

MICRO MARKET STUDY REPORT FOR SAI ORCHID AND SAI FORTUNE BUSINESS CENTRE PROJECT



This content was created



Micro Market Study Report Prepared For: SBI / SME Chembur Branch / Sai Orchid Project (4799/2303309) Page 2 of 18

Vastu/SBI/Mumbai/11/2023/4799/2303309

01/05-05-PY

Date: 01.11.2023

To,
The Branch Manager,
State Bank of India
SME Chembur Branch,
Unit No. 11, Building No. 11,
Ground Floor, Corporate Park,
Sion Trombay Road, Chembur,
Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

Sub: Micro Market Study Report for "**Sai Orchid And Sai Fortune Business Centre**" at Ghatkopar, Pin Code – 400 077.

Dear Sir,

In accordance with your Mail as stated above, we herewith enclose our Micro Study Report on "**Sai Orchid And Sai Fortune Business Centre**", Proposed Residential cum Commercial Buildings on plot bearing on Final Plot No. 28, CTS No. 5948, TRS III, Tilak Road, Village – Ghatkopar Karol, Ghatkopar (East), Mumbai, Pin Code – 400 077, State - Maharashtra, Country – India.

The project is being developed by M/s. Sai Shakti Realtors is a partnership firm.

Project is comprised of two building named as Sai Orchid (Wing C) is proposed of Stilt Floor + 1st to 7th Upper Floors and Sai Fortune Business Centre (Wing B) is proposed of Basement + Part Ground Floor + Part Stilt Floor + 1st to 17th Upper Floors with total RERA carpet area of 42,233 Sq. Ft. which consists 66 units for sale.

In this regard, State Bank of India, SME Chembur Branch, Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, has approached us to conduct a Micro Study of the said project.

Our analysis of the market study is enclosed in this report.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



Director

MANOJ B. CHALIKWAR

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

PROJECT DETAILS

ABOUT "SAI ORCHID AND SAI FORTUNE BUSINESS CENTRE" PROJECT:

Sai Orchid and Sai Fortune Business Centre can be the right bet for you. It is an under-construction project in Ghatkopar East, Central Mumbai suburbs, offering investment options within your budget. For those looking for exciting returns on investment, Sai Orchid and Sai Fortune Business Centre is Central Mumbai suburbs's most desirable commercial project, where property options are available in varied budget range. Sai Orchid and Sai Fortune Business Centre Ghatkopar East has commercial properties, offering maximum visibility and high footfalls.

TYPE OF THE BUILDING:

Building	Number of Floors
"Sai Orchid"	Proposed Residential Building of Stilt Floor + 1st to 7th Upper Floors as per approved plan.
"Sai Fortune Business Centre"	Proposed Commercial Building of Basement + Part Ground Floor + Part Stilt Floor + 1st to 17th Upper Floors as per approved plan.

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is 30.06.2028 (As per RERA Certificate)

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

Think.Innovate.Create



PROPOSED PROJECT AMENITIES:

Italian Tile flooring in all the rooms
Granite Kitchen platform
Powder coated aluminum sliding windows
Laminated wooden flush doors with Safety door
Concealed wiring
Concealed plumbing
Recreational Area
Open Car Parking
Fire Fighting System
Rain Water Harvesting

ABOUT LOCATION:

GHATKOPAR

Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. The eastern part has a large Gujarati population.

MUMBAI METRO PROJECT

The Versova-Andheri-Ghatkopar Metro corridor of the Mumbai Metro project is an 11.07 km long double line corridor on an elevated viaduct. The route uses Standard Gauge air-conditioned trains with 12 elevated stations.[4] It has a carrying capacity of 60,000 persons per hour and the commuting time on the entire stretch is 21 minutes. The commute time between Versova and Ghatkopar was reduced by 70 minutes by this line. Metro started running successfully from July 2014



HISTORY

Ghatkopar in the 1920s was a village ringed by creeks and salt pans. It was administered by a municipal council led by a Collector of the Suburban District. It became part of Greater Bombay in 1945.

