

Project Name



Project Name

Location

Investible Score

279

Below Average

Price Projection

1.5 Times
in 7 Years

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Project Name

Property Details

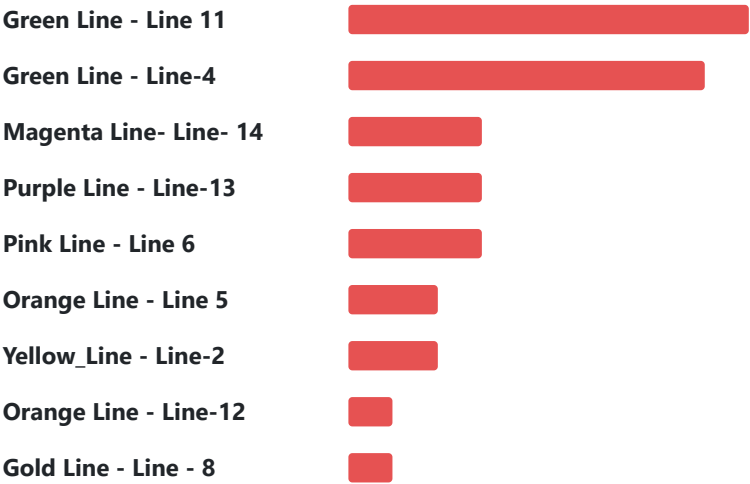
RERA NO	Redacted
Project Address	Address Redacted
Developer	Developer Name
Developer Rating	Small Developer , C Grade
Launch	Jun 2022
Possession	Dec 2027
Completion	85 %
Project Size	Standalone
Saleable Price	26,533
Carpet Price	44,222



Flat Type	Carpet Size	Base Cost
2BHK	450 (Average)	1,98,99,900
2BHK	450 (Average)	2,16,00,000

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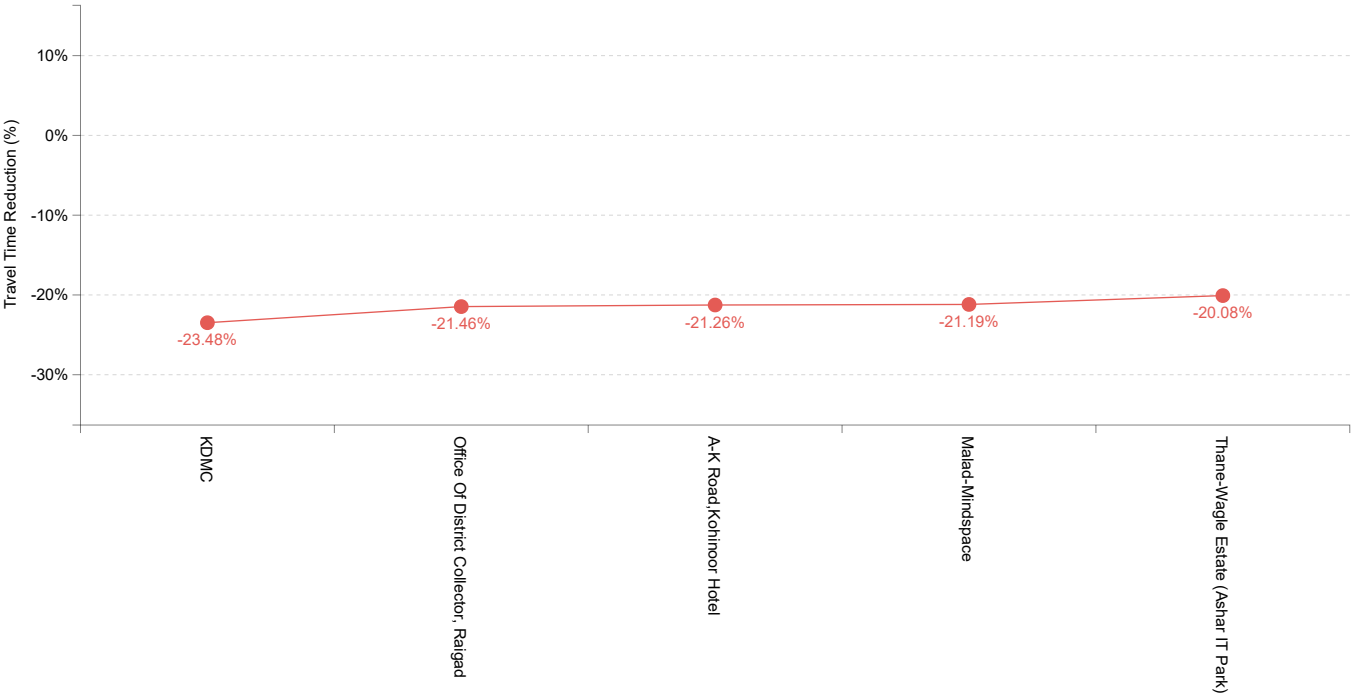
Most influencing infrastructure on Project Name



