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| **Date of Report : 23 05 2024** | |
| Name and address of Branch | Branch Manager, |
| Name of Customer (s)/ Borrowal unit | xxxxxx |

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| **1. Introduction** | | | |
| a) | Name of the Property Owner (with address & phone nos.) | Sy. Nos. xxxxxxx – B, “**PROJECT NAME**” XXXXXX Village, XXXX Hoblii, Bengaluru South Taluk - xxxxx | |
| b) | Purpose of Valuation | To arrive the present market value | |
| c) | Date of Inspection of Property | 22.05.2024 | |
| d) | Date of Valuation Report | 22.05.2024 | |
| e) | Name of the Developer of Property (in case of developer built properties) | xxxxxxx | |
| 2. Physical Characteristics of the Property | | | |
| a) | Location of the Property   1. 1. Nearby landmark | Project located adjacent to xxxxxxx, xxxxxx Tech zone etc., | |
| 1. 2. Postal Address of the Property | Flat No. 001, Ground floor, Block – B, “**xxxxx**” xxxxxx Village, xxxxxx Hobli, Bengaluru South Taluk - xxxx | |
| 3. Area of the plot/land (supported by a plan) | As per Sale Deed – **3,46,302.00 Sft** | |
| Site Area | 28,955.034 SQM |
| Civic Amenities | NA |
| Net Site Area | 28,955.034 SQM |
| Park & Open Space | 3,217.226 SQM |
| Permissible FAR Area | 3.0 |
| Proposed FAR | 2.99 |
| Balance FAR | 0.11 |
| Approach Road Area | NA |
| Site area Ground Coverage | 12,346.56 SQM |
| Permissible Ground Coverage | 13,029.768 SQM |
| Prop. Ground Coverage | 38.33% |
| 1. 4. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked | Solid land | |
| 1. 5. Independent access/approach to the property etc | Yes | |
|  | * 1. 6. Google Map Location of the Property with a neighborhood layout map | Enclosed separately  Lattitude – 12.93554  Longitude – 77.694562 | |
| * 1. 7. Details of roads abutting the property | Road approaching on Eastern side | |
| * 1. 8. Description of adjoining property | Embassy Signet | |
| 9. Plot No. Survey No | Sy. Nos. 10/1A, 10/1B, 12/1, 12/2, 12/3, 13/2, 17/2 & 17/3 | |
| 10 Ward/Village/Taluka. | Kadubeesanahalli Village, Varthur Hobli, | |
| 11. Sub- Registry/Block | Varthur | |
| 12. District | Bengaluru | |
| 13. Any other aspect | Nil | |

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| b) | Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified | xxxxxxx., - SBA = 2404.00 Sft and UDS = 101.10 Sft  xxxxxx – SBA = 10,650.00 Sft and UDS = 3,073.43 Sft  Total SBA = 13,054.00 SQM  Carpet Area = Not able to measure as they did not allow  Plinth Area = SBA - CA |
| c) | Boundaries of the Plot  East West - North South | As per Sale Deed # 2988/14-15 Dt : 09/12/2014 & # 2987/14-15 Dt : 09/12/2014 |
| **As per Sale Deed**   |  |  | | --- | --- | | **PART - I** | | | East | Part of Internal Road formed in Sy Nos. 11, 12/2 and 12/3 | | West | New Horizon College and Sy No. 13/1 & 14 | | North | Land in Sy No. 13/1 belonging to xxxxx Services and there after Entrance Court and Internal Road | | South | Remaining portion of Sy No 7 & Sy No 8 |  |  |  | | --- | --- | | **PART - II** | | | East | Part of Internal Road formed in Sy Nos. 11, 12/2 and 12/3 | | West | New Horizon College and Sy No. 13/1 & 14 | | North | xxxxxxx Building constructed in Sy No. 13/1 and there after Entrance Court and Internal Road | | South | Land in Sy No. 7 and Sy No10/2, 11 and 13/2, belonging to xxxxxx Pvt. Ltd., | | **As per Actual**   |  |  | | --- | --- | | **PART - I** | | | East | Part of Internal Road formed in Sy Nos. 11, 12/2 and 12/3 | | West | New Horizon College and Sy No. 13/1 & 14 | | North | Land in Sy No. 13/1 belonging to xxxxx and there after Entrance Court and Internal Road | | South | Remaining portion of Sy No 7 & Sy No 8 |  |  |  | | --- | --- | | **PART - II** | | | East | Part of Internal Road formed in Sy Nos. 11, 12/2 and 12/3 | | West | New Horizon College and Sy No. 13/1 & 14 | | North | xxxxxx Building constructed in Sy No. 13/1 and there after Entrance Court and Internal Road | | South | Land in Sy No. 7 and Sy No10/2, 11 and 13/2, belonging to xxxxxx Pvt. Ltd., | |