There are many interpretations to how Ghatkopar got its name. Some say it refers to the hill range tapering off at Thane, "Ghat ke upar", which roughly means "on top of hill". Others believe the name is derived from the Marathi word for "corner" of the Western Ghats- "Kopara", therefore, Ghat-kopara.

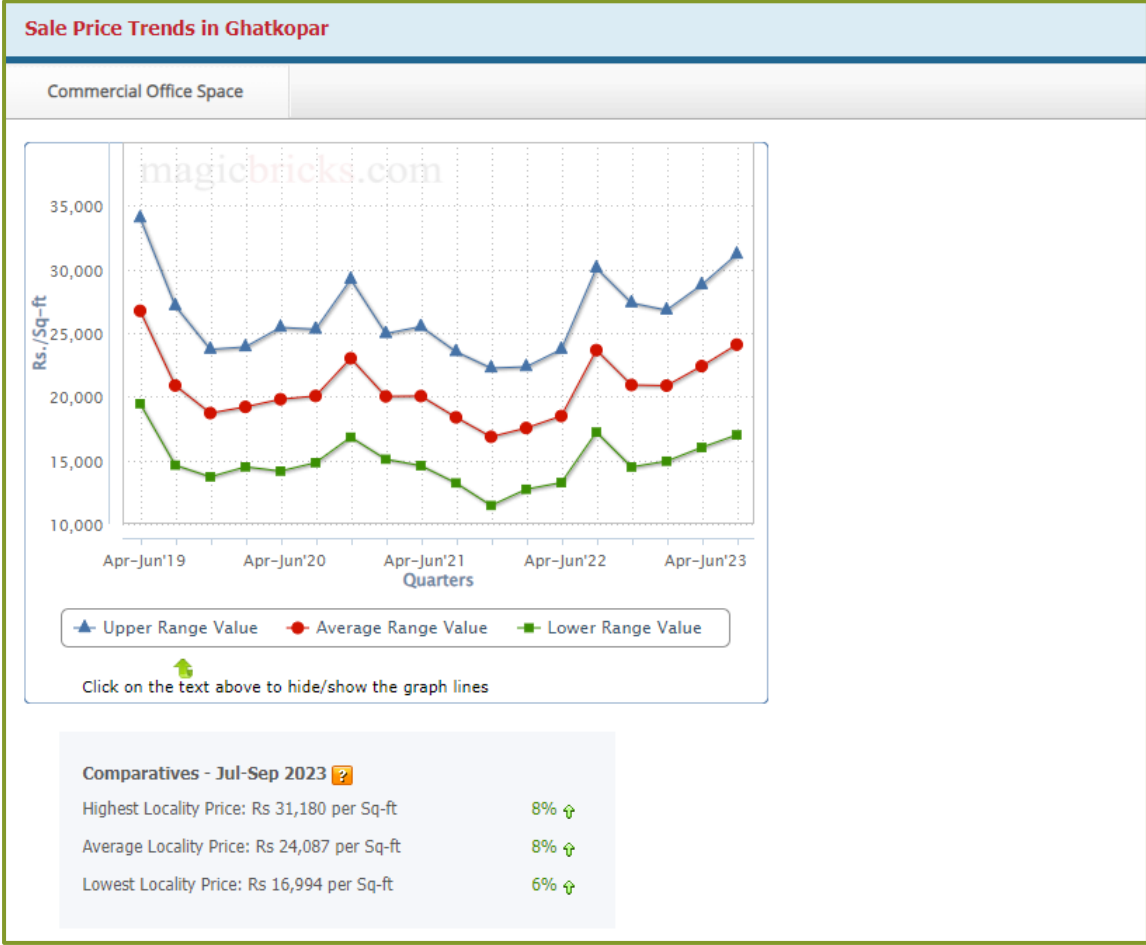
The names given to roads in Ghatkopar offer an interesting peek into its recent history. It has roads like Nowrojee Lane for Nowrojee Sheth, Cama Lane after Lady Cama, Hingwala Lane after a family dealing with asafoetida



Think.Innovate.Create



PRICES TRENDS IN GHATKOPAR



Think.Innovate.Create





PRICES TRENDS IN GHATKOPAR

Ghatkopar, Mumbai

Mumbai Central Mumbai, Pin Code: 400077

4.1 ★★★★★

[3 reviews](#) [Write a review](#)

