



Integrow
Asset Management

PARANJAPE OPULUS

Market Research Report
Aug, 2023

STRATEGICALLY CONNECTED MICROMARKET WITH WELL CONNECTED UPCOMING INFRASTRUCTURE

INFRASTRUCTURE

| | |
|-------------------------|--------|
| THANE RAILWAY STATION | 7.5 KM |
| CIDCO BUS DEPOT THANE | 6.6 KM |
| EASTERN EXPRESS HIGHWAY | 3.0 KM |

AIRPORT

| | |
|------------------------------|-------|
| MUMBAI INTERNATIONAL AIRPORT | 25 KM |
| NAVI MUMBAI AIRPORT | 45 KM |

SCHOOLS

| | |
|-----------------------------|--------|
| DAV PUBLIC SCHOOL | 1 KM |
| CARMEL HIGH SCHOOL | 2.5 KM |
| DSV CBSE SCHOOL | 3.2 KM |
| GOENKA INTERNATIONAL SCHOOL | 3.5 KM |

MALLS

| | |
|-----------------|--------|
| R MALL | 1.4 KM |
| VIVIANA | 3.5 KM |
| LODHA BOULEVARD | 3.5 KM |
| KORUM | 5.3 KM |

URBAN DINING

| | |
|-----------------|--------|
| SAMUDRA MANTHAN | 1.4 KM |
| GREEK GYROS | 1.7 KM |
| POP TATE'S | 2.9 KM |

CBD

| | |
|----------------------|-------|
| BANDRA KURLA COMPLEX | 26 KM |
| POWAI | 18 KM |
| CBD BELAPUR | 29 KM |

COLLEGES

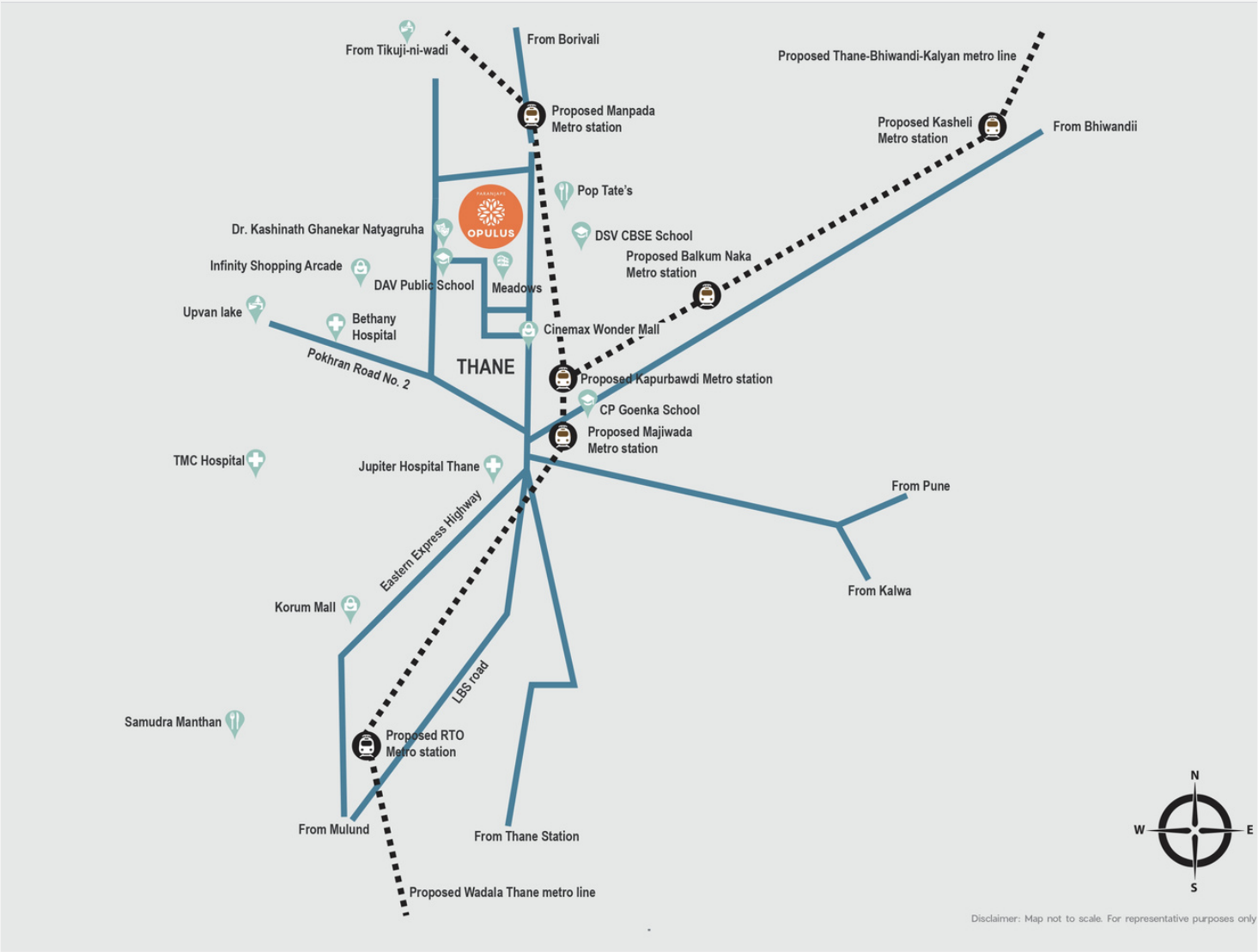
| | |
|--|--------|
| SHETH N. K. T. T. COLLEGE OF COMMERCE AND ARTS | 5.2 KM |
| INIFD FASHION & INTERIOR DESIGNING | 5.4 KM |
| TMC LAW COLLEGE | 6.2 KM |

