

# SANCTUM'S PROPERTY ESTIMATOR

January-2020



**PROPERTY ID: IMRXXXXXX**

Property Address	Property Type	Site Details	Loan Status
Address: XXX, VDB Willow Farm, Palm Meadows, Whitefield, Bangalore, 560066 Building Grade: A Neighbourhood Rating: 3/5 Property Status: Ready Vacant	Residential: Villa Residential Config: Carpet Area: 5,035 Sqft Super Area: 5,676 Sqft Car Park Allotted: Open, 02	Lat / Long: 12.964977, 77.735416 Land Status: Freehold No of Building: 1 Average Floors: 1 Building Age: 2 yrs Landmark: Near Shri Venkateshwara Temple	Loan Outstanding : NA Inherited / Gifted: No Last Permission: Completion Certificate

**Market Value**

Value: 5.10 - 5.50 Cr.  
Rate / Sqft: 9,000 - 9,500

**Rental Value (per month)**

Value: 1,15,000 – 1,25,000\*  
Rate / Sqft: 28 - 30\*

**Approx. Govt. Value**

Value: 4,41,24,000  
Rate / Sqft: 7,800

## RECENT SALE TRASACTIONS

Building Name	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft	Source
VDB Willows	Jan-20	Nallurhalli	NA	3,098	3,00,00,000	9,683	Magicbricks
VDB Willows	Dec-19	Nallurhalli	NA	5,676	6,24,00,000	11,000	Nobroker
VDB Willows	Aug-19	Nallurhalli	Ground	4,009	3,45,00,000	8,605	Housing
VDB Willows	Nov-19	Nallurhalli	Ground	6,065	6,50,00,000	10,717	Nobroker

## RECENT LEASE TRASACTIONS

Building Name	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft	Source
VDB Willows	Jan-20	Nallurhalli	1	3,600	1,00,000	27	Nobroker
Chaitanya Swojas	Jan-20	Palm Meadows	1	3,000	98,000	32	Nobroker
Palm Medows	Feb-20	Palm Meadows	Ground	3,000	1,00,000	30	Nobroker

\* This listing is fully fitted out with A grade quality of furnishings and fittings including an internal lift.

At cap rate of 2.5 - 2.8% the market value could be between 5.10 - 5.50 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