

Property Awards 2025	
Property Deal of the Year	
ENTRANT`S DETAILS	
Full Name	Suneet Jain
Job Title	CEO & Director
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Web Address	Mera Real Estate Ltd
Twitter handle	
Date of Birth	
PLEASE ANSWER ALL THE FOLLOWING QUESTIONS	
Please outline why the nominated individual/organisation should be considered for the award?	<p>Morrisons: The UK's 4th Largest Supermarket Chain Property details: A modern grocery store completed in 2012 with a GIA of c.77,000 sq ft, a customer car park of 508 spaces and a 12-pump petrol filling station. o The supermarket is part of a retail park with a cinema, restaurants like Nando's and Pizza Express, and a hotel, experiencing a high level of foot-fall. • Tenant: Morrisons is an extremely high-quality commercial tenant and has a remaining 14.8-year lease at the property, without break-clause ensuring a steady stream of rental income. • Location: The store is situated in the center of the town, with the busiest network of roads around it. There is only one other major grocery store within the locality, Tesco and the town is known for having an undersupply of grocery stores. • Rushmoor council is investing in a multi-million regeneration programme in Aldershot, which will deliver 600 new homes and additional student accommodation. As such, there will always be demand for big grocery stores in the area. • As it is the main supermarket in the town, in the rare case that Morrisons would leave after the lease ends, there would be 2-3 other supermarket operators who would want to occupy the space. • Opportunity: British Steel was managing their pension assets in-house but have decided to transfer them to the fund manager L&amp;G. As L&amp;G already have a large exposure (30%) to Morrisons, they would be breaking the single-exposure to a company covenant and have no choice but to sell the asset ASAP before 31st Nov before the fund transfer. The urgency to sell alongside the higher interest rates currently is resulting in a c.50% discount which is an extremely rare opportunity. • Our target price for the property was be c.£23m, offering a c.57% discount</p>
Provide relevant information on the nominee?	We have come a long way from our humble beginning in 2002. Our CEO, Mr Suneet Jain, started this journey with a small buy-to-let investment in 2002. By 2017, he had developed over 55

	<p>projects and built a property portfolio of c.£120M. His primary focus during the early years of his property development journey was to hone in on the technicalities involved at any stage within the property development cycle, from inception to post-completion, and building trusting mutually-rewarding relationships with all those involved in this cycle. Trusting relationships are the product of trusting experiences. This belief runs through Mera Real Estate Limited today. After 15 years of property development and construction knowledge and experience, it was his vision to expand further by delivering exceptional quality homes throughout London and the home counties.</p>
List, all qualifications and institutions where the nominee studied	<p>Qualifications ? MBA (Finance), DAVV University, India, awarded 2004. ? BCom (Commerce), University of Mumbai, India, awarded 2002. ? AISSE, India (Equivalent to GCSE), merit in Accountancy, Management, Economics and Commerce, awarded 1999. Other relevant training ? Managerial Accounting and Financial Control, The London School Of Economics and Political Science, A-, awarded 2002. ? Principles of Accounting, The London School of Economics and Political Science, A+, awarded 2002.</p>
Provide a brief biography of the nominated individual/organisation	<p>Mera Real Estate Limited is a passionate, progressive and performance-based property development company, reputed for creating exceptional homes in London and the home counties. We are committed to ensure that our builds have a positive rippling impact on the local communities and surroundings. During each step of the development cycle, we are mindful of how our decisions may impact the immediate and wider environment. Incorporating sustainable eco-friendly features within our planning, design and construction phases is of paramount importance to us. We are the proud winners of The International Property Award 2023 for the best condominium development in Kent for Midas House, Orpington, BR6 0FN.</p>
Photos and Files	
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