HOSPITALS

| | |
|--------------|--------|
| TITAN | 2.2 KM |
| BETHANY | 2.6 KM |
| JUPITER | 3.4 KM |
| TMC HOSPITAL | 3.4 KM |

RECREATION AREAS

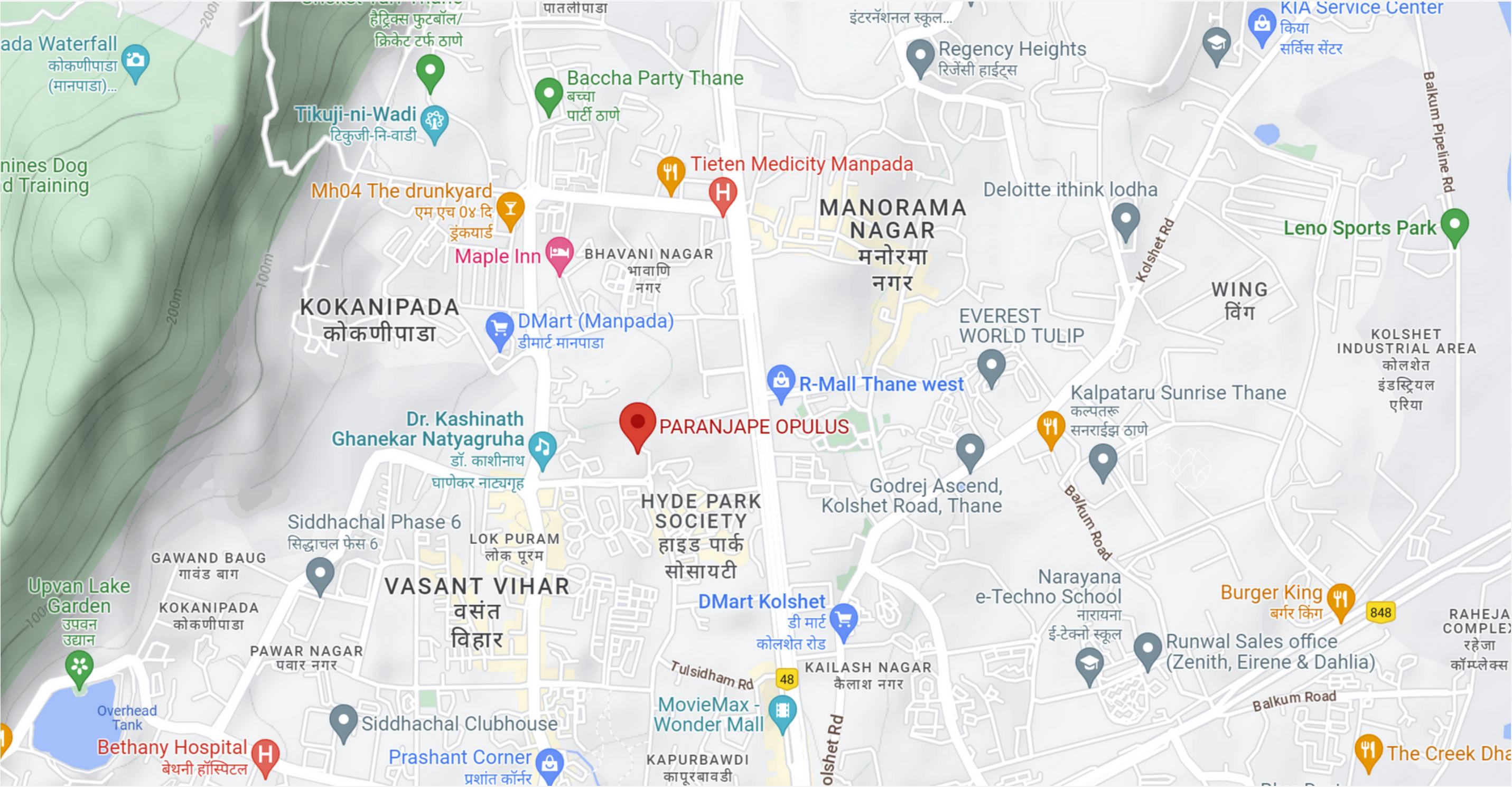
| | |
|------------------|--------|
| TIKUJI-NI-WADI | 2.4 KM |
| UPVAN LAKE | 2.8 KM |
| SURAJ WATER PARK | 4.5 KM |



