



Dahisar – the undiscovered destination!!



Published by

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Dear Friends,

Greetings from Creative Valuers and Engineers, Welcome to our NEWSLETTER volume-05

At the outset let us share the purpose of our Organisation Creative Valuers And Engineers. Our vision is to create an organisation known for its integrity, independence, innovations, pro-activeness and thoughtful leadership in the areas of Asset Valuation, Project Management, Techno Economic Viability Studies and Real-estate Consultancy other related advisory services.

The purpose of this quarterly newsletter is to establish an effective channel of communication with you and update you on developments with respect to the services we offer.

We sincerely look forward to your inputs/feedback to improve this newsletter further and we also invite you to contribute your write up on any issue of topical interests.

Happy Reading!!!!

Planning to invest in second home or a property which is not too far from the city?

Buying a house in the city of Mumbai – financial hub of India, may be a distant dream for most of us but even this "out-of reach" situation has a silver lining. If you are looking for an investment option in property where you can relax with your family on weekends and holidays than Dahisar would be a wise choice for you!!

Yes, you heard it right. I said Dahisar. Even I was quite shocked when my broker recommended me Dahisar to invest in. But my view and thoughts about this place changed completely when I personally visited it after a long time with my broker to see some flats. Not too far from the hustle bustle of the city, Dahisar itself has seen a holistic growth.

Few years back when I was a kid I was taken to Dahisar along with my parents to attend a wedding. I still remember the moment we entered Dahisar I felt we entered a hill station to spent my holidays. The scenic beauty was worth seeing. The mountains kissed high heaven and the cold and frosty weather was amazing.

Surrounded by the scenic hills of the National Park on the Eastern side Dahisar from a small suburban town has drastically developed to a large self-sustaining metropolis over the past decade. It has graduated from a town with narrow alleys and lanes to a city with sprawling flyovers, uninterrupted highways and wide roads.

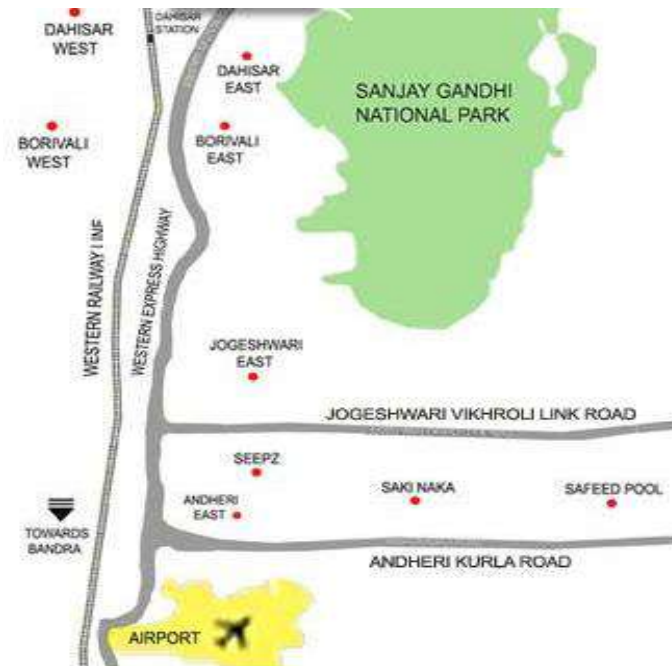
Not only the lush ambience and the scenic marvel of Dahisar has indeed captivated many people to settle down there but the multi-storey apartments and sprawling malls have contributed to make it an attractive residential hub. People believe it is a potential residential area with great benefits to offer.

Let's throw some light on the few aspects which we consider before buying our dream house! And also know how far Dahisar fits into our requirements.

❖ Connectivity

While looking for a home, connectivity is a key factor which we always check for. Dahisar enjoys a good connectivity to the rest of the city by the western railway, covering all your travel needs. Also the Mumbai International Airport can be reached with 45 min via NH8. Andheri, the leading commercial destination is barely a few kilometers away from Dahisar.

