

Application Number : 00000XXX

Date of Report: 05/05/2021



Area: 460 Sq.ft.

Rate: 9,130 INR/ Sq.ft.

42 Lac*

* Price including basic & Price updated as of March 2021

Fair Market Value of Property (INR)

APPLICANT DETAILS

Applicants name	: P. XXXXXX	Owners Name	: D. XXXXXXXX
Email ID	: p12.XXXXX12@gmail.com	Purpose of Valuation	: Purchase
Contact No.	: 9XXX29XXXX	Property Type	: Residential Apartment
Property Address	: Tower-B1, 13rd Floor, XXXXX Complex, Thane, Maharashtra - XXXXX		
Survey No/CTS no	: 22/XXX/8; XXX/1/1/22/2/XXX/3		

PROPERTY DETAIL AND AMENITIES

Unit No	: 1	Total no of Floors	: 1
Floor No	: 3rd	Configuration	: 1 BHK
Unit Area (Built-up)	: 667 Sq.ft.	Parking Space	: 2
Unit Area (carpet)	: 460 Sq.ft.	Age of Property	: 6 years
Ownership type	: Freehold		
Amenities	: Clubhouse Swimming pool Gymnasium Multipurpose hall Power Back up Security/CCTV Surveillance		

Disclaimer: The data is collected from secondary sources and conditions and accessibility of stated amenities should be checked before taking decision.

LOCALITY (Social & Physical Infrastructure)

Proximity to Social Infrastructure

Retail (X Mart)	: 0-1 km	Hospital (XXX)	: 2.5 km
Mall (Metro XXX)	: 3 km	School (XXX)	: 1.5 km

Physical Infrastructure

Airport (XXXX Airport)	: >20 km	Metro Station	: NA
Railway (XXXX Junction)	: 0-7 km	Bus Stand (XXX)	: 0-1 km

