



## Siddhivinayak Aura

Mira Road East

Investible Score

449  
Low

Price Projection

1.7 Times  
in 8 Years

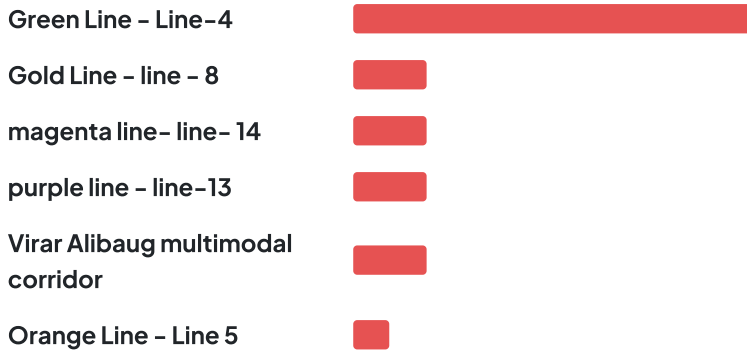
## Property Details

<b>RERA NO</b>	P51700050502
<b>Project Address</b>	CTS No.3542/B, 3602/B,3758/B, Village Mire, Mira Gaothan, Behind Vishnu Mandir, Mira Road East, Thane 401107
<b>Developer</b>	Varadvinayak Developers
<b>Developer Rating</b>	Medium ,B Grade
<b>Launch</b>	Jul 2021
<b>Possession</b>	Aug 2023
<b>Completion</b>	95%
<b>Project Size</b>	small
<b>Saleable Price</b>	3,454



Flat Type	Carpet Size	Base Cost
<b>1 BHK</b>	486	40,00,000
<b>2 BHK</b>	686	54,00,000
<b>3 BHK</b>	986	80,00,000

## Most influencing infrastructure on Siddhivinayak Aura



Green Line - Line-4 which is expected to be operational in 2026 is the most influential infrastructure project for Siddhivinayak Aura.

The improvement in travel time due to the upcoming infrastructure is going to make the residents feel like they are closer to the major economic hubs of the city.

CBD NAME	Perceived Distance Before	Travel Time Improvement	Perceived Distance After
Chembur - Mankhurd Godrej Coliseum, Mumbai	6.47 km	35.55%	4.17 km
Powai- Hiranandani(Main Road Circle)	6.76 km	26.04%	5.00 km
Mahape	14.15 km	24.10%	10.74 km
Office Of District Collector, Raigad	94.84 km	17.03%	78.69 km
Thane-Wagle Estate (Ashar IT Park)	12.70 km	15.35%	10.75 km

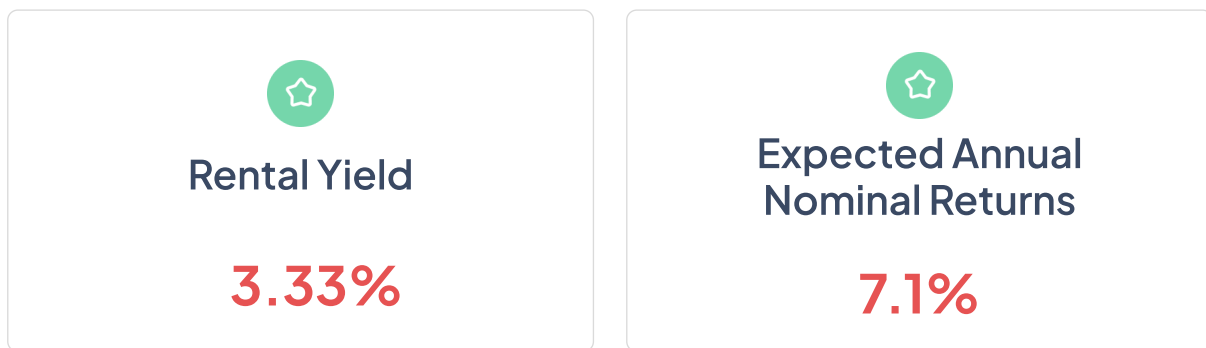
## Future Price Projection Assessment

The future price projection of a project depends on its current price performance, factoring in nominal growth as well as growth driven by infrastructure improvements that enhance commuting convenience to Central Business Districts (CBDs).