Now, with the Mumbai Metro Line 2 (Dahisar-Charkop-Bandra-Mankhurd Metro Project) coming up, the real estate market is all set to experience a new fillip.



❖ **Infrastructure / Neighbourhood:**

A sound social infrastructure offers an excellent livable environment. Before getting caught up in your dream home, use a keen outsiders eye and regard your vicinity carefully. The wide spread skywalk, huge fly overs, rambling malls, famous educational institutions, best hospitals etc have all contributed to make Dahisar a perfect place for people to settle down there and buy their dream house at a very reasonable rate.

Dahisar- A suburb bejewelled with our National Treasure like the famous Sanjay Gandhi National Park and modern entertainment centers like Esselworld, Water Kingdom, Gorai Beach & the Meditation Center called Pagoda is also the most preferred residential hub due to its peaceful surroundings & excellent connectivity with the Western Railway, the Bus Depot, the 120 feet wide Link road and the western express highway all within a 5-10 minutes distance.

And the Mumbai Metro Line 2 (Dahisar-Charkop-Bandra-Mankhurd Metro Project) coming up would be the cherry on the cake. On the whole, the growing infrastructure development in Dahisar is making it a preferred choice to invest by more and more middle class and upper middle class people.



New Dahisar Bridge

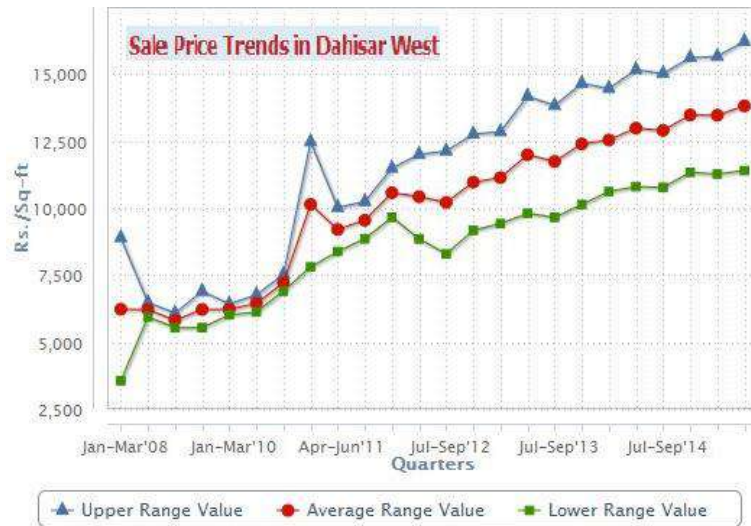
❖ **Return on Investments**

Before any investment, you need to look at the current market trend of the current ready possession rates, analyze the figures, and forecast the price trends in the upcoming years and then short list properties worth investing. If you are looking forward to invest in Dahisar, then you have ample reasons to rejoice.

Properties in Dahisar West range from Rs 11,500 to 16,500 per sq ft while Dahisar East offers properties in budget range of Rs 10,000 per sq ft.

Location	Price Range (Rs.psf)	Average Price
Dahisar East	7,500 - 12,500	10000/-
Dahisar West	11,500 - 16,500	13,500/-





The above price trends of Dahisar East as well as Dahisar West shows an upward growing graph which clearly states that the property price rates in Dahisar are rapidly growing high YOY basis. Thus, indicating good returns on your investment in this location.

Some additional information:

✚ Current Real Estate Market Scenario

The realty market in 2014 did not witness any meaningful increase in transactions over the previous year. The year 2015 will see property prices will move in a narrow range of 4-5% annually a more meaningful recovery is expected in 2016. Home buyers should use the next 12 months to firm up their plan before the prices move up in 2016.

With the plenty of new residential projects and lots of amenities offered by the builders, investing in Dahisar is a good deal.

