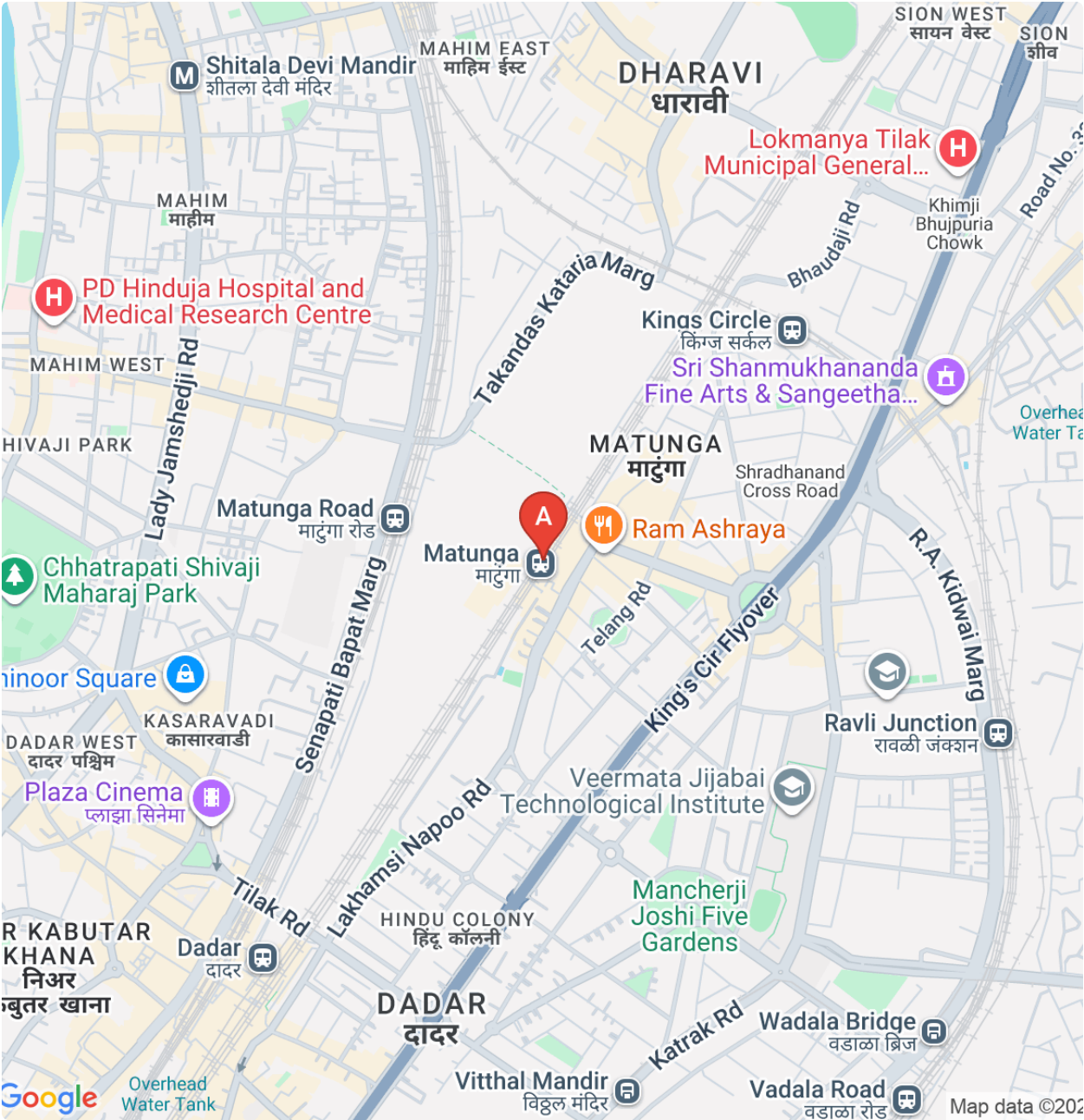




Property Address & Unit Details

Matunga Railway Station, Matunga Central Latitude/Longitude: 19.02775, 72.850394
Railway Workshop, Hanuman Nagar,
Dadar, Mumbai, Maharashtra, India