Price Range

Residential

Buy ₹₹ 14,200- ₹₹ 24,800...
Rent ₹₹ 44- ₹₹ 72 / sqft

Office Space

Buy ₹₹ 16,000- ₹₹ 28,800...
Rent ₹₹ 64- ₹₹ 104 / sqft

Shop

Buy ₹₹ 23,900- ₹₹ 47,300...
Rent ₹₹ 138- ₹₹ 222 / sqft



Think.Innovate.Create



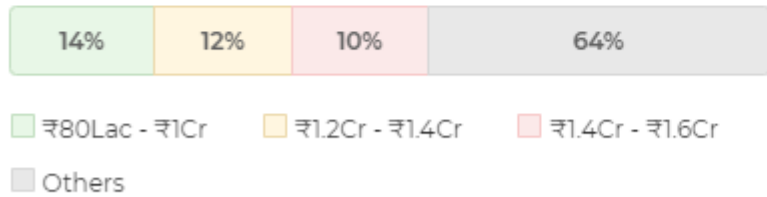
PRICES INDICATORS

Properties' Snapshot

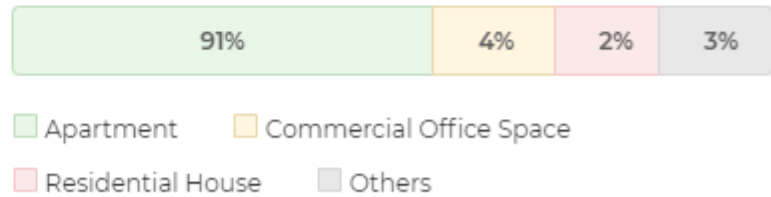
For Sale
 For Rent

14% properties for Sale in Ghatkopar lie in range of ₹80Lac - ₹1Cr while 12% properties for Sale lie in range of ₹1.2Cr - ₹1.4Cr. 2 BHK is the most common room configuration in this locality and accounts for approximate 50% of all the properties for Sale. 91% of the properties in Ghatkopar are Multistorey Apartment, and most of these are posted by Agent.

Price Range



Property Type



Think.Innovate.Create



PRICES INDICATORS

Properties' Snapshot

For Sale

For Rent

13% properties for Rent in Ghatkopar lie in range of ₹45K - ₹50K while 11% properties for Rent lie in range of ₹50K - ₹55K. 2 BHK is the most common room configuration in this locality and accounts for approximate 50% of all the properties for Rent. 56% of the properties in Ghatkopar are Multistorey Apartment, and most of these are posted by Agent.

Price Range



- ₹45K - ₹50K
- ₹50K - ₹55K
- ₹55K - ₹60K
- Others

Property Type



- Apartment
- Commercial Office Space
- Commercial Shop
- Others

Think.Innovate.Create



PRICES INDICATORS

The screenshot shows a property listing on the 99acres website. The header includes the 99acres logo, a search bar with 'Commercial Buy' selected, and navigation icons. The main content area displays the property details: 'Ready to move Office Space for sale in Ghatkopar East, Central Mumbai suburbs, Mumbai'. The price is listed as ₹1.73 Cr @ 23,000 per sq.ft., with an estimated EMI of ₹1,38,511. The RERA status is 'NOT AVAILABLE' with a link to the Maharashtra Real Estate Regulatory Authority website. Below this are tabs for 'Overview', 'Dealer Details', 'Recommendations', and 'Articles'. The main image area shows a placeholder for photos with the text 'Property (0)' and 'Photos not shared by advertiser', along with a 'Request Photos' button. To the right of the image area, there are two informational cards: 'Number of seats' (0 seat) and 'Carpet Area' (754 sq.ft. / 70.05 sq.m.). Below these is another card for 'Washrooms' (2 private washrooms available).

