




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

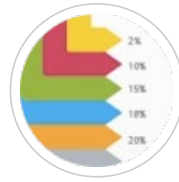
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

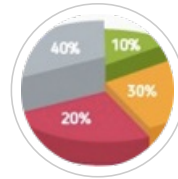


# What is *PROPINSIGHT?*



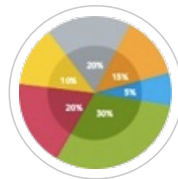
## Price Insight

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.



PROPTIGER.com

# Bhartiya Leela Residences


Kannur on Thanisandra Main Road, Bangalore


₹ 2.06 Cr onwards

Livability Score



 Project Size  
3 Towers

 Configurations  
1,2,3,4 Bedroom Apartment

 Possession Starts  
Jun '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

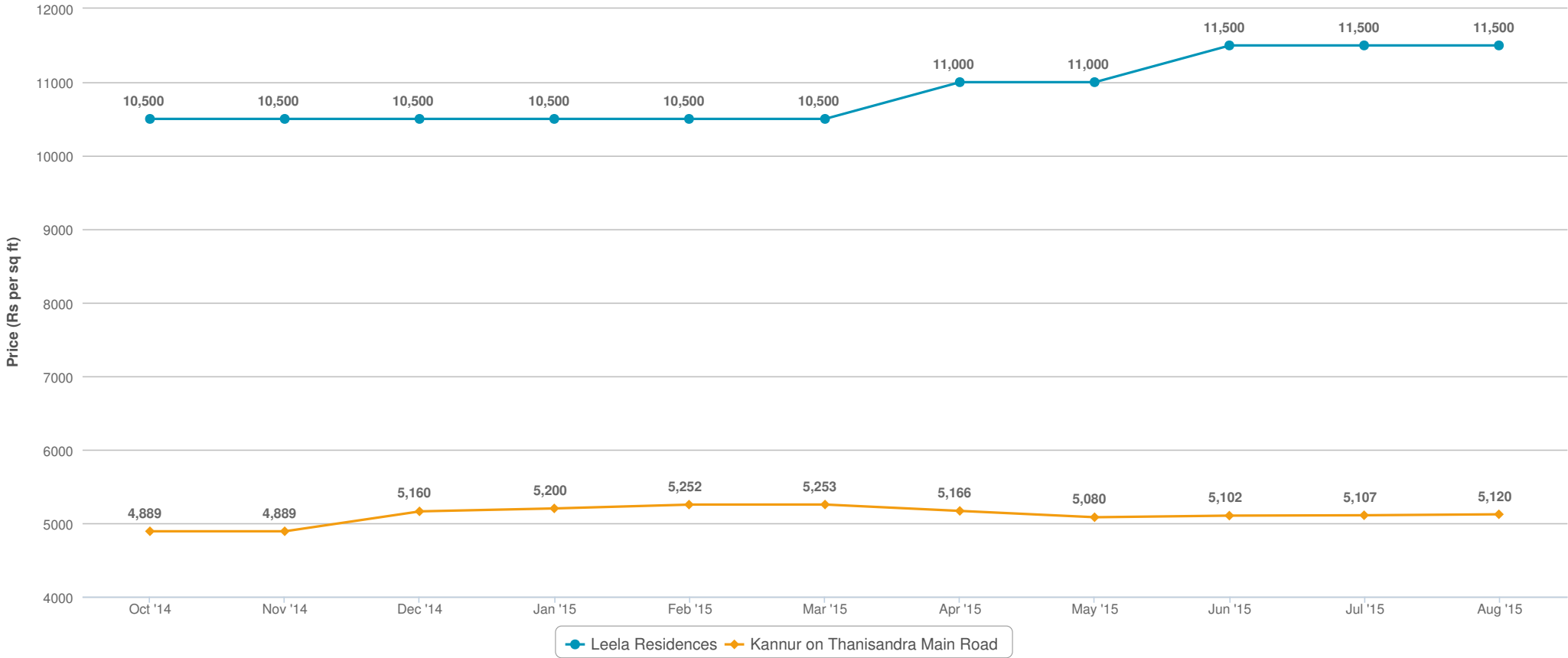


## Demand Comparison

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

# Price Trend Of Bhartiya Leela Residences

## Bhartiya Leela Residences VS Kannur on Thanisandra Main Road, Bangalore



Property Type	1BHK+1T	2BHK+2T	3BHK+4T	4BHK+5T
Area (sq.ft.)	802, 840, 1163, 1169	1790	3116	4077, 4176



