



# 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.



# Sai Krupa Harmony


Mahadevapura, Bangalore


₹ 52.2 Lacs onwards

Livability Score



 Project Size  
1 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Mar '15



# 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

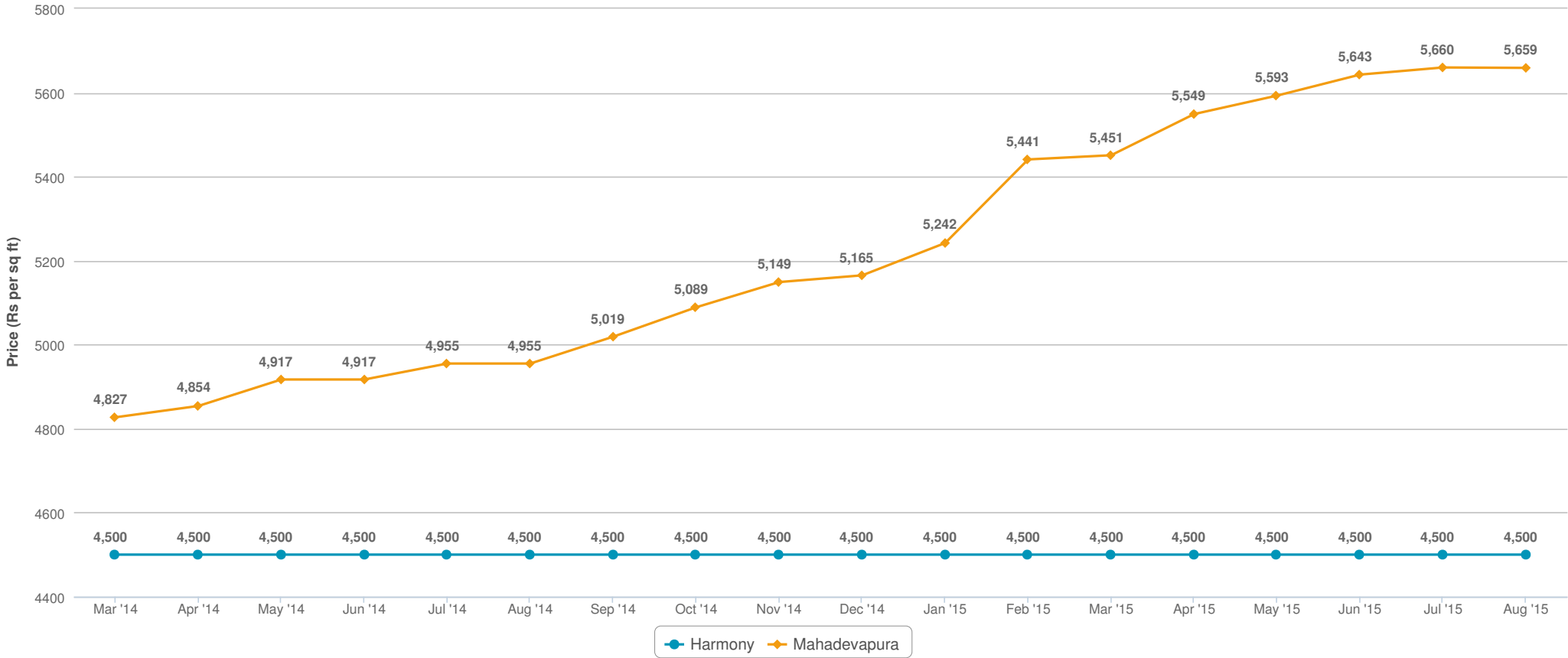


## Demand Comparison

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

# Price Trend Of Sai Krupa Harmony

## Sai Krupa Harmony VS Mahadevapura, Bangalore



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	1160	1225, 1555





## Price Comparison With Other Projects Similar To Sai Krupa Harmony



Sai Krupa Harmony  
Mahadevapura, Bangalore



Gopalan Urban Woods  
Mahadevapura, Bangalore



Heritage Plaza  
Mahadevapura, Bangalore

Primary Purchase Price	4,500/sq.ft.	4,700/sq.ft.	4,500/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	N.A.
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 Sai Krupa Harmony



Sai Krupa Harmony's current price is Rs. 4500/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Sai Krupa Harmony is underpriced by Rs. 1173.49/sq. ft.

