

Property Address & Unit Details

Mountain Breeze Society, Powai,
Jogeshwari - Vikhroli Link Road, New
Mhada Colony, Savarkar Nagar,
Chandivali, Powai, Mumbai, Maharashtra,
India

Latitude/Longitude: 19.1232904,
72.8950837

Unit Size 2121	Unit of Measurement Sqft	Type of Area Carpet
(%) Loading 27	Super Built-up 2694	Loading CSR +ve
No of Floors 22	Floor of Unit 12	
Flat Number 21	Balcony/Terrace Size 200 sqft	
No of Parkings 1	No of Bedrooms 1	No of Bathrooms 2
Property Status ready	Property Age 1	Possession Date 01-Oct-2025

Market Value of The Property

Base cost of the property	Rs. 13,92,78,901
Car parking charges	Rs. 18,00,000
Floor rise	Rs. 12,53,510
PLC (preferential location charges)	Rs. 0
Balcony and terrace area cost	Rs. 34,12,596
Age Discount	Rs. 0

Rate as per salable area

Rs. 54,106

Rate as per carpet area

Rs. 68,715

Final composite value of your unit

₹14,57,45,007

Guideline Value of The Property

Select State Maharashtra	Select District Mumbai Suburban	Select Taluka Mumbai (Suburban)	Select Village Tumgava - Kurla
Select Location 117/544A-Terrestrial: The income			

District Name	Mumbai Suburban
Taluka Name	Mumbai (Suburban)
Village Name	Tumgava - Kurla
Zone Name	117/544A-Terrestrial: The income shown in the village of Tugwa (Raheja Vihar)
Survey Number	119

PROPERTY TYPE	PROPERTY SUBTYPE	Rate(Rs-SqFt)
RESIDENTIAL	LAND-PLOT	11,557
COMMERCIAL	OFFICE - All Floors	19,956
INDUSTRIAL	GALA	18,144
RETAIL	SHOPS	23,282
RESIDENTIAL	APARTMENT - All Floors	18,144

