

April-2021

Image 1

Property Address: [REDACTED]  
[REDACTED]

Building Grade: A  
Neighborhood Rating: A  
Property Status: Ready Self-Occupied

Property Type:  
Residential: Flat/ Apartment  
Residential Config: 3BHK  
Built-up Area: 2080 sqft  
Carpet Area: 1600 sqft  
Car Park Allotted: Not Known

Image 1

Loan Taken: Not Known  
Loan Outstanding: Not Known  
Inherited/Gifted: Not Known  
Last Permission: Not Known

Site Details  
Lat/Long: [REDACTED]  
Land Status: Freehold  
Reservations: NA  
No of Building: 1  
Floors: 7  
Building Age: 10+  
Landmark: [REDACTED]

**Market Value**

Value: Rs. 5.54Cr – 6.24Cr  
Rate/Sq.ft.: Rs. 26,600 – 30,000

**Rental Value (per month)**

Value: Rs. 1,08,100 – 1,14,400  
Rate/Sq.ft.: Rs. 52 – 55

**Approx. Govt. Value**

Value: Rs. 4,26,40,000  
Rate/Sq.ft.: Rs. 26,650

**RECENT SALE TRANSACTIONS**

Building Name	Month/ Year	Location	Floor	Area/ Sqft	Agreement Value	Rate/ Sqft
[REDACTED]	Feb-2021	Mumbai	1	1,692	4,25,81,000	25,166
[REDACTED]	Feb-2021	Mumbai	1	3,254	12,00,00,000	36,878
[REDACTED]	Dec-2020	Mumbai	8	940	2,90,00,000	30,851
[REDACTED]	Dec-2020	Mumbai	7	1,401	3,50,00,000	24,982

**RECENT LEASE TRANSACTIONS**

Building Name	Month/ Year	Location	Floor	Area/ Sqft	Agreement Value	Rate/ Sqft
[REDACTED]	Feb-2021	Mumbai	5	1,080	61,000	56
[REDACTED]	Feb-2021	Mumbai	1	560	45,000	80
[REDACTED]	Jan-2021	Mumbai	3	1,100	50,000	45
[REDACTED]	Jan-2021	Mumbai	2	560	36,000	65

\* At cap rate of 2.00 - 2.25%, the market value could be between Rs 5.54Cr – 6.24Cr

**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.