### A. Assessment of Nominal Growth

Nominal growth is inflation-driven growth in prices. However, this growth depends on its current price productivity, whether the current price is under, over, or fairly priced. If a property is overpriced, then there may be scope for price correction or stagnancy in the appreciation of the property. In other words, the nominal growth in the prices of the overpriced property will be lesser, and the growth will be high if it is underpriced. Rental Yields are an excellent yardstick to measure whether the current price is over, under, or fairly priced—the higher the rental yields, the higher the scope of nominal growth in property prices and vice versa.

The average nominal growth in property price for the city is discounted with the current rental yield to get a more realistic value.



### B. Assessment of Growth Due Infrastructure Improvement

Property price has high correlation to the distance from the employment hubs (CBD). Improvement in commuting time influence the perceived distance to the destination, hence can have an impact on property price.

The average improvement in travel time from Siddhivinayak Aurato various commercial / employment hubs averages around 9.7833. This is converted to a change in price over the years as new infrastructure comes into picture.



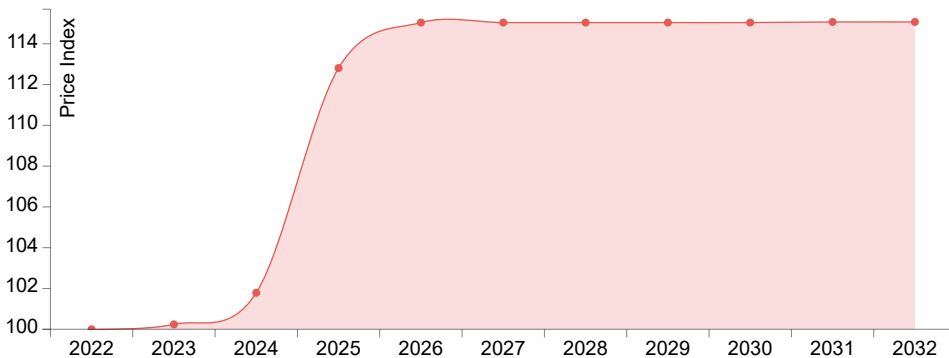
## Cumulative Annualised Growth Potential

Cumulative Annualised Growth = A (Nominal Growth In Prices) + B (Growth Due To Improvement In Infrastructure)



