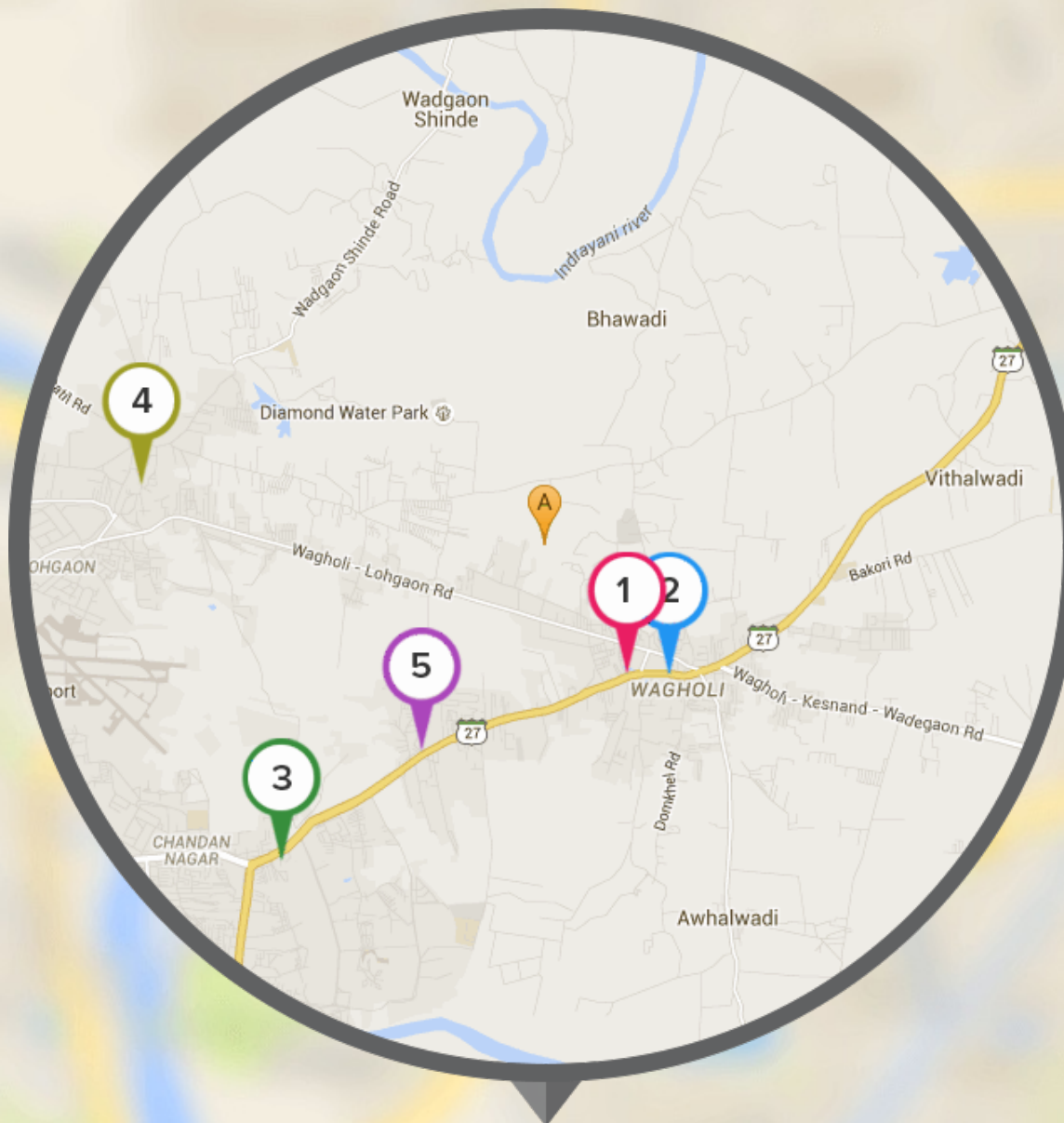
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------------|---|--------|
| 1 | Akshay Garden | ★ | 2.28Km |
| 2 | Hotel Yash | ★ | 2.60Km |
| 3 | Jay Malhar Khanawala | ★ | 1.98Km |
| 4 | Shiv Prasad Inn | ★ | 2.59Km |
| 5 | Anand Wadewale | ★ | 2.31Km |

A Represents the location of Rohan Abhilasha

Hospitals Near Rohan Abhilasha, Pune



Top 5 Hospitals (within 5 kms)

1	Kolte Hospital	★★★★★	1.68Km
2	Navale Hospital	★★★★	1.94Km
3	Balaji Hospital	★★★★	4.45Km
4	Vighnaharta Clinic	★★★	4.40Km
5	Sideshwar Hospital	★★★	2.58Km

A Represents the location of Rohan Abhilasha

Hospitals



PROPTIGER



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