Guideline value of unit

₹ 4,61,80,061

Price Correction Probability

Monthly Rental
Rs. 1,79,352

Rental Yield
1%

Productive Value of the Property
INR 10,20,21,505

Price Correction Scope
-36 %

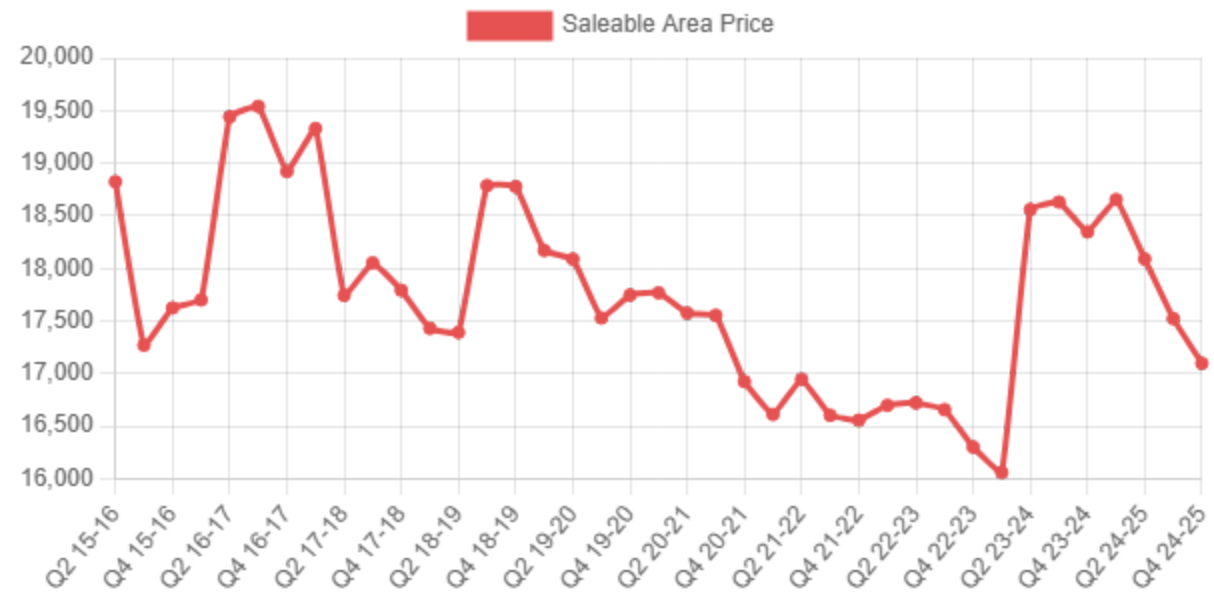
Probable Price Stagnancy
5 years

Suggested LTV
50

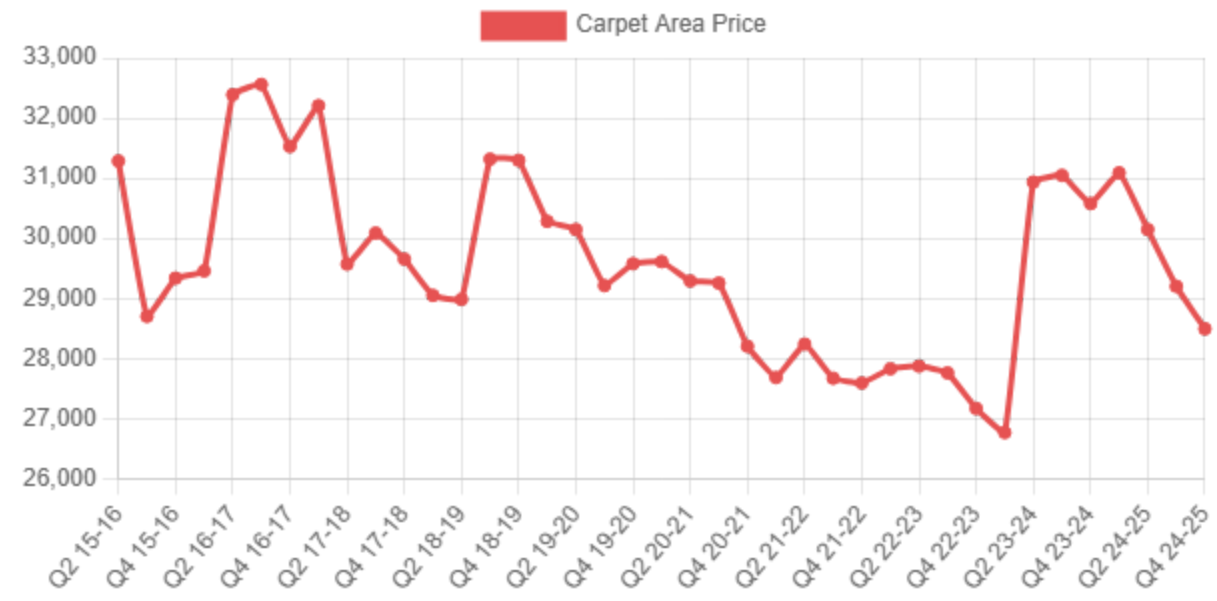
Catchment Dynamic Analytics

Market Indicators

Saleable Area Price



Carpet Area Price



Sales (Unit)



Market Trend

Year	Annual Sales (Units)	Annual Sales (Sqft)	Unsold (Units)	Unsold (Sqft)
Jun-2019 to May-2020	38182	48336539.720000066	940296	1115793831
Jun-2020 to May-2021	113834	138938248.78333342	853143	1008637142
Jun-2021 to May-2022	215437	263752787.0633334	848408	1038369692
Jun-2022 to May-2023	325382	413592967.4033332	951412	1229755788
Jun-2023 to May-2024	430851	566628184.6833332	928619	1315067352