✚ **Top 5 projects in Dahisar**

- Chandak Sparkling Wings
Chandak Sparkling Wings is one of the residential development of Chandak Group located in Dahisar(E). It offers spacious and skillfully designed 1BHK and 2BHK apartments with Number of Floors G+19 and Number of Blocks 3 with the price range of 62.0 Lac - 89.2 Lac (9,185 - 11,384 per sqft)
- Imperial Heights
A luxurious residential abode designed especially to suit your tct and standards. 'Imperial Heights' is ideally located near Dahisar Check Naka. It offers luxurious 1, 2, 3 BHK Flat (655 - 1204 sqft) with price range of 47.6 Lac - 85.8 Lac. It includes 3 Towers, 340 Units, and is spread across 2 Acre of land.



Imperial Heights

- Oyster Living Divino
Oyster Living Divino is one of the residential development of Oyster Living, located in Dahisar East. It offers spacious and skillfully designed 1BHK and 2BHK apartments. The total project area covers 11.11 Acres of land with 2 podium + 38 floors and 1150

units. It falls under the price range of 39 lacs to 59 lacs with possession in May 2019.

○ Raj Heritage

It is a residential project at Dahisar(West), Mumbai. This project has 1BHK apartments. It is a ready to move in project ensuring that basic amenities are available for residents. Access to schools, hospitals and markets is easy via well laid roads.

○ Devdatta

It is a Navkar Group project with 1 and 2-BHK apartments (463 - 1075 sqft). It has ST+ Podium + 20 Residential floors and 100 units which are ready to move in.



Navkar Group Devdatta Project in Dahisar

○ Orchid Zone Mall

DB Realty real estate and hospitality conglomerate is developing Orchid OZONE - India's biggest mall

with over 2.5 million sq. ft at Dahisar, North Mumbai. DB Realty has already roped in prime anchor tenants such as Pantaloons, Hypercity and Shoppers Stop. Orchid Ozone will be a complete and unique retail experience spread over 1.6 million sq. ft for urban shoppers. In addition, it will also comprise of luxurious lifestyle and entertainment choices such as a 20-screen megaplex theatre, a 125 room boutique hotel, a 50,000 sq. ft kids 'play & care' zone and much more.



Orchid Zone Mall in Dahisar

Additional Information

Important Brokers dealing in Dahisar property

1. City Home Estate Consultant
Mr. Devendra Bhatt, contact no: 022 38541635
2. Adhyan Real Estate
Mr.Sandip, contact no: 022 39938557

3. Majithia Estate Agent
Contact no: 022 38592775
4. Vinayak Estate Agency
Mr.Rajendra, contact no:
9821179101/9833245101
5. Siddivinayak Estate Consultancy
Contact no: 9833579232

✚ Negative aspects of Dahisar:

Ready Reckoner Rates for CY15 in Mumbai city and suburbs (up to Dahisar in western suburbs and Mulund in eastern suburbs) reveal that rates have seen to continue upward spiral with a YoY increase -10% across micro-markets. This increase will indirectly impact buyers as homes in Mumbai are set to become costlier.

Apart from this, connectivity would also fall in the basket of negative aspects of Dahisar. Undoubtedly Dahisar is well connected to the other parts of the city via western railway however the frequency of local trains is less yet as compared to other areas.

Dahisar has witnessed a good development nevertheless improvement in civil infrastructure should also improve significantly.

✚ Conclusion:

The property rates will always be on the rise. Now is the ideal time to play your cards right and invest in property.

With the demand low this is a perfect time to buy your dream homes and flats in Dahisar, a perfect and economical destination.

✚ Announcement:

We are glad to introduce “Valuations 360” which is one of the initiatives of the team of experts of Creative Valuers and Engineers.

Valuations360 is a consortium of valuations firms/companies across the valuations domain (Financial valuations, technical valuations and specialised valuations) and industries.

Kindly visit our website www.valuations360.com for detailed information.

Pls share your suggestions and opinions on rajashambhu@creativevaluers.com

****Information’s gathered from different media sources, Magic bricks, 99 Acrs etc., personal visits and calls to real-estate brokers and investors.**