99acres Commercial Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Ghatkopar East Posted on Oct 06, 2023 | Ready to move

₹1.73 Cr @ 23,000 per sq.ft. Ready to move Office Space for sale in Ghatkopar East, Central Mumbai suburbs, Mumbai
Estimated EMI ₹1,38,511

RERA STATUS ⓘ NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview Dealer Details Recommendations Articles

Property (0)

Photos not shared by advertiser
Request Photos

Number of seats
0 seat




Carpet Area
754 sq.ft. ▾
(70.05 sq.m.)

Washrooms
2 private washrooms available

Think.Innovate.Create




PRICES INDICATORS

99acres Commercial Buy   

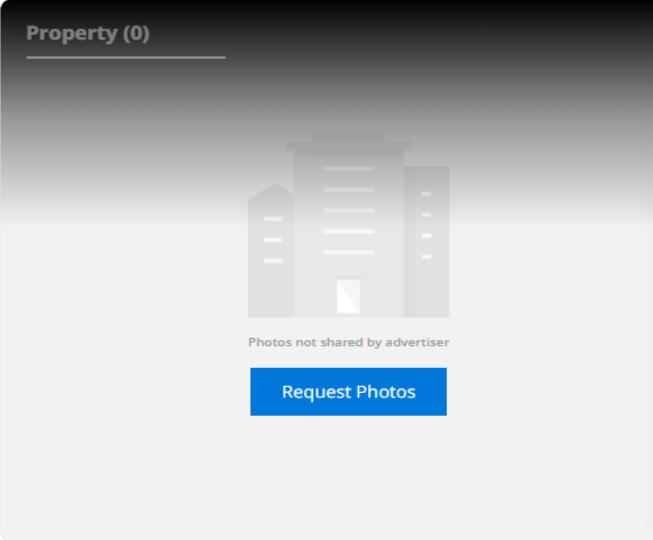
Home > Office Space for sale in Mumbai > Bare shell Office Space for sale in Mumbai > Bare shell Office Space for sale in Ghatkopar East

₹1.55 Cr @ 24,486 per sq.ft. | Bare Shell Office Space for sale
Estimated EMI ₹1,23,799 | in East Point , Ghatkopar East, Central Mumbai suburbs, Mumbai

RERA STATUS  **NOT AVAILABLE** | Website: <https://maharera.mahaonline.gov.in/>








Overview Dealer Details Recommendations Articles

Property (0)



Photos not shared by advertiser


[Request Photos](#)

 Super Builtup Area 633 sq.ft.  <small>(58.81 sq.m.)</small>	 Carpet Area 391 sq.ft.  <small>(36.33 sq.m.)</small>
 Walls and doors Walls are plastered walls and doors are in place	 Washrooms 2 private washrooms available place
 Flooring Vitrified flooring	

THINK.INNOVATE.CREATE




PRICES INDICATORS

Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Commercial Property for Sale In Mumbai > Office Space for Rent In Mumbai > Office Space for Rent In Ghatkopar East > 863 Sq-ft

₹2.11 Cr ₹24449/sqft EMI - ₹95k | [Can I afford it?](#)

863 Sq-ft Commercial Office Space For Sale in **Ghatkopar East, Mumbai**



Grade A+ | Unfurnished | 1 Car Parking

Super Area	Carpet Area	Floor
863 sqft ▾	533 sqft ▾	7 (Out of 12 Floors)
₹24,449/sqft	₹39,587/sqft	
Pantry	Washroom	Overlooking
No Personal Pantry	1	Main Road Facing
Facing	LEED Certification	Lifts
East	Certified	2

✔ 1 Covered Parking(s) Available ✔ Zone:Special Economic Zone






PRICES INDICATORS

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.73 Cr EMI - ₹ 78k | [How much loan can I get?](#)

Office Space For Sale in DS Corporate Square, **Ghatkopar East, Mumbai**



Unfurnished | 2 Car Parking

Commercial Complex DS Corporate Square	Carpet Area 754 sqft ▾ ₹ 23,000/sqft	Floor 8 (Out of 10 Floors)
Pantry No Personal Pantry	Washroom 2	Facing North - West
Lifts 2		