Price Distributions

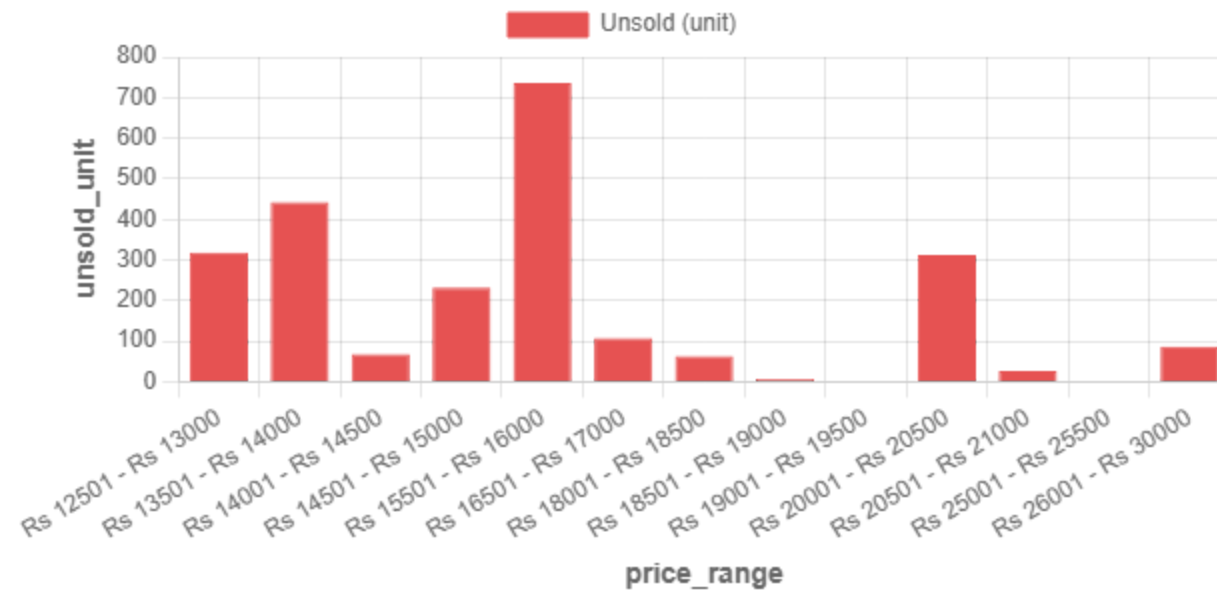
Annual Sales (unit)



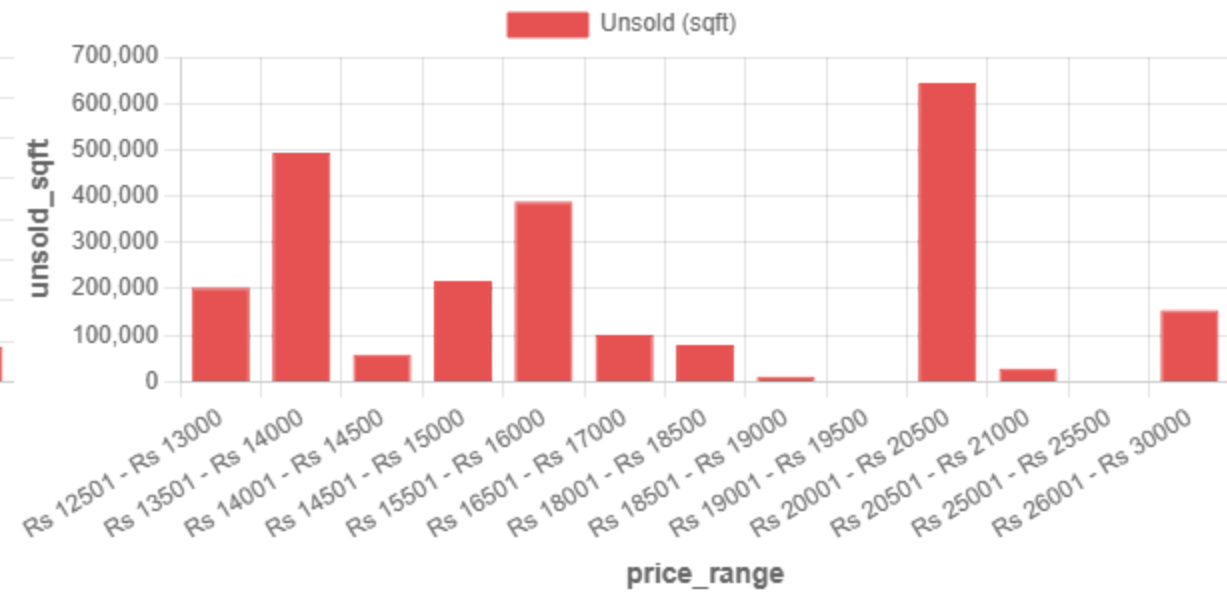
Annual Sales (sqft)