# Price Comparison With Other Projects Similar To Bhartiya Leela Residences



**Bhartiya Leela Residences**  
Kannur on Thanisandra Main Road, Bangalore



**Sobha City Aristos**  
Kannur on Thanisandra Main Road, Bangalore



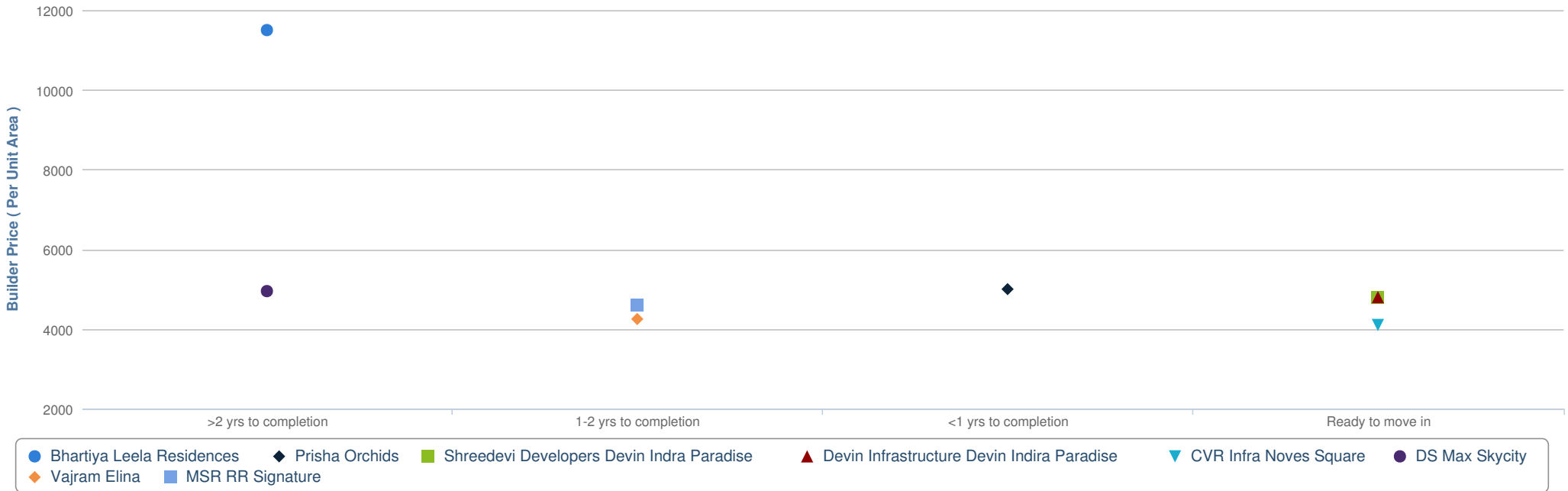
**Sobha City Casa Serenita**  
Kannur on Thanisandra Main Road, Bangalore

Primary Purchase Price	11.5K/sq.ft.	N.A.	N.A.
Advance Maintenance Charges (Month)	Rs. 24 (One time)	N.A.	Rs. 1 (One time)
Car Parking Charges	N.A.	N.A.	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	Rs. 7.5 Lacs (One time)	N.A.	N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Bhartiya Leela Residences



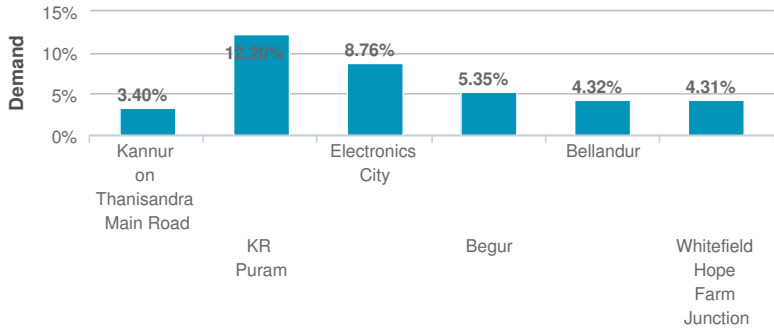
Bhartiya Leela Residences's current price is Rs. 11500/sq. ft. and it is in Under Construction stage.