Green Line - Line 11 which is expected to be operational in 2026 is the most influential infrastructure project for Project Name.

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.

Travel Time Reduction



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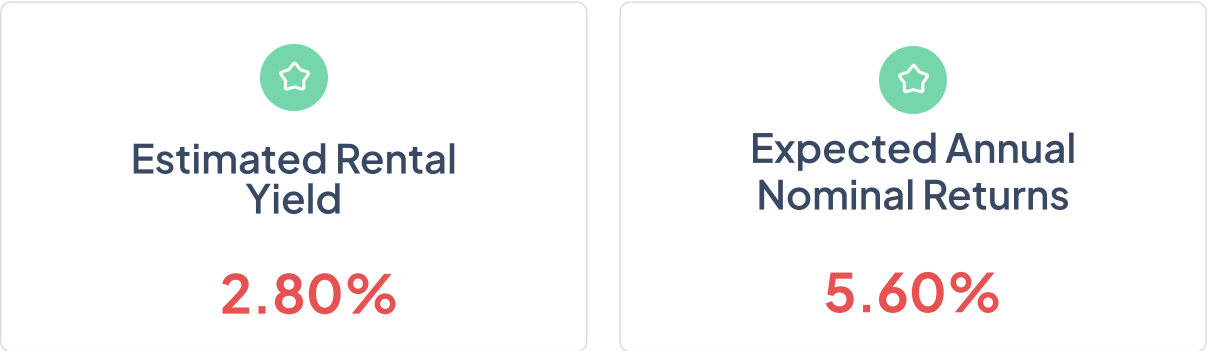
Future Price Projection Assessment

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 estimated 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 Project Name to various commercial / employment hubs averages around 14.1538. This is converted to a change in price over the years as new infrastructure comes into picture.



Project Name

Cumulative Annualised Growth Potential

Cumulative Annualised Growth

=

A

(Nominal Growth In Prices)

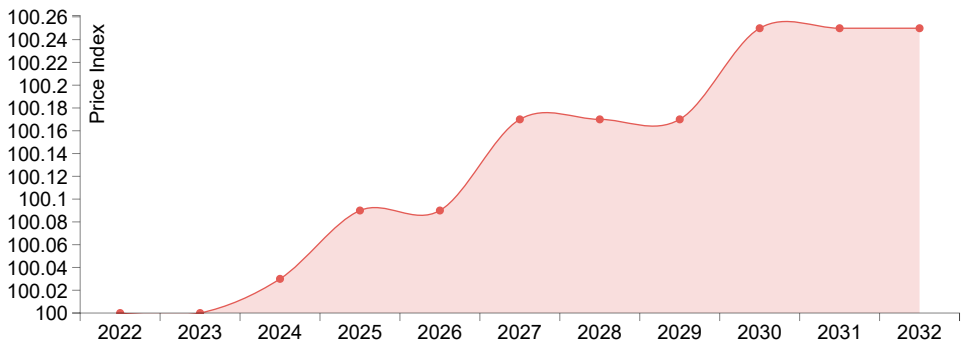
+

B

(Growth Due To Improvement In Infrastructure)



