

RELAI RIGHT HOME REPORT

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COMPARE PROPERTY

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PBEL CITY TOWERP

By INDIS APPA
TWO PROJECTS PRIVATE



VASAVI SURBAN

By Vasavi Infraction
LLP/Vasavi Group



APARNA CYBERON

By Aparna Constructions
and Estates Pvt.Ltd

Property Parameters

GRID Score

7.4/10

Price Range

₹1.4Cr - ₹2.3Cr

8.3/10

Price/sq ft

8.580/sq.ft

4.700/sq.ft

8.4/10

Size Range

1576-2650 sq.ft

875-975 sq.ft

1494-1875 sqft

Configurations

2BHK, 3BHK

2BHK

2BHK , 3BHK

Property Type

Apartment

Apartment

Apartment

Location

Peeramcheru

Bachupally

Osman Nagar

RERA Status

Approved

Approved

Approved

RERA Number

P02400003490

P02200002275

P01100005168

Possession

Jan 2026

Jan 2025

Jan 2025

PROPERTY DETAILS

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- PROJECT : **SKYVIEW APARTMENTS**
- BUILDER : **INNOVATE REALTY**
- AREA : **FINANCIAL DISTRICT, HYDERABAD**
- RERA : **P0456789123**
- PROJECT TYPE : **SEMI GATED**
- LAND AREA : **3 ACRES**
- POSSESSION DATE : **DEC 2025**



PROPERTY DETAILS

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- NUMBER OF TOWERS : **01**
- NUMBER OF FLOORS : **15**
- NUMBER OF FLATS PER FLOOR : **04**
- TOTAL NUMBER OF UNITS : **60**
- PROJECT LAUNCH DATE : **JUN 2024**
- CONSTRUCTION STATUS : **ON GOING**
- OPEN SPACE (%) : **50%**



PROPERTY DETAILS

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- CARPET AREA PERCENTAGE FROM SALEABLE AREA : **70%**
- FLOOR TO CEILING HEIGHT (FEET) : **10 ft**
- PRICE PER SFT (INR) : **10,500**
- AMENITIES : **POWER BACKUP, LIFT, EV CHARGING, 24/7 SECURITY ETC**
- FLOOR RISE CHARGES : **NO**
- IF, YES AMOUNT PER FLOOR (INR) : **N/A**
- APPLICABLE ABOVE FLOOR NO : **N/A**



PROPERTY DETAILS

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- FACING CHARGES (YES/NO) : **YES**
- PREFERENTIAL LOCATION CHARGES (PLC) : **NO**
- IF YES, SPECIFY APPLICABLE UNITS OR CONDITIONS : **N/A**
- POWER BACKUP : **PARTIAL (COMMON AREAS)**
- NUMBER OF PASSENGER LIFTS : **2**
- VISITOR PARKING AVAILABLE (YES/NO) : **YES**
- GROUND VEHICLE MOVEMENT :
RESTRICTED (ONLY BASEMENT)



PROPERTY DETAILS

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- 2.5 BHK SIZE 1 (SQFT) : **1856**
- NO. OF CAR PARKINGS (2.5 BHK SIZE 1) : **01**
- 3 BHK SIZE 1 (SQFT) : **2000**
- NO. OF CAR PARKINGS (3 BHK SIZE 1) : **01**
- 3 BHK SIZE 2 (SQFT) : **2200**
- NO. OF CAR PARKINGS (3 BHK SIZE 2) : **02**
- 4 BHK SIZE 1 (SQFT) : **2400**
- NO. OF CAR PARKINGS (4 BHK SIZE 1) : **02**



PROPERTY DETAILS

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- AMOUNT EXTRA TO BUY CAR PARKING (INR) : **N/A**
- HOME LOAN BANKS AVAILABLE : **ICICI, AXIS, SBI**
- PREVIOUS COMPLAINTS ON
BUILDERS (YES/NO) : **NO**
- CONSTRUCTION MATERIAL : **CEMENT BRICKS**



HOMES WITHIN : CONFIGURATION COMPARISON TABLE

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CONFIGURATION	SUPER BUILT-UP AREA (APPROX.) & EFFICIENCY	IDEAL FOR
2.5BHK	950 – 1,100 sq.ft. & ~68%	Small families or young professionals seeking an efficient urban home.
3BHK	1,350 – 1,600 sq.ft. & ~70%	Growing families needing versatile space for children or a home office.
4BHK	2,000 – 2,400 sq.ft. & ~72%	Premium buyers desiring expansive, luxurious living with generous room for entertaining. (Limited Availability)



