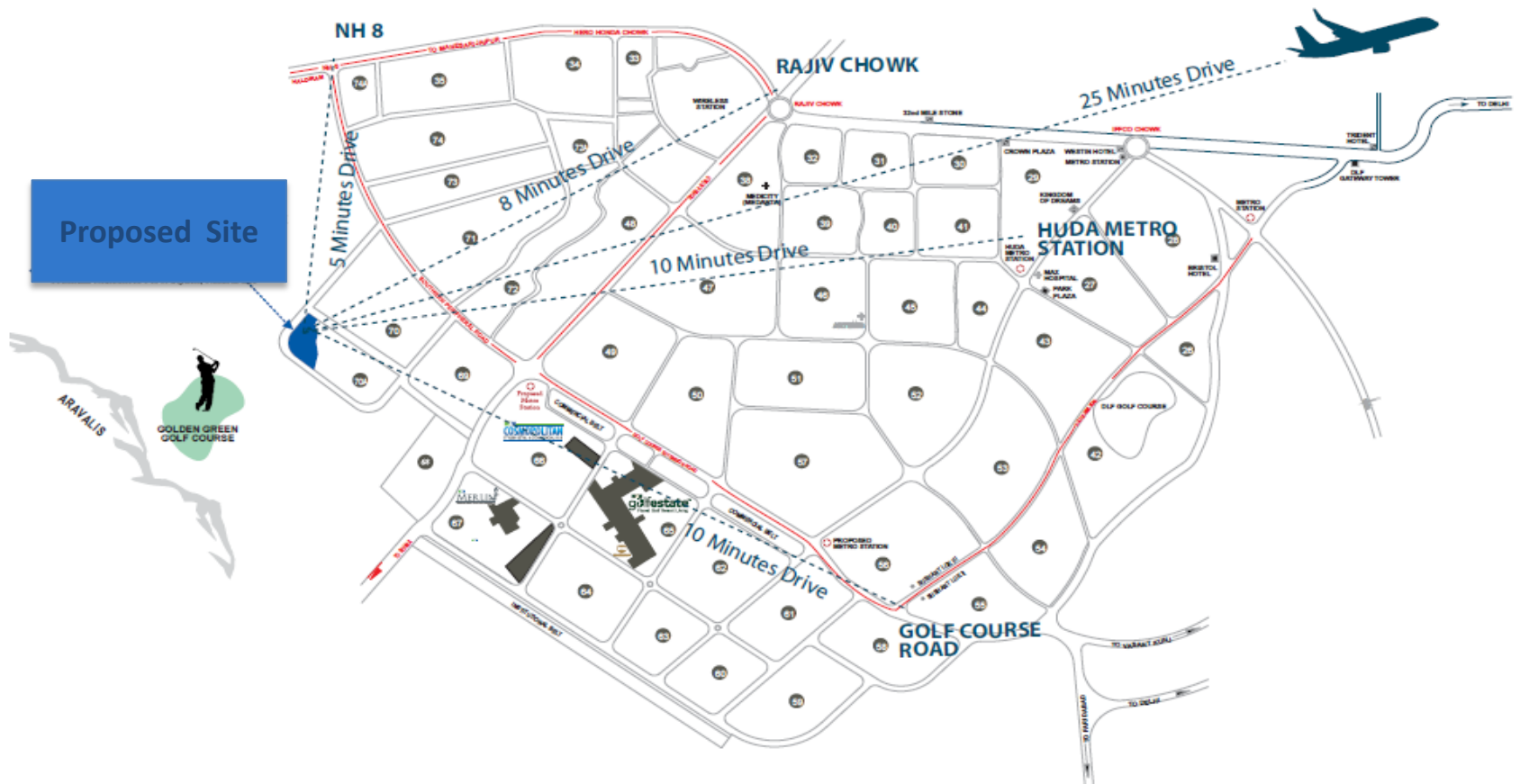


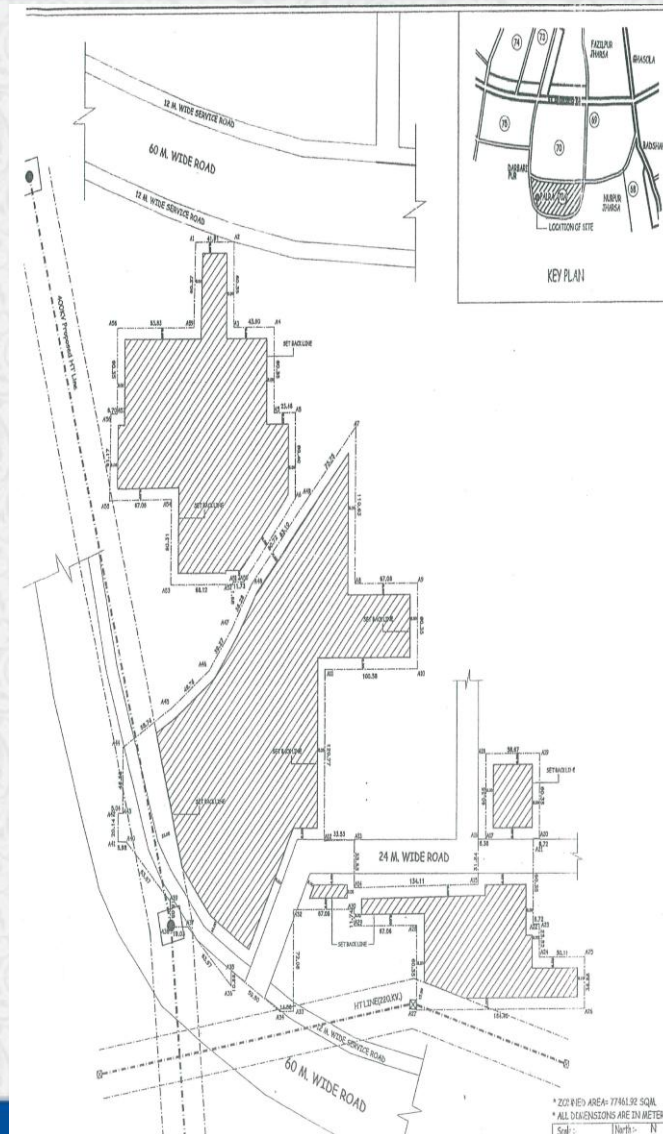
Sector-70A Project Competition Analysis

September, 2013