Unit Size 2,000	Unit of Measurement Sqft	Type of Area Carpet
(%) Loading 61	Super Built-up 3,220	Loading CSR +ve
No of Floors 0	Floor of The Unit 0	
Flat Number	Balcony/Terrace Size 0 sqft	
No of Parkings 0	No of Bedrooms 0	No of Bathrooms 0
Property Status ready	Property Age 1	

Market Value of The Property

Base cost of the property	Rs. 9,23,65,700
Car parking charges	Rs. 0
Floor rise	Rs. 0
PLC (preferential location charges)	Rs. 0
Balcony and terrace area cost	Rs. 0
Age Discount	Rs. 0
Rate as per salable area	Rate as per carpet area
Rs. 28,685	Rs. 46,183

Final composite value of your unit

₹9,23,65,700

Guideline Value of The Property

Select State
Maharashtra

Select District
Mumbai City

Select Taluka
Mumbai (Main)

Select Village
Dharavi

Select Location
18/122A -Terrain: The triangular t

District Name	Mumbai City
Taluka Name	Mumbai (Main)
Village Name	Dharavi
Zone Name	18/122A -Terrain: The triangular terrain between the Eastern Railway line on the east, the Western Railway line on the west, Harbor rail line in the north.
Survey Number	4 , 3 , 2 , 1

PROPERTY TYPE	PROPERTY SUBTYPE	Rate(Rs-SqFt)
COMMERCIAL	OFFICE - All Floors	7,525
INDUSTRIAL	GALA	6,838
RETAIL	SHOPS	9,151
RESIDENTIAL	APARTMENT - All Floors	6,838
RESIDENTIAL	LAND-PLOT	2,323

Guideline value of unit

₹ 1,64,10,408



Price Correction Probability

Monthly Rental Rs. 3,19,164	Rental Yield 4 %	Productive Value of the Property INR 9,23,65,700
Price Correction Scope 0 %	Probable Price Stagnancy 0 years	Suggested LTV 80