PRICE EVALUATION

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Project name	Property	Project A	Project B	Project C
Unit typology	3BHK	3BHK	3BHK	2.5BHK
Saleable Area (In Sq.Ft.)	2200	2150	1880	1920
Carpet area (In Sq. Ft.)	1500	1003	987	1200
Carpet area efficiency	69%	64%	70%	65%
Price on Saleable Area(*)	8733	8748	8280	8583
Price on Carpet Area(*)	11853	14456	12345	12453
Price (in * Cr)	1.40 Cr	1.20 Cr	1.65 Cr	1.44 Cr



01

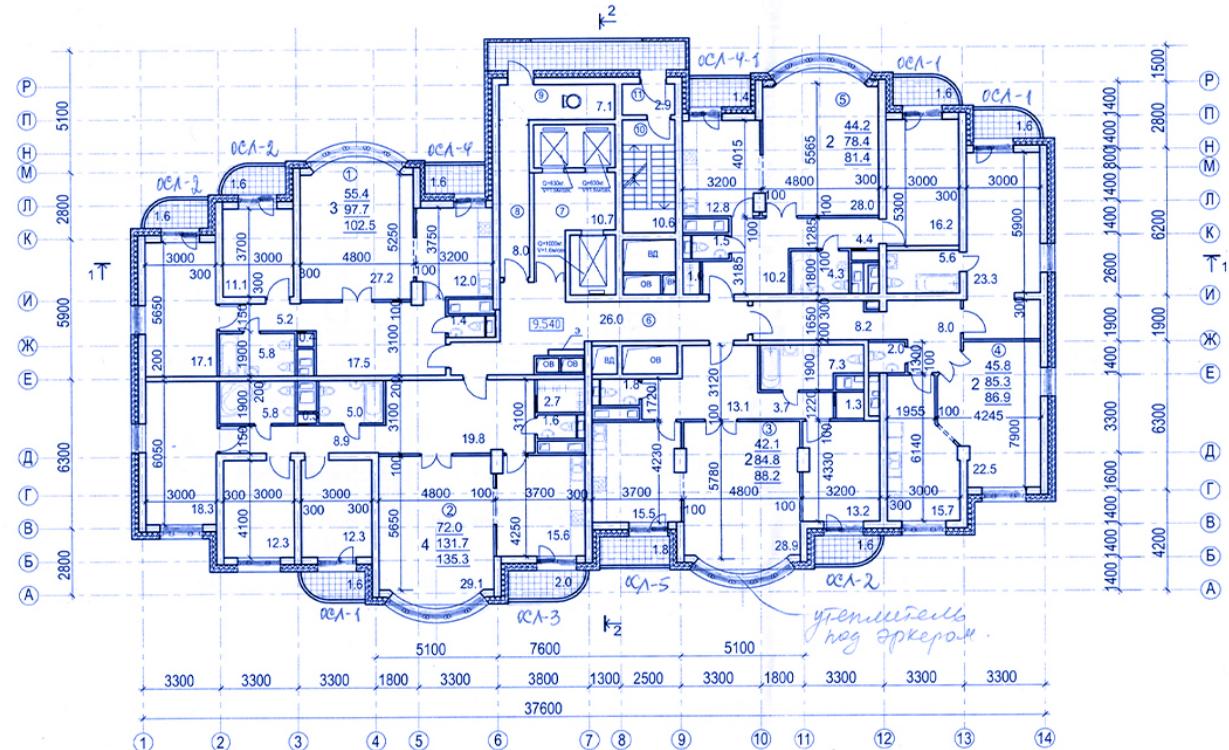
Structural & Design

- Aesthetics & Design: Modern, integrated.
- Height & Floors: 35 flr, 130m.
- Unit Density: Low (6 units/flr, 210 total).

02

Vertical Transportation

- Lift Count & Type: 4 Passenger, 1 Service.
- Lift Performance: Highspeed (2.5m/s), minimal wait.
- Lift Accessibility: Wheelchair accessible.



03 Amenities & Common Areas

- Amenity Access: Podium level (3rd flr).
- Common Area Quality: Premium finish, well-maintained.
- Security Features: 24/7 manned, CCTV, smart card access.

