

SANCTUM’S PROPERTY ESTIMATOR

May-2020



PROPERTY ID: IMCXXXXXX

Property Address	Property Type	Site Details	Loan Status
Address: xxxx, Sakar 9, Muslim Society, Navrangpura, Ahmedabad, Gujarat - 380009 Building Grade: - A Neighbourhood Rating: - A Property Status: Ready Vacant	Commercial: Office Space Carpet Area: 627 sqft Built up Area: 1,121 sqft Unit Floor: 7th Car Park Allotted: 1 Bike Parking Allotted: 2	Lat / Long: 23.0326070, 72.5698148 Land Status: Freehold No of Building: 1 Average Floors: 13 Building Age: 1 yr Landmark: Near RBI, Ashram Road	Loan Outstanding : NA Inherited / Gifted: No Last Permission: Occupation Certificate dated 17.10.2017
Market Value Value: 82 - 87 Lacs Rate / Sqft: 7,300 - 7,700		Rental Value (per month) Value: 56,000 - 60,000 Rate / Sqft: 50 - 55	Approx. Govt. Value Value: 48,94,286 Rate / Sqft: 4,366

RECENT SALE LISTINGS

Building Name	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft
Sakar 9	Feb-20	Navrangpura	4	925	70,00,000	7,567
Sakar 9	Feb-20	Navrangpura	-	946	70,95,000	7,500
Sakar 9	Feb-20	Navrangpura	12	1,248	96,00,000	7,692
Sakar 9	Mar-20	Navrangpura	-	945	71,00,000	7,513

RECENT LEASE LISTINGS

Building Name	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft
Sakar 9	May-20	Navrangpura	6	945	47,250	50
Sakar 9	May-20	Navrangpura	3	900	50,000	55
Sakar 9	May-20	Navrangpura	11	950	55,000	58

At cap rate of 8.5 - 9%, the asset value would be 82 - 87 lacs

Disclaimer: The data source is registered records available in public domain. The user is advised to do their own transactions analysis to discover right price of the property. The above data points are strictly suggestive in nature.

Sanctum Wealth Advisors Private Limited

Registered Office: CoWrks, Level 3, Birla Centurion, Century Mill Compound, Pandurang Budhkar Marg, Worli, Mumbai 400030, Maharashtra, India | CIN # U74999MH2017PTC302008