Price Growth Trajectory



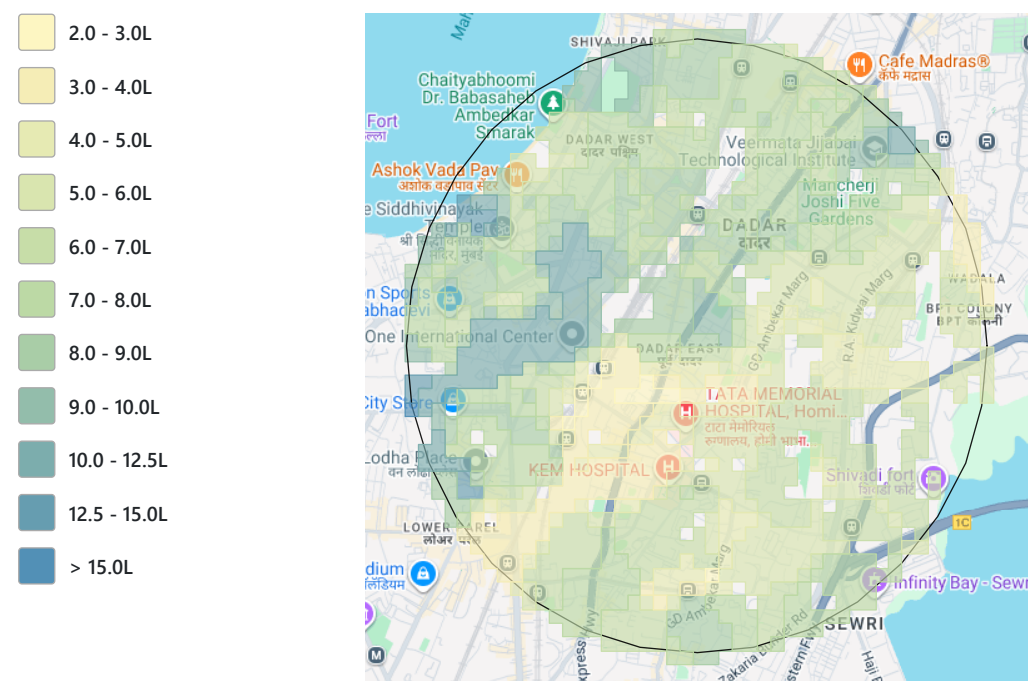
1.5 Times
Value in 7
Years

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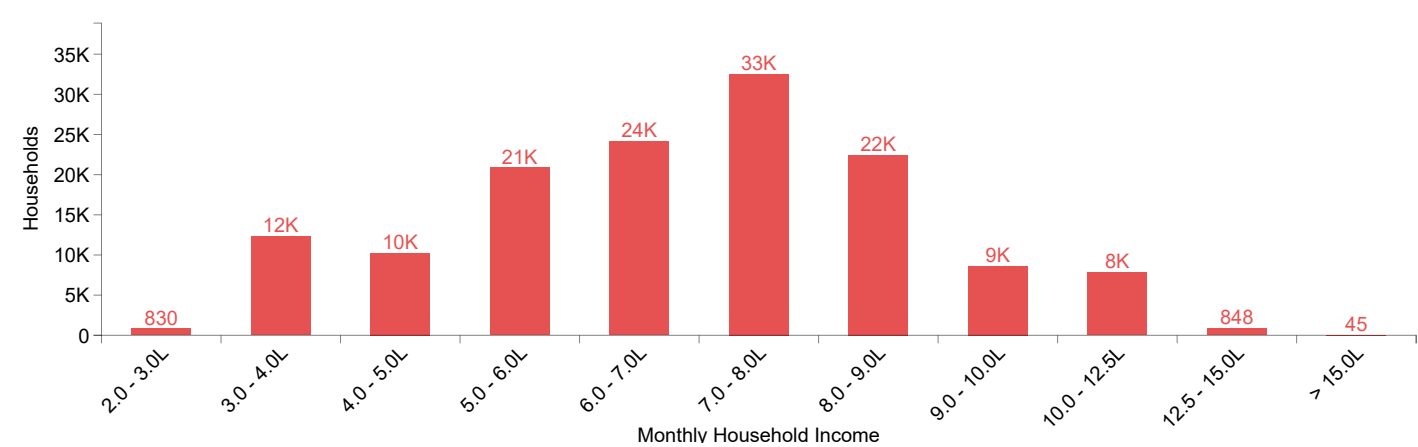
Neighborhood Demographics