04 Utilities & Essential Services

- Power Backup: 100% DG backup.
- Water Supply: Dual source, 24/7.
- Parking: 2-level basement (1.75 spots/unit).

05 External Environment & Site Impact

- Setbacks & Open Space: 20m setback, 70% green.
- Tower Proximity Impact: Minimized obstruction.
- Noise & Pollution: Low (quiet residential zone).

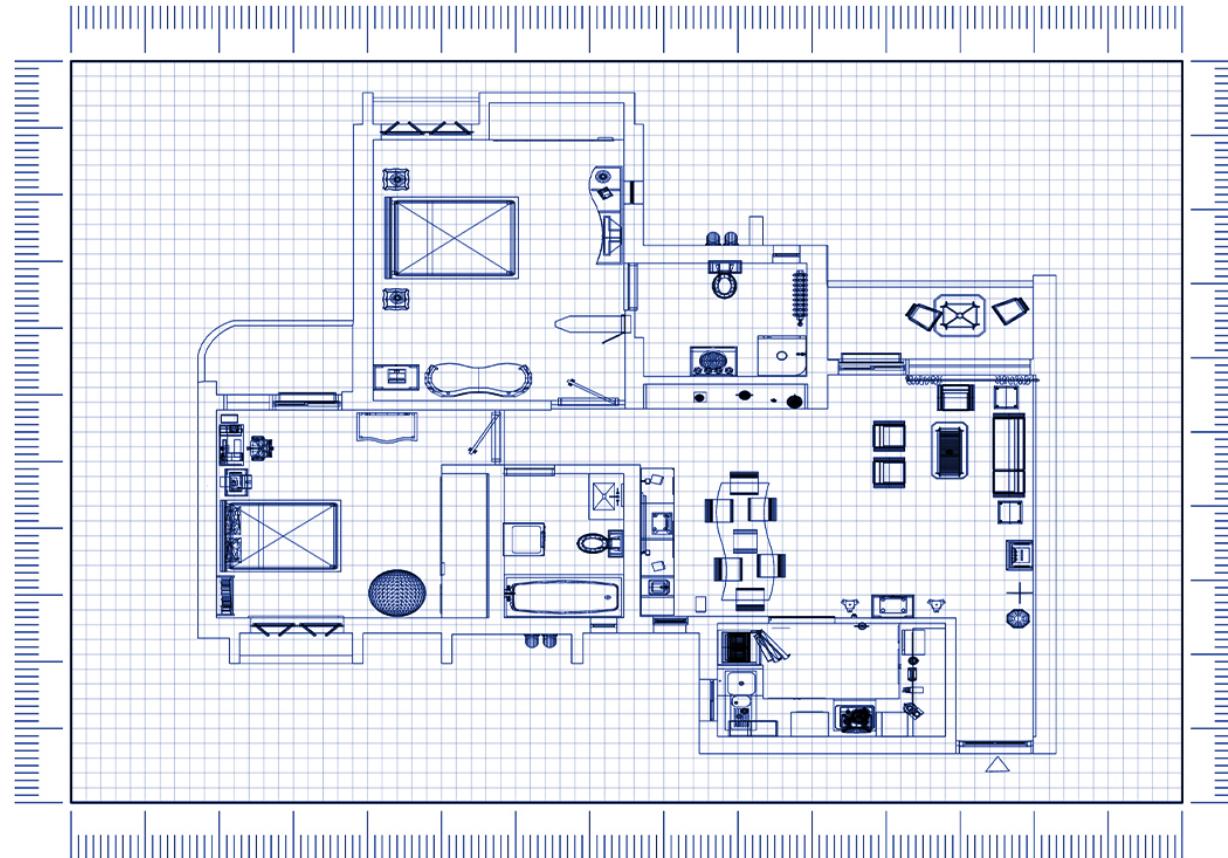
06 Maintenance & Management

- Facility Management: Professional, external.
- Maintenance Costs: INR 4.5/sqft/month.
- Building Age & Condition: 2 yrs old, excellent.