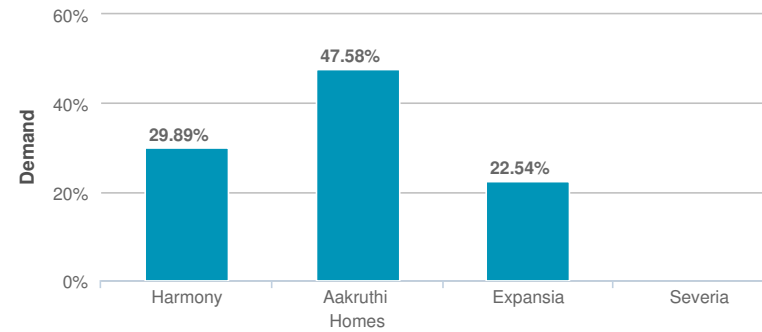
Highest price in the locality is for Arvind Infra Expansia Villa at 6500/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at AR Propulsive Passion at 3600/sq. ft. and it is in Ready to Move In stage.

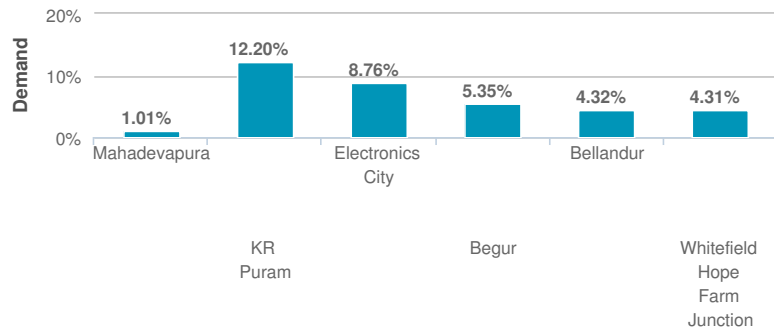
## Analysis

- Harmony has 29.89 % demand amongst all projects in Bangalore.
- The highest demand 47.58% in Bangalore is for Aakruthi Homes.
- The lowest demand 0.00% in Bangalore is for Severia

### Demand of projects in 5 km vicinity of Sai Krupa Harmony



### Demand in popular localities of Bangalore



## Analysis

- Mahadevapura has 1.01 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 1.01% in Bangalore is for Mahadevapura





## ***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

# Sai Krupa Harmony Comparison With Other Similar Projects



Sai Krupa Harmony  
Mahadevapura, Bangalore



Gopalan Urban Woods  
Mahadevapura, Bangalore



Heritage Plaza  
Mahadevapura, Bangalore

Livability Rating*	7.2/10	7.4/10	6.6/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Sai Krupa	Gopalan	Heritage
Locality	Mahadevapura, Bangalore	Mahadevapura, Bangalore	Mahadevapura, Bangalore
Number of Towers	1	3	1
Project Land Area	N.A.	6 Acres	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

# Sai Krupa Harmony Comparison With Other Similar Projects (Continued ...)



Sai Krupa Harmony  
Mahadevapura, Bangalore



Gopalan Urban Woods  
Mahadevapura, Bangalore



Heritage Plaza  
Mahadevapura, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	16	6.89	12
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jan `13	Oct `10	Aug `11
Possession Date	Mar `15	Nov `13	Jun `15
Delay	On time	On time	On time

# Amenities Comparison Of Sai Krupa Harmony With Other Similar Projects


















Sai Krupa Harmony  
Mahadevapura, Bangalore



Gopalan Urban Woods  
Mahadevapura, Bangalore



Heritage Plaza  
Mahadevapura, Bangalore

Intercom			
Maintenance Staff			
Swimming Pool			
Club House			
Rain Water Harvesting			

Common Amenities      Gymnasium   Children's play area   24 X 7 Security   Jogging Track   Power Backup   Landscaped Gardens

Amenities not available in any project      Sports Facility   Indoor Games   Cafeteria   Golf Course



### 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 (Sai Krupa)



Sai Krupa is a leading real estate development company that has almost 1000 happy customers under its belt. Sai Krupa is known for trust, transparency and executional efficiency. The company specializes in innovative customer offerings like property management and customer relationship management which enable better and swifter development. All property by Sai Krupa comes with added incentives for customers including security management and maintenance services. Creating greater future value for customers is a huge goal at the company.

### Unique Selling Point:

The company has made huge progress with sizeable experience, punctuality and perfection. The company offers top class infrastructure for project execution and makes use of several innovative development technologies which are implemented by a team of skilled and qualified engineers and other technical personnel. The company also has qualified managerial staff to manage teams while working on projects.

