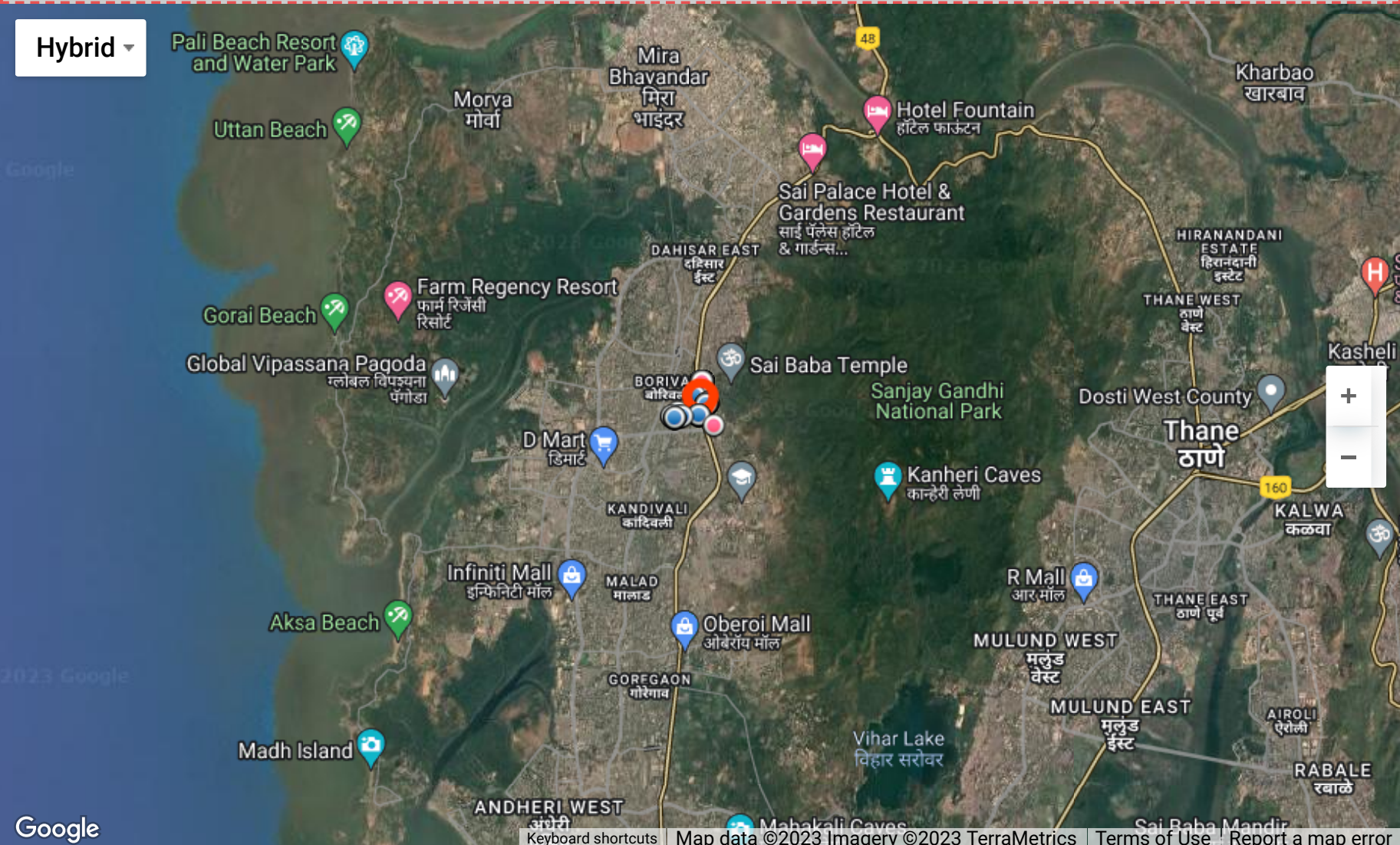


APARTMENT ADDRESS

Hybrid



Property coordinate latitude/longitude: 19.22224, 72.86401  
Oberoi Sky City, Western Express Highway, Khande Rao Dongari, Borivali, Mumbai, Maharashtra, India

CONFIRM APARTMENT DETAILS

Unit size

Carpet Area

1,278

Super Builtup

2058

Loading

61%

Number of Story

62

Floor of the unit

24

Balcony/Terrace Area (Sq.Ft.)