  
**Cumulative Annualised Growth**  
**10.43%**

## Price Growth Trajectory

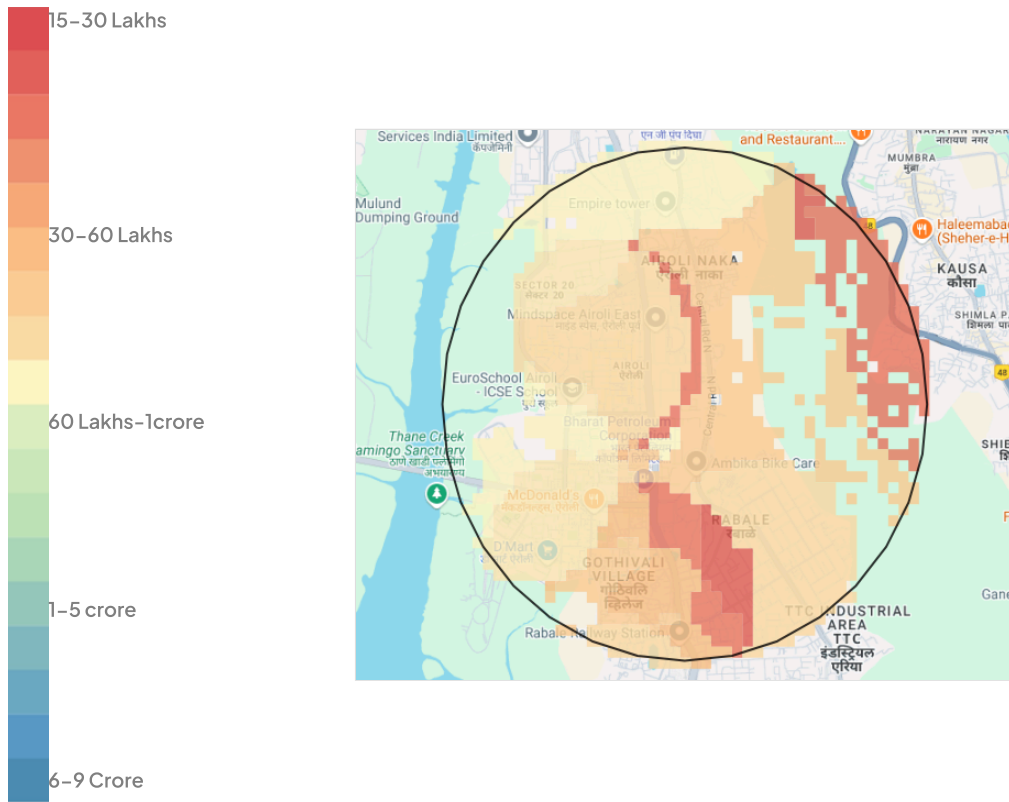


**1.7** Times  
Value in 8  
Years

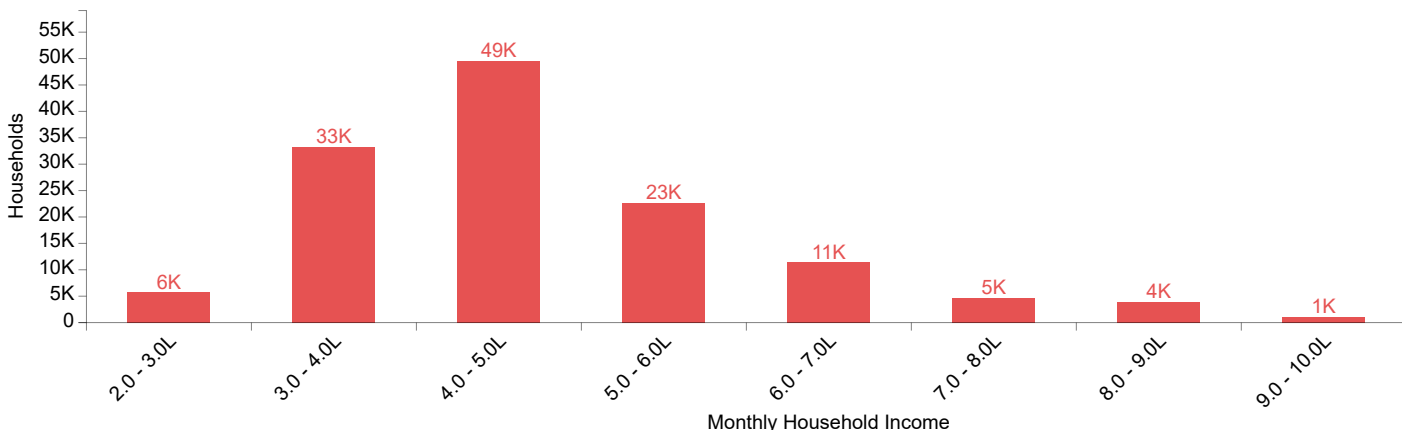
## Neighborhood Demographics

### Surrounding House Values

The plane is divided into grids of 100mX100m and the population is distributed based on the urban settlement identified in each grid, along with estimated value of households based on apartment rates and average size.



