

ORIGINAL



**VALUATION REPORT
FOR
IMMOVABLE PROPERTY**

(As per Banks Standard Format, I.S. Code, National Building Code,
IBA Policy & C.P.W.D. Specifications)

**To,
The Chief Manager,
Bank of Baroda,
SMS South,
Bangalore.**

Name of the Reported Owners/Purchaser:-

MS. NEHA SINHA

VALUATION DONE BY :-

SHIVAM CONSULTANTS

**VALUERS FOR LAND & BUILDING AND PLANT & MACHINERY
CORPORATE VALUER AND PANEL VALUER FOR BANKS.**

.....
**OFFICE :- NO. 40, 4th CROSS, NEW BANK COLONY, KONANKUNTE,
BANGALORE-560062
Mobile: 9740011418**

E-Mail : nagarajaiah.valuer@gmail.com

SHIVAM CONSULTANTS**VALUERS FOR LAND & BUILDING AND PLANT & MACHINERY****K.S NAGARAJAIAH**

BE Civil, MIE, Msc RE Valuation, Msc P&M Valuation

Mob: 9740011418**Chartered Engineer & Govt. Reg. Valuer**No. 40, 4th Cross, New Bank Colony,

Konankunte, Bangalore-560062

Valuer Registration No. Cat 1, F-10243

I.T. Reg. No. CAT- I /Reg No. 2/CC-II/2002-03.

E-mail id: nagarajaiah.valuer@gmail.com

REF: REPORT NO. 44/BG/DEC -2021/BOB SMS SOUTH

To

Date: 18.12.2021

The Chief Manager,

Bank of Baroda,

SMS South,

Bengaluru.

| | | | |
|------------------------|--|---|---------------|
| Ref No & DATE | | | |
| | Name of the Reported Purchaser | MS. NEHA SINHA MB: 98998 60536 | |
| 1. | Purpose (TO BE FILLED BASED ON THE LETTER RECEIVED FROM BANK OF BARODA). | FOR HOME LOAN: To ascertain the present market value of yet to start residential building (including the plot of land)/flat/villa and to certify the market value of the value of works completed as on date of inspection. | |
| 2. | Type of Property | Residential Flat | |
| | If the property is of a commercial type State: a) For what purpose the same is well suited (Office purpose/business etc): b) The present activity/business being conducted | NA | |
| | If the property is industrial state: a) for what type of activity industry the premises is well suited: b) Sanctioned/connected power load: c) Type of activity presently going on at the premises: | NA | |
| 3. | Date of visit | 17.12.2021 | |
| 4. | Documents produced for scrutiny: | | |
| | Description of the document | Document number | Document date |
| | 1)Sale Agreement | - | 16.12.2021 |
| | 2)Occupancy Certificate | BDA Vide NM/AS/AA. No. 31/TS-1/E/01/2013-14 | 02.04.2013 |
| | Original/copy | Photo Copy Photo Copy | |
| Property Details: | | | |
| House/Flat No/Door No. | | Flat No. M-094 | |
| Survey No | | Sy. No. 33/1, 33/2, 33/3, 26/2, 27/2A, 27/2B, 27/2A & 27/2B | |
| Ward & Block No. | | Ward No. 150, Ward Name: Bellanduru | |
| Location | | Chikkakannahalli & Doddakannalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore. | |

| | | |
|----|--|---|
| | Property is situated in (Gram Panchayat, Municipality, Municipal corporation) | BBMP Bengaluru |
| | LAND MARK (Mandatory) | Near to Puja Navarathna Apartment |
| | Full postal address of the property (FULL ADDRESS AND PINCODE MANDATORY) | Flat No. M-094, Ninth Floor, Tower/Block-WESTMINSTER, "PALAZZA CITY", by SJR Prime Corp, situated at Chikkakannahalli & Doddakannalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore-560035. |
| 6. | <u>Brief Description/Specification of the property with comments on Right of Way and other Easementary Rights :</u> Independent access to the property. | |