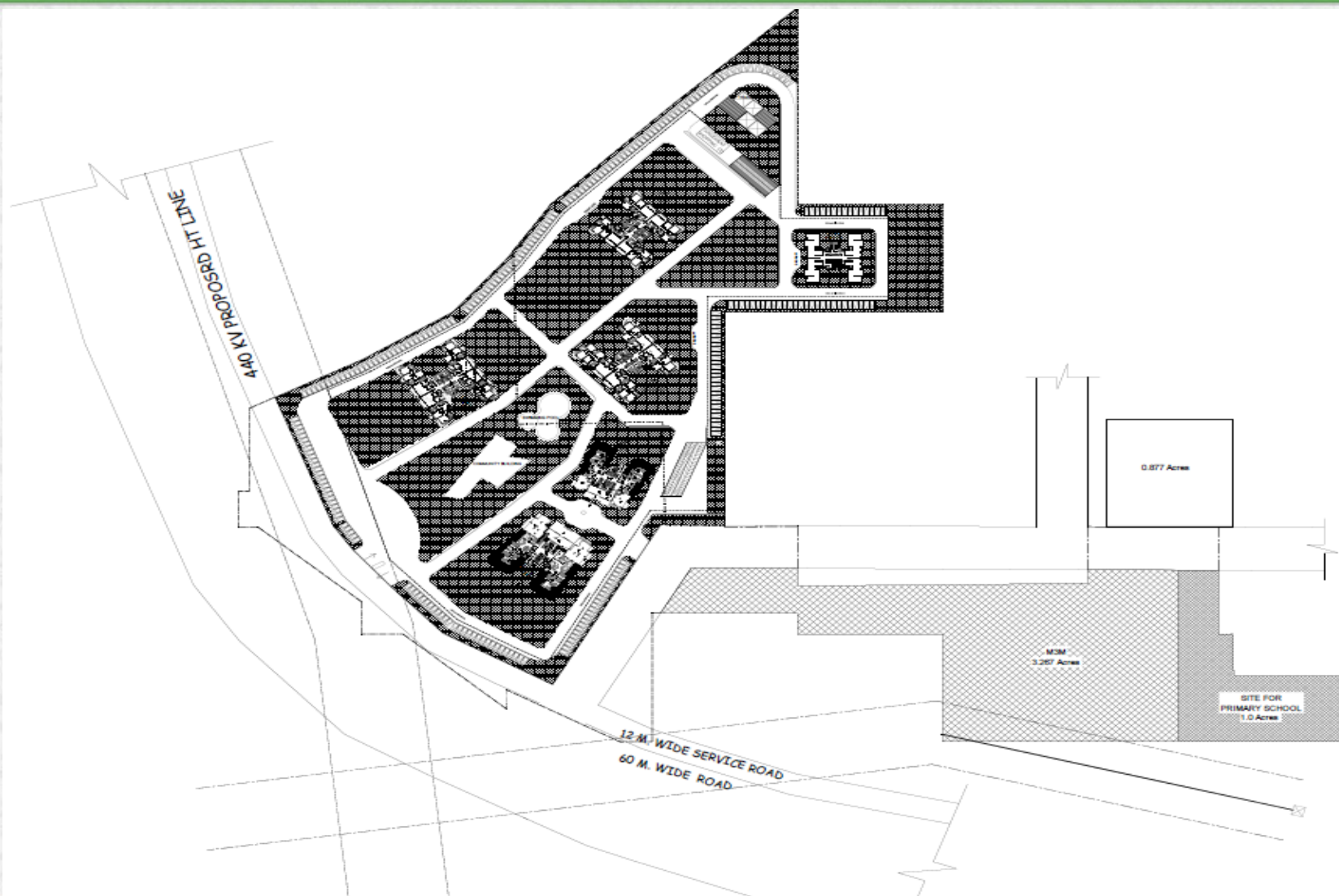
Location Map



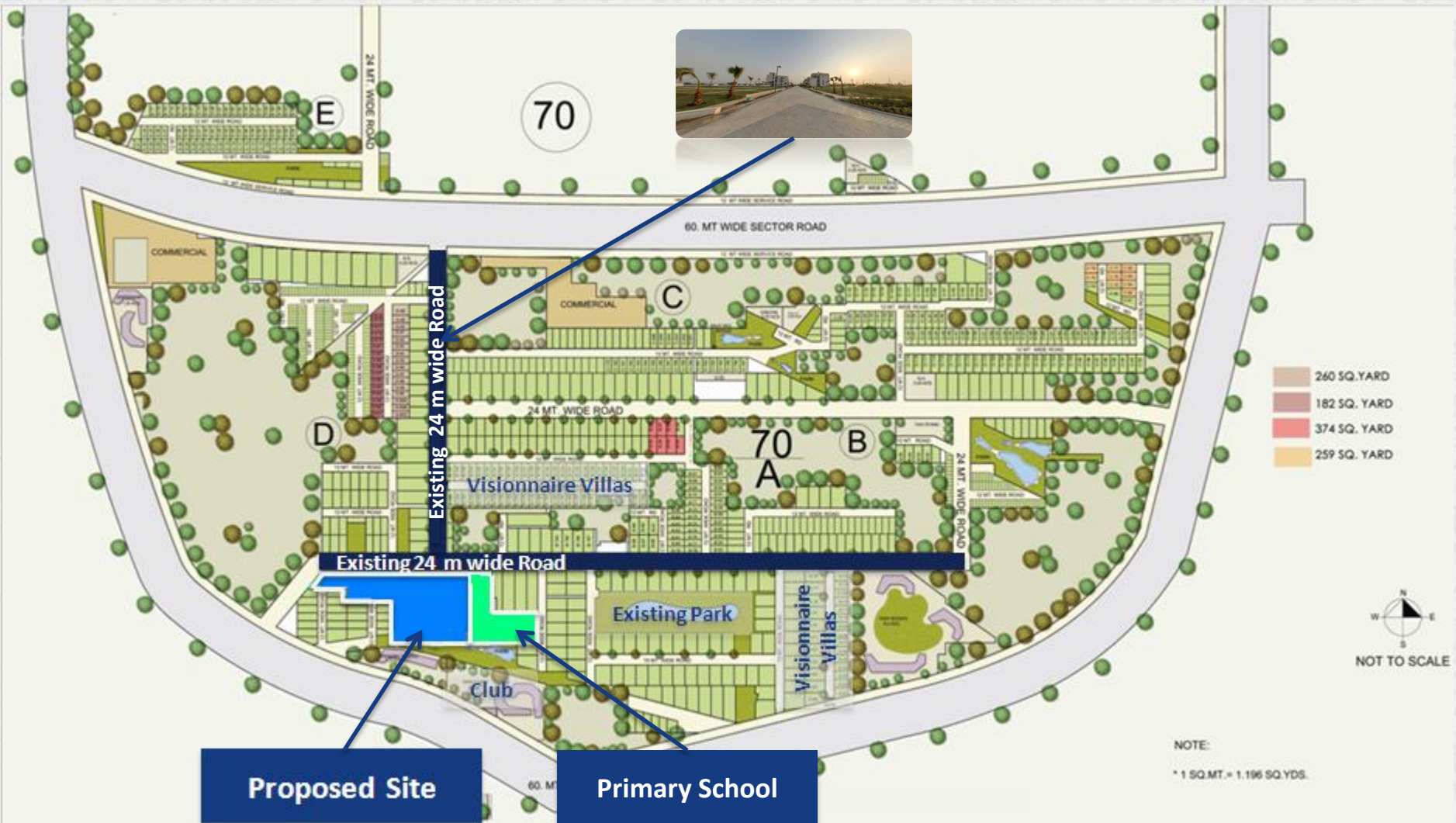
Zoning Plan