Nearest Landmark (XXXX Complex) : 0 km

Nearest commercial hub (XXXXX) : 5-10 km

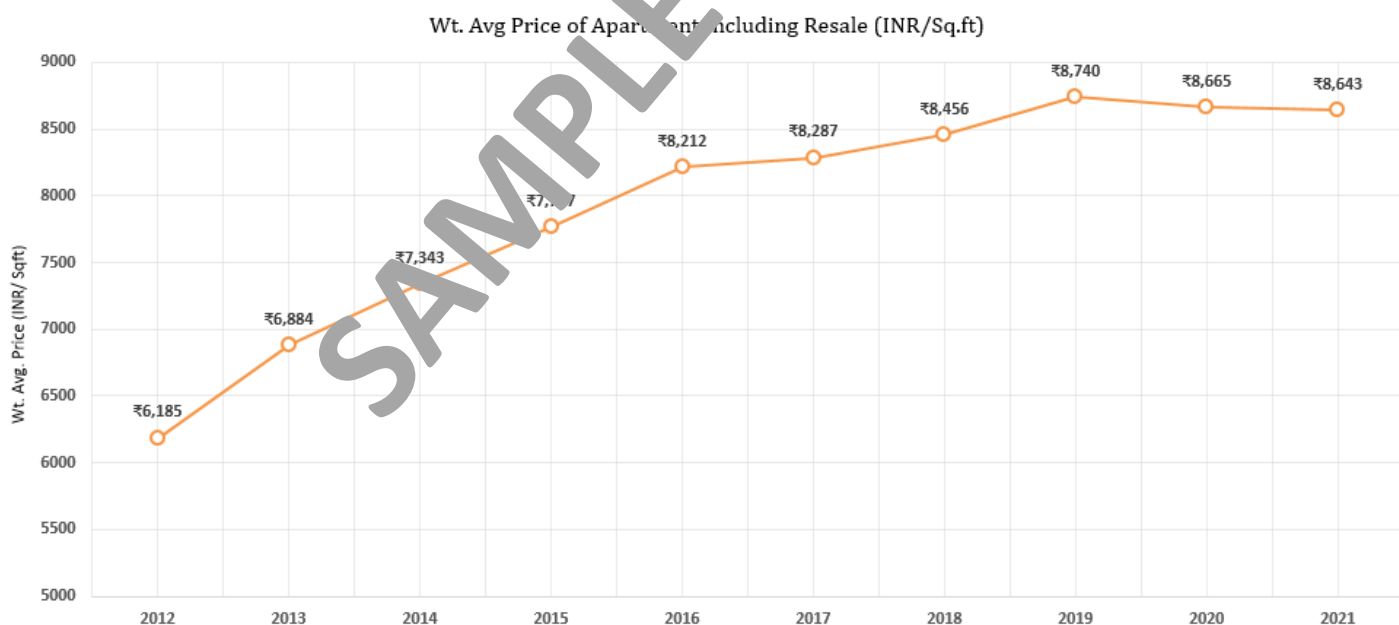
SIMILAR PROJECTS

Project Name	Micro Market	Proximity (km)	Avg. Carpet Area (Sqft.)	Carpet Price (INR/ Sqft.)	Availability
Yogi Dham- Opal	Kalyan (West)	0.045	547	9,354	Resale
Flora Mount	Kalyan (West)	0.051	608	8,267	Resale
Yogi Dham-Onyx	Kalyan (West)	0.070	547	9,757	Resale
Yogi Dham-Iris	Kalyan (West)	0.080	556	10,769	Resale
Yogi Dham-Ivy	Kalyan (West)	0.082	556	10,731	Resale
Ruby-Yogi Dham	Kalyan (West)	0.086	562	7,243	Resale
Yogi Dham-Rosemary	Kalyan (West)	0.087	494	10,477	Resale
Yogi Dham- Rosewoods	Kalyan (West)	0.114	494	10,400	Resale
Yogi Dham-Emerald	Kalyan (West)	0.114	562	10,919	Resale
Sapphire	Kalyan (West)	0.118	562	8,892	Resale
Yogi Dham- Heights	Kalyan (West)	0.162	740	9,108	Resale
New Era (Phase IV)	Kalyan (West)	0.174	580	9,786	Resale
Regency Paradise	Kalyan (West)	0.237	430	7,929	Resale
Kailash Gardens	Kalyan (West)	0.256	580	7,214	Resale

* Price updated as of March 2021

Disclaimer: The above projects is near by to the subject property. Exact address taken for the average price is – XXXXXX, YYYY, Kalyan, Maharashtra XXXXXX
Latitude and Longitude as 19.248376585014995, 73.15151063909548

LOCALITY PRICE MOVEMENT



* Price updated as of March 2021

Disclaimer: The above price trend is calculated basis of similar apartment projects in nearest vicinity to the subject property. Exact address taken for the Trend calculation is – XXXXXX, YYYYYY, Kalyan, Maharashtra XXXXXX
Latitude and Longitude as 19.248376585014995, 73.15151063909548

LOCATION MAP



LOCATION COORDINATES : 19.248376585014995, 73.15151063909548

METHODOLOGY

The methodology adopted for this valuation is sales comparison approach to Real Estate Valuation where the market value of the property is estimated using the sales data of other similar properties. The sales comparison approach considers the selling price of similar, recently sold properties. Those selling prices are adjusted to reflect the time, conditions and differences between the comparable properties and the subject property.

REMARKS

1. Subject property 1 BHK residential apartment located of 3rd Floor in a G+19 storied building.
2. This is a desktop valuation hence the physical inspection of the property has not been carried out.
3. Report is finalised on the basis of details provided by client.
4. We have considered the total carpet area as 460 sqft and Built up area as 667 sqft. as provided by client.
5. We have relied on the area as provided by the client. In case there is any discrepancy in the area of property, the value of the property would be affected considerably.

Disclaimer:

The report is prepared based on the documents/details furnished and the described condition of the property. The report provides an indicative market value of the property prevailing as on date, issued in our opinion which may or may not reflect the actual value. We have opined on the risks associated with the deviation based on conditions which prevail as on the date of issuing the report. We have not visited the property and will not be able to opine on the condition/state of the unit. We advise the user of this report to take independent decision while dealing with the property.

PROPEQUITY
CREATING INVESTOR INTELLIGENCE

- PropEquity is the largest and most comprehensive Online Real Estate Data & Analytics Platform covering Residential/Commercial/Retail/Hospitality
- Monthly updates of information on 1.1 Lakh plus projects by more than 27,000 developers across 45 Cities.
- Access to more than 12 years of catalogued month-on-month data

- Real time access to over 100,000 lease transaction data of commercial tenants
- Trusted by 175+ market leaders across Real Estate Private Equity Funds, Lenders, Developers, REITs, the Retail Industry, Banks & Financial institutions and other allied industries like faucet, Paints, elevator, etc.
- Strong Research & Consulting capability for specific/customized intelligence