SUPERB CONNECTIVITY IN THE FUTURE

- Coming soon, road tunnel connecting Tikuji-ni-wadi at GB road to Borivali
- Plans for Wadala-Kasarvadavali Metro line 4, Kapurbawdi-Bhiwandi Metro line 5
- Development of Vitawa bypass road, connecting Kopri to Thane-Belapur Road
- Proposed Thane-Bhiwandi-Kalyan Monorail
- Proposed Manpada Metro Station within 5 minutes walking distance from Opulus

GOOGLE LOCATION



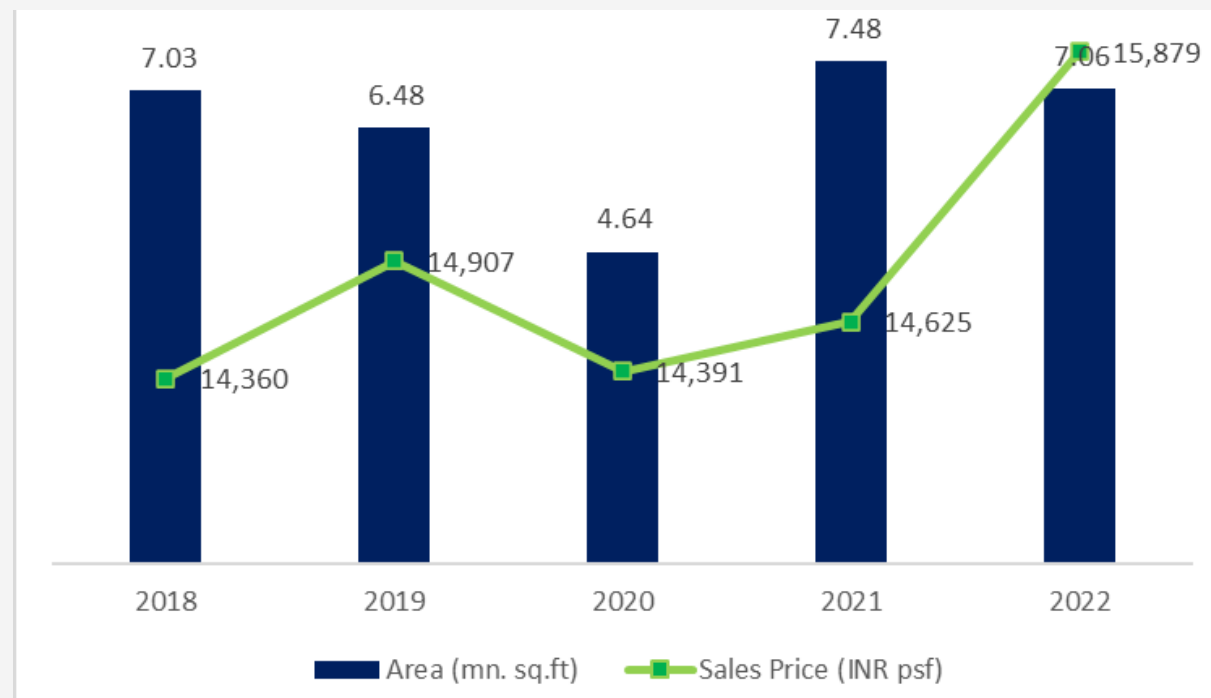
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Thane West, Manpada

Thane West is a prime and luxurious residential hub that enjoys excellent road and railway connectivity and boasts of a sound social infrastructure.