The company offers quality finishing, aesthetic appeal and credible performance within deadlines. The company pulls out all the stops to satisfy customers with its bouquet of housing loan services, tie-ups with banks and several value added services. Trust is the foremost guiding principle at the company and it has a team of legal experts who advise customers on purchasing all properties developed by it. The company also offers ample assistance with regard to purchasing property and possessing ownership of the same.

### Landmark Projects:

The company has several landmark projects to its credit including Sai Krupa Enclave, Sai Krupa Elite, Sai Krupa Heera, Sai Krupa Regency and many more.

### Type/Category of Projects:

The company offers competitively priced properties for customers across several segments in the market.

<b>Experience</b>	N.A
<b>Project Delivered</b>	3



# Top Projects Delivered By Sai Krupa



Livability Score

7.2

**Sai Krupa Harmony**  
Mahadevapura, Bangalore

Project was delivered on Mar, 2015



Livability Score

6.6

**Sai Krupa Vista**  
Bellandur, Bangalore

Project was delivered on Jun, 2014



Livability Score

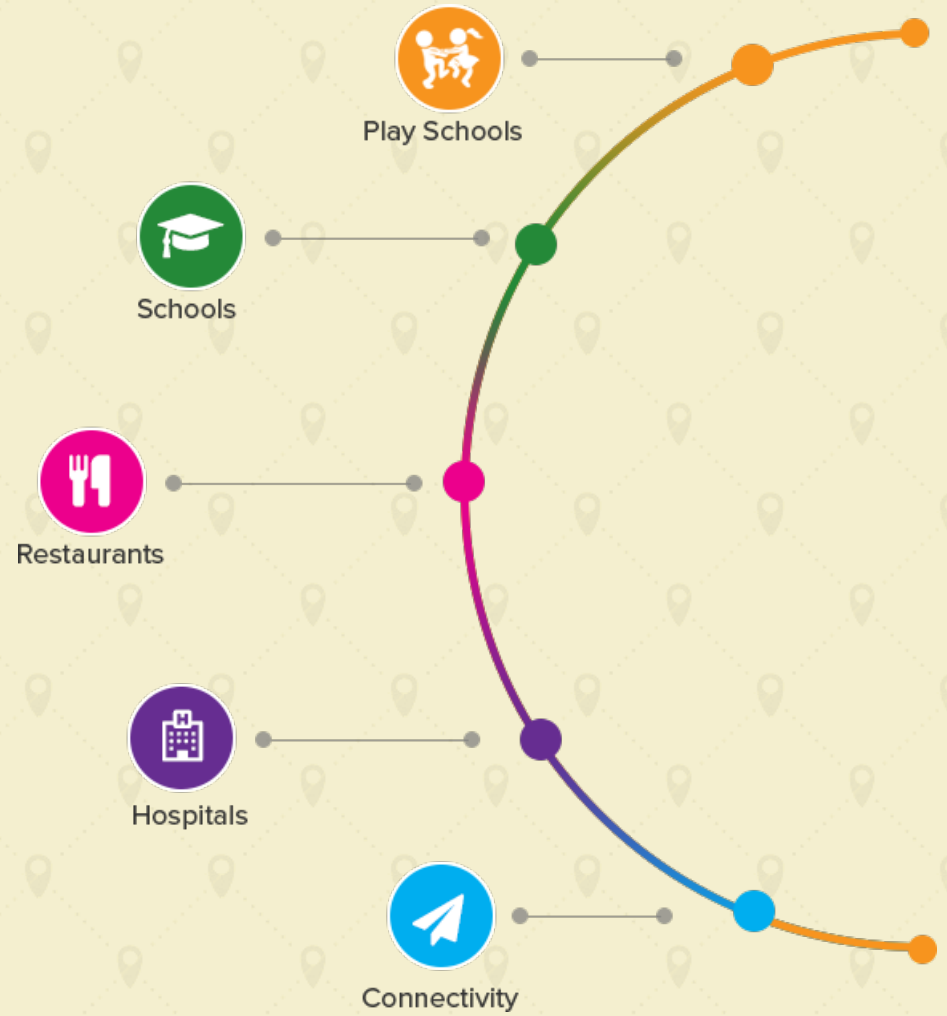
6.2

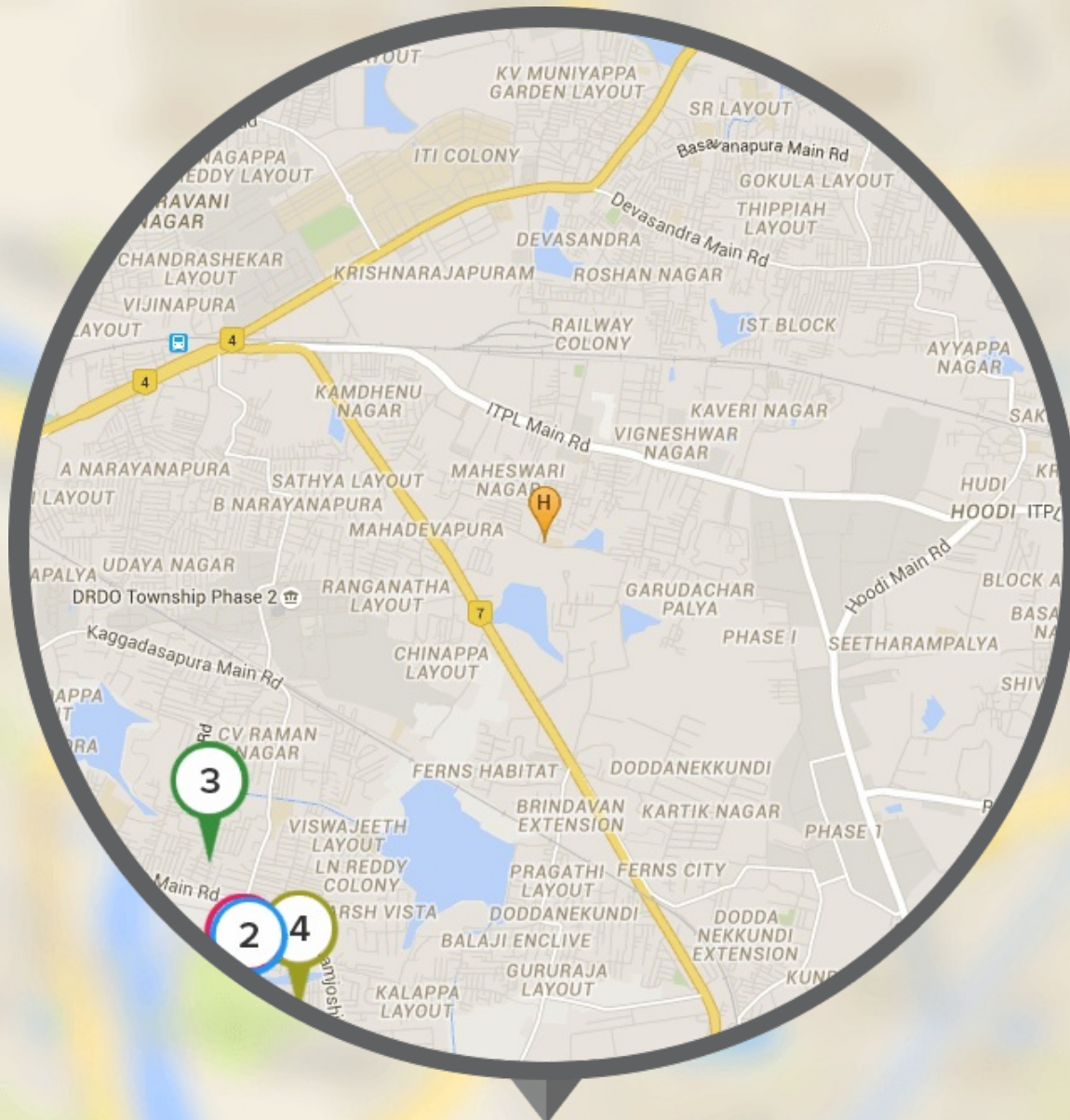
**Sai Krupa Elite**  
Doddanekundi, Bangalore