In comparison to locality, Bhartiya Leela Residences is overpriced by Rs. null/sq. ft.

Highest price in the locality is for Bhartiya Leela Residences at 11500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at CVR Infra Noves Square at 4100/sq. ft. and it is in Ready to Move In stage.

## Demand in popular localities of Bangalore



### Analysis

- Kannur on Thanisandra Main Road has 3.40 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 3.40% in Bangalore is for Kannur on Thanisandra Main Road





## ***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

# Bhartiya Leela Residences Comparison With Other Similar Projects



Bhartiya Leela Residences  
Kannur on Thanisandra Main  
Road, Bangalore



Sobha City Aristos  
Kannur on Thanisandra Main  
Road, Bangalore



Sobha City Casa Serenita  
Kannur on Thanisandra Main  
Road, Bangalore

Livability Rating*	7.6/10	8.0/10	8.2/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Bhartiya	Sobha	Sobha
Locality	Kannur on Thanisandra Main Road, Bangalore	Kannur on Thanisandra Main Road, Bangalore	Kannur on Thanisandra Main Road, Bangalore
Number of Towers	3	N.A.	4
Project Land Area	N.A.	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

# Bhartiya Leela Residences Comparison With Other Similar Projects (Continued ...)



Bhartiya Leela Residences  
Kannur on Thanisandra Main  
Road, Bangalore




Sobha City Aristos  
Kannur on Thanisandra Main  
Road, Bangalore






Sobha City Casa Serenita  
Kannur on Thanisandra Main  
Road, Bangalore


Part of Township	Yes	Yes	Yes
Average Flats Per Floor	2.44	N.A.	5.99
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Mar `15	Jun `11	Jun `11
Possession Date	Jun `18	May `17	Jun `16
Delay	On time	On time	6 month(s)

# Amenities Comparison Of Bhartiya Leela Residences With Other Similar Projects







**Bhartiya Leela Residences**  
Kannur on Thanisandra Main Road, Bangalore

Maintenance Staff	
Club House	
Multipurpose Room	






**Sobha City Aristos**  
Kannur on Thanisandra Main Road, Bangalore

Maintenance Staff	
Club House	
Multipurpose Room	



**Sobha City Casa Serenita**  
Kannur on Thanisandra Main Road, Bangalore

Maintenance Staff	
Club House	
Multipurpose Room	

## Common Amenities

Gymnasium Swimming Pool Children's play area Cafeteria Intercom 24 X 7 Security Jogging Track  
Power Backup Landscaped Gardens Indoor Games Car Parking Rain Water Harvesting

## Amenities not available in any project

Sports Facility Golf Course



## ***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

# BHARTIYA

Experience	9 Years
Project Delivered	3
Ongoing Projects	3

Bhartiya Group is a leading real estate development company which also has business interests in the manufacturing and export of leather apparel through a listed market entity. The Group entered into the real estate business in the year 2006 and started out with a township. The portfolio of property by Bhartiya Group includes a township, integrated city, leather SEZ, hospitality projects and retail spaces in addition to residential housing projects. The Group has always been inspired by soothing and productive living environments and seeks to recreate the same through its projects.

Bhartiya Group also has its own infrastructural arm which executes turnkey building solutions. The Group offers end to end construction services, procurement, project management, delivery and construction management. The Group is presently involved in several pioneering projects in the New Delhi-NCR region for global clients. The Group is spearheaded by its Founder and Chairman, Mr. Snehdeep Aggarwal.

#### Unique Selling Point:

The company's USP lies in the creation of beautiful and refreshing residential spaces for customers. It has its own interior design outfit named Studio Creo which offers cost effective furnishings and design solutions for customers. The company is committed towards providing top class design and innovative architectural layouts. The company also offers top class amenities including gymnasium, sky gardens, entertainment zones, decks, swimming pools, cafes, cinema pods and sporting facilities at almost all of its projects.

#### Landmark Projects:

Bhartiya Leela Residences Bangalore is a landmark project initiated by the company and is located at Thanisandra Main Road. The project offers 1, 2, 3 and 4 BHK apartments for buyers that are sized between 802 and 4176 sq ft on an average. The project consists of 176 units and comes with several amenities for residents including a swimming pool, club house, gymnasium, playing zone for children, cafeteria and intercom facilities among others.