7. IN CASE OF FLAT / VILLA WITH UN-DIVIDED SHARE OF LAND:

| | | | | |
|-----|---|---|--|---|
| 7.1 | Dimensions of the Plot of land (larger extent) | | | |
| | Item No. 1 measuring : 2 Acres and 33 Guntas and 05 Guntas of Kharab Land; Item No. 2 measuring : 2 Acres and 17 Guntas and 02 Guntas of Kharab Land; Item No. 3 measuring : 1 Acres and 18 Guntas and 01 Guntas of Kharab Land; Item No. 4 measuring : 1 Acres and 28 Guntas; Item No. 5 measuring : 0 Acres and 32 ½ Guntas; Item No. 6 measuring : 0 Acres and 28 ½ Guntas; & Item No. 7 measuring: 1 Acres and 27 ½ Guntas. | | | |
| 7.2 | Boundaries of the property (larger extent), Schedule A Property | | | |
| | ITEM NO. 1 | East: Property belonging to Sri. Linga Reddy; | West: Property belonging to Sri. Mudda Reddy & Hanuman Reddy; | North: Property belonging to Sri. Sidda Reddy; & South: Private property. |
| | ITEM NO. 2 | East: Property belonging to Smt. Shantha in Sy.No.33/3; | West: Property belonging to Sri. D. Lakkana; | North: Property belonging to Sri. D. Lakkana; & South: Property belonging to Sri. Muniyappa. |
| | ITEM NO. 3 | East: Property belonging to Smt. Kanakarathnamma; | West: Property belonging to Sri. D. Lakkana in Sy.No.33/2; | North: Property belonging to Sri. D. Lakkana; & South: Property belonging to Sri. Muniyappa. |
| | ITEM NO. 4 | East: Remaining portion of Sy.No.26/2; | West: Remaining portion of Sy.No.27/2; | North: Property bearing Sy.No.27/2A; & South: Chikkakannahalli Village boarder & property of Nagappa |
| | ITEM NO. 5 | East: Property bearing Sy.No.26; | West: Remaining Land in the Same Sy.No.27/2A; | North: Property bearing Sy.No.27/2B; & South: Remaining property in same Sy.No.27/2A |
| | ITEM NO. 6 | East: Remaining land in the same Sy.No.27/2B; | West: Remaining land in the same Sy.No.27/2B; | North: Bangalore-Sarjapur Main Road; & South: Remaining land in the same Sy.No.27/2A |
| | ITEM NO. 7 | East: Remaining portion of property bearing Sy.No.27/2B; | West: Private property (Remaining portion of Sy.No.27/2A; | North: Property bearing Sy.No.27/2B; & South: Property bearing Sy.No.26/2 |
| | Schedule C | East: Entrance Lobby; | West: Open Space; | North: Flat No. M-095 of Wing 'M' in 'PALAZZA CITY' by SJR PRIME CORP; & South: Open Space. |

| | | | |
|-----|---|---|---|
| 7.3 | Shape of the plot of land (larger extent) and remarks | | Irregular Polygon |
| 7.4 | Boundaries of the property (Flat/Villa/Villament) | | |
| | Direction | As per the document Plan & title deed | Actual |
| | East | Entrance Lobby | Entrance Lobby |
| | West | Open Space; | Open Space; |
| | North | Flat No. M-095 of Wing 'M' in 'PALAZZA CITY by SJR PRIME CORP'; & | Flat No. M-095 of Wing 'M' in 'PALAZZA CITY by SJR PRIME CORP'; & |
| | South | Open Space. | Open Space. |

8.0 IN CASE OF RESIDENTIAL FLAT/VILLAMENT:

| | | | |
|-----|---|---------------------------------------|---------------------|
| 8.0 | Flat markings are available (Yes/No) Note: Flat markings here refers to the stage of construction by which the subject flat can be identified. | | Yes |
| | Dimensions of the structure (If flat markings are available fill both the columns below, otherwise please fill details of the approved plan) | | |
| | Area of the unit | As per approved plan/ As per Document | As per the actual |
| | Super Built up area | 702 sq ft | 702 sq ft |
| | Carpet area | 571 sq ft | 571 sq ft |
| | Proportionate share in common area | 131 sq ft | 131 sq ft |
| | Car parking | One Covered parking | One Covered parking |