Project was delivered on Jul, 2010

# LOCALITY INSIGHT

Everything you want to know about the locality






Play Schools

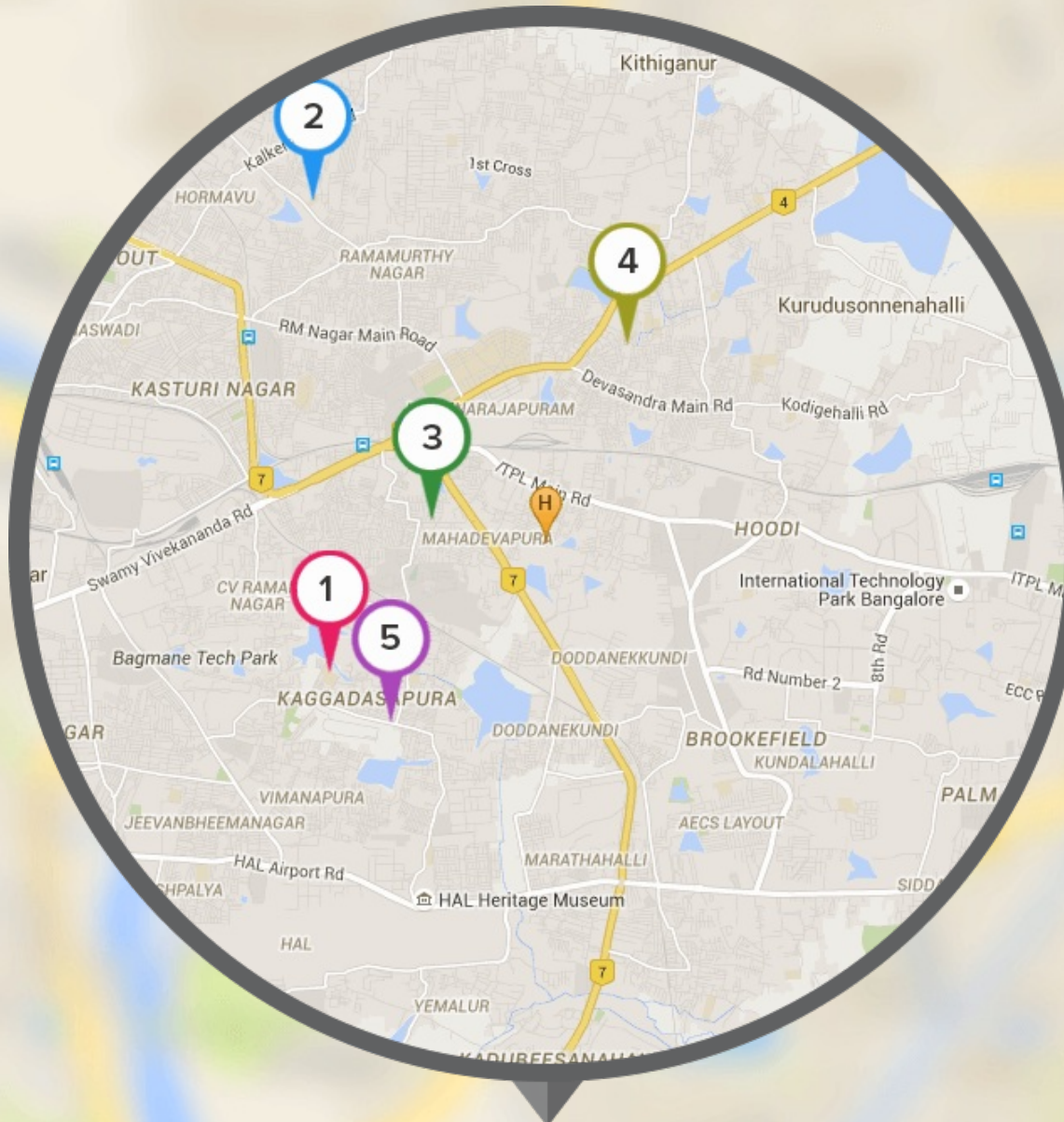
## Top 5 Play Schools (within 5 kms)

- 1** Vidyarambha Montessori School  
★★★★★ 3.12Km
- 2** Sanskriti Montessori House of Children and Daycar  
★★★★★ 3.12Km
- 3** Renga Montessori  
★★★★★ 2.58Km
- 4** Little Elly Preschool  
★★★★★ 2.95Km
- 5** First Step Montessori  
★★★★★ 3.64Km