FLAT ANALYSIS 2.5 BHK

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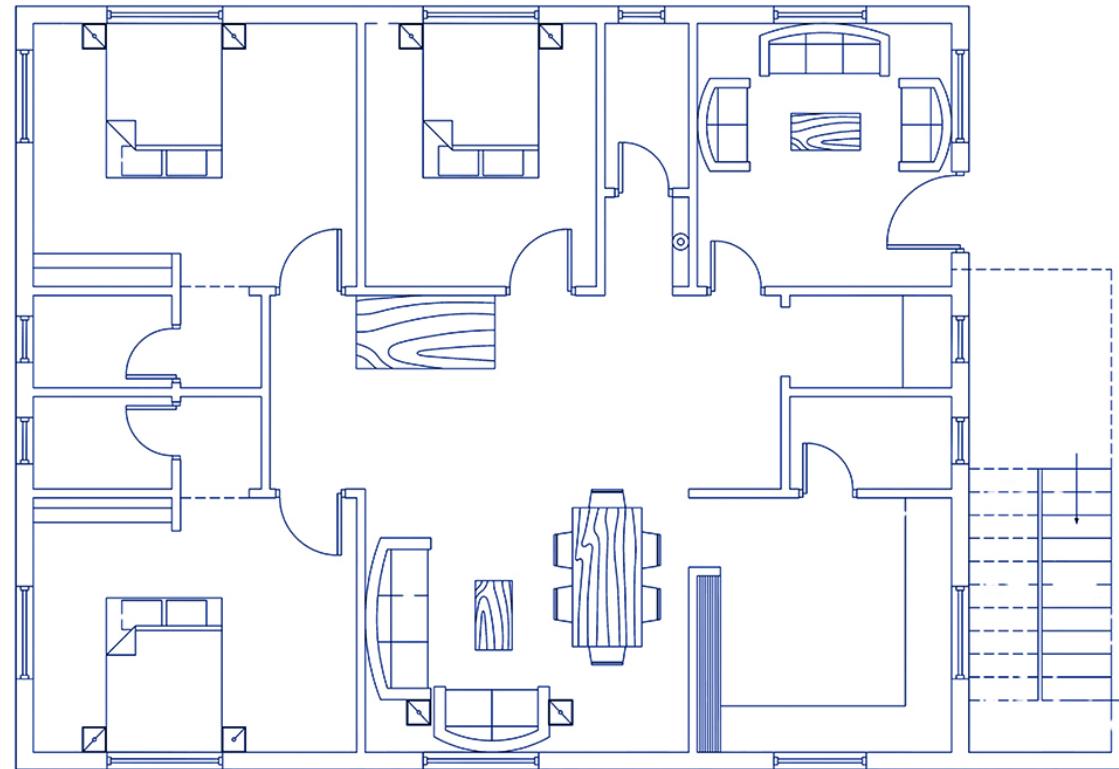
- Good natural light, efficient layout.
- Spacious living, two balconies.
- Dual views, superior ventilation, premium floor.
- Dedicated home office, large master bedroom.



FLAT ANALYSIS 3 BHK (SIZE-1)

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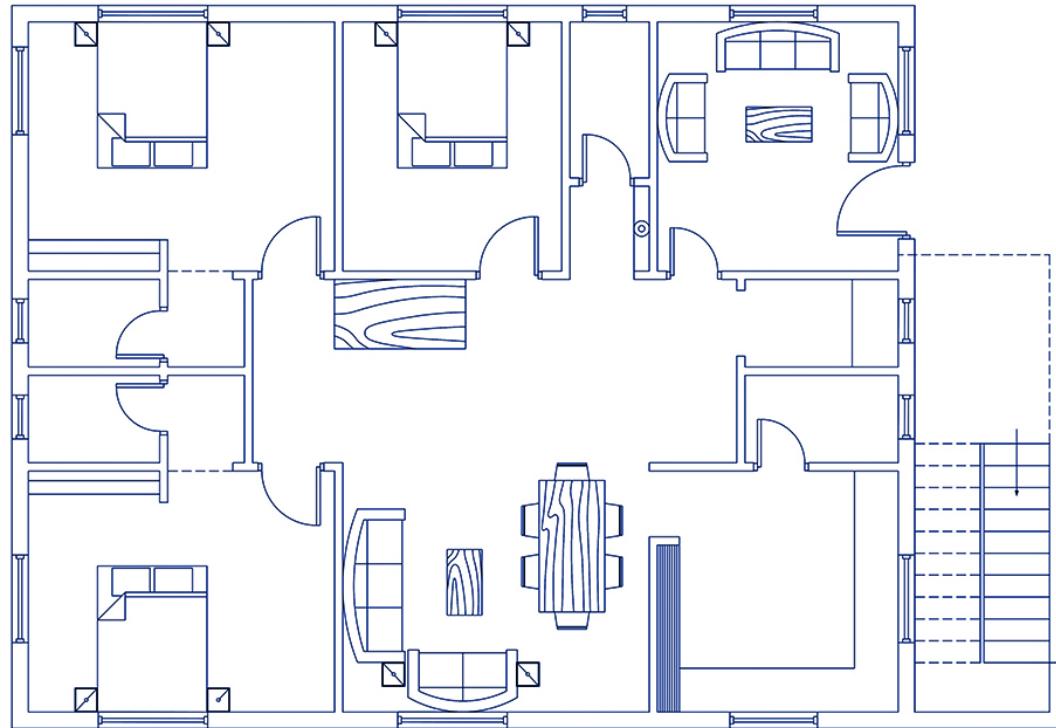
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