8.1 SPECIFICATION OF CONSTRUCTION:

| S.No | Particulars | Comment |
|--------|-----------------------|--|
| 8.1.1 | Foundation | Isolated/ Combined |
| 8.1.2 | Basement | - |
| 8.1.3 | Superstructure | RCC Framed Structure |
| 8.1.4 | Joinery/Doors Windows | Hard wood & Flush doors & UPVC Windows |
| 8.1.5 | Walls and roof | RCC |
| 8.1.6 | Doors | Main door - Teak wood frame and panelled door with melamine polished on both sides with good quality hardware and security eye. Bedroom doors - Engineered door and frame with solid wood core with good quality hardware. Bathroom doors - Teak wood frame with solid core flush door with P. U laminated surface (inside) & melamine polish (outside) with good quality hardware and thumb turn lock |
| 8.1.7 | Windows | Heavy gauged UPVC frames with glazed, sliding/hinged shutters with mosquito mesh and M. S. Grills. |
| 8.1.8 | Painting | Acrylic based paint & textures surfaces in selective places as per design for exterior fascia of the building. Interior walls are painted in acrylic emulsion. |
| 8.1.9 | Flooring | Vitrified, Anti Skid Ceramic |
| 8.1.10 | Any special finishing | - |
| 8.1.11 | Compound wall | - |
| 8.1.12 | Water and sump | - |

Shivam Consultants

Valuation Report

| | | | | |
|------|--|---|---|--------------------------|
| 9.1 | Whether plan approval and required permission are issued by the competent authority (Yes/No) | Building plan is approved BDA and for other permission please refer the TIR | | |
| 9.2 | Any other additional permissions/approval is required to be obtained. (Yes/No) If yes please mention the details of permissions/approvals to be obtained. | Refer legal report | | |
| | Whether building tax/land revenue has been paid up to date (Yes/No) | Refer legal report | | |
| | If building tax/land revenue tax is not required to be paid, state the reason for the same. | Refer legal report | | |
| 9.3 | Details of approvals/permissions/ electricity connection/property tax/ (please include or delete any document as per applicability) | Issuing authority | Number of the document | Date of the document |
| | a) Non agriculture land conversion order/ Data Bank Details of converted property (Kerala) | - | - | - |
| | b) Lay out approval/Regularization order of the plot b.1) Lay out approval/Regularization order of the plot as per GO (MS) No. 78 dated 13.10.2017 issued by Govt. of Tamil Nadu. If regularization of the plot is not required as per the aforesaid GO, reason for the same | - | - | - |
| | c) Building construction approval Nijasthithi Certificate from the competent authority (Applicable to Kerala where building is constructed before 2011 without approved sanction plan) | BDA | BDA Vide NM/AS/AA. No. 31/TS-1/E/01/2013-14 | 02/04/2013 |
| | d) BPS/BRS/LRS order | - | - | - |
| | e) Land use certificate | - | - | - |
| | f) Commencement certificate | - | - | - |
| | g) Occupancy certificate | BDA | B.A.PRA/AS/AA-3/TS-4/O.C/T-74/2019-20 | 30/05/2019 |
| | h) RERA Approval | RERA Karnataka | PRM/KA/RERA/1251/446/PR/181122/002179 | 11.08.2017 to 07.09.2019 |
| | Restrictive Clauses as to uses, if any (whether Building use Certificate from the competent authority has been obtained etc.) | Refer Legal Report | | |
| 9.4 | Description of the locality (Residential/commercial/mixed residential and commercial/industrial) | Residential | | |
| 9.5 | Classification of the Locality as per Municipal records | Residential | | |
| 9.6 | Classification of locality (Higher class/Middle Class etc.) | Middle | | |
| | Classification of the area (Metro/Urban/Semi Urban/Rural) | Urban | | |
| 9.7 | Title of the property (free hold, lease hold etc.) | Refer TIR | | |
| | If not free hold, what is the unexpired Period of contract in force? | Refer TIR | | |
| | Please mention the details of the contract in force (for eg: name of the tenant, date of effect of the lease/rental agreement, expiry date, monthly rent etc) | Refer TIR | | |
| 9.8 | Presently used for (Residential/Commercial/Godown etc) | Residential | | |
| | Type of the use to which it can be put to (in case of under construction/construction yet to be started units) | - | | |
| 9.9 | Building is vacant / occupied by owner/tenant | Vacant | | |
| 9.10 | Tentative monthly rent if let out. | Rs. 13,500/- per month after completion | | |
| 9.11 | Name of the present Owner/ Reported Owners | MR. H.R. Nagaraja | | |