 Represents the location of Sai Krupa Harmony



# Schools Near Sai Krupa Harmony, Bangalore



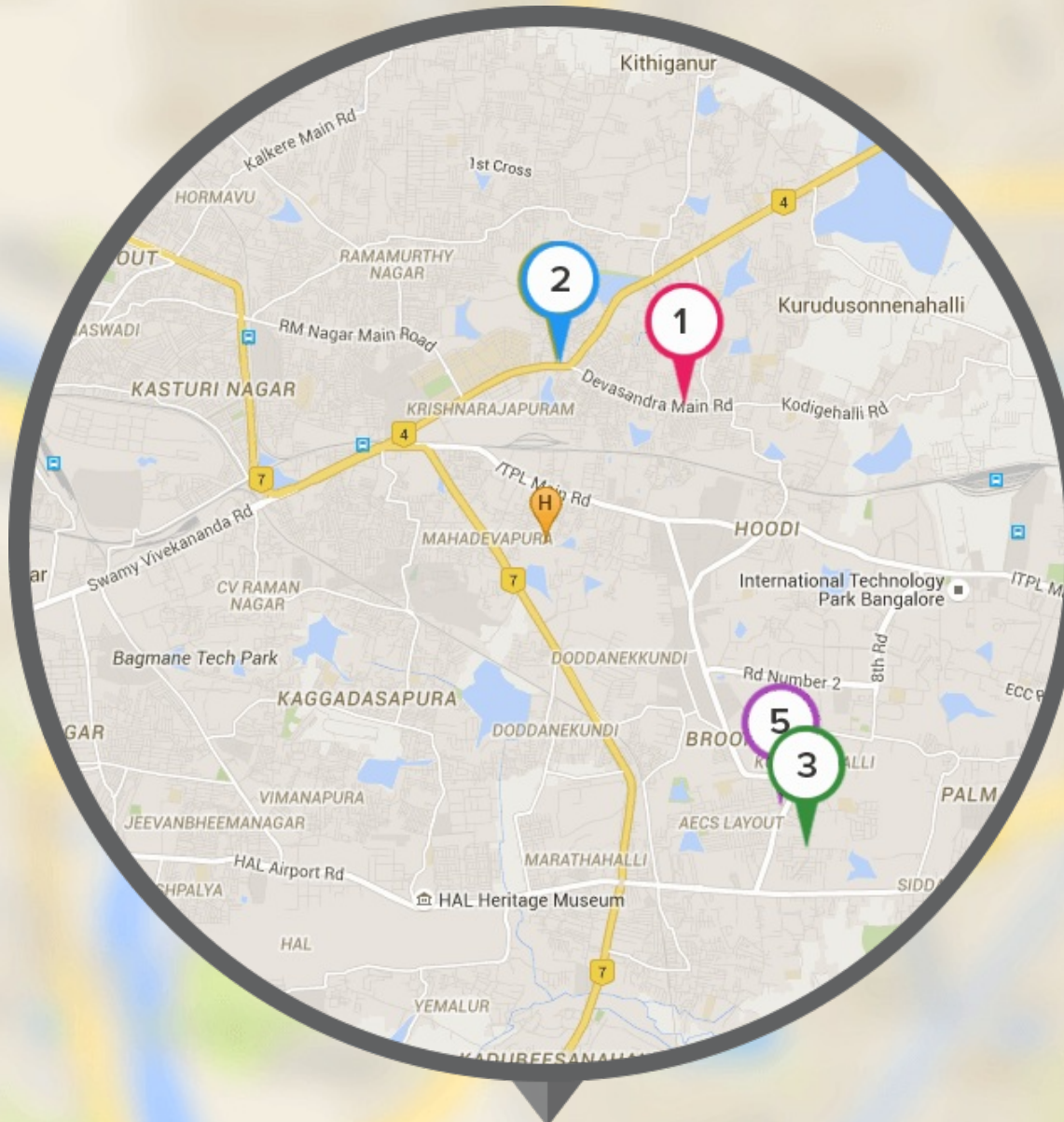
Schools

## Top 5 Schools (within 5 kms)

- |   |                                  |       |        |
|---|----------------------------------|-------|--------|
| 1 | Global City International School | ★★★★★ | 2.80Km |
| 2 | VIBGYOR High School              | ★★★★★ | 4.58Km |
| 3 | Holy Vision School               | ★★★★★ | 1.28Km |
| 4 | Amara Jyothi Public School       | ★★★★★ | 2.36Km |
| 5 | Presidency Church School         | ★★★★★ | 2.62Km |