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| 3. Town Planning parameters | | |
| a) | 1. Master Plan provisions related to property in terms of land use 2. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed 3. Ground coverage 4. Comment on whether OC- Occupancy Certificate has been issued or not 5. Comment on unauthorized constructions if any 6. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. 7. Planning area/zone 8. Developmental controls 9. Zoning regulations 10. Comment on the surrounding land uses and adjoining properties in terms of uses 11. Comment on demolition proceedings if any 12. Comment on compounding / regularization proceedings   xiii. Any other Aspect | 1. Commercial 2. Sanction plan # LP 115/2010-11 Dt : 23.06.2011   FAR Consumed = 86,845.95  FAR Permissible = 86,865.10   1. Ground Coverage = 12,346.56 SQM 2. OC and CC # Baa.Aa.Pra.NoC.CLU.66/2003-04 Dt: 19.08.2005 3. NIL 4. NIL 5. As per BBMP Zones – SEZ Zones 6. Coming under IT development Zones 7. As per BBMP laid rules and Occupation Certificate 8. Neighboring properties are also IT parks only 9. NA 10. Commercial 11. Nil |

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| 4. Document Details and Legal Aspects of Property | | |
| a) | Ownership Documents   1. Sale Deed, Gift Deed, Lease Deed 2. TIR of the Property | Sale Deed # 2988/14-15 Dt : 09/12/2014 & # 2987/14-15 Dt : 09/12/2014 |
| b) | Name of the Owner/s | XXXXXXX |
| c) | Ordinary status of freehold or leasehold including restrictions on transfer | Free hold |
| d) | Agreement of easement if any | No |
| e) | Notification of acquisition if any | No |
| f) | Notification of road widening if any | As of now there is no notices issued for Road Widening as declared by the Owners |
| g) | Heritage restriction, if any | No |
| h) | Comment on transferability of the property ownership | Sole |
| i) | Comment on existing mortgages / charges / encumbrances on the property, if any | HDFC MORTGAGE AND LOAN |
| j) | Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be | Corporate guarantee has given to xxxxxxx |
| k) | Building plan sanction:  Authority approving the plan - Name of the office of the Authority -  Any violation from the approved Building Plan - | Sanction plan # LP 115/2010-11 Dt : 23.06.2011  Issued by Joint Director (City Development – North)  BBMP  No Violation as such observed as of now |
| l) | Whether Property is Agricultural Land if yes, any conversion is contemplated | Conversion order # NA.E.522 Ban Aa Ne 2001 Dt : 07.03.2005 Issued by Under Secretary to Government, Town Planning Department |
| m) | Whether the property is SARFAESI compliant | Yes |
| n) | 1. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. 2. Observation on Dispute or Dues if any in payment of bills/taxes to be reported. | No Disputes relating to property as declared by the Owners  No Dues as declared by the owner’s representative |
| o) | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. | HDFC MORTGAGE AND LOAN |
| p) | Qualification in TIR/mitigation suggested if any. | NA |
| q) | Any other aspect | NIL |
| 5. Economic Aspects of the Property | | |
| a) | 1. Reasonable letting value 2. If property is occupied by tenant   ‐ Number of tenants  ‐ Since how long (tenant- wise)  ‐ Status of tenancy right | YES, Occupier - xxxxxxx, from 2nd May 2023 to 1st Jan 2028.-5years |
|  | ‐ Rent received per month (tenant-wise) with a comparison of existing market rent   1. Taxes and other outings 2. Property Insurance 3. Monthly maintenance charges 4. Security charges   vii. Any other aspect | Rent received per month(tenant-wise) /Rs.13,57,130 + GST   1. Taxes and other outings /GST Rs.2,44,284/- 2. Property Insurance / NO 3. Monthly maintenance charges / Paid by lessee 4. Security charges / Paid by lessee 5. NIL |
| 6. Socio-cultural Aspects of the Property | | |
| a) | Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc. | This area is very well developed and also very well connected with the Inner Ring Road. This area is surrounded by IT / BT companies and also residential areas with all amenities like Schools, Colleges, Parks, Internal Roads etc., |
| b) | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |
| 7. Functional and Utilitarian Aspects of the Property | | |
| a) | Description of the functionality and utility of the property in terms of:   1. Space allocation 2. Storage Spaces 3. Utility spaces provided within the   building   1. Car Parking facility 2. Balconies, etc. | 1. Space allocation/ part of the 13054.00 sq.ft.- no extra space allocation. 2. Storage Spaces /part of the 13054.00 sq.ft.- no extra storage spaces 3. Utility spaces provided within the building / part of the 13054.00 sq.ft.- no extra Utility spaces provided within the building. 4. Car Parking facility – Yes – 18 nos, 5 in the multilevel car parking, 7 surface car parking and 6 basement car parking. 5. Balconies etc – NO |
| b) | Any other aspect | Nil |
| 8. Infrastructure Availability | | |
| a) | Description of aqua infrastructure availability in terms of   1. Water supply 2. Sewerage/sanitation System Underground or   Open   1. Storm water drainage | Bore well  Sewage Treatment Plant  Available |
| b)  i.  ii  iii  iv | Description of other physical infrastructure facilities viz.  Solid waste management  Electricity  Road and public transport connectivity  Availability of other public utilities nearby | 1. Provided as per the Statutory Norms 2. Available 3. Available 4. BMTC/Auto/ Taxi etc available |
| c) | Social infrastructure in terms of   1. School 2. Medical facilities 3. Recreational facility in terms of parks and open space | 1. With in 2-3 Km 2. With in 2-4 Km 3. With in 1-2 Km |