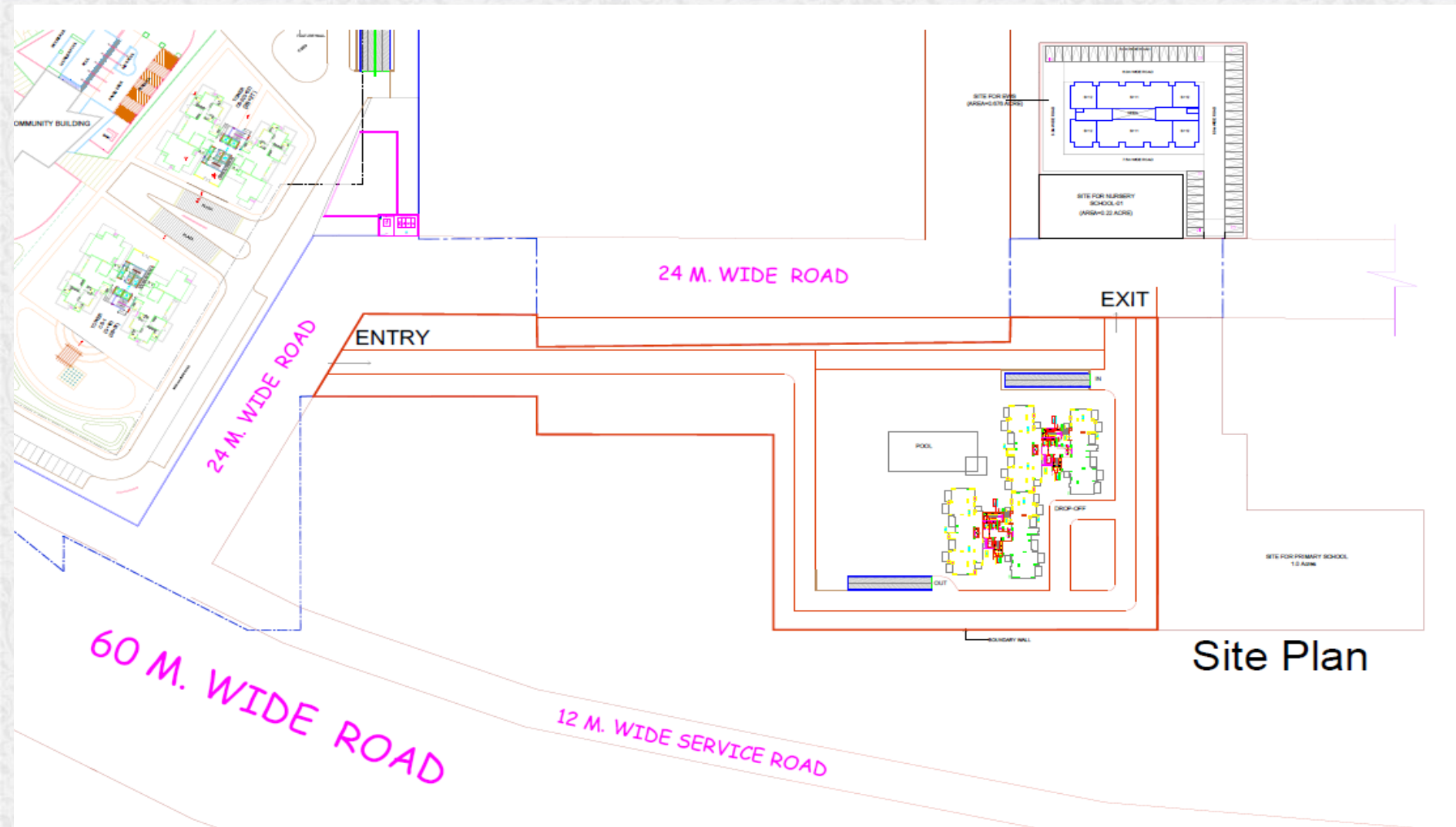
Site Plan



Site Plan with Existing Development



Site Plan with Tower layout



Residential Projects present in vicinity