Balcony/Terrace Area

Parking Chargeable

Yes

Number Parking

1

Flat Number

0

PLC Chargeable

No

Property Status

Under Construction

Possession Date

Aug 2023

Re Calculate

Property Score

Product Quality

58%

Iconic Features

0%

MARKET VALUE OF THE PROPERTY

Base cost of the property	₹ 3,49,82,975
Car parking charges	₹ 7,50,000
Floor rise	₹ 12,59,032
PLC (preferential location charges)	₹ 0
Balcony and terrace area cost	₹ 0
Under Construction Discount	₹ 0
Composite Value	₹ 3,69,92,007

Final composite value of unit

₹ 3,69,92,007

Rate as per salable area	₹ 17,978 PSF
Rate as per carpet area	₹ 28,945 PSF



Maharashtra

Mumbai Suburban

Mumbai (Suburban)

Magathane ( Borivali )

86/386-Land: Village boundary on the north, rail...

District Name

Mumbai Suburban

Taluka Name

Mumbai (Suburban)

Village Name

Magathane ( Borivali )

Zone Name

86/386-Land: Village boundary on the north, railway line on east, village boundary on south side and Swami Vivekanand road on the west.

Survey Number

16 , 17 , 53A , 53D , 63/1 , 63/10 , 63/11 , 63/2 , 63/4 , 63/5 , 63/6 , 63/7 , 63/8 , 63/...

PROPERTY TYPE	PROPERTY SUBTYPE	Rate(Rs-SqFt)
RESIDENTIAL	APARTMENT - All Floors	11,371
RESIDENTIAL	LAND-PLOT	5,667
COMMERCIAL	OFFICE - All Floors	13,081
INDUSTRIAL	GALA	11,371
RETAIL	SHOPS	16,453

Final composite value of unit

₹ 1,74,39,092



Monthly Rental  
₹ 56,237





















Rental Yield  
1.82 %

Productive Value Of The Property  
₹ 3,25,16,801

Price Correction Scope  
-12 % (MODERATE)






























Probable Price Stagnancy  
1.5 Years

Suggested LTV  
70.00 %





























Property Address	Data Source	Carpet Size (Sqft)	Rent (Rs/Sqft)	Distance (KM)	Relevance Score
 Rivali park, Magathane, Mumbai Andheri-Dahisar	Secondary	1176.76	38	0.58	100
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1265	37	0.764	99.44
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1250	37	0.764	98.22
 grandeur Tower, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1205	37	0.764	90.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1201	39	0.764	89.54
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1201	41	0.764	89.54
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1200	49	0.764	89.31
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1200	39	0.764	89.31
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1200	43	0.764	89.31
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1180	42	0.764	84.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1180	44	0.764	84.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1171.8	48	0.764	82.57
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1400	33	0.764	78.7
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1154	45	0.764	78.22
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1150	47	0.764	77.25
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1147	36	0.764	76.52
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1145	41	0.764	76.04
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	41	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	38	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	40	0.764	73.58



























