



Assotech's
Windsor Court
Sector – 78, Noida

www.fairpockets.com

August 2016

CONTENTS

INVESTMENT SUMMARY SHEET	2	PROJECT PRICING COMPARATIVE STUDY – THE DIFFERENCE	6
FAIRPOCKETS VIEW	3	BUILDER'S BACKGROUND AND PREVIOUS PROJECTS	7
LOCATION ANALYSIS	4	CONCLUSION – THE VERDICT	8
PROJECT ANALYSIS	5	ABOUT FAIRPOCKETS & CONTACT DETAILS	9

INVESTMENT SUMMARY

Project Snapshot

Key Facts	Details
Project	Windsor Court
Location	Sector 78, Noida
Type of Project	High Rise Residential
Plot Area	7.5 Acres (Approx.)
No. of Floors	G+13 to G+24
Launch Date	2010 End (Approx.)

Key Facts	Details
Land Holding	Assotech Ltd.
No. of Towers	6
Unit Sizes	990 to 2550 Sq. Ft.
No. of Units	730 (Approx.)
Project Status	Ready to Move (Partially)
Possession Date	2017 END

Pricing and Funding

Key Facts	Details
Launch Price (BSP)	3240 (Approx) per sq. ft.
Total Cost (approx)	60 Lac to 1.50 Cr.
Current Resale Price (Approx)	4462 Per Sq. Ft.

Key Facts	Details
Booking Amount	15%
Payment Plan	Flexi, Subvention, DP
Bank Loan Facility	Axis, BOB, ICICI, HDFC etc

Builder Snapshot

Key Facts	Details
Name	Assotech Group
Past Projects	Windsor Greens, Golf Vista, Windsor Park etc
Official Website	assotechlimited.com

Key Facts	Details
Corporate Address	A-12, Sector-24, Noida
Total Experience (as a developer)	30 Years (Approx)
Official Email	info@assotechlimited.com



Investment View (After 5 Years)

Key Facts	Details
Appreciation Potential	Low / Medium / High
Rental Income (for 3 BHK)	14,000 to 17,000 PM
Value for Money	Low / Medium / High
Market Liquidity	Low / Medium / High

Key Facts	Details
5 Year target price	5,500 to 6,000 per sq. ft.
Rental Income (% of property value)	2.5% to 3%
Suggested Payment Plan	DP
Suggested Purchase Type	Direct from Builder / On-Resale

End Use Case

Key Facts	Details
Location	Developing
Target Segment	Middle Income Group
Proposed Infra Projects	Bank, Commercial, Metro etc.
Carpet Area (Approx.)	66% (Approx)

Key Facts	Details
Completion Expected	2017
Proximity to Corporate	4 to 6 KM
Area Liveability	Liveable
Density/Acre	97 Flats (Approx.)

Location Analysis

LOCAL DISTANCES FROM THE PROJECT SITE:

- > Noida's commercial & entertainment hub (Sector-18) is around 9 KM away
- > Nearest existing Metro Station at City Centre is approx 7 KM away
- > Proposed Metro station site of sector-78 is at a walking distance
- > Fortis Hospital at sector-62 is around 11 KM away
- > Shopprix Mall is 7 KM (approx)
- > Phase-II Industrial area, with many industries/corporate houses, around 3.5 KM

The project is located at sector 78 of Noida. As per the master plan, sector 78 is situated on the main road coming straight down from NH-24 after passing the flourishing sectors like 63, 60, 71, 50 etc. on its either sides. It is also adjacent to the upcoming sports city of sector 79 which lies on the hind side of sector 78. The sector is also going to have a separate metro stoppage.

Unlike sector 79, where developers are constructing mainly large size units, sector 78 offers complete gamut of sizes. Here one can opt for any size ranging from 550 to 3000 Sq. Ft. This provides a vast canvas to end users / investors to sketch their unit as per their utility and budget. This feature, clubbed with its proximity to many important locations, makes sector 78 a prominent destination.

The average per sq. ft. price in sector-78 is around Rs.5000/-. Here the projects are either completed or on the verge of completion. Whereas sector-79 is considered more prime due to low density and sports city setup, the average price is Rs. 4300/-, however, the completion of projects here will take another 2-3 years. It is envisaged that, as the development work in this belt progresses; the rates will further mount to new heights.

Land Holding

The project is being developed by Assotech Limited on plot of land bearing address GH-04A, Sector-78, Noida.

About the Project

The specialty of this project is the concept of MUVS (Multi Utility Variable Space). Under this concept, the internal brick walls of the rooms can be replaced with movable, flexible walls made of fiber or other light material so that if the resident wants to modify the size or dimensions of a room, he can do it by shifting the movable walls. As per other details- the project comprises of 2, 3 & 4 BHK apartments in 7 different sizes ranging from 990 Sq. Ft. to 2550 sq. Ft. The 6 towers (E to J) are of G+13 to G+24 levels with 4 to 16 flats per floor in them making around 730 flats in total. In addition to the residential towers, the project also has a family club; party lawn; Open, Covered & Kids swimming pools for men, women and children respectively; Shopping center, Outdoor/Indoor games etc.