Homestead Ballet

Unitech Vistas

Unitech South Park

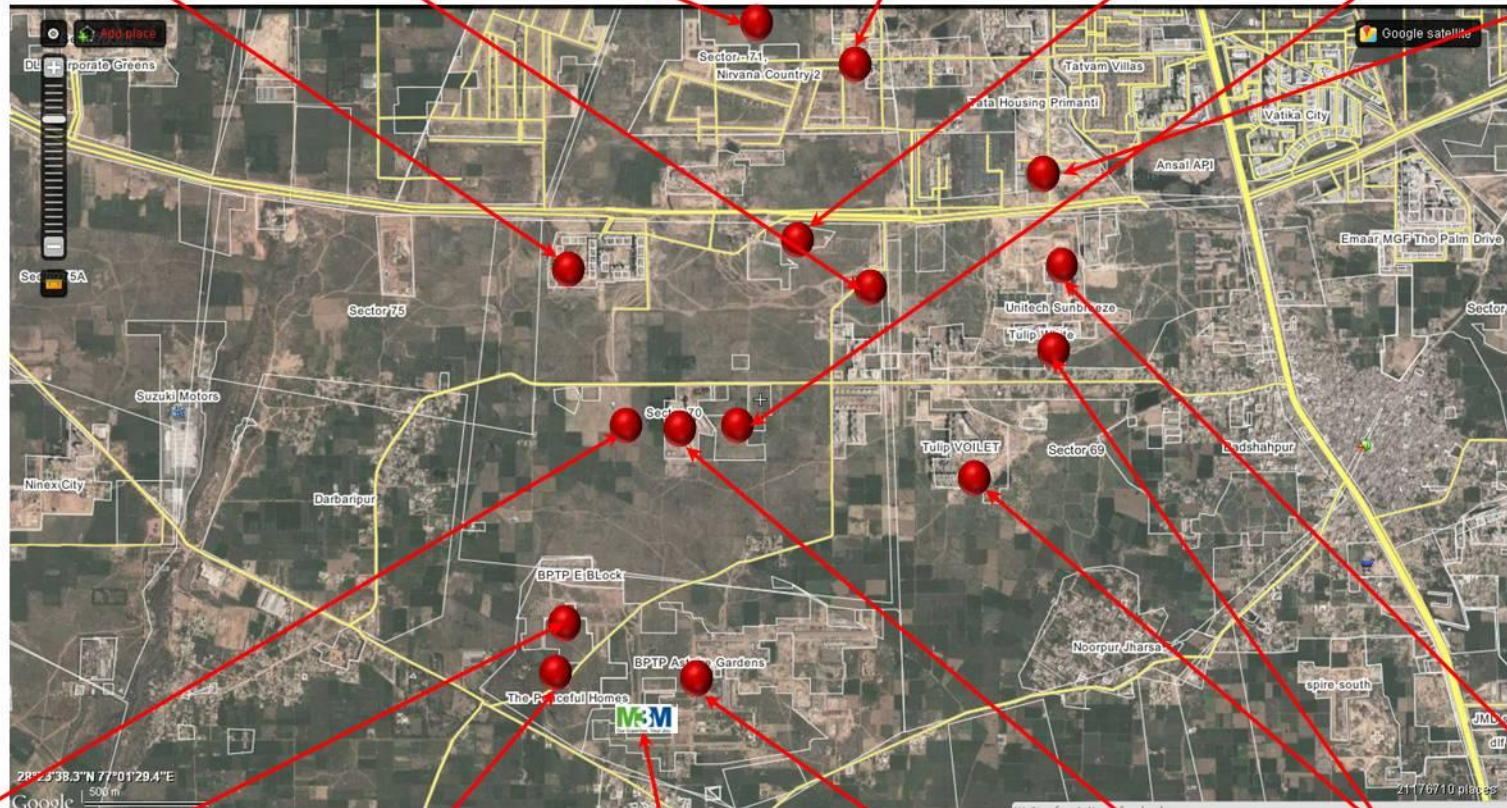
CHD Avenue-71

Unitech Exquisites

Krrish Florence

Unitech Crest View

Tata Primanti



Shri Vardhman Victoria Tower

Paras Irene

AIPL Peaceful Homes

PROPOSED SITE

BPTP Astaire Gardens
(Visionaire Villas, Pedestral)

GPL Eden Heights

Tulip Projects
(Orange, White, Purple, Ivory, Violet)