Unsold (unit)



Unsold (sqft)



Rental Comparables

Property Address	Carpet Rate Psf	Carpet Area Sqft	Saleable Rate Psf	Saleable Area Sqft	Distance From Input Property	Relevance Score	Lf Project Id	Kmeans Cluster
K Raheja Vistas, Chandivali, Mumbai, Mumbai (Chandivali)	82	1913	60	2621	0	51	N/A	0
Solitaire Wadhwa, Powai, Mumbai, Mumbai	101	1957	74	2680	1	38	N/A	4
L And T Emerald Isle, Powai, Mumbai, Mumbai	106	2333	77	3196	0	52	N/A	2
L And T Emerald Isle, Powai, Mumbai, Mumbai	106	2333	77	3196	0	52	N/A	2
Lake Front Solitaire, Hiranandani Gardens Powai, Mumbai, Mumbai (Near Hira Panna Shopping Mall Near Hiranandani)	108	2080	79	2850	1	45	N/A	2
L And T Emerald Isle, Powai, Mumbai, Mumbai	108	2464	79	3375	0	33	N/A	2
L And T Emerald Isle, Powai, Mumbai, Mumbai	110	2464	80	3375	0	33	N/A	2
Hiranandani Torino, Hiranandani Gardens Powai, Mumbai, Mumbai	125	2093	91	2867	2	35	N/A	3
L And T Emerald Isle, Powai, Mumbai, Mumbai	129	2029	94	2779	0	100	N/A	3
L And T Emerald Isle, Powai, Mumbai, Mumbai	147	1992	107	2729	0	79	N/A	3
L And T Emerald Isle, Powai, Mumbai, Mumbai	158	1992	115	2729	0	79	N/A	1

Property Address	Carpet Rate Psf	Carpet Area Sqft	Saleable Rate Psf	Saleable Area Sqft	Distance From Input Property	Relevance Score	Lf Project Id	Kmeans Cluster
Raheja Ascencio, Powai, Mumbai, Mumbai	86	1739	63	2382	0	30	N/A	0
L And T Emerald Isle, Powai, Mumbai, Mumbai	100	2464	73	3375	0	33	N/A	4
L And T Emerald Isle, Powai, Mumbai, Mumbai (L amp T)	101	2489	74	3410	0	31	N/A	4
Supreme Lake Superior, Powai, Mumbai, Mumbai	123	1825	90	2500	1	32	N/A	3
L And T Emerald Isle, Powai, Mumbai, Mumbai	140	1739	102	2382	0	30	N/A	3
Hiranandani Glen Ridge, Hiranandani Gardens Powai, Mumbai, Mumbai	140	2054	102	2814	2	29	N/A	3
Hiranandani Glen Ridge, Hiranandani Gardens Powai, Mumbai, Mumbai	142	2054	104	2814	2	29	N/A	3
Hiranandani Glen Ridge, Hiranandani Gardens Powai, Mumbai, Mumbai	142	2054	104	2814	2	29	N/A	3
Hiranandani Glen Ridge, Hiranandani Gardens Powai, Mumbai, Mumbai	153	2054	112	2814	2	29	N/A	1
Hiranandani Glen Ridge, Hiranandani Gardens Powai, Mumbai, Mumbai	164	2054	120	2814	2	29	N/A	1
Adonia Apartments, Hiranandani Gardens Powai, Mumbai, Mumbai (On Request)	175	2190	128	3000	2	31	N/A	1