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



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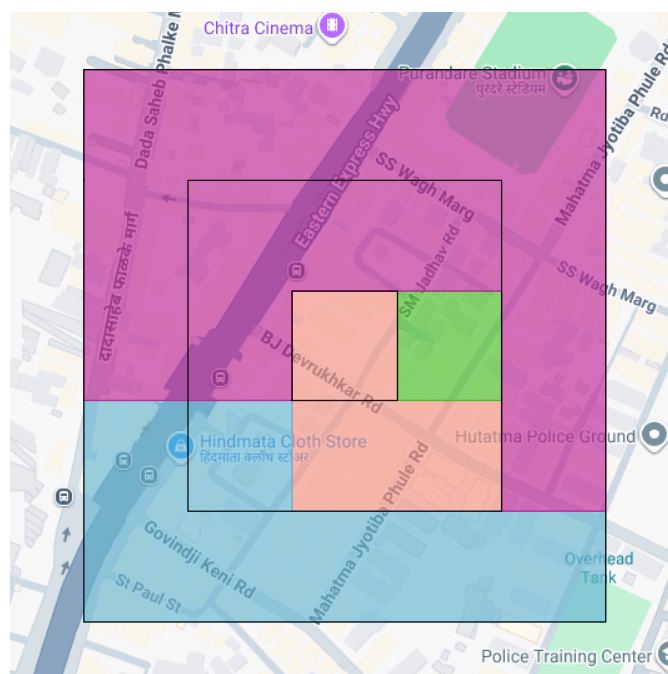
Project Name

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 Project Name

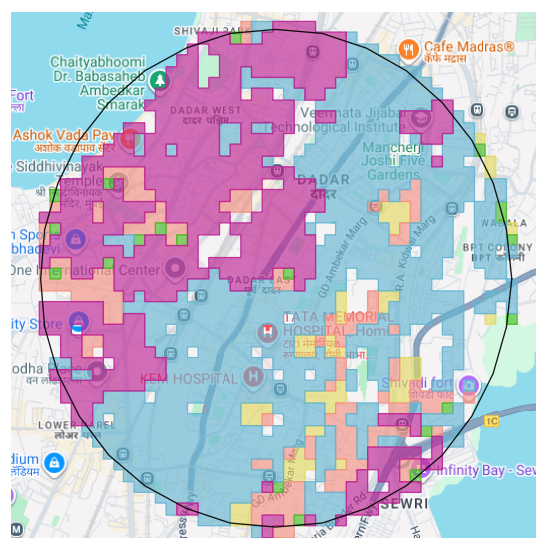
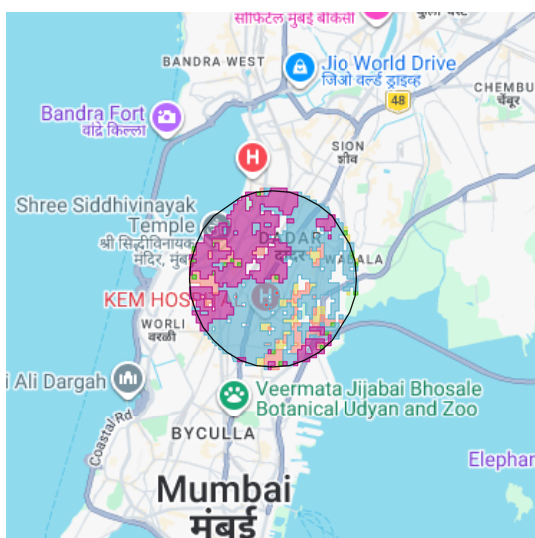