### Distribution of Household Values



## Affluency Index of Neighborhood

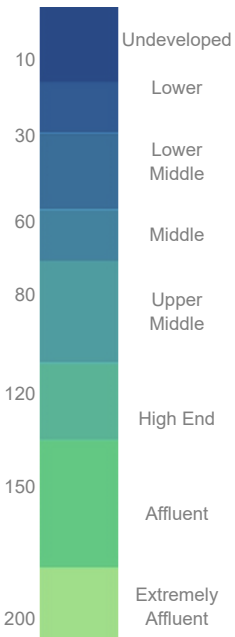
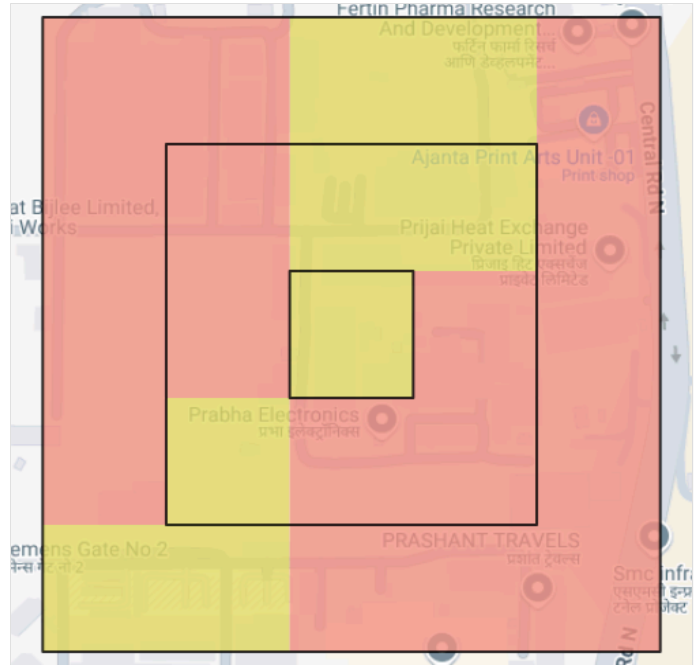
Affluency Index represents the quality index of a locality which is measured as household density multiplied by the income of those households. Higher the Affluency Index, better the demographic profile of that area. Since better demographic also ensures the availability of quality of social infrastructure, Affluency Index can represent the location quality directly.

Each city has its own characteristics determining the location quality; hence a relative Affluency Index scale fits best for determining the hierarchy of location quality.

Affluence of immediate surroundings of Siddhivinayak Aura

**High End**

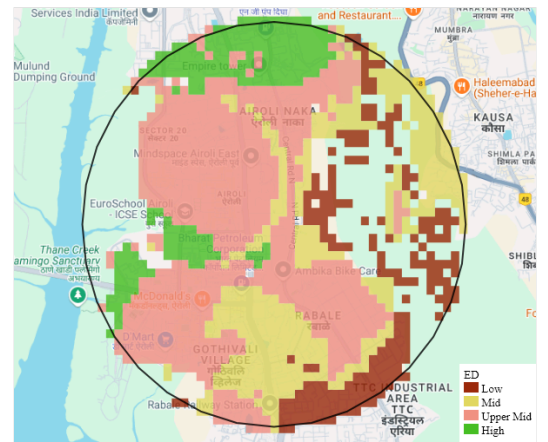
The immediate neighborhood of Siddhivinayak Aura



2 KM Radius



CTS No.3542/B, 3602/B,3758/B, Village Mire, Mira Gaothan, Behind Vishnu Mandir, Mira Road East, Thane 401107



# Project's Investible Score

# 449



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## Comparable Project

Investible score is the combined effect of Future Price Projection and Execution Risk. A weighted average of FPP score and risk score with higher preference to FPP is the final investible score.