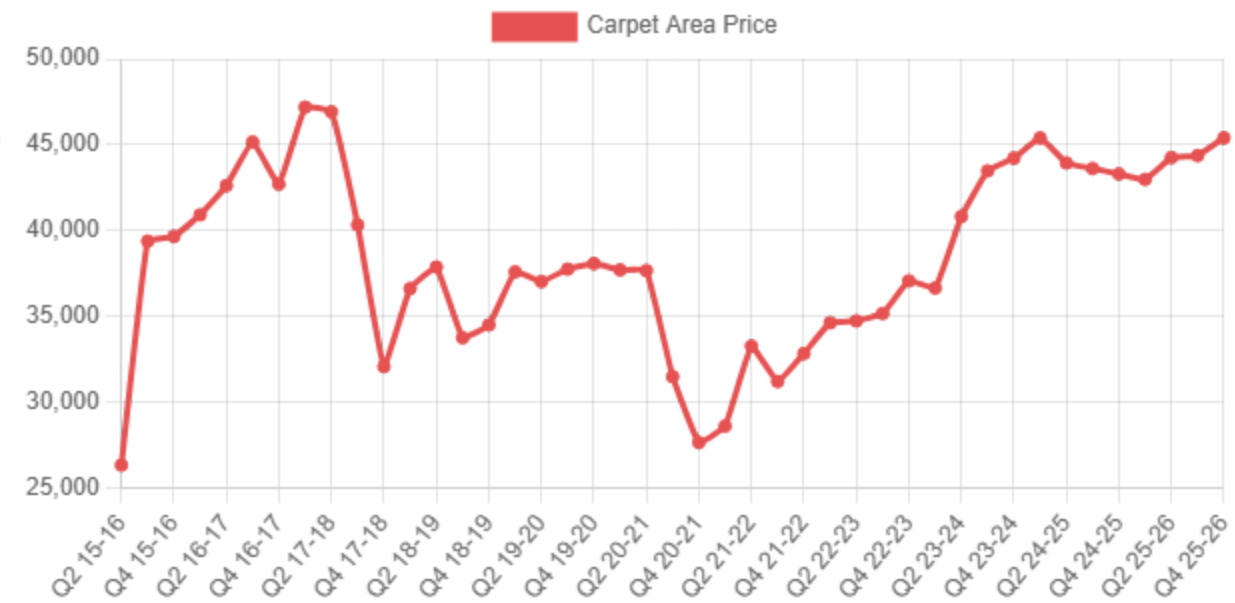
Catchment Dynamic Analytics

Market Indicators

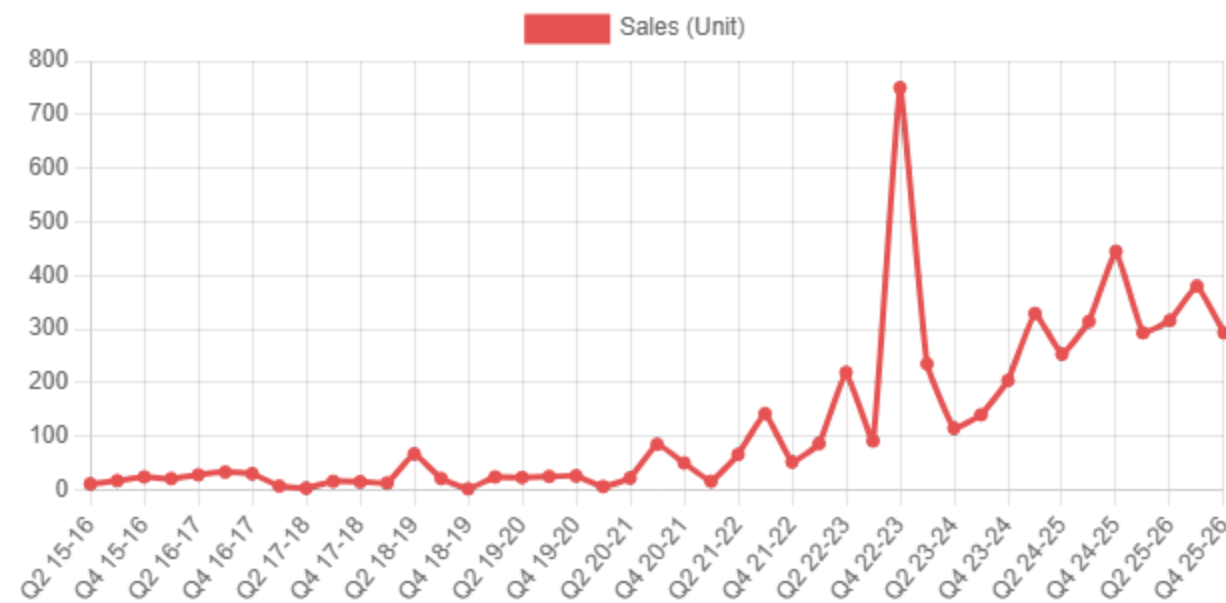
Saleable Area Price



Carpet Area Price



Sales (Unit)