 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	41	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	38	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	44	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	39	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	38	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	40	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	40	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1134.6	41	0.764	73.58
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1130	45	0.764	72.51
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1129	44	0.764	72.28
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1129	44	0.764	72.28
 Kaustubh Platinum, Rajendra Nagar, Mumbai Andheri-Dahisar	Secondary	1088	40	0.689	65.99
 Kaustubh Platinum, Rajendra Nagar, Mumbai Andheri-Dahisar	Secondary	1088	41	0.689	65.99
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1100	44	0.764	65.9
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1087	46	0.764	63.25
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1087	46	0.764	63.25
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1085	54	0.764	62.86
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1085	43	0.764	62.86
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1085	50	0.764	62.86
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1085	46	0.764	62.86
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1085	43	0.764	62.86
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1085	51	0.764	62.86
 Kaustubh Platinum, Rajendra Nagar, Mumbai Andheri-Dahisar	Secondary	1063.3	44	0.689	60.79
 Ambrosia, Devipada, Mumbai Andheri-Dahisar	Secondary	1023	53	0.289	59.67
 Ambrosia, Devipada, Mumbai Andheri-Dahisar	Secondary	1021.76	62	0.289	59.39
 Rivali Park, Thakur Village, Mumbai Andheri-Dahisar	Secondary	1041.6	54	0.58	59.03
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1054	43	0.764	57.16
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1053	47	0.764	56.99
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1044.7	52	0.764	55.6



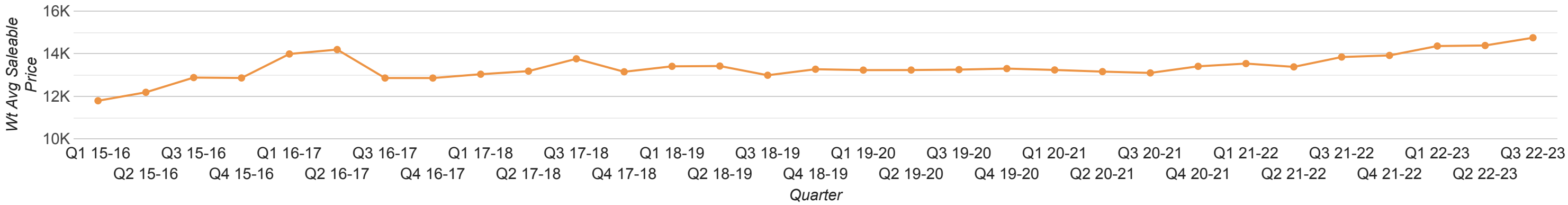
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	51	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	57	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	45	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	46	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	48	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	48	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	48	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	55	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	46	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1023	46	0.764	52.2
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1010	53	0.764	50.33
 Sunteck Signia High, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1550	50	0.764	49.77
 Sunteck Signia High, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1550	55	0.764	49.77
 veena laya, Thakur complex, Mumbai Andheri-Dahisar	Secondary	1090	36	1.264	48.8
 veena saaz, Thakur complex, Mumbai Andheri-Dahisar	Secondary	1150	39	1.435	48.7
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	992	53	0.764	47.91
 Ambrosia, Magathane, Mumbai Andheri-Dahisar	Secondary	961	42	0.456	47.27
 Kanakia Samarpan Exotica, Borivali (East), Mumbai Andheri-Dahisar	Secondary	979.6	44	0.764	46.36
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	1581	48	0.764	45.8
 k mehta rasraj heights, Pai Nagar, Mumbai Andheri-Dahisar	Secondary	1200	39	1.638	45.32
 Shapoorji Pallonji Alpine, Thakur Village, Mumbai Andheri-Dahisar	Secondary	1147	43	1.592	44.42
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	961	47	0.764	44.18
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	961	47	0.764	44.18
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	961	52	0.764	44.18
 Rivali Park, Borivali East, Mumbai Andheri-Dahisar	Secondary	961	38	0.764	44.18
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	961	49	0.764	44.18
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	960	39	0.764	44.07
 Shapoorji Pallonji Alpine, Thakur Village, Mumbai Andheri-Dahisar	Secondary	1134.6	46	1.592	43.82