Ultra High Net Worth

The immediate neighborhood of Project Name

2 KM Radius

Address Redacted



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Project's Investible Score

279

Below Average



www.propertyscience.com

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

Canvas Residences (Codename Hello Epic)

Bay Heights

Rustomjee Cliff Tower

Palais Royale

Godrej Horizon

Project Name

Recent Registration

Registration Date	Building Name	Floor	Agreement Amount	Area (Sqft)
03 Oct 2024	Project Name	14	1,35,00,000	450.00
28 Aug 2024	Project Name	14	98,00,000	431.00

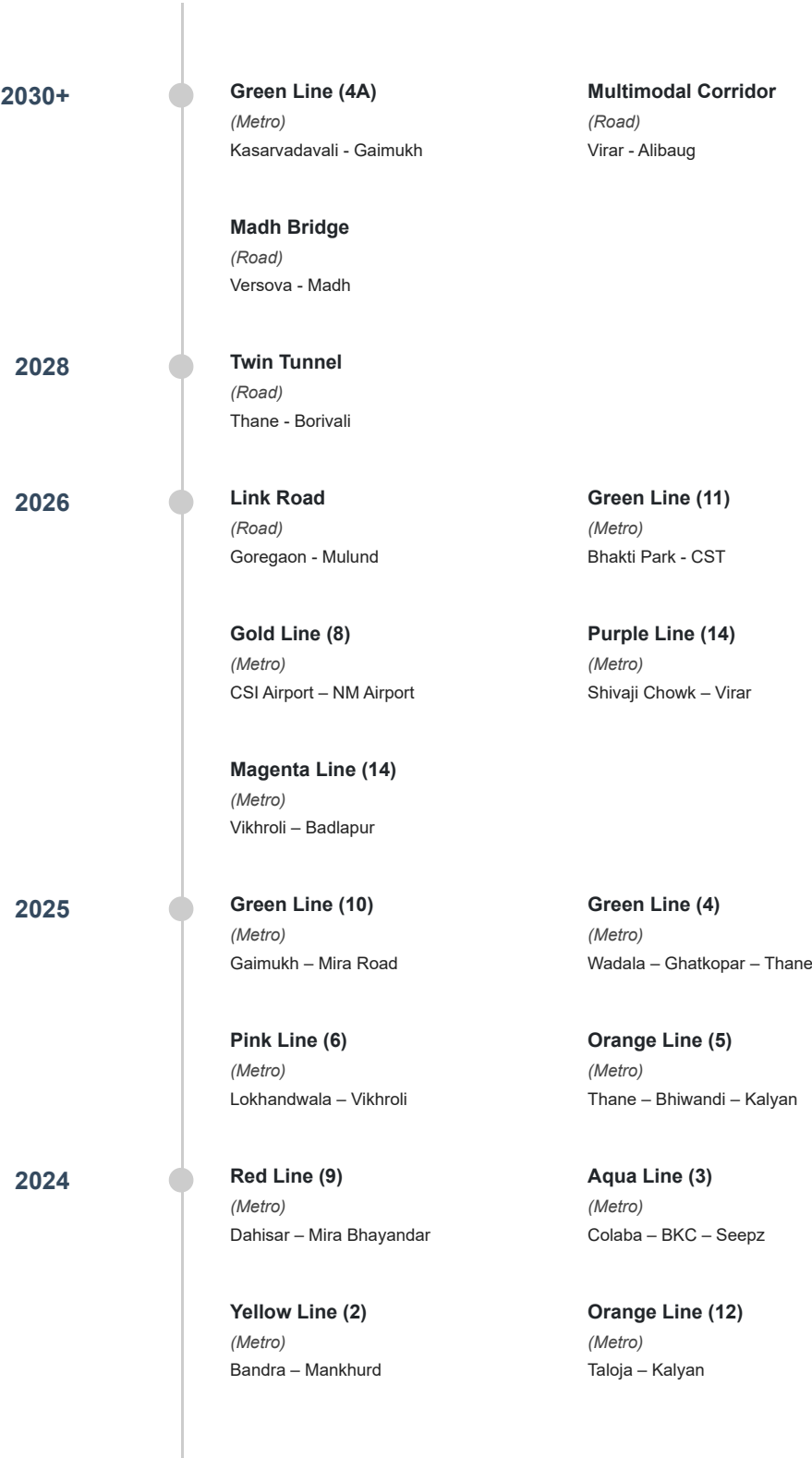
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Travel Time Improvement