FLAT ANALYSIS 3 BHK (SIZE-2)

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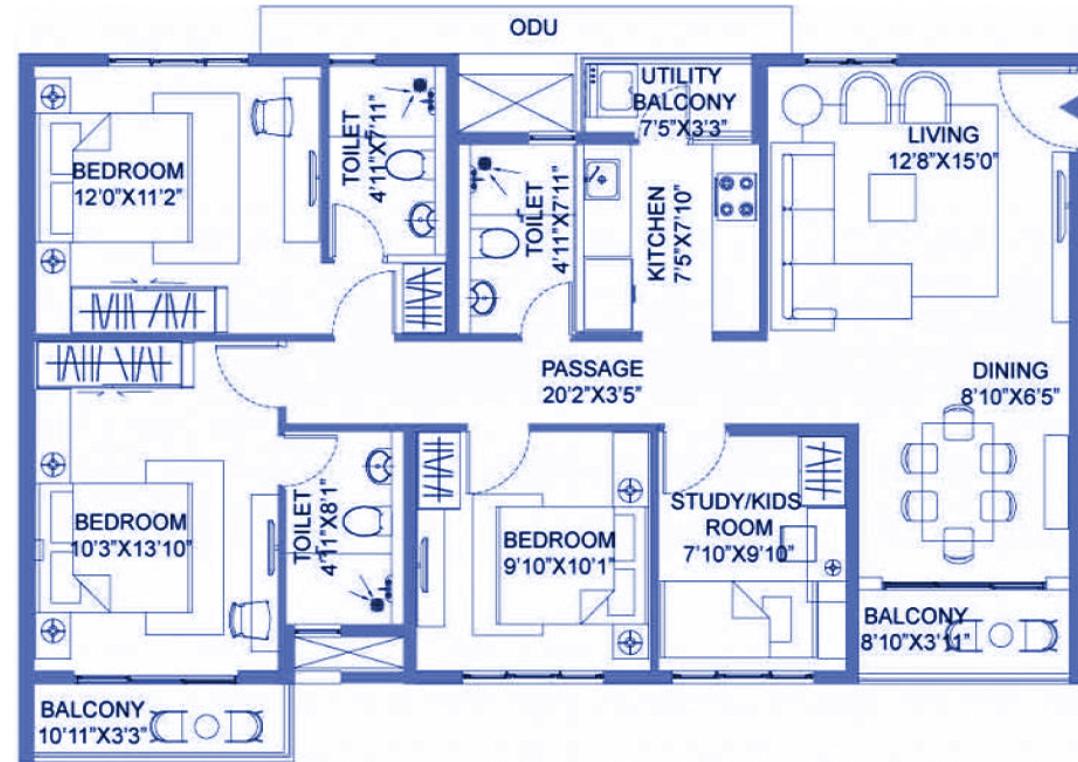
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



FLAT ANALYSIS 4 BHK

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- Dedicated storage room, private terrace access, smart climate control.
- Modular kitchen with integrated appliances, built-in wardrobes in all bedrooms, branded electrical fittings.
- Pet-friendly design elements, integrated security camera system, direct garden access (for ground floor units).
- Senior-friendly features (grab bars, wide doorways), emergency call system, antiskid flooring in bathrooms.