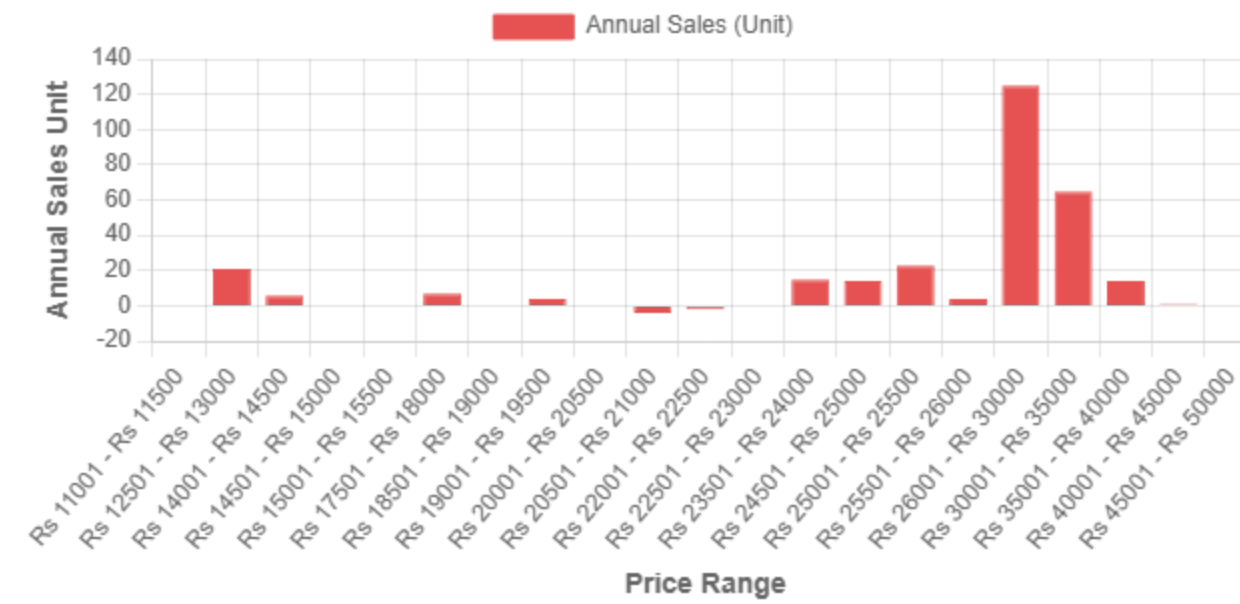


Market Trend

Year	Annual Sales (Units)	Annual Sales (Sqft)	Unsold (Units)	Unsold (Sqft)
Mar-2021 to Feb-2022	99,553	12,29,48,463.3	8,20,847	99,41,97,551
Mar-2022 to Feb-2023	2,06,264	26,22,60,557.57	9,40,981	1,21,06,20,992
Mar-2023 to Feb-2024	3,46,115	45,97,74,049.57	9,22,298	1,28,23,88,095
Mar-2024 to Feb-2025	4,88,116	66,74,44,346.57	8,51,318	1,26,89,90,144
Mar-2025 to Feb-2026	5,30,445	76,15,46,832.27	9,35,144	1,48,06,64,275

Price Distributions

Annual Sales (unit)



Unsold (unit)



Rental Comparables

Property Address	Carpet Rate Psf	Carpet Area Sqft	Saleable Rate Psf	Saleable Area Sqft	Distance From Input Property	Relevance Score	Kmeans Cluster
Wadhwa W54, Mahalaxmi Sindhi Colony, Matunga, Mumbai, Mumbai	188	1,913	117	3,085	1	100	1
Kohinoor Altissimo, Dadar West, Mumbai, Mumbai	158	2,000	98	3,226	1	89	4
Shreeji Heights, Joshi vadi, Matunga, Mumbai, Mumbai	85	1,800	53	2,903	1	67	3
Sugee Indira, Dadar, Mumbai, Mumbai	142	1,900	88	3,065	1	65	0
Kohinoor Altissimo, Dadar West, Mumbai, Mumbai	174	1,812	108	2,922	1	60	4
Kohinoor Altissimo, Dadar West, Mumbai, Mumbai	150	1,803	93	2,907	1	59	4
Suraj Louisandra Apartment, Dadar West, Mumbai, Mumbai	146	2,000	91	3,226	1	58	0
Matoshri Tower, Mahim West, Mumbai, Mumbai	82	1,750	51	2,823	1	53	3
Kamla Celestial, Dadar West, Mumbai, Mumbai	125	1,800	78	2,903	1	51	0
Ra Residences, Dadar TT, Mumbai, Mumbai	167	2,160	103	3,483	1	50	4
Ra Residences, Dadar TT, Mumbai, Mumbai	159	1,838	99	2,965	1	50	4



Property Address	Carpet Rate Psf	Carpet Area Sqft	Saleable Rate Psf	Saleable Area Sqft	Distance From Input Property	Relevance Score	Kmeans Cluster
Suraj Louisandra Apartment, Dadar West, Mumbai, Mumbai	162	1,800	101	2,903	1	47	4
Suraj Louisandra Apartment, Dadar West, Mumbai, Mumbai	131	2,200	81	3,548	1	47	0
Bombay Realty Island City Center, Dadar East, Mumbai, Mumbai	144	2,000	89	3,226	2	46	0
The Bombay Icc, Dadar East, Mumbai, Mumbai	135	2,000	84	3,226	2	46	0
Bombay Realty Island City Center, Dadar East, Mumbai, Mumbai	136	2,000	84	3,226	2	46	0
Bombay Realty Island City Center, Dadar East, Mumbai, Mumbai	136	1,982	84	3,197	2	46	0
The Bombay Icc, Dadar East, Mumbai, Mumbai	145	1,982	90	3,197	2	46	0
The Bombay Icc, Dadar East, Mumbai, Mumbai	145	1,982	90	3,197	2	46	0
The Bombay Icc, Dadar East, Mumbai, Mumbai	148	1,980	92	3,194	2	46	0
The Bombay Icc, Dadar East, Mumbai, Mumbai	173	1,955	107	3,153	2	45	4
Bombay Realty Island City Center, Dadar East, Mumbai, Mumbai	155	1,950	96	3,145	2	45	4