CBD	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	% Reduction
Nariman Point	19.18	21.53	17.67	17.67	16.62	16.62	16.62	16.62	16.62	16.62	16.62	-13.35%
A-K Road,Kohinoor Hotel	26.20	27.76	20.63	20.63	20.63	20.63	20.63	20.63	20.63	20.63	20.63	-21.26%
BKC - ICICI	14.47	15.49	13.12	13.12	13.12	13.12	13.12	13.12	13.12	13.12	13.12	-9.33%
Powai- Hiranandani(Main Road Circle)	29.32	33.70	29.36	27.58	25.91	25.91	25.91	25.91	25.91	25.91	25.91	-11.63%
Malad-Mindspace	36.24	42.16	28.56	28.56	28.56	28.56	28.56	28.56	28.56	28.56	28.56	-21.19%
Thane-Wagle Estate (Ashar IT Park)	45.26	56.08	51.92	37.84	36.17	36.17	36.17	36.17	36.17	36.17	36.17	-20.08%
Vashi - station	35.17	41.59	39.56	38.67	29.47	29.47	29.47	29.47	29.47	29.47	29.47	-16.21%
Mahape	45.66	52.81	49.81	48.91	36.77	36.77	36.77	36.77	36.77	36.77	36.77	-19.47%
Office Of District Collector, Raigad	193.77	177.20	177.20	177.20	176.97	176.97	176.97	176.97	176.97	152.19	152.19	-21.46%
(C)Lower Parel (Peninsula)	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	0.00%
Neral Railway station	130.88	154.00	153.68	135.65	107.56	107.56	107.56	107.56	107.56	107.56	107.56	-17.82%
Shahpur Railway Station	133.22	163.65	161.46	127.18	125.52	125.52	125.52	125.52	125.52	125.52	125.52	-5.78%
Palghar Municipal Council	134.61	164.96	155.15	155.15	140.44	140.44	140.44	140.44	140.44	140.44	140.44	4.33%
Pen Municipal Corporation	131.86	115.30	115.30	115.30	115.06	115.06	115.06	115.06	115.06	109.85	109.85	-16.69%
Virar Municipal Corporation Prabhag	88.85	100.46	90.65	90.65	75.80	75.80	75.80	75.80	75.80	75.80	75.80	-14.69%
Goregoan -Nirlon	29.41	33.76	26.27	26.27	26.27	26.27	26.27	26.27	26.27	26.27	26.27	-10.68%
Andheri West - Laxmi Industrial	29.45	33.37	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	-18.81%
Chembur - Mankhurd Godrej Coliseum, Mumbai	12.85	12.99	12.99	12.99	12.24	12.24	12.24	12.24	12.24	12.24	12.24	-4.75%
KDMC	75.60	95.79	85.71	63.62	57.85	57.85	57.85	57.85	57.85	57.85	57.85	-23.48%
VVMC	79.07	88.45	78.63	78.63	65.78	65.78	65.78	65.78	65.78	65.78	65.78	-16.81%
Mira Bhayandar	54.51	52.42	44.66	44.66	44.66	44.66	44.66	44.66	44.66	44.66	44.66	-18.07%