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| 9. Marketability of the Property | | |
| a) | Marketability of the property in terms of   1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property 4. Comparable sale prices in the locality | Good very well connected with Infrastructure requirements  Presently supply is more than demand  Prevailing Market rates of Land is between Rs. 15,000 to Rs. 16,500 per sft only |
| b) | Any other aspect which has relevance on the value or marketability of the property | Property is nearer to Software parks |
| 10. Engineering and Technology Aspects of the Property | | |
| a) | Type of construction | RCC Framed Structure |
| b) | Material & technology used | Solid Block masonry in Cement Mortar |
| c) | Specifications, | RCC framed structure with Solid block masonry with plastering CM, Vitrified tilles & woodent flooring, Engineered sal wood doors, UPVC windows with sliding shutters, good quality of Electrical & Sanitary ware etc., |
| d) | Maintenance issues | NA |
| e) | Age of the building | **13 Years** |
| f) | Total life of the building | 60 years |
| g) | Extent of deterioration, | Usually 1.0 to 1.5% depreciation is being considered per year for these type of buildings |
| h) | Structural safety | Structural Designers have taken care while designing the building for all the natural disasters as per the declaration of the Owner |
| i) | Protection against natural disaster viz. earthquakes, | Structural Designers have made provisions in their Designs as per the declaration of the Owner |
| j) | Visible damage in the building | Nil |
| k) | System of air-conditioning | Centralized |
| l) | Provision of firefighting | Installed |
| m) | Copies of the plan and elevation of the building to be included | Sanction plan # LP 115/2010-11 Dt : 23.06.2011 |
| 11. Environmental Factors | | |
| a) | Use of environment friendly building materials, Green Building techniques if any | Nil |
| b) | Provision of rain water harvesting | Provided |
| c) | Use of solar heating and lightening systems, etc., | Provided |
| d) | Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc. | No |
| 12. Architectural and aesthetic quality of the Property | | |
| a) | Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc. | Modern |

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| 13. Valuation | | |
| a) | Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at. | Adopted land & building method by market approach |
| b) | Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available | The adopted market value **of land** and Building in this report is a composite rate of Rs. 18,250.00 per Sft |
| c) | Guideline Rate obtained from Registrar’s office/State Govt. Gazette/ Income Tax Notification | For land Rs. 96,250/- per Sqm or Rs. 8,941.84 per Sft. |
| d) | Summary of Valuation   1. Guideline Value Land :   13,054.00 sft @ Rs. 96250.00 per SQM / Rs. 8,941.84 per Sft  Building:   1. Fair Market Value – 2. Land & Building **Composite Rate** : 13,054.00 Sft @ Rs. 18,250/- 3. Depreciated value of Building for 13 years = Rs. 64,61,730.00 4. Total value of land and Building after Depreciation      1. Realizable Value 2. Forced/ Distress Sale value. | 1. **Rs. 11,63,74,321/- – Say 11.63 Crores**      1. **Rs. 23,82,35,500.00** 2. **(-) Rs. 64,61,730.00** 3. **Rs. 23,17,73,770.00 – Say 23.17 Crores** 4. **Rs. 20,85,96,393.00 – Say 20.85 Crores** 5. **Rs. 18,77,36,754.00 – Say 18.77 Crores** |
| e) | 1. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. 2. Details of last two transactions in the locality/area to be provided, if available. | Since the area is very well developed with similar type of properties surrounding this property and also very well connected with all types of transportation, schools, colleges and even nearer to Bengaluru, Tamil Nādu Highway and also on the Outer Ring Road hence the value of the property is justifiable    99 Acres declares for similar project approx.. 18,000 to 18,500/- per sft |