Bhartiya City Nikoo Homes is another landmark project located right off the Thanisandra Main Road as well. This project offers 1, 2, 3 and 4 BHK apartments and spreads over an area of 125 acres in all. The project also comes with several innovative amenities and facilities for residents and offers great connectivity through the Hebbal Flyover and MG Road which are both located near it. Windsor Manor and the Manyata Tech Park are both located in close proximity to the project. The Bangalore City railway station is also easily accessible from the project.



Livability Score

7.7

## Bhartiya Nikoo Homes

Kannur on Thanisandra Main Road, Bangalore

Project is expected to be delivered on Oct, 2017  
after a delay of 9 month(s).



Livability Score

7.6

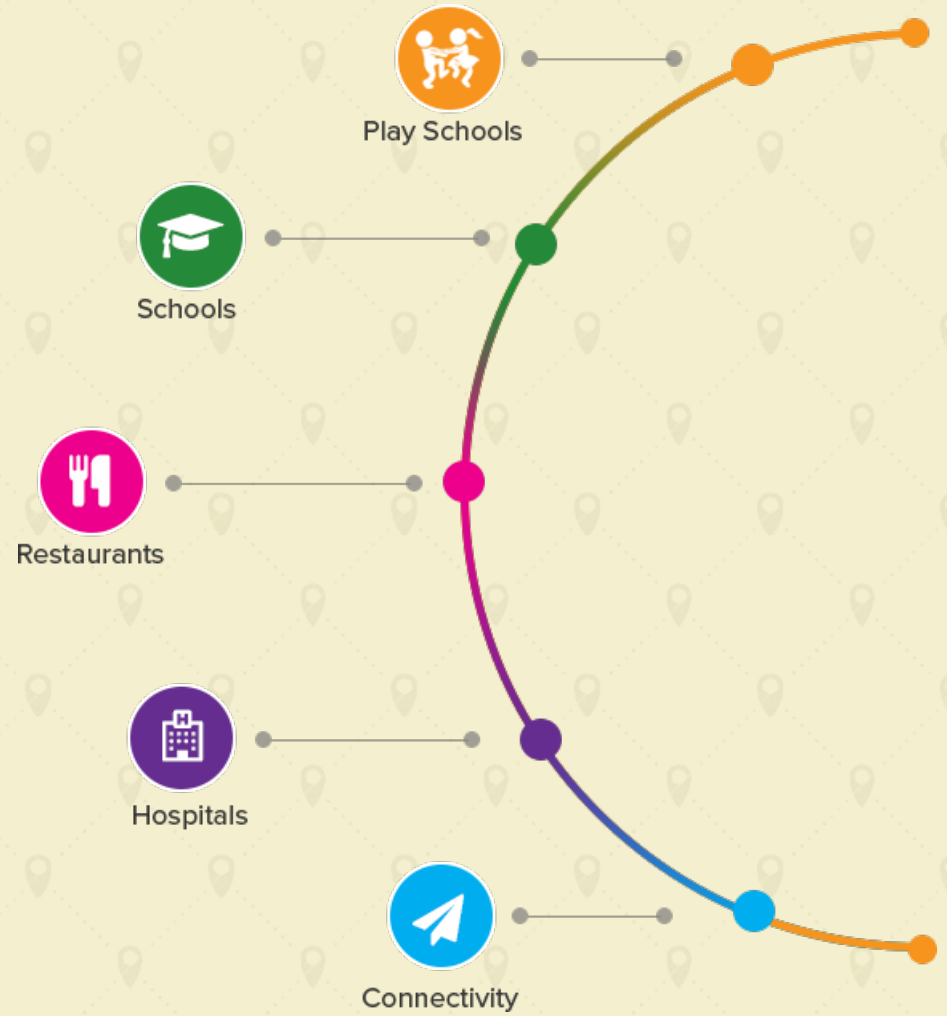
## Bhartiya Leela Residences

Kannur on Thanisandra Main Road, Bangalore

Project is expected to be delivered on Jun, 2018

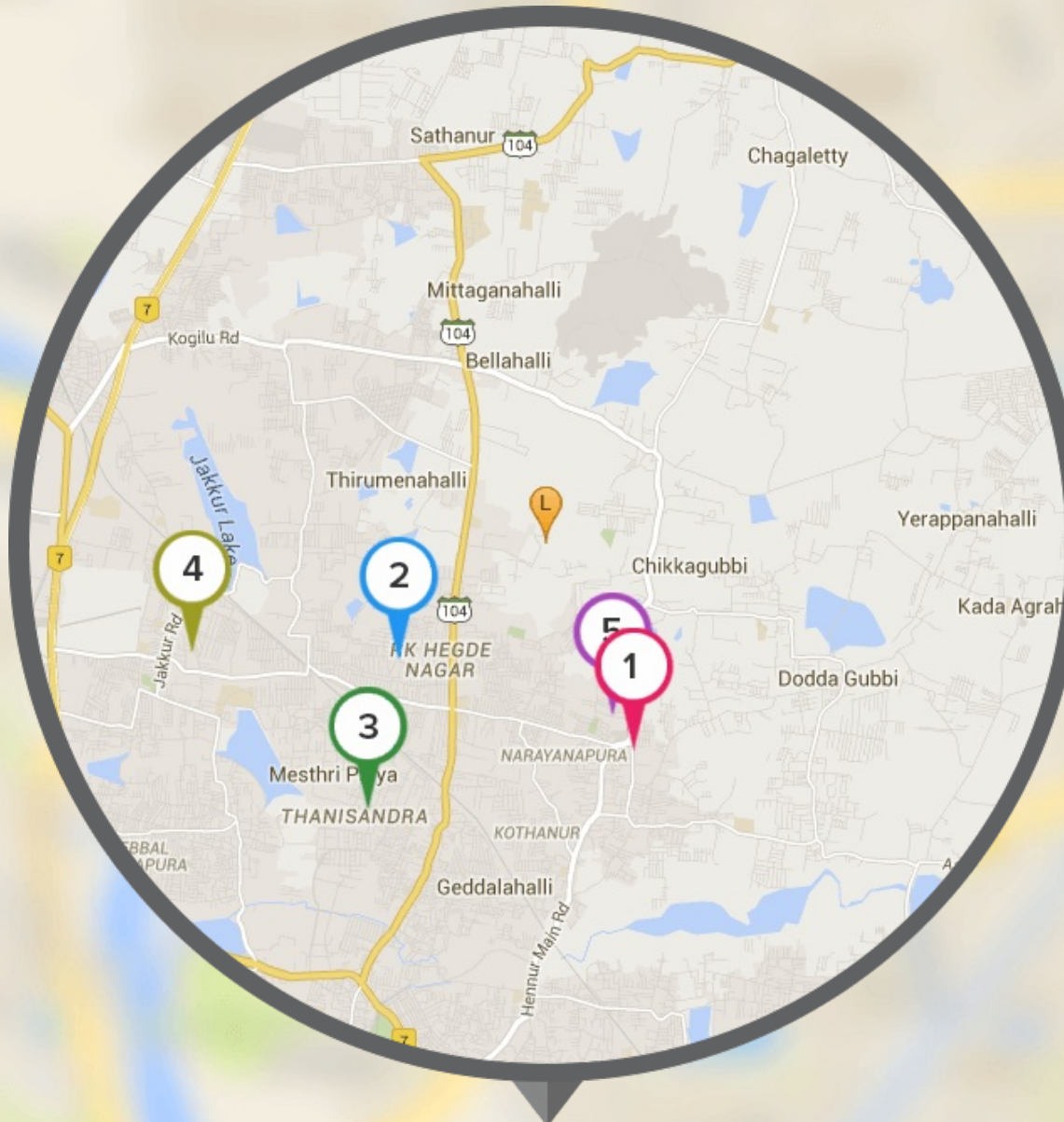