Unitech Sunbreeze

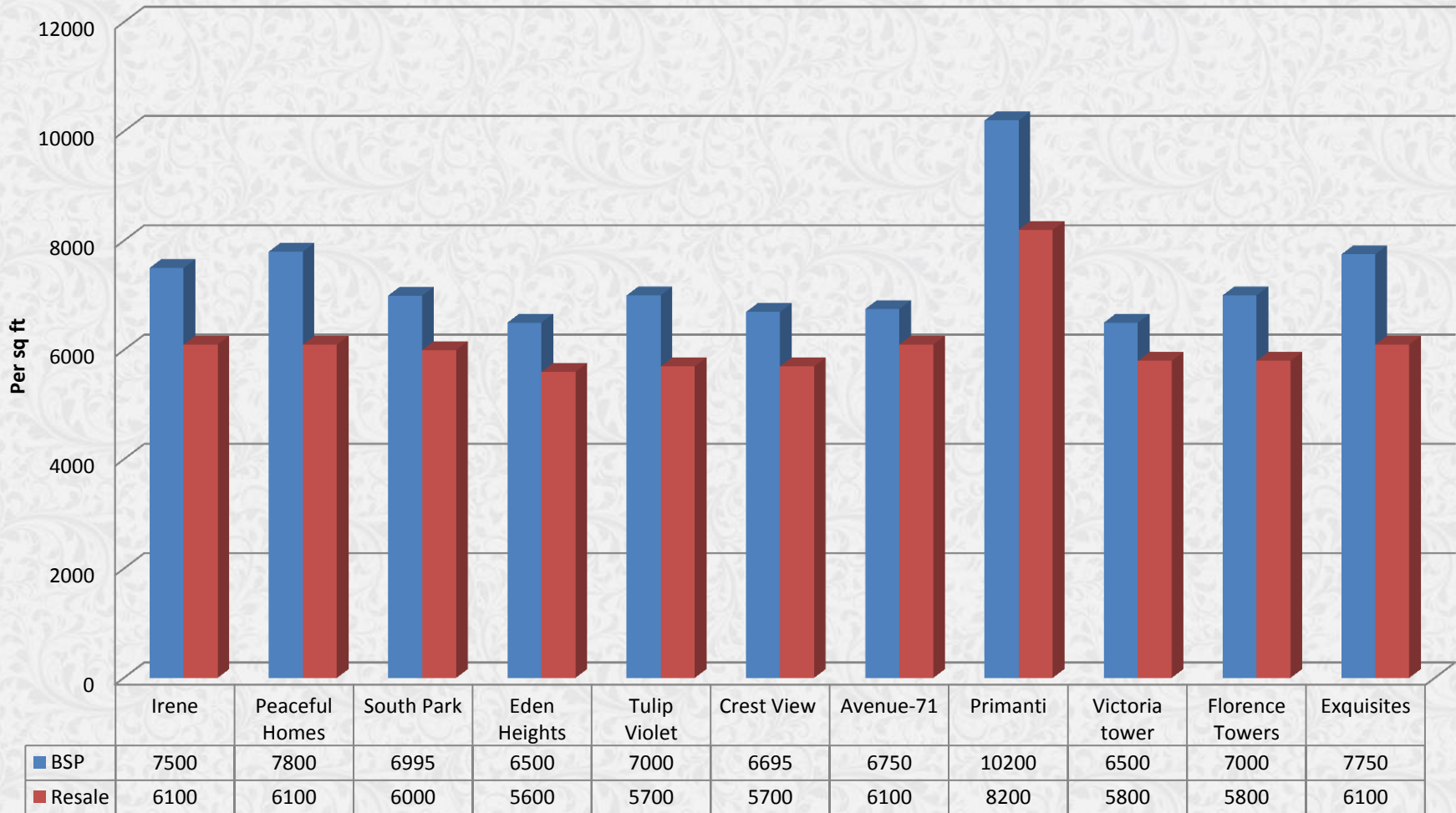
Residential Projects on SPR

Name of the Project	Location	Unit Configuration	Unit Sizes	Current Price (Developer)	Resale Price
Paras Irene	Sec-70A	3BR, 4BR	1950-2600 sqft	Rs. 7500/sqft	Rs.6000-6200/sqft
AIPL Peaceful Homes	Sec-70A	2BR, 3BR, 4BR	1565-2925	Rs. 7800/sqft (2BR) Rs. 7950/sqft (3BR) *includes car park	Rs.6000-6200/sqft
Pedestral (Independent Floors)	Sec-70A	2BR, 3BR, 4BR	Floors (182 ,260,374sqyd)	182 sq yd (GF- Rs. 0.76 Cr, FF-Rs. 0.76 Cr, SF- Rs. 0.85 Cr) 260 sqyd (GF- Rs. 1.03 Cr, FF-Rs. 1.01 Cr, SF- Rs. 1.11 Cr) 374 sqyd (GF- Rs. 1.40 Cr, FF-Rs. 1.38 Cr, SF- Rs. 1.55Cr)	15:85 Scheme
Visionaire Villas	Sec-70A		250 sqyd - 4707 sqft 290 sqyd - 5328 sqft 545 sqyd - 8739 sqft	Furnished by Ipe-cavalli: 250 sqyd (saleable Area - 4707) - Rs. 3.96 Cr 290 sqyd (saleable Area -5328) - Rs. 4.53 Cr 545 sqyd (saleable Area- 8739) - Rs. 8.06 Cr Bareshell : 250 sqyd (saleable Area - 4707) - Rs. 2.84 Cr) 290 sqyd (saleable Area -5328) - Rs. 3.28 Cr 545 sqyd (saleable Area- 8739) - Rs.6.07 Cr	No Resale (15:85 Subvetion Scheme)
Unitech South Park	Sec-70	2BR, 3BR	1200-1600 sqft	Rs. 6995/sqft	Rs.6000-6100/sqft
Primanti	Sec-72	3BR, 4BR	Appts 2000-3900sqft, Villas 5500-7000 sqft	Rs. 10200/sqft	Rs.8100-8300/sqft

Residential Projects on SPR

