

# SANCTUM'S PROPERTY ESTIMATOR

December-2019

PROPERTY ID: IMRXXXXXX

Property Address	Property Type	Site Details	Loan Status
<p>Address: Flat No. xxxx, Kalpavruksha Residency, August Kranti Marg, Malabar Hills, Mumbai - 400005</p> <p>Building Grade: B+</p> <p>Neighbourhood Rating: 4/5</p> <p>Property Status: Under Construction</p>	<p>Residential: Flat / Apartment</p> <p>Residential Config: 3 BHK</p> <p>Area: 1302 sqft (Carpet Area)</p> <p>Car Park Allotted: Covered, 02</p> <p>Lease Area: None</p>	<p>Lat / Long: 72.8027845, 18.9644509</p> <p>Land Status: Freehold</p> <p>Reservations: Previously MHADA</p> <p>No of Building: 1</p> <p>Average Floors: 13</p> <p>Parking Floors: 8</p> <p>Building Age: 0 yrs</p> <p>Landmark: Shalimar Hotel</p>	<p>Loan Oustanding: Rs 2,44,41,379</p> <p>Inherited / Gifted: No</p> <p>Last Permission: Commencement Certificate (ref: 26-06-2009)</p> <p>Project Completed: 95%</p> <p>Expected Possession: March - 20</p>
<p>Market Value</p> <p>Value: 8.20 - 8.40 Cr.</p> <p>Rate / Sqft: 63,000 - 65,000</p>	<p>Rental Value (per month)</p> <p>Value: 1.90 - 2.10 Lacs</p> <p>Rate / Sqft: 150 - 165</p>	<p>Approx. Govt. Value</p> <p>Value: 8,63,40,828</p> <p>Rate / Sqft: 66,314</p>	

## RECENT SALE TRASAXCTIONS

Building Name	Building Grade	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft	Buyer
The South Bay	B+	Jan-19	Malabar Hill	8	1,701	10.75 Cr.	63,199	Naresh S Thakkar, Krupa Thakkar
Sangeet Sarita	B+	Jun-19	Cumbala Hill	8	925	6.06 Cr.	65,514	Yasmin Nosir
Sky Scraper Building	B+	Jul-19	Cumbala Hill	16	1,021	6.87 Cr.	67,287	Kishore Phulchand Jain
Sagar Tarang	B+	Apr-19	Cumbala Hill	5	972	6.67 Cr.	68,621	Ravindra Raju Shetty

## RECENT LEASE TRASAXCTIONS

Building Name	Building Grade	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft	Lessee
Ananta Apartment	B	Aug-19	Cumbala Hill	2	1,440	2,20,000	153	Rajeev Karshan Das Thakkar
Apurva Apartment	B+	Feb-19	Cumbala Hill	7	1,600	2,50,000	156	Mona Katra
Ananta Apartment	B	Mar-19	Cumbala Hill	11	1,900	2,55,000	134	Mehali Behram Mullah

At cap rate of 2.5 - 3%, the market value could be between 8.10 - 9.0 Cr.

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

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