# LOCALITY INSIGHT

Everything you want to know about the locality






# Play Schools Near Bhartiya Leela Residences, Bangalore



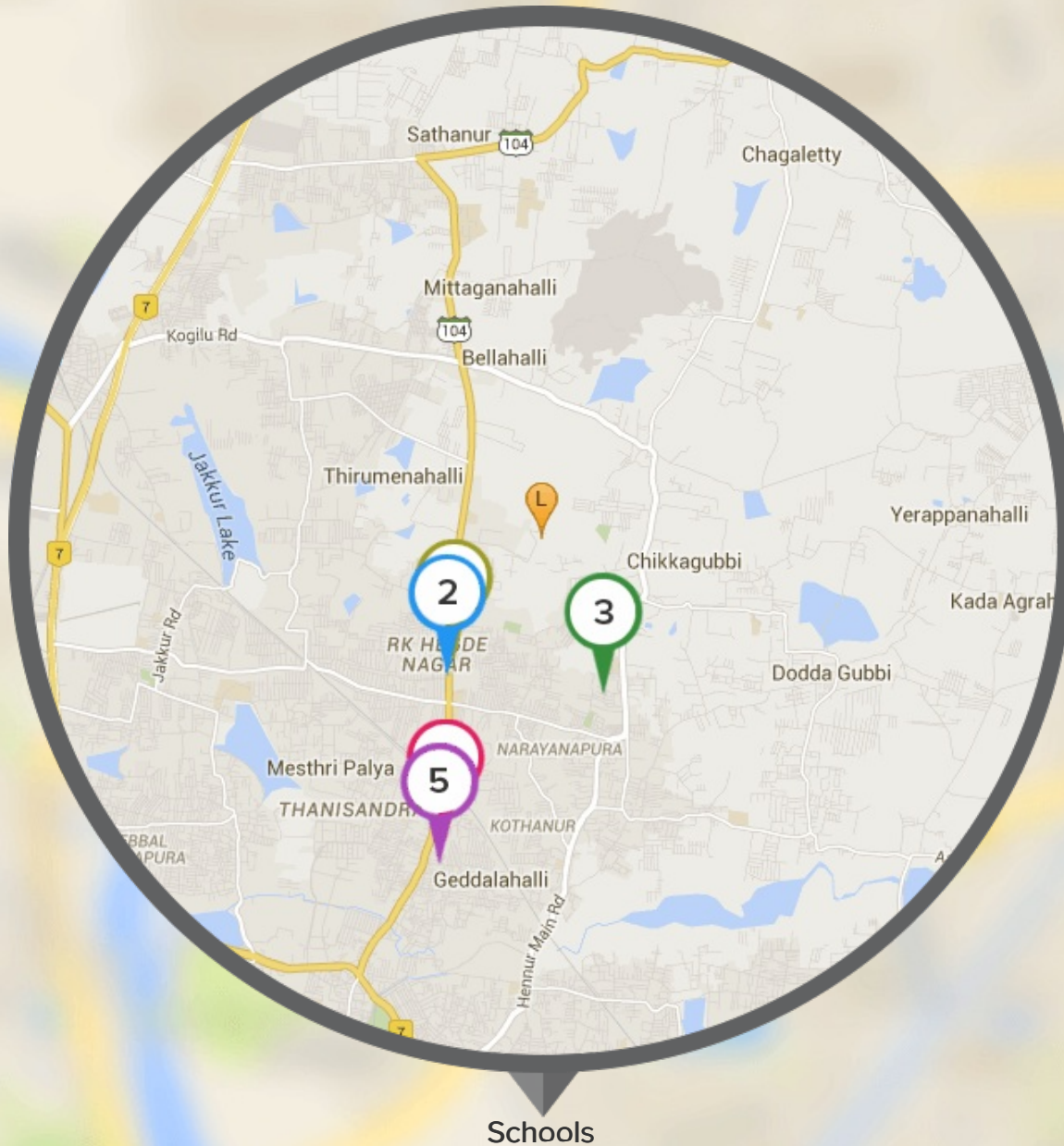
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Legacy School Bangalore (LSB) ★★★★★ 2.50Km
- 2** M. R. International School ★★★★★ 2.09Km
- 3** BLOSSOMS INTERNATIONAL Play School, Rachenahalli ★★★★★ 3.54Km
- 4** Little Feet Euro Kids ★★★★★ 4.12Km
- 5** Deans Play Home ★★★★★ 2.04Km