H Represents the location of Sai Krupa Harmony


# Restaurants Near Sai Krupa Harmony, Bangalore



Restaurants

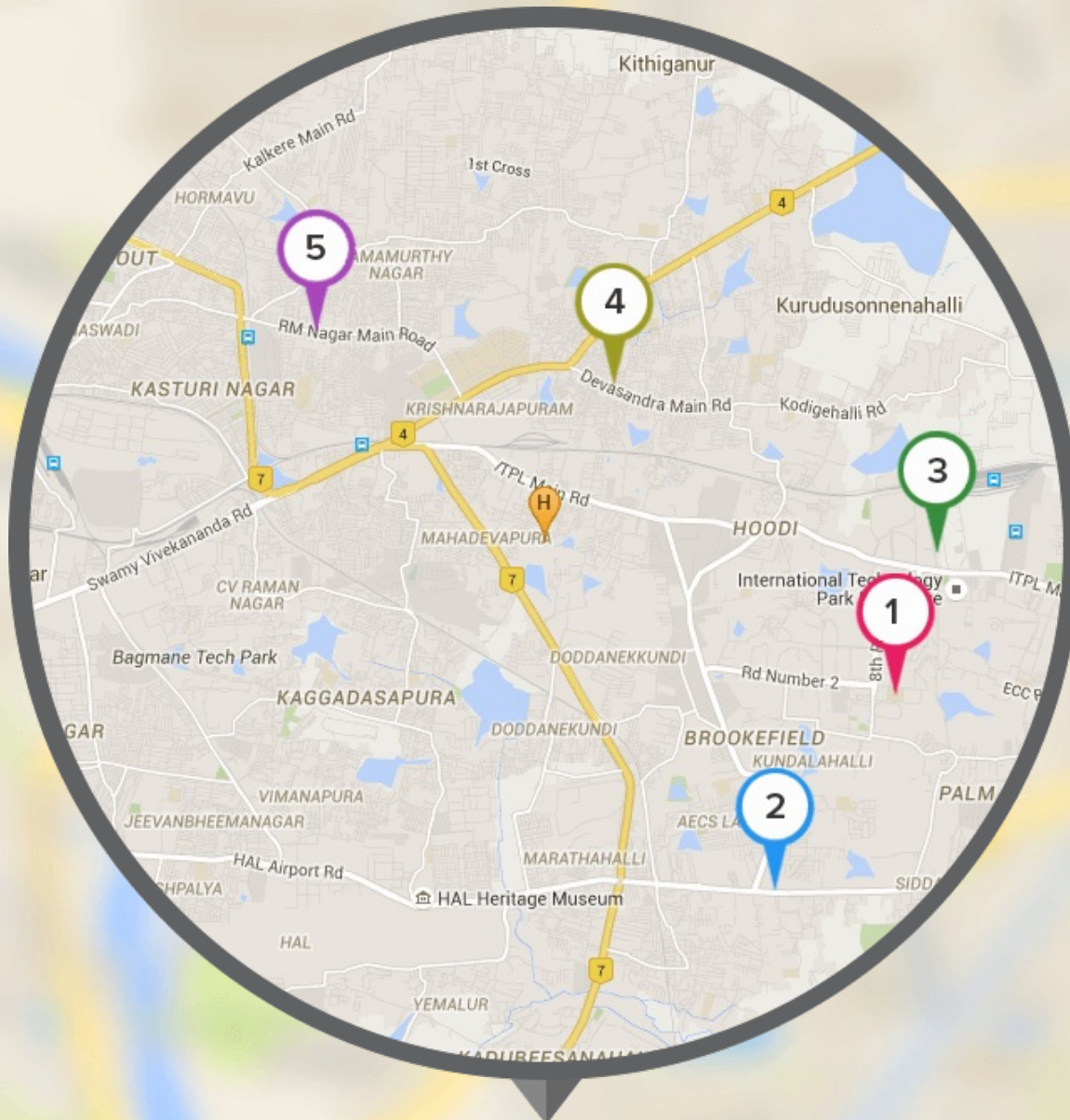
## Top 5 Restaurants (within 5 kms)

- |   |                        |   |        |
|---|------------------------|---|--------|
| 1 | Hotel Bindu Sagar      | ★ | 2.15Km |
| 2 | Hotel Aishwarya Palace | ★ | 1.98Km |
| 3 | Puliyogere Point       | ★ | 4.45Km |
| 4 | Royal Biryani Point    | ★ | 1.98Km |
| 5 | Restaurant             | ★ | 3.90Km |