Outright Comparables

Dv Secondary Id	Source	Property Address	Distance From Input Property	Saleable Rate Psf	Saleable Area Sqft	Carpet Rate Psf	Carpet Area Sqft	Relevance Score	Kmeans Cluster
3185636	SECONDARY DATA CATCHMENT	Mountain Breeze, Powai	0	18142	500	24852	365	100	1
3184399	SECONDARY DATA CATCHMENT	Mountain Breeze, Powai	0	16002	450	21920	328	100	1
3184441	SECONDARY DATA CATCHMENT	Mountain Breeze, Powai	0	16365	550	22418	401	100	1
3185176	SECONDARY DATA CATCHMENT	Sapphire Lakeside Powai, Powai	0	13117	762	17969	557	99	1
3185477	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	17085	644	23404	470	99	1
3185155	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	15208	658	20833	480	99	1
3185141	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	16870	652	23109	476	99	1
3185531	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	18250	658	25000	480	99	1
3185540	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	21745	644	29787	470	99	4
3185111	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	20704	652	28361	476	99	4
3185244	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	8453	1301	11579	950	99	1

Dv Secondary Id	Source	Property Address	Distance From Input Property	Saleable Rate Psf	Saleable Area Sqft	Carpet Rate Psf	Carpet Area Sqft	Relevance Score	Kmeans Cluster
3184411	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	17626	766	24145	559	99	1
3184490	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Powai	0	15208	658	20833	480	99	1
3184464	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	16870	652	23109	476	99	1
3184480	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Powai	0	16002	750	21920	547	99	1
3184141	SECONDARY DATA CATCHMENT	Sapphire Lakeside, Savarkar Nagar	0	16155	650	22131	474	99	1
3185346	SECONDARY DATA CATCHMENT	Sapphire Lakeside Chs, Chandivali	0	16870	652	23109	476	99	1
3184284	SECONDARY DATA CATCHMENT	Lake Avenue Chs, New Mhada Colony	0	18469	893	25300	652	97	1
3185570	SECONDARY DATA CATCHMENT	Lake Avenue Chsl, New Mhada Colony	0	17005	1241	23294	906	97	1
3184994	SECONDARY DATA CATCHMENT	Andheri, JVLR	0	38566	3630	52830	2650	91	3
3185500	SECONDARY DATA CATCHMENT	Solitaire, Hiranandani Gardens Powai	0	36770	1849	50370	1350	89	3
3184594	SECONDARY DATA CATCHMENT	Raheja Hill Side Complex, Chandivali	0	23694	1646	32458	1202	85	2

Disclaimer

Desktop Valuation (DV) is a tool to assess property valuation based on user inputs and Liasis Foras' proprietary algorithm. However, user inputs like property location and property attributes guide the algorithm to determine the appropriate price of the property.

Below is the list of reasons due to which desktop valuation may give inaccurate results:

- 1. Property location on the map:** After selecting the correct property address in the search bar, DV shows the property on a map. The user must ensure that the property is correctly located. If the location is incorrect, the user should adjust the marker to the right location. The relevance of comparable properties depends on the accurate location.
- 2. Apartment / Land size:** Comparable relevance also depends on the apartment size or constructed size of the unit. If the size changes, relevant comparables change, thereby affecting the base price. Unit size also impacts overall property value.
- 3. Not enough comparable data:** Some locations may not have sufficient comparable data. In such cases, there is limited data to determine relevant comparables and compute an accurate valuation.
- 4. Selection of property attributes:** After computing the base price using relevant comparables, DV asks for additional property and surrounding attributes like electricity, drinking water, and road availability. While optional, these attributes can significantly affect the price for certain properties. Ensure these attributes are selected correctly if the valuation seems inaccurate.
- 5. Data accuracy limitations:** Although measures are taken to clean the data and remove discrepancies, it is possible that available comparable data may be inaccurate due to:
 - Predicted coordinates of comparables being wrong, meaning they do not belong to the catchment of the subject property.
 - Inconsistencies in data sourced from the public domain.Users may find that the quoted instances or offered valuations vary significantly from those predicted by desktop valuation. Market prices may also be irrational. DV predictions are based on scientific equations and algorithms, follow urban price-setting models, and consider available comparables in the vicinity.