Outright Comparables

Source	Property Address	Distance From Input Property	Saleable Rate Psf	Saleable Area Sqft	Carpet Rate Psf	Carpet Area Sqft	Relevance Score	Kmeans Cluster
SECONDARY DATA CATCHMENT	Matunga Railway Station, Matunga East	0	27,718	685	44,706	425	100	0
SECONDARY DATA CATCHMENT	Avenue 14, Dadar East	0	42,468	801	68,496	496	95	4
PRIMARY DATA CATCHMENT	Endemic Shree Niwas, Matunga E Block, Greater Mumbai	0	31,000	1,211	50,000	751	93	0
PRIMARY DATA CATCHMENT	Endemic Shree Niwas, Matunga E Block, Greater Mumbai	0	31,000	2,048	50,000	1,270	93	0
PRIMARY DATA CATCHMENT	Endemic Shree Niwas, Matunga E Block, Greater Mumbai	0	31,000	482	50,000	299	93	0
PRIMARY DATA CATCHMENT	Endemic Shree Niwas, Matunga E Block, Greater Mumbai	0	31,000	2,290	50,000	1,420	93	0
SECONDARY DATA CATCHMENT	Balaji Sharan Chs, Matunga East	0	32,940	1,366	53,129	847	92	2
SECONDARY DATA CATCHMENT	Satra Mahavir Ville, Matunga	0	26,624	1,371	42,941	850	90	0
SECONDARY DATA CATCHMENT	Happy Home Pranav Residency, Matunga East	0	30,183	1,408	48,683	873	90	0
SECONDARY DATA CATCHMENT	Happy Home Pranav Residency, Matunga East	0	32,742	1,435	52,809	890	90	2
SECONDARY DATA CATCHMENT	Happy Home Pranav Residency, Matunga East	0	32,550	2,903	52,500	1,800	90	2



Source	Property Address	Distance From Input Property	Saleable Rate Psf	Saleable Area Sqft	Carpet Rate Psf	Carpet Area Sqft	Relevance Score	Kmeans Cluster
PRIMARY DATA CATCHMENT	Balkrishna Hills, Matunga E Block, Greater Mumbai	0	34,100	1,623	55,000	1,006	89	2
PRIMARY DATA CATCHMENT	Balkrishna Hills, Matunga E Block, Greater Mumbai	0	34,100	750	55,000	465	89	2
PRIMARY DATA CATCHMENT	Balkrishna Hills, Matunga E Block, Greater Mumbai	0	34,100	1,205	55,000	747	89	2
PRIMARY DATA CATCHMENT	Balkrishna Hills, Matunga E Block, Greater Mumbai	0	34,100	2,915	55,000	1,807	89	2
SECONDARY DATA CATCHMENT	Xenus, Matunga East	0	27,871	1,902	44,953	1,179	88	0
SECONDARY DATA CATCHMENT	Telang Road, Matunga East	0	33,996	2,353	54,832	1,459	88	2
SECONDARY DATA CATCHMENT	Telang Road, Matunga West	0	31,142	1,766	50,228	1,095	88	0
SECONDARY DATA CATCHMENT	Vivaria Apartment, Matunga	0	44,430	4,952	71,661	3,070	85	4
PRIMARY DATA CATCHMENT	Hira House, Matunga E Block, Greater Mumbai	0	29,760	1,463	48,000	907	85	0
PRIMARY DATA CATCHMENT	Hira House, Matunga E Block, Greater Mumbai	0	29,760	2,579	48,000	1,599	85	0
PRIMARY DATA CATCHMENT	Hira House, Matunga E Block, Greater Mumbai	0	29,760	1,702	48,000	1,055	85	0

Disclaimer

Desktop Valuation (DV) is a tool to assess property valuation based on user inputs and Liasés 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.

