



## Technical Evaluation Report

Aarun Thapliyal

Application Form No: 8971313338

Req No.: IND-8806785

Product type: NA

Address: NANAPLOT NO. 245, MASTENAHALLI INDUSTRIAL AREA, 1ST PHASE, SY NO. 48 & 85, MASTENAHALLI VILLAGE, KAIWARA HOBLI, CHINTAMANI TALUK, CHIKKABALLAPURA., PLOT NO. 245, SRI LAKSHMI VENKATESHWARA ENTERPRISES, MASTENAHALLI INDUSTRIAL AREA, 1ST PHASE, Chikkaballapura, MASTENAHALLI VILLAGE, KAIWARA HOBLI, Chikkaballapura, Chikkaballapura, Karnataka, 562101

Product	NA	Transaction Type	DAG
Date of Site Visit	19/08/2024	Property Type	Non Residential
Sub Type	--	Unit Type	Plot
Approval Date/Time	20/08/2024 12:53:23 PM	Visited By/Type /UserName:	TANVEER KEREKOPPA /External /TE195373
Project/Society /Commercial /IndustrialEstate Name	--	Revenue Record Details	PLOT NO. 245, MASTENAHALLI INDUSTRIAL AREA, 1ST PHASE, SY NO. 48 & 85, MASTENAHALLI VILLAGE, KAIWARA HOBLI, CHINTAMANI TALUK, CHIKKABALLAPURA.

Property Details					
Class of Locality	Middle Class	Society Registered	No	Property Jurisdiction	Other Development Authority
Sanction Name	KIADB	Type of Structure		Sanction Usage	Industrial
Actual Usage	Industrial	Plot Area(Sq.ft)	53647.77	Structure Config.	
Construction Status		Unique Property ID		Floor No	NA
Builder Category	NA	APF Flag	No	APF Number	NA
Property Entrance Facing	South East	Latitude	13.34675	Longitude	77.96937

Floor Details					
Floor No	Unit No	Unit Config.	Occupied by	Occupied Name	Occupied Since

Property Maintenance					

Property age	Residual Area(Yrs)
Internal Maintenance	External Maintenance

Boundaries			
Direction	As per Document	As per Site	Linear Dimension (ft.)
East	18M WIDE KIADB ROAD NO.8	VACANT LAND PROPOSED ROAD	
West	PLOT NO. 244	VACANT LAND	
North	PLOT NO. 246	VACANT LAND	
South	18M WIDE KIADB ROAD NO.20	55 FT ROAD	
Plot Demarcated:	Yes	Boundaries Matching:	are Yes
Boundaries Remark:			

Amenities

Unit Amenities

Flooring	NA	Paint Quality	NA	Doors	NA	Any Other	NA
Windows	NA	Plumbing	NA	Electricity Fittings	NA		
Kitchen	NA	Views Facing	NA	Corner Plot	NA		

Project Amenities

Project Amenities	NA	Any Other	NA
Seating Capacity	NA	Ceiling Height	NA

Surrounding Amenities

Public Transport In 1 KM vicinity	Bus Stop	Other amenities in 1 KM Vicinity	
Infra Surroundings		Any Other	\$surroundanyOther

Caution Area
Not a Caution Area

Fair Market Valuation

Valuation Methodology	Sale Comparison	Valuation On	NA
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Land/Existing Structure Value

Description	Area(sq.ft)	Rate per Sq.ft	Amount
Plot Area (Sqft)	53647.77	300	1,60,94,331

Unit Value

Description	Carpet Area(sq.ft)	Saleable Area(Sq.ft)	Rate per Sq.ft	Amount (INR)
Total Appraised Value:		Rs. 16,094,331 (One Crore Sixty Lakh Ninety Four Thousand Three Hundred Thirty One rupees only) /-		
Round Off Total:		Rs. 16094000 (One Crore Sixty Lakh Ninety Four Thousand rupees only) /-		

Construction Value

Constructed Area (Sq.ft)	0	Approved Cost(per Sq.ft)
Cost of Construction		

Remarks
comment on construction:

Site Visit info(Details of person met on site &other)			
Name	Aarun Thapliyal	Relationship with Customer	Self
Mobile no	+91 8971313338	No of visits	1
Rapid Valuation		Is it valued under Market Practice	No
Reason for Rejecting the report		Withheld - Additional documents required	

Remarks
NFA's/Adherence checks required based on observation: <div>1. SUBJECT PROPERTY IS NOT NUMBERED AND NOT DEMARCATED, UNABLE TO FOUND ACTUAL MEASUREMENT, HOWEVER BEING KIADB ALLOTTED PROPERTY, VALUE IS RELEASED. 2. SUBJECT PROPERTY IS NOT NUMBERED, ADJACENT PROPERTIES ARE ALSO NOT NUMBERED, HOWEVER IDENTIFIED THROUGH KIADB LAYOUT PLAN AT GIS KIADB PORTAL.( LAYOUT PLAN SCREENSHOT ATTACHED).</div>

General Observation:

1.	THE SUBJECT PROPERTY CONSIDERED FOR VALUATION IS A VACANT LAND SITUATED AT MASTENAHALLI VILLAGE, KAIWARA HOBLI, CHINTAMANI TALUK, CHIKKABALLAPURA. WHICH IS NOT NUMBERED AND NOT DEMARCATED, ADJACENT PROPERTY IS ALSO NOT NUMBERED, HOWEVER IDENTIFIED THROUGH KIADB LAYOUT PLAN AT GIS KIADB PORTAL.
2.	PLOT AREA AS PER DEED 53647.77 SFT, HENCE SAME IS CONSIDERED.
3.	CUSTOMER GUIDANCE THROUGH PHONE CALL.
4.	<b>DOCUMENTS PROVIDED:</b> A) LEASE CUM SALE AGREEMENT NO. 4290/22-23, DATED 28-10-2022, EXCUTEDMR. SAMPANGI NAYAKA ASST. SECRETARY KIADB IN FAVOR MR. AARUN THAPLIYAL MANAGING DIRECTOR INTELLIGENT SOLUTION AND TECHNOLOGY LTD. B) POSSESION CERTIFICATE NO. IADB/DO-2/737/2022-23. DATED 14-07-2022. C) CONFIRMATORY LETTER OF ALLOTMENT DATED 23-03-2022. D) ALLOTMENT LETTER DATED 25-01-2022.
5.	AS PER DISHAANK SY NO. 84 MASTENAHALLI VILLAGE.
6.	LEGAL ASPECT ARE BEYOND THE SCOPE OF THIS VALUATION EXERCISE.

Is it valued under Market Practice?

No

Document Vetted			
Document name	Document ref	Document Date	Authority
NA	NA	NA	NA

Recommendation & Approver Comments:			
User	Type & Designation	Date & Time	Comments
RAGHAVENDRA R (90046203)	Unit Approved by   RTM	20/08/2024 12:53:23 PM	PROPERTY IS VACANT LAND SITUATED AT KIADB INDUSTRIAL LAYOUT.LEASE HOLD PROPERTY NOC FROM KIADB TO BE TAKEN FOR MORTGAGE. PROPERTY IS IDENTIFIED BASED ON THE GIS MAP.

Site Photographs
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## Declaration

I/We hereby declare

1. The property was inspected by me/us.
2. I/We have no direct or indirect Interest in the property valued.
3. The information furnished above is true and correct to my/our knowledge.

## Disclaimer:

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