 Ambrosia, Magathane, Mumbai Andheri-Dahisar	Secondary	930	50	0.456	43.35
 Rustomjee Pinnacle, Borivali (East), Mumbai Andheri-Dahisar	Secondary	950	40	0.764	42.98
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	950	43	0.764	42.98
 Raheja Estate, Borivali (East), Mumbai Andheri-Dahisar	Secondary	950	30	0.764	42.98
 veena saaz LAYA, Thakur complex, Mumbai Andheri-Dahisar	Secondary	1023	38	1.264	42.97
 Kanakia Challengers, Thakur Village, Mumbai Andheri-Dahisar	Secondary	1116	32	1.592	42.87
 Ekta Meadows, Thakur Village, Mumbai Andheri-Dahisar	Secondary	961	42	0.925	42.28
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	942.4	53	0.764	42.18
 Viceroy Park CHS, Thakur Village, Mumbai Andheri-Dahisar	Secondary	1090	45	1.592	41.47
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	40	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	49	0.764	41.43
 Rivali Park, Borivali East, Mumbai Andheri-Dahisar	Secondary	935	42	0.764	41.43
 on request, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	39	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	43	0.764	41.43
 on request, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	39	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	43	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	39	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	40	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	47	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	935	42	0.764	41.43
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	934	43	0.764	41.33
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	934	43	0.764	41.33
 Rivali Park, Borivali (East), Mumbai Andheri-Dahisar	Secondary	934	48	0.764	41.33



Market Indicators

● Saleable Area Price   ● Carpet Area Price   ● MA Months Inventory   ● MA Monthly Sales Velocity   ● Sales (Unit)   ● Sales (Sqft)   ● Unsold (Units)   ● Unsold (Sqft)

