

SANCTUM'S PROPERTY ESTIMATOR

January-2020



PROPERTY ID: IMRXXXXXX

Property Address	Property Type	Site Details	Loan Status
Address: xxxx,Ground, Anandlok, Sadiq Nagar, August Kranti Marg, Anand Lok, New Delhi, 110049 Building Grade: A Neighbourhood Rating: 4/5 Property Status: Ready Vacant	Residential: Flat / Apartment Residential Config: 4 BHK Carpet Area: 1,971 Sqft Saleable Area: 2,233 Sqft Car Park Allotted: Uncovered, 01 Lease Area: 100%	Lat / Long: 28.557543, 77.218121 Land Status: Freehold No of Building: 1 Average Floors: 1 Building Age: 31 yrs Landmark: Near Carpet Cellar Anandlok	Loan Outstanding : NA Inherited / Gifted: No Last Permission: Completion Certificate No of Tenants: 01 Lease Period : 1 Yrs Current Rent: Rs 95,000 Security Deposit: Rs 2,00,000/-

Market Value

Value: 4.40 - 4.60 Cr.
Rate / Sqft: 20,000 - 21,000

Rental Value (per month)

Value: 1,12,000 – 1,25,000
Rate / Sqft: 50 - 55

Approx. Govt. Value

Value: 5,09,33,311
Rate / Sqft: 22,809

RECENT SALE TRASACTIONS

Building Name	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft	Source
Anand Lok	Feb-20	Sadiq Nagar	1	2,650	4,25,00,000	16,037	Magicbricks
Anand Lok	Jan-20	Sadiq Nagar	1	2,800	6,50,00,000	23,214	Magicbricks
Anand Lok	Feb-20	Sadiq Nagar	3	2,500	5,50,00,000	22,000	Magicbricks
Anand Lok	Feb-20	Sadiq Nagar	3	3,400	7,00,00,000	20,500	Nobroker

RECENT LEASE TRASACTIONS

Building Name	Month / Year	Location	Floor	Area	Agreement Value	Rate / Sqft	Source
Anand Lok	Feb-20	Sadiq Nagar	3	3,600	2,20,000	60	Magicbricks
Anand Lok	Jan-20	Sadiq Nagar	3	3,500	2,00,000	57	Nobroker
Anand Lok	Jan-20	Sadiq Nagar	2	3,600	1,50,000	42	Magicbricks
Anand Lok	Feb-20	Sadiq Nagar	3	3,000	1,50,000	50	Magicbricks

At cap rate of 2.8 - 2.5%, the market value could be between 4.40 - 4.60 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