+6 Photos

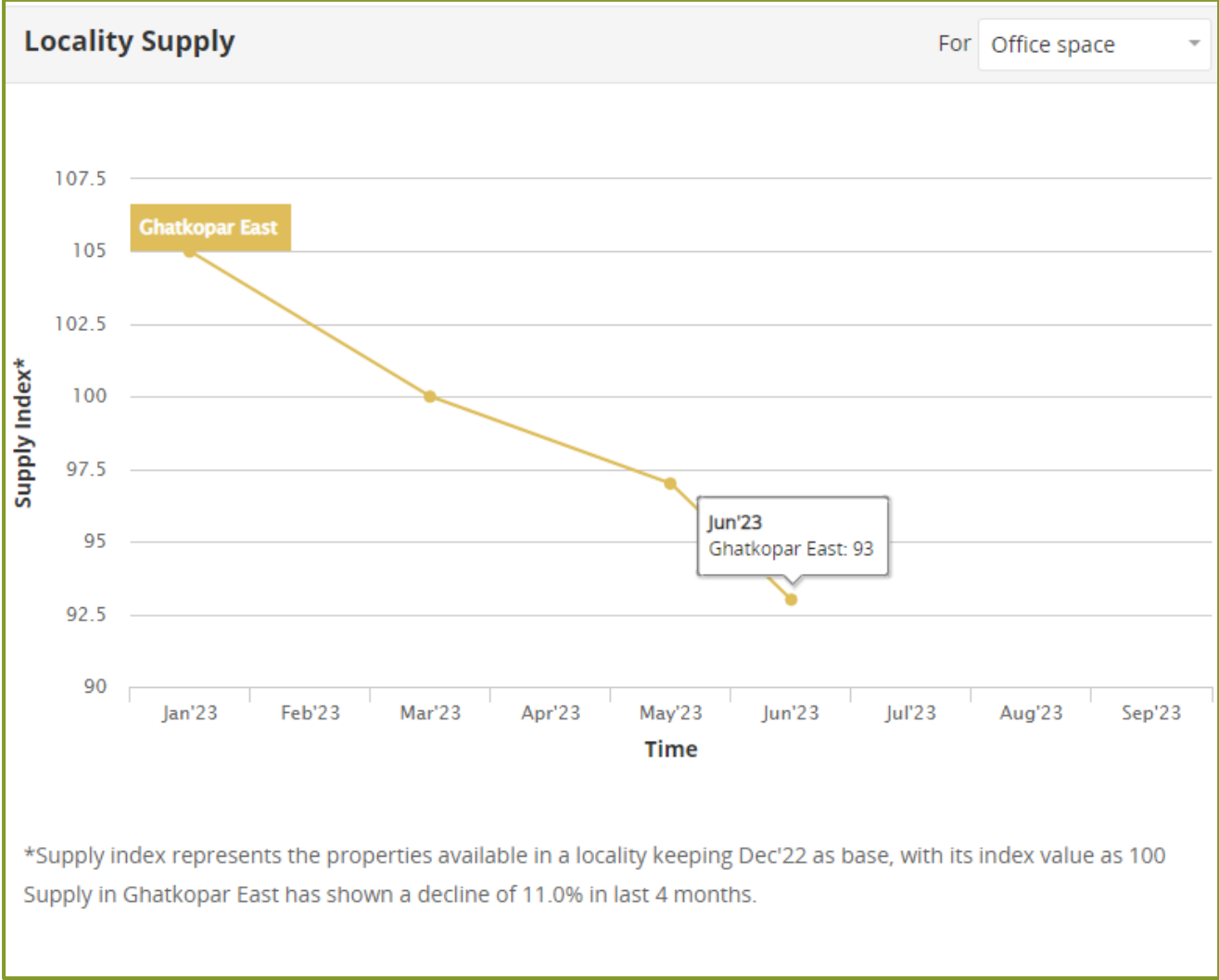
2 Covered Parking(s) Available

think.innovate.create





LOCALITY SUPPLY

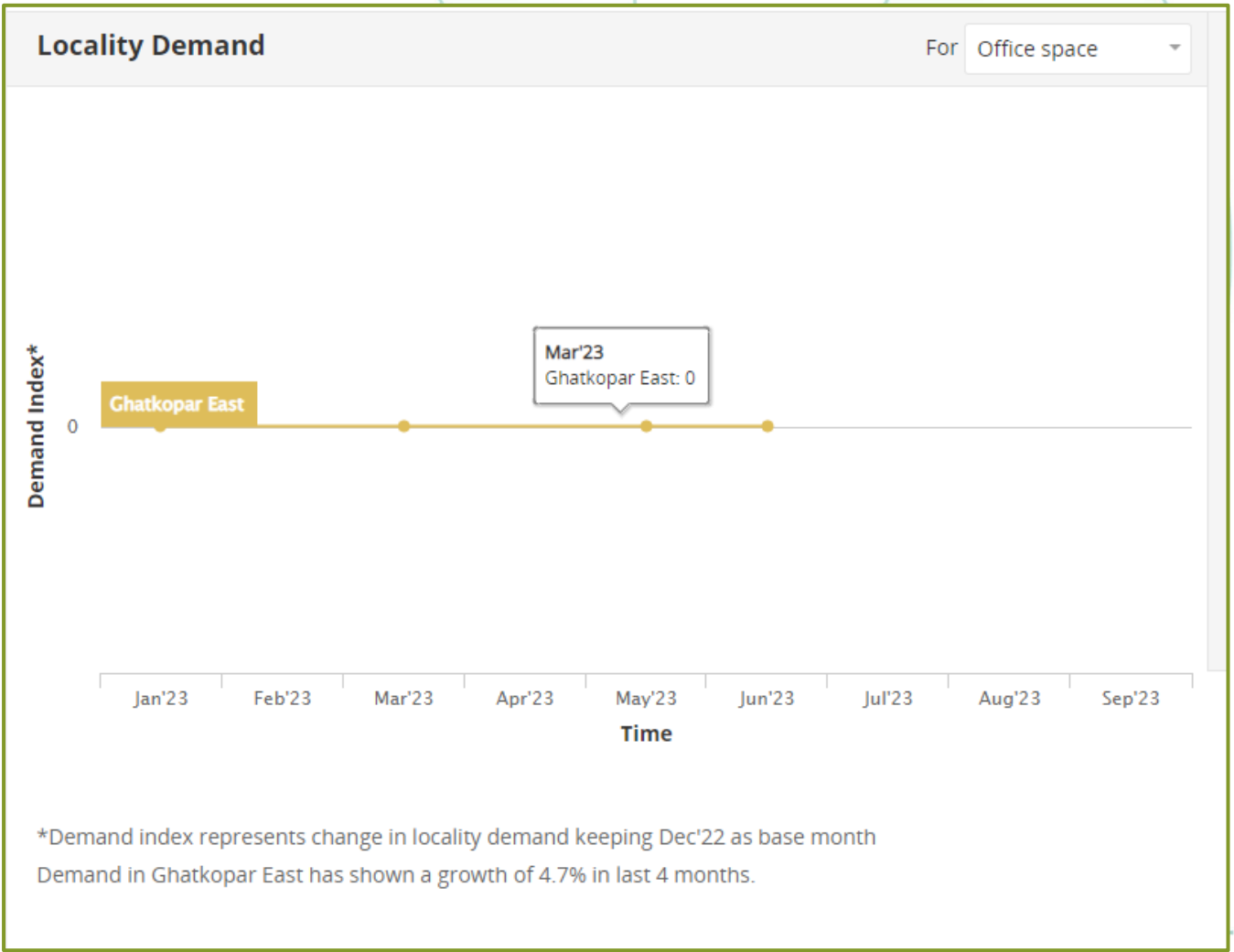


te





LOCALITY DEMAND



THINK. INNOVATE. CREATE





LOCALITY RENTAL YIELD

For Sale

For Rent

The Average Price for Commercial Office Space in Ghatkopar is estimated to be ₹ 86 for the Oct-23 quarter and witnessed an increase of 2.33% from Jul-23 quarter.