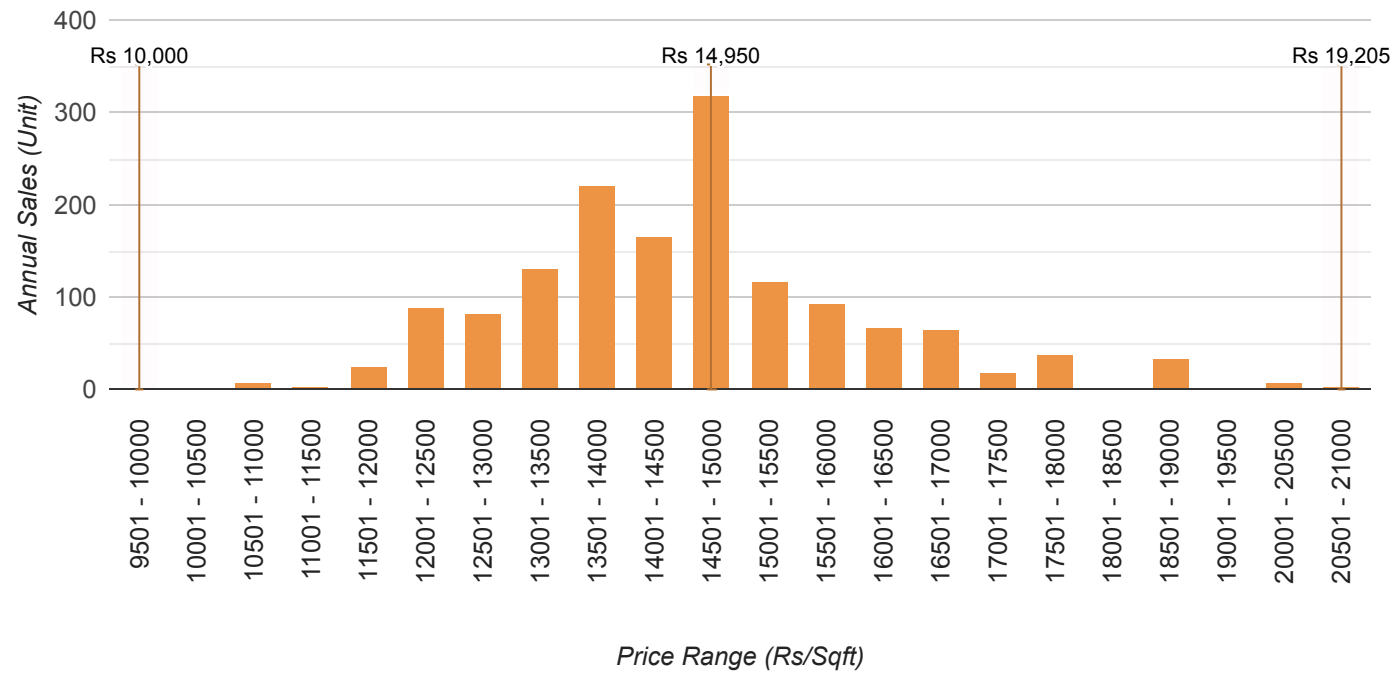


Market Trend

	Jan-18 to Dec-18	Jan-19 to Dec-19	Jan-20 to Dec-20	Jan-21 to Dec-21	Jan-22 to Dec-22
Annual Sales (Unit)	218	649	596	1,430	1,501
Annual Sales (Sqft)	317,162	770,609	773,646	1,848,482	1,814,918
Unsold (Unit)	2,522	3,239	3,149	3,682	7,028
Unsold (Sqft)	3,451,352	4,182,562	3,961,283	4,738,053	8,328,655
Monthly Sales Velocity	0.26%	1.01%	0.96%	1.06%	0.82%
Months Inventory	200	51	47	38	59
Wt. Average Price(PSF)	12,982	13,246	13,091	13,836	14,740









Price Distribution

● Annual Sales Unit   ● Annual Sales Sqft   ● Unsold Unit   ● Unsold Sqft






























COMPARABLE PROJECT LIST

Property Address	Data Source	Carpet Size (Sqft)	Carpet Price (Rs/Sqft)	Distance (KM)	Relevance Score	Cluster No
 Sky City, Borivali (E), MMR	Primary	1278	26487	0.041	99.36	3
 Sky City, Borivali (E), MMR	Primary	1287	26430	0.041	99.31	3
 Ambrosia, Devipada	Secondary	1233.8	25287	0.289	95.34	3
 Ambrosia Apartments, Devipada	Secondary	1233.8	22289	0.319	94.9	2
 Sky City, Borivali (E), MMR	Primary	1093	27000	0.041	94.69	3
 Sky City, Borivali (E), MMR	Primary	1063	27000	0.041	93.84	3
 Sky City, Borivali (E), MMR	Primary	1056	27000	0.041	93.64	3
 Crystal Apartment, Kandivali (West)	Secondary	1255	27250	0.46	92.84	3
 Oberoi skycity, Devipada	Secondary	1073	30288	0.319	92.34	4
 Dhariwal Mangal Deep, Rajendra Nagar	Secondary	1142	22767	0.486	91.52	2
 Ambrosia, Devipada	Secondary	1000	25000	0.289	90.89	2
 Ambrosia, Devipada	Secondary	1000	24800	0.289	90.89	2
 Ambrosia, Devipada	Secondary	1000	25000	0.289	90.89	2
 Ambrosia, Devipada	Secondary	961	25494	0.289	89.91	3
 Ambrosia, Devipada	Secondary	961	24453	0.289	89.91	2
 Ambrosia Apartments, Devipada	Secondary	961	24453	0.319	89.7	2
 Ambrosia Apartments, Devipada	Secondary	961	24453	0.319	89.7	2
 Rustomjee Summit, Rajendra Nagar	Secondary	1141	24101	0.617	89.67	2
 Rustomjee Summit, Borivali (E), MMR	Primary	1096	28287	0.617	89.12	4
 Ambrosia, Devipada	Secondary	897	23411	0.289	88.25	2
 Oberoi Sky City, Borivali (East)	Secondary	1287	29526	0.764	88.16	4
 Park View Ambrosia, Devipada	Secondary	900	23333	0.319	88.14	2
 Oberoi Sky City, Borivali (East)	Secondary	1250	26400	0.764	88.14	3
 Oberoi Sky City, Borivali (East)	Secondary	1314	24353	0.764	88.12	2
 Oberoi Sky City, Borivali (East)	Secondary	1314	27777	0.764	88.12	4