THE COMFORT CODE

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Power Backup: 100% for all units and common areas



Lifts: 3 high-speed passenger lifts + 1 dedicated service lift per tower



Construction: Reinforced Concrete (RCC) frame with earthquake resistance compliance



Parking: 1-2 dedicated car parking slots per unit; additional visitor parking



THE COMFORT CODE

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Security: 24/7 CCTV surveillance, smart entry systems, intercom-enabled security



Sustainability: Organic Waste Converters, rainwater harvesting, LED lighting in common areas



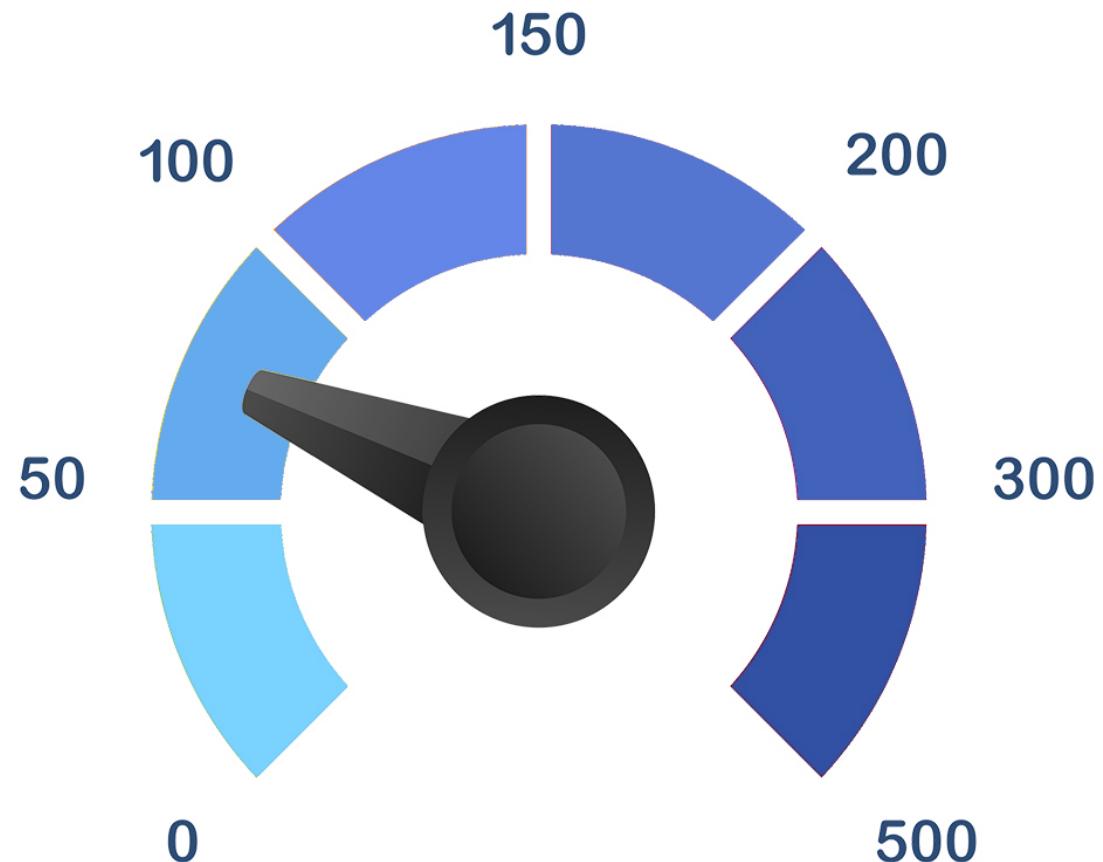
Convenience: 1–2 dedicated car parking slots per unit; additional visitor parking