Project	Price	Affluence Index	Project Quality	Expected Rental Yield	Execution Risk	Investible Score	Expected Return
project 1	486	good	good	2.5%	High	501	4.5%
project 2	486	good	good	2.5%	High	501	4.5%
project 3	486	good	good	2.5%	High	501	4.5%

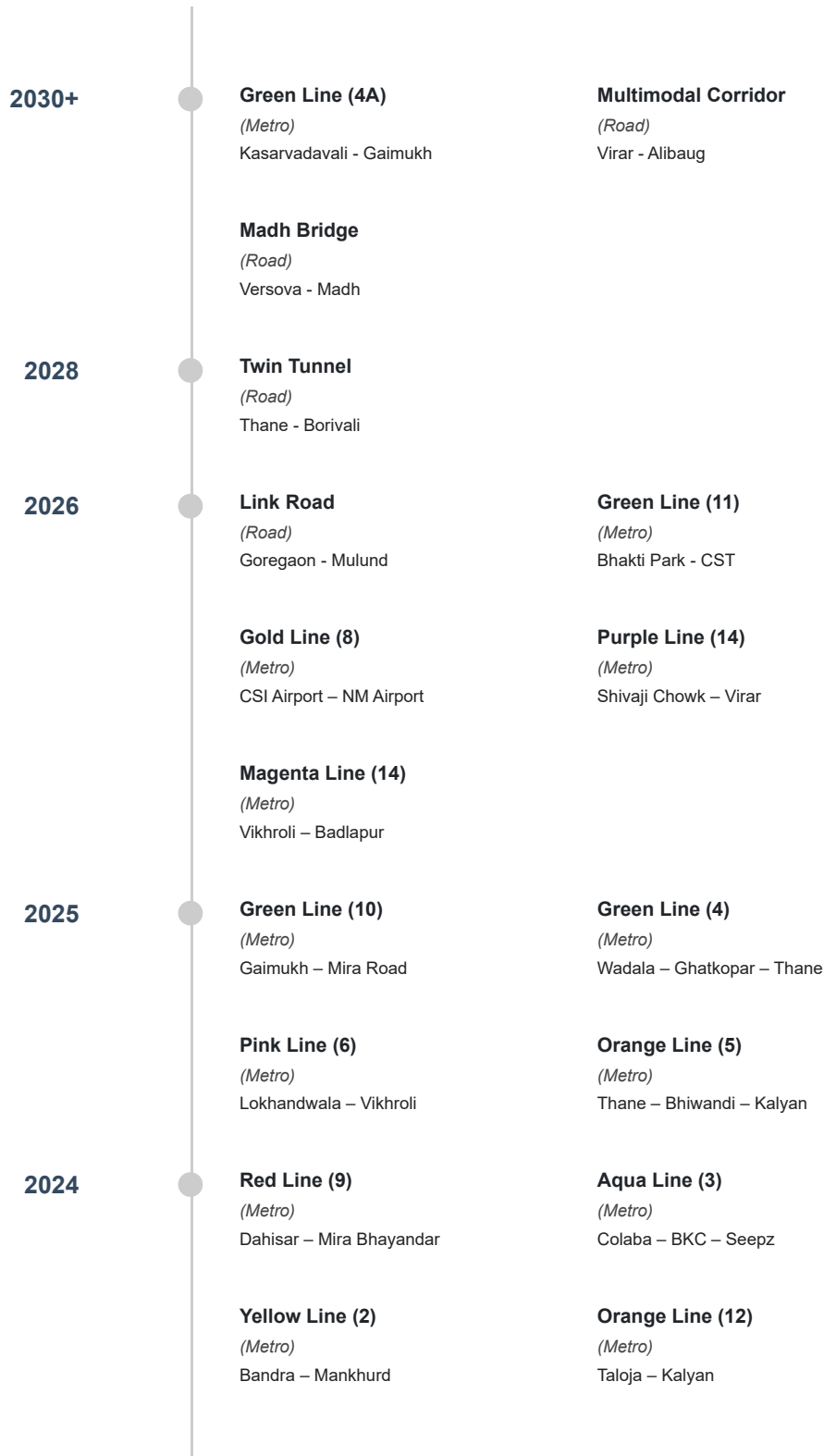
## Recent Registration

Registration Date	Building Name	Floor	Flat No	Agreement Amount	Area (Sqft)
05 Aug 2025	Siddhivinayak Aura	0	N/A	74,20,000	679.00
30 Jul 2025	Siddhivinayak Aura	0	N/A	54,06,000	681.00
25 Jul 2025	Siddhivinayak Aura	0	N/A	43,56,250	484.00
10 Jul 2025	Siddhivinayak Aura	0	N/A	43,50,000	484.00
24 Jun 2025	Siddhivinayak Aura	0	N/A	55,65,000	681.00
17 Jun 2025	Siddhivinayak Aura	0	N/A	43,50,000	484.00
11 Jun 2025	Siddhivinayak Aura	0	N/A	64,66,000	679.00
29 May 2025	Siddhivinayak Aura	0	N/A	60,00,000	679.00
27 May 2025	Siddhivinayak Aura	0	N/A	63,86,500	679.00
21 May 2025	Siddhivinayak Aura	0	N/A	57,00,000	484.00

## Travel Time Improvement

CBD	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	% Reduction
Nariman Point	15.24	15.24	14.86	14.59	14.43	14.43	14.43	14.43	14.43	14.43	14.43	-5.31%
A-K Road,Kohinoor Hotel	5.01	5.01	5.01	5.01	5.01	5.01	5.01	5.01	5.01	5.01	5.01	0.00%
BKC - ICICI	7.18	7.18	6.87	6.28	6.28	6.28	6.28	6.28	6.28	6.28	6.28	-12.53%
Powai- Hiranandani(Main Road Circle)	6.76	6.76	6.76	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	-26.04%
Malad-Mindspace	12.67	12.67	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	-3.79%
Thane-Wagle Estate (Ashar IT Park)	12.70	12.70	12.70	10.75	10.75	10.75	10.75	10.75	10.75	10.75	10.75	-15.35%