Floor Layout

The layout incorporates 2 to 3 balconies in all the apartments

Separate MUV Space in many apartments

In some apartments like that of 1875 & 2000 Sq. Ft. common toilet has not been provisioned



Source: <http://www.assotechlimited.com/>

PROJECT PRICING

Super Area (in Sq. Ft.)	Approx. Current Rate * (Rs. per sq. ft.)	BSP	Approx. Additional # Charges	Approx. Total Cost (w/o PLC)
990	5500	5445000	593300	6038300
1390	5500	7645000	661300	8306300
1465	5500	8057500	674050	8731550
1645	5500	9047500	704650	9752150
1875	5500	10312500	743750	11056250
2000	5500	11000000	765000	11765000
2550	5500	14025000	858500	14883500

* One can ascertain good bargaining on these rates. Duty/taxes extra

Comparative Study -The difference

Sector-78 will be hosting multiple real estate projects. The construction in many of them is either completed or on the verge of completion. A multi - dimensional comparison of some of the projects is given below.

Project Name	Location (Sector no.)	Sizes (in Sq. Ft.)	BSP (Per Sq. Ft. In Rs.)	Approx Land Area (in Acre)	Density/Acre (Approx)
Assotech Windsor Court	Sector-78, Noida	990 to 2550	5500	7.5 Acre	97
Hyde Park	Sector-78, Noida	525 to 2380	5250	15 Acre	133
Sunshine Helios	Sector-78, Noida	1575 to 4300	6000	5.5 Acre	73
Antariksha Golf View	Sector-78, Noida	1010 to 3375	5100	11.5 Acre	121
Mahagun Mizzeria	Sector-78, Noida	2350 to 4570	6700	10 Acre	68
Sikka Karmic Greens	Sector-78, Noida	585 to 1910	4750	5 Acre	120

Builder's Background

And the previous projects

Assotech Ltd. was founded in 1987. The developer is famous for propounding innovative ideas and concepts in its endeavours. It pioneered the concept of Service Apartments, Flexi Homes and MUVS in this project. In addition to residential, the developer has also honed up its skills in the construction of Five Star hotels, Multiplexes, IT/ITES buildings and other commercial projects. It has spread its horizons outside side NCR also and has developed many ambitious projects in Orissa, Gwalior, Rudrapur and even Mauritius.

Price Trends in the Past Projects of the Builder

The following table gives an insight on the price trend in past residential projects of the builder.

Project Name	locality	Average Locality Price	Trading Price of the Projects	Price Difference
Windsor Park	Indirapuram	5565	6416	16% ↑
Windsor Greens	Noida	7779	7837	-4.66% ↓
Golf Vista	Noida	4388	4243	-3.30% ↓

Conclusion

The verdict

Assotech is almost a 30-year-old Group. By now the group has delivered many projects and even this project will be delivered soon. As far as the location is concerned, sector 78 is very strategically located amidst sports city of 79 on its one side, developed sector 50 on the other and Noida Expressway also in close proximity. The construction of Metro station here will further make the sector more prominent. Both end users and investors can consider it a good option to put their money in with valid reasons to think about:

FOR END USERS

- Construction of wide range of sizes of apartments at Windsor Court attracts persons of different strata of society.
- Close proximity to Phase-II and NSEZ, which host a number of industrial and corporate houses, can prove a source of employment for end users residing here.
- Comparing to other nearby sectors (like-50), 78 has lower rates.
- Vast option of projects in the sector helps end users to select the most appropriate one for them.





FOR INVESTORS

- Sector-78 is going to be well connected to different parts of NCR through Noida Expressway and Metro rail which will certainly increase its commercial value.
- Many projects of the sector, including this one, are constructing studio, 1 BHK and other small sized apartments. To investors, these require lesser funds and are also easier to rent out or dispose off.
- Considering the overall development of the whole belt and a proven track record of Assotech Ltd., one can expect good returns in the years to come.



About Us

Fairpockets is an integrated real estate service provider with the objective of helping customers to increase their net worth. Making right investment decision is just the first step to ensure enhancement of net wealth through real estate. In addition to this, we also facilitate in- optimizing the returns, making a timely exit for better reinvestment, understanding the cash flow implications in every transaction and managing/maintaining properties.

 <p>Research Report</p>	 <p>Advisory</p>	 <p>Property Management</p>	 <p>Portfolio Management</p>
<p>We conduct multi-dimensional study on wide spectrum of projects and present the unbiased reports.</p>	<p>Here we endeavour to advice not only on safe and right propositions, but also about the appropriate stage to enter or exit from a transaction.</p>	<p>It is related to micro management and maintenance of properties including finding tenants, utility bill payments and other day to day activities as & when required.</p>	<p>This is a focused activity with an aim to maximize your net worth through an asset strategy and action plan formulated by our team of experts.</p>

www.fairpockets.com

Disclaimer

Fairpockets provides its opinion on real estate projects based on data collected from multiple public sources and relies on its accurateness. In this report Fairpockets endeavours to keep the data, information, analysis, projections, etc up to date and correct. Though Fairpockets make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to information, graphics, analysis or projection on this report. None of the contents of this report make any recommendation to buy, sell or hold any real estate investment and should not be construed as offering investment advice. Any reliance you place on such information is therefore strictly at your own risk.

FAIRPOCKETS

C-66, Sector-2, Noida, UP, 201301
 Phone: +91 - 0120 – 4126305
 Mobile: +91 – 9910916878

E mail: info@fairpockets.com | Website: www.fairpockets.com