AIR QUALITY OVERVIEW

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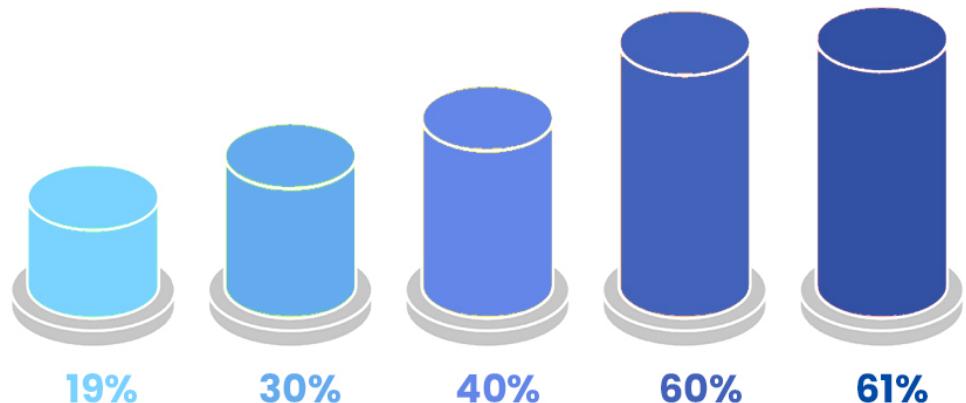
- AQI: 65 (Moderate)
- Air Category: Yellow zone |
Health Impact:Acceptable for most
- Compared to Bengaluru
average AQI: 72



- **Water Index Score:** 0.78
- **Groundwater Recharge:** 120 ha·m
- **Water Sources:** Borewell (60%), Municipal (40%)



WATER CONTAMINATION LEVELS AND STATUS



LOCATIONAL CONSTRAINTS

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APPROACH ROAD WIDTH: 12.5 METERS —

may lead to congestion
during peak hours



ENVIRONMENTAL RISK:

Presence of a nala within 20m may contribute to waterlogging during heavy monsoons



TRAFFIC NOISE:

Mild sound intrusion from adjacent arterial road on west boundary



LOCATION:

Centrally positioned within the IT corridor of Hyderabad



CONNECTIVITY:

Within 10 minutes of HITEC City, Outer Ring Road & major business hubs



RENTAL DEMAND:

Ideal for tech employees and corporate tenants; projected **ROI 5–6%**

UNREALIZED SITE VALUE

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ECO-FRIENDLY DESIGN SCOPE:

Solar rooftop provisions and water reuse systems pre approved.



FUTURE INFRASTRUCTURE:

Proximity to upcoming metro phase and 100 ft road expansion

PROJECT HURDLES

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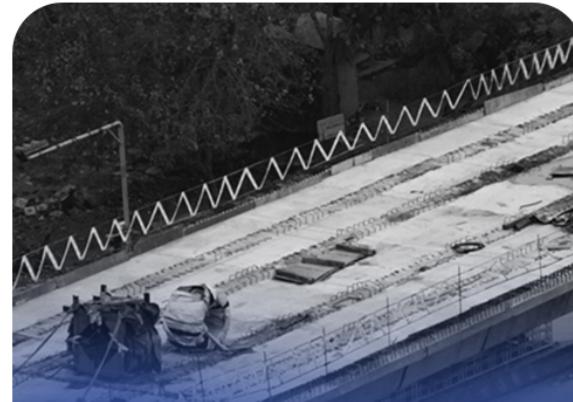
HIGH DENSITY:

75 units per acre, which exceeds the local market average of 60 units



LIMITED FOYER AREA:

Common areas in some units may feel compact



CONSTRUCTION LOGISTICS:

Ongoing metro work nearby may cause short term disruption

NEARBY PLACES

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20 HOSPITALS



20 SHOPPING MALLS



20 SCHOOLS



5 SUPERMARKETS



20 RESTAURANTS



5 IT COMPANIES

SWOT ANALYSIS

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STRENGTHS

- Close to Metro, IT parks, Schools
- Strong water recharge potential
- Balanced unit mix

WEAKNESS

- Narrow approach road (12.5m)
- No large clubhouse

OPPORTUNITIES

- Upcoming Peripheral Ring Road
- High rental demand (5%+)

THREATS

- Proximity to marshy zone/nala
- Moderate water logging in peak monsoon

RELAI BUYER BENEFITS (Included in Purchase)

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- 01 ₹10,000 worth of legal verification FREE
- 02 First EMI covered up to ₹1,00,000
- 03 ₹1,00,000 loyalty discount on future purchase
- 04 30% off on interiors and home automation
- 05 3 months FREE 24/7 home services
- 06 FREE moving assistance
- 07 Documentation support (up to ₹20,000)
- 08 Referral rewards worth ₹1,00,000



SUMMARY VERDICT

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IDEAL FOR:

Investors, families, professionals

BUY IF:

You want a secure, connected, and high-growth community with clear data-driven insight.