 Oberoi Sky City, Borivali (East)	Secondary	1314	23750	0.764	88.12	2
 Oberoi Sky City, Borivali (East)	Secondary	1316.5	28878	0.764	88.11	4
 Oberoi Sky City, Borivali (East)	Secondary	1316.88	28855	0.764	88.11	4
 Oberoi Sky City, Borivali (East)	Secondary	1316.88	34550	0.764	88.11	5
 Rivali Park, Borivali (East)	Secondary	1238	25848	0.764	88.11	3
 Gitanjali Tatva, Borivali (East)	Secondary	1233.8	25531	0.764	88.1	3
 Rivali Park, Borivali (East)	Secondary	1228.22	22389	0.764	88.08	2
 Rivali Park, Borivali (East)	Secondary	1227.6	26881	0.764	88.08	3
 kripa dham Carter, Borivali (East)	Secondary	1225	24489	0.764	88.07	2
 Mehta AMI CHSL, Borivali (East)	Secondary	1333	17254	0.764	88.06	1
 <a href="#">Kaustubh Platinum, Dattapada</a>	Secondary	1088	27573	0.689	88.03	4
 Rivali Park, Borivali (East)	Secondary	1201	24479	0.764	87.96	2
 Rivali Park, Borivali (East)	Secondary	1201	24812	0.764	87.96	2
 Rivali Park, Borivali (East)	Secondary	1201	25145	0.764	87.96	2
 Rivali Park, Borivali (East)	Secondary	1201	25811	0.764	87.96	3
 Rivali Park, Borivali (East)	Secondary	1201	25811	0.764	87.96	3
 Rivali Park, Borivali (East)	Secondary	1200	24583	0.764	87.96	2
 Rivali Park, Borivali (East)	Secondary	1200	27500	0.764	87.96	4
 Rivali Park, Borivali (East)	Secondary	1200	26666	0.764	87.96	3
 <a href="#">Rustomjee Summit, Rajendra Nagar</a>	Secondary	1021	28501	0.617	87.95	4
 CCI Silver Spring, Magathane	Secondary	935	27272	0.456	87.94	3
 Oberoi Sky City, Borivali (East)	Secondary	1377.02	28829	0.764	87.83	4
 Oberoi Sky City, Borivali (East)	Secondary	1377.02	31952	0.764	87.83	5
 Oberoi Sky City, Borivali (East)	Secondary	1377.02	32679	0.764	87.83	5
 Oberoi Sky City, Borivali (East)	Secondary	1377.02	31226	0.764	87.83	5



Reasons due to which desktop valuation may give wrong results?

Desktop valuation 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 find out the appropriate price of the property. Below is the list of things that may go wrong.

1. Property location on the map: After selecting the right property address in the search bar, DV shows the property on a map. The user has to ensure that the property is correctly located on the map. If the user feels the location is incorrect, he/she has to correct it by moving the marker to right location. The relevance of the comparable depends on the accurate location of the property on the map.
2. Apartment / Land size: The relevance of the comparable also depend on apartment size or constructed size of the unit. If size changes, relevant comparable change, thereby affecting the base price of the property. Also, unit size affects the overall property value.
3. Not enough comparable: It might happen that some locations do not have enough comparable data. In this case, we have very little data to find out relevant comparable and make an accurate valuation of the property.
4. Selection of property attributes: Once the base price is computed using relevant comparable, DV asks for more property and surrounding attributes like electricity / drinking water / road availability, etc. Even though these attributes are optional, in the case of some properties, they have a large effect on the price. So, in case you feel property valuation is not right, make sure to select these attributes correctly.
5. Although we undertake measures to clean the data and remove the ones with discrepancies, still, It may also be possible that the available comparable data may be inaccurate due to
  - Predicted coordinate of the comparable is wrong and it does not belong to the catchment of the subject site.
  - The data sourced from the public domain had inconsistency.
6. There may be the cases where the users finds the quoted instances or offered valuation may vary significantly from the one predicted by desktop valuation. The market may though irrational prices and valuation. The predicted valuation is based on scientific equations and algorithm, it follows urban price setting model and available comparable in the vicinity of the subject property.