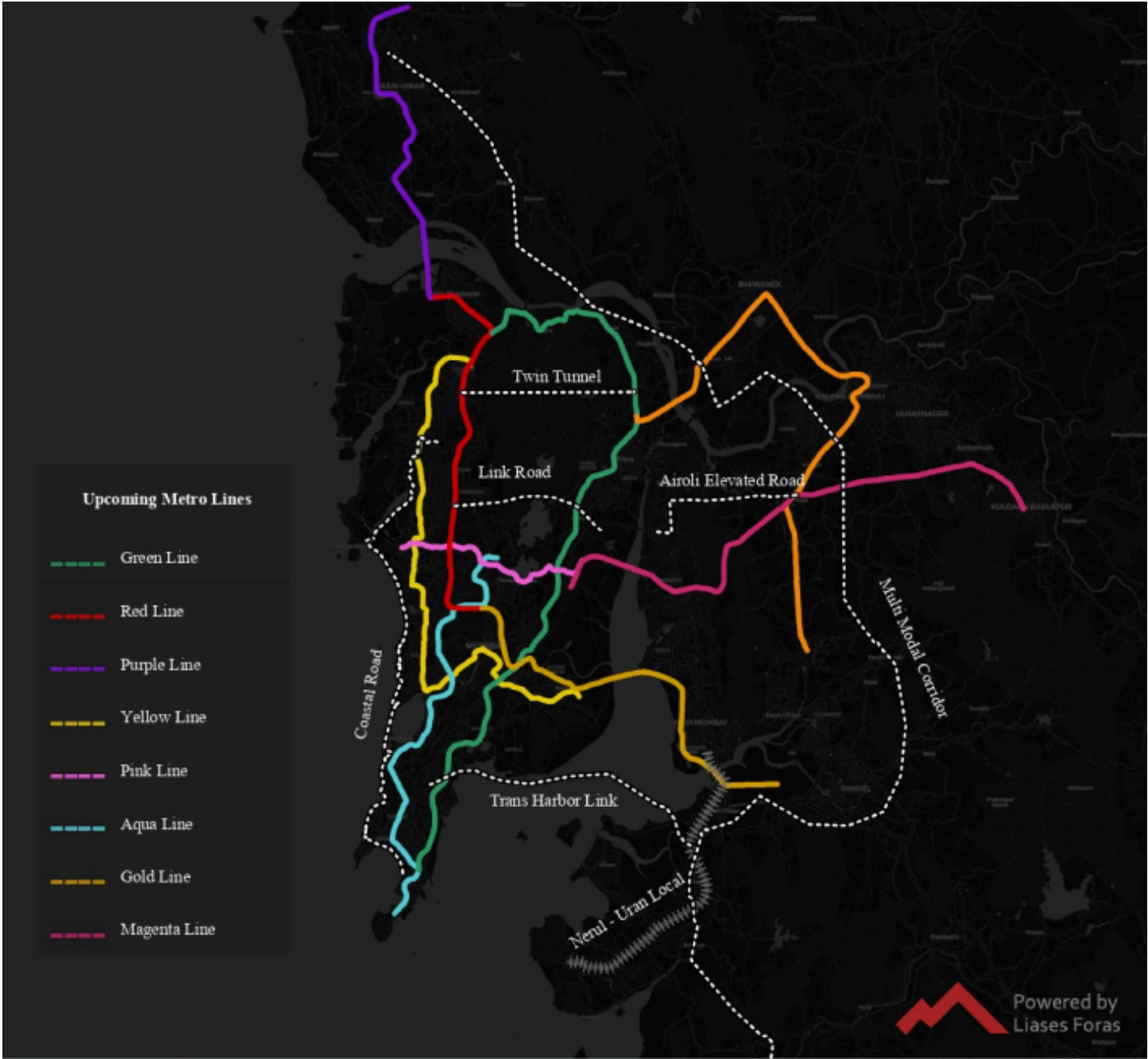
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Upcoming infrastructure in MMR



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