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| 14. Declaration |
| I hereby declare that:   1. The information provided is true and correct to the best of my knowledge and belief. 2. I / Phaniraj M S who is also a ‘valuer’, has inspected the subject property on 22.05.2024 3. The analysis and conclusions are limited by the reported assumptions and conditions 4. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. 5. I have no direct or indirect interest in the above property valued.    1. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category- I (CAT-I) for valuing property worth of no limits.    2. I am an approved Valuer under SARFAESI ACT-2002 and approved by the Bank.    3. I have not been de paneled or removed from any Bank / Financial Institution/Government Organization at any point of time in the past.   ix. I have submitted the Valuation Report (s) directly to the Bank. |
| Name and address of the Valuer  Phaniraj M S, # 1183/14, 18th Main Road, Srinagar, Bengaluru - 560050  Name of Valuer association of which I am a bonafide member in good standing Ins.  Wealth Tax Registration No CC-I/BNG/CAT-I/VOL-I/\*/2007-08  Signature of the Valuer…………………………………………  Date …………………….. |

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| 15. Enclosures | | |
| a) | Layout plan sketch of the area in which the property is located with latitude and longitude | Enclosed separately  Lattitude – 12.93554  Longitude – 77.694562 |
| b) | Building Plan | Attached Seperately |
| c) | Floor Plan | Attacched Seperately |
| d) | Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a “Selfie’ of the Valuer at the site | Attached Seperately |
| e) | Certified copy of the approved / sanctioned plan wherever applicable from the concerned office | Attached Seperately |
| f) | Google Map location of the propertyand Logitude/Latitude and co-ordinates of the property | Attached Seperately |
| g) | Price trend of the Property in the locality / city from property search sites viz Magick bricks.com, 99Acres.com, Makan.com etc | Attached Seperately |

As a result of my appraisal and analysis, it is my considered opinion that the present **fair market value** of the above property in the prevailing condition with aforesaid specifications :

The **Fair Market value** is **Rs. 23,17,00,000.00** (Rupees Twenty Crores Seventeen Lakhs only).

The **Realizable value** is **Rs.20,85,00,000.**00 (Rupees Twenty Crores Eighty Five Lakhs only).

The **Distress value** **is Rs. 18,77,00,000.00** (Rupees Eighteen Crores Seventy Seven Lakhs Only).

**Place:** Bengaluru Signature (Name and Official seal of the Approved Valuer)

# Date : 23.05.2024

The undersigned has inspected the property detailed in the Valuation Report dated on 22.05.2024 .

We are satisfied that the fair and reasonable market value of the property is Rs.23,00,00,000.00 (Rupees Twenty Three Crores only).

Signature

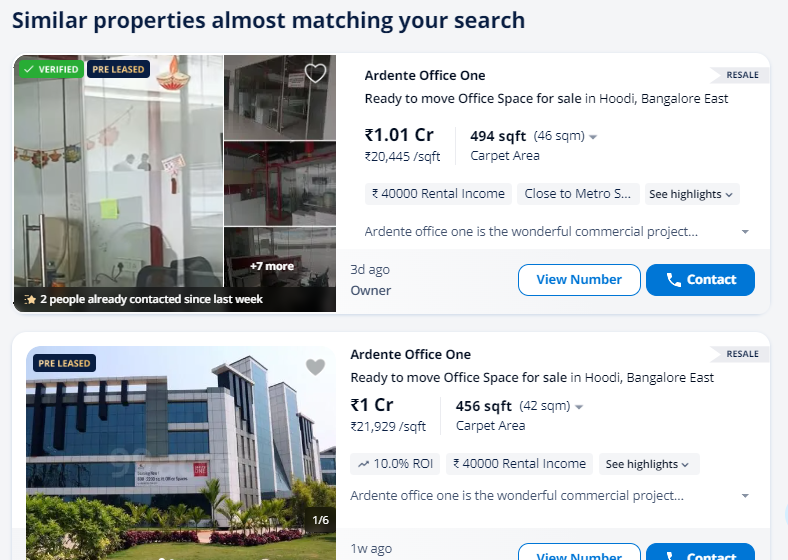
(Name of the Branch Manager with Official seal)

**PHOTOS**

**GOOGLE MAPS**

**LATTITUDE – 12.93554 LONGITUDE ; 77.694562**

**GUIDELINE VALUE**



**SANCTION PLAN DETAIL**