Vashi - station	10.19	10.19	10.19	9.10	8.88	8.88	8.88	8.88	8.88	8.88	8.88	-12.86%
Mahape	14.15	14.15	14.15	13.06	10.74	10.74	10.74	10.74	10.74	10.74	10.74	-24.10%
Office Of District Collector, Raigad	94.84	94.84	94.84	93.75	92.19	92.19	92.19	92.19	92.19	78.69	78.69	-17.03%
(C)Lower Parel (Peninsula)	10.64	10.64	10.64	10.37	10.21	10.21	10.21	10.21	10.21	10.21	10.21	-4.04%
Neral Railway station	44.75	44.75	44.75	43.82	38.81	38.81	38.81	38.81	38.81	38.81	38.81	-13.27%
Shahpur Railway Station	45.40	45.40	45.40	44.55	44.55	44.55	44.55	44.55	44.55	44.55	44.55	-1.87%
Palghar Municipal Council	48.91	48.91	48.91	48.91	48.91	48.91	48.91	48.91	48.91	48.91	48.91	0.00%
Pen Municipal Corporation	60.17	60.17	60.17	59.08	57.52	57.52	57.52	57.52	57.52	54.99	54.99	-8.61%
Virar Municipal Corporation Prabhag	33.86	33.86	33.86	33.86	32.74	32.74	32.74	32.74	32.74	32.74	32.74	-3.31%
Goregoan -Nirlon	9.69	9.04	9.04	9.04	9.04	9.04	9.04	9.04	9.04	9.04	9.04	-6.71%
Andheri West - Laxmi Industrial	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	0.00%
Chembur - Mankhurd Godrej Coliseum, Mumbai	6.47	6.47	6.47	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	-35.55%
KDMC	23.04	23.04	23.04	21.88	21.88	21.88	21.88	21.88	21.88	21.88	21.88	-5.03%
VVMC	29.08	29.08	29.08	29.08	27.75	27.75	27.75	27.75	27.75	27.75	27.75	-4.57%
Mira Bhayandar	20.45	19.49	19.33	19.33	19.33	19.33	19.33	19.33	19.33	19.33	19.33	-5.48%

## Upcoming infrastructure in MMR



## Upcoming infrastructure in MMR