 Represents the location of Bhartiya Leela Residences

# Schools Near Bhartiya Leela Residences, Bangalore

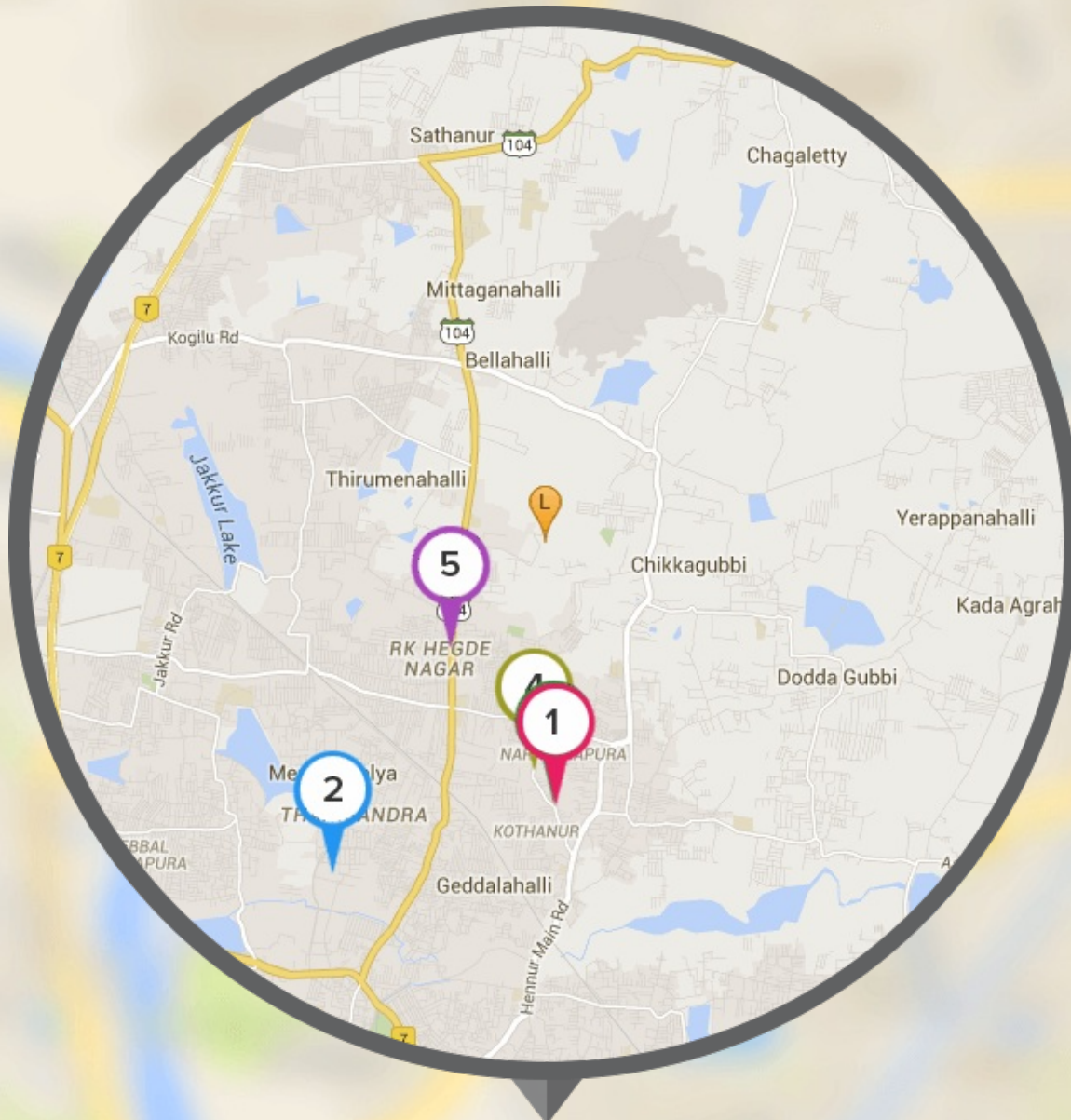


## Top 5 Schools (within 5 kms)

- 1** St George Public School  
★★★★★ 3.54Km
- 2** Little Scientist School  
★★★★★ 1.87Km
- 3** Sandra Rickets Public School  
★★★★★ 1.87Km
- 4** St. Johns International School  
★★★★★ 1.68Km
- 5** Bright English School  
★★★★★ 3.81Km