Commercial ▾

Office Space

Shop

Showroom

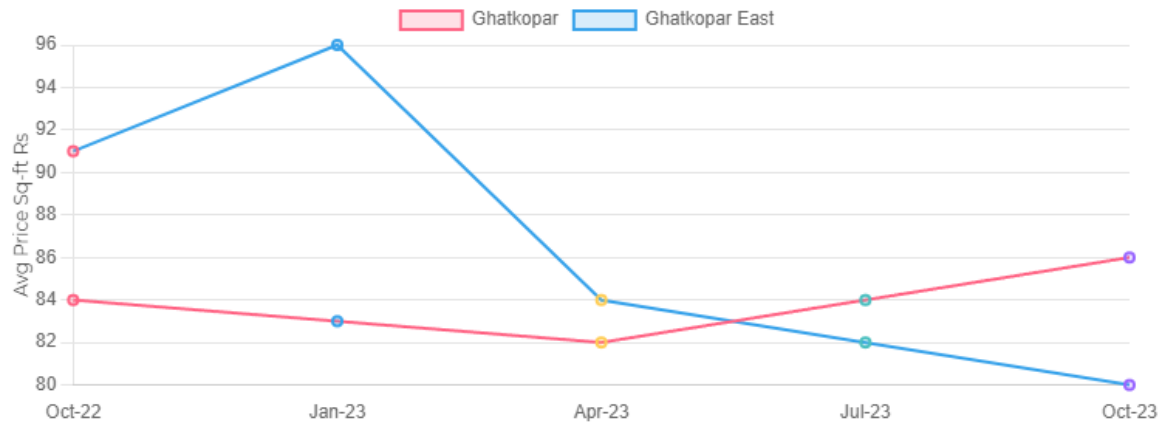
1 Yr

2 Yr

3 Yr

4 Yr

Max



✓ Ghatkopar

✓ Ghatkopar East

+ Ghatkopar West

+ Chirag Nagar





LOCALITY AVERAGE PRICE

Price Trends

For Sale

For Rent

The Average Price for Commercial Office Space in Ghatkopar is estimated to be ₹ 24,086 for the Oct-23 quarter and witnessed an increase of 7.01% from Jul-23 quarter.

Commercial

Office Space

Shop

Showroom

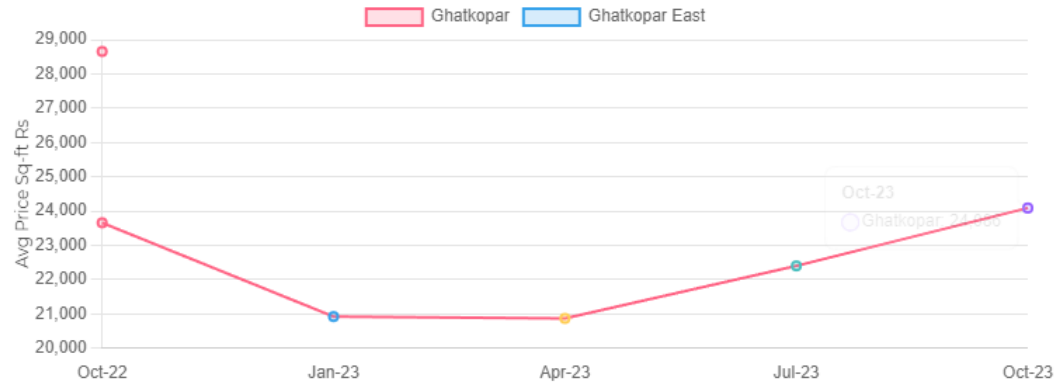
1 Yr

2 Yr

3 Yr

4 Yr

Max



✓ Ghatkopar

✓ Ghatkopar East

+ Ghatkopar West

+ Chirag Nagar

Create





CONCLUSION

Our micro market study suggests following parameters:

Supply of Commercial Property	11.0% Decrease ↓
Demand for Commercial Property	4.70% Increase ↑
Rental Yield from Commercial Property	2.33 % Increase ↑
Average price may increase	7.01 % Increase ↑

Looking at overall inventory in the area, prices and demand, there is Neutral indication about prospective sale of the subject project.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

MANOJ B. CHALIKWAR

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

Think.Innovate.Create