Name of the Project	Location	No. Of Units	Unit Configuration	Unit Sizes	Current Price (Developer)	Resale Price
Crest View Apartment	Sec-70		1BR, 2BR, 3BR	1200-1450 sqft	Rs. 6695/sqft	Rs.5700-5800/sqft
Avenue-71	Sec-71,	860	2BR, 3BR, 4BR	1198-2193sqft	Rs. 6750/sq.ft (Last sold price on PLP)	Rs.6000-6100/sqft
Florence Towers	Sec-70		3BR	1865, 2125 sqft	Rs. 7000/sqft	Rs.5800-6000/sqft
Exquisites	Sec-71	312	3BR, 4BR	2300- 4000 sqft	Rs.7750/sq.ft Rs.8250 /sq.ft (Penthouses)	Rs.6000-6300/sqft
Unitech Vistas	Sec-70	850	2BR,3BR	1115-1560 sqft	Rs. 6995/sq.ft	Rs. 6000-6100/sqft
Unitech Sunbreeze	Sec-69/70	776	2BR, 3BR, 4BR	968-2332sqft	Rs.6995/sq.ft	Rs. 5700-5800/sqft
Tulip Violet	Sec-69	1500	3BR, 4BR	1578-2010 sqft	Rs.7000/sq.ft	Rs. 5800-6000/sqft
Tulip Purple	Sec-69	350	4BR	2400sqft	Rs.7000/sq.ft	Rs. 5500-5700/sqft
Tulip White	Sec-69	450	3BR	1362 sqft	Rs.8000/sq.ft	Rs.6000-6200/sqft
Tulip Orange	Sec-69/70	450	3BR	1137-1437 sqft	Rs.8000/sq.ft	Rs. 6300-6500/sqft
Tulip Ivory	Sec-70	300	4BR, 5BR, Penthouse	2400-4600 sqft	Rs.7000/sq.ft	Rs. 5700-5900/sqft
GPL Eden Heights	Sec-70	450	2BR, 3BR, 4BR	1510-2845 sqft	6500	Rs. 5500-5700/sqft
Krrish Victoria tower	Sec-70	540	2BR, 3BR, 4BR	1300-2550	Rs. 6500/sqft	Rs.5500-5700/sqft
Maria Sharapova Tower	Sec-73		3BR, 4BR, 5BR	2500-4820	Rs.12500/sq.ft	No Resale

Developer Price V/s Resale Price Analysis



THANK YOU