 Represents the location of Sai Krupa Harmony



# Hospitals Near Sai Krupa Harmony, Bangalore



Hospitals

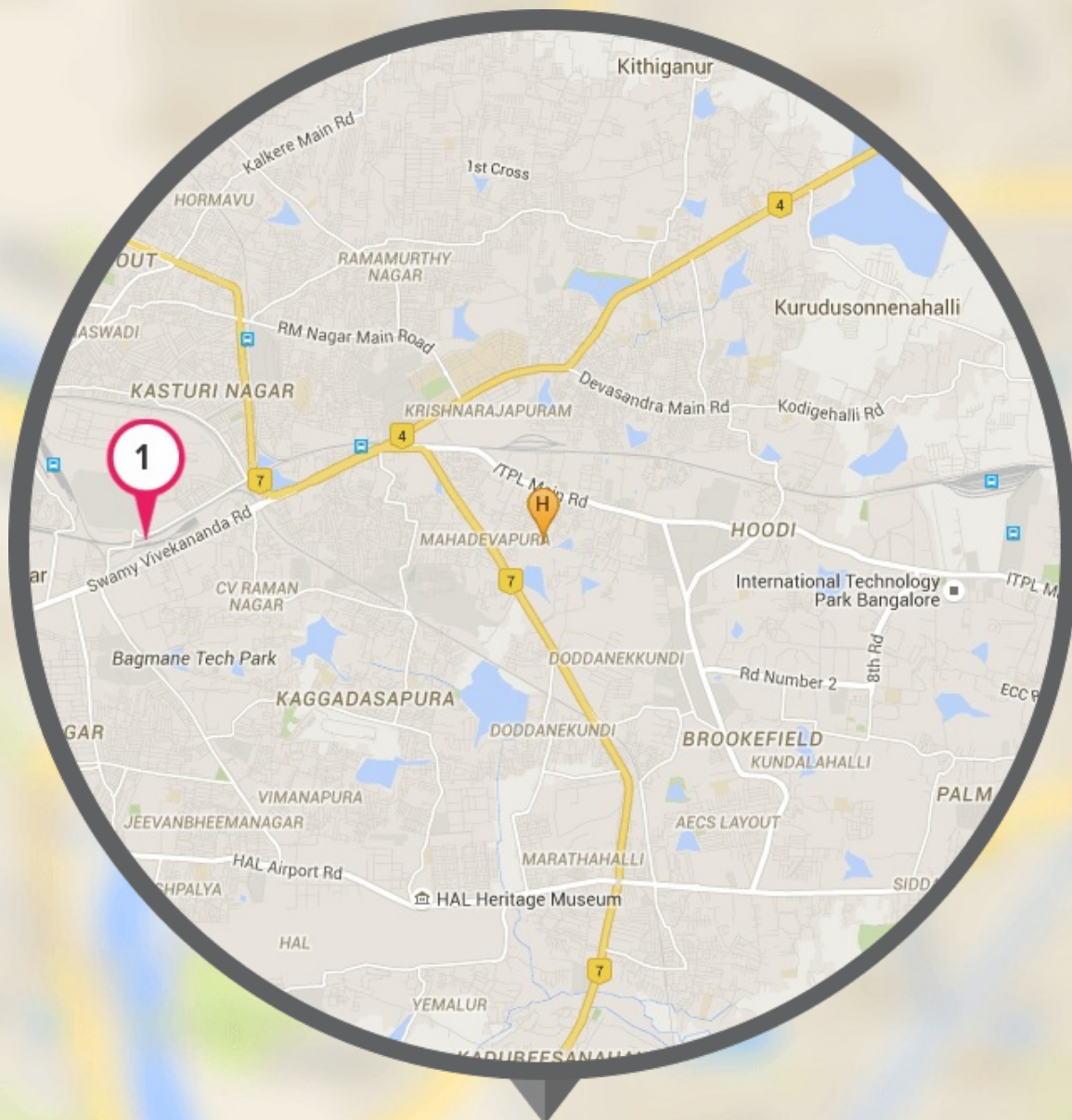
## Top 5 Hospitals (within 5 kms)

1	Vydehi Hospital ★★★★★	4.24Km
2	Apollo Clinic ★★★★★	4.62Km
3	Narayana Hrudayalaya Multi-Specialty Hospital ★★★★★	4.36Km
4	Manipal Poly Clinic ★★★★★	1.89Km
5	Manipal Polyclinic ★★★★★	3.43Km

H Represents the location of Sai Krupa Harmony



# Connectivity Near Sai Krupa Harmony, Bangalore



## Top 1 Connectivity (within 5 kms)

**1** Baiyappanahalli  
★★★★★ 4.44Kms

**H** Represents the location of Sai Krupa Harmony

Connectivity



PROPTIGER



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