 Represents the location of Bhartiya Leela Residences

# Restaurants Near Bhartiya Leela Residences, Bangalore



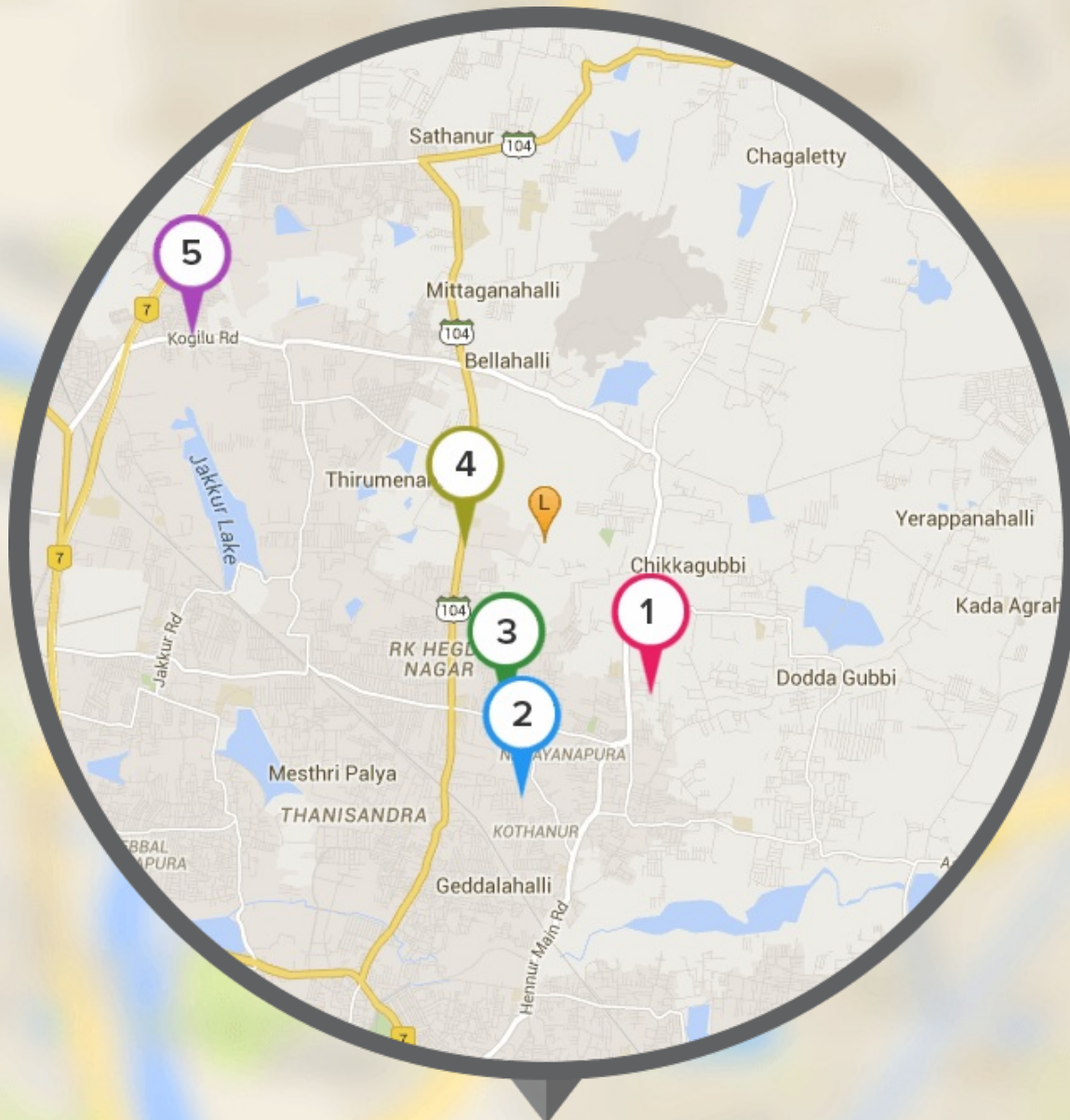
Restaurants

## Top 5 Restaurants (within 5 kms)

1	Rasoī Ghar Ki	★	2.93Km
2	KFC	★	4.36Km
3	Royal Restaurent	★	2.89Km
4	CSR Mess	★	2.55Km
5	Biryani Paradise	★	1.57Km

Represents the location of Bhartiya Leela Residences

# Hospitals Near Bhartiya Leela Residences, Bangalore



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                                   |      |        |
|---|-----------------------------------|------|--------|
| 1 | Ebenezer Hospital                 | ★★★★ | 2.07Km |
| 2 | Ebenezer Medical Mission Hospital | ★★★★ | 2.85Km |
| 3 | Sri Sai Nursing Home              | ★★★  | 1.96Km |
| 4 | Trinity Nursing Home              | ★★★  | 0.89Km |
| 5 | Maruthi Hospital                  | ★★   | 4.51Km |

L Represents the location of Bhartiya Leela Residences



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