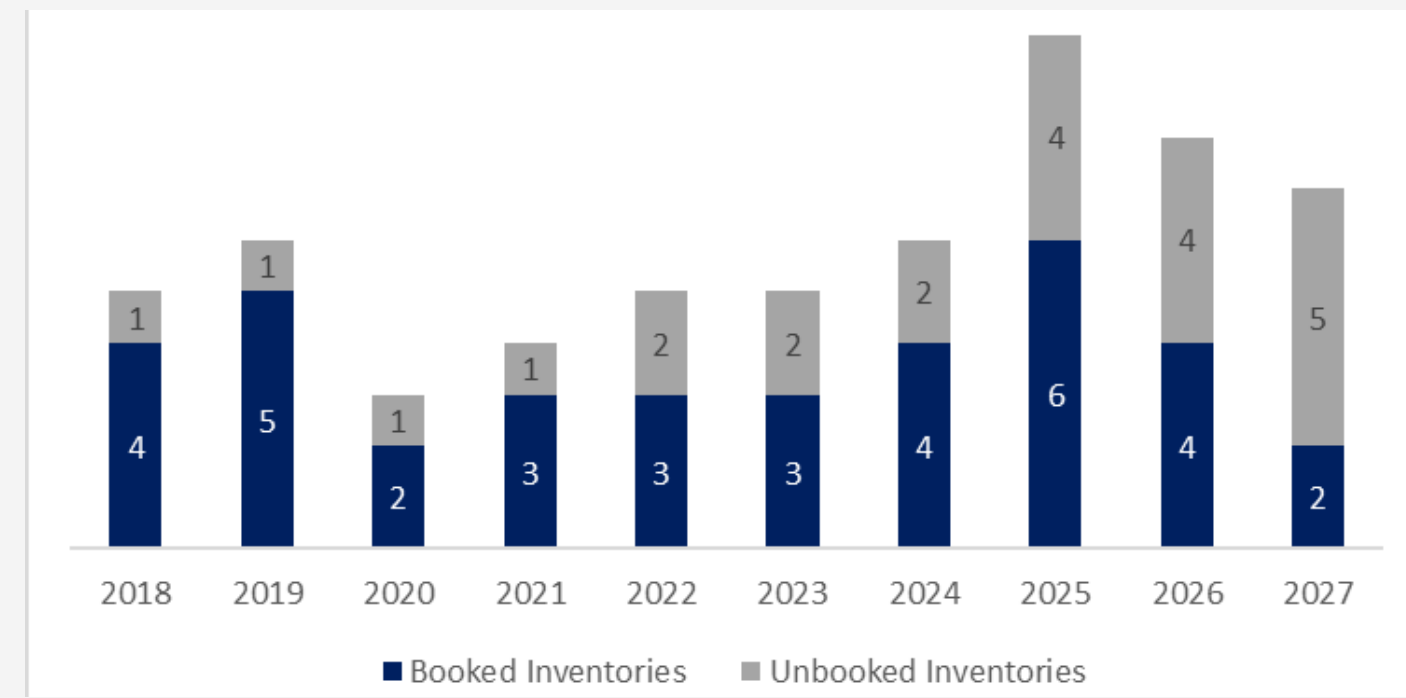
Market growth potential



Data as per CRE matrix

- Stabilized micro-market with ~ 7mn being consumed every year
- Average price realized in last 600 transactions is INR 17.7k psf
- Sales price appreciated by 11% over last 5 years

Inventory booked status by project completion



Data as per CRE matrix

- As per current status of units launched, ~60% of inventory is already booked
- ~1200 units valuing INR 1,500 Cr. sold in Q1 FY 23 by top 10 developers

Project is located in between Hiranandani Meadows with views of Yeoor hills, Project likely to see growth in Sales price and sales velocity on account of growing infrastructure and growing demand