| | | |
|------|---|---|
| | Whether joint/co-ownership/others (specify) | Refer TIR |
| | In case of joint ownership please furnish shares of each owner and also whether the shares are undivided? | Refer TIR |
| 9.12 | Year of acquisition | - |
| 9.13 | Purchase price | Rs. 45,00,053/- |
| 9.14 | Name of the person accompanied for inspection and contact number. | - |
| 9.15 | Name of the Bank Official accompanied for inspection and Branch name. | - |
| 9.16 | Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If So give details | Refer TIR |
| 9.17 | General remarks: a) Development of the surrounding areas. b) Proximity of CIVIC amenities like schools, hospitals, offices, markets, entertainment centres, Commercial Malls etc. c) Level of land with topographical conditions. d) Means and proximity of transportation facilities. e) Maintenance of the unit. f) Disadvantages if any. | a) Residential b) Within 1 Kms c) Flat d) Road and Bus, Taxi & Vehicle e) - f) - |

THE PROPERTY IS A FLAT/VILLAMENT/VILLA WHERE UN DIVIDED SHARE OF LAND IS INVOLVED (CONSTRUCTION NOT STARTED).

| VALUATION OF THE PROPERTY PART-2 (STRUCTURE) | | | | |
|--|--|--|---------------------|------------------|
| 10.2.1 | Type of building (Residential/ Commercial/Industrial) | Residential | | |
| 10.2.2 | Residual life of the property after completion of construction based on the proposed construction quality. | 60 Years | | |
| 10.2.3 | Type of structure (RCC/Load Bearing/Steel Framed) | RCC | | |
| 10.2.3 | No. of floors and height of each floor | As per Actual and As per approved: 2 Basements, Ground plus 19 upper floors & Terrace floor | | |
| 10.2.4 | Floor in which the subject flat is located | 9 TH Floor | | |
| | Configuration of the unit | 1 BHK | | |
| | Extent of UDS portion | 175.94 sq ft | | |
| | Super built up area | 702 sq ft | | |
| | Proportionate share in common area | 131 sq ft | | |
| 10.2.5 | Carpet area of the unit | 571 sq ft | | |
| 10.2.6 | Adverse effect of bank's interest on accepting the property as security. | Refer TIR | | |
| 10.2.7 | Mortgage stipulation if any as per building approval | Refer TIR | | |
| 10.2.8 | Any addition of interiors/extension/addition is proposed (Yes/No) | No | | |
| 10.2.9 | Area considered | Measurement | Rate adopted | Valuation |
| | UDS | 175.94 | ₹ 6,350.00 | ₹ 11,17,219.00 |
| | FLAT AREA | 702 | ₹ 4,400.00 | ₹ 30,88,800.00 |
| | CAR PARKING | 1 Covered Car parking | ₹ 3,00,000.00 | ₹ 3,00,000.00 |
| | | | | |
| | | TOTAL | | ₹ 45,06,019.00 |

11. TOTAL ABSTRACT VALUATION OF THE ENTIRE PROPERTY

| | | |
|---|-----------------------|------------------|
| Part 1 | Land/UDS portion | Rs. 11,17,219.00 |
| Part 2 | Flat+ One Covered Car | Rs. 33,88,800.00 |
| Part 3 | Proposed Interiors | Rs. 0.00 |
| Less: Depreciation if any (mention the percentage of salvage value) | | - |
| Total | | Rs. 45,06,019.00 |
| Say | | Rs. 45,06,000.00 |
| Present Market Value after Completion | | Rs. 45,06,000.00 |
| Realizable Value | | Rs. 40,55,400.00 |
| Forced Sale Value | | Rs. 36,04,800.00 |
| Guideline Value | | Rs. 40,42,818.00 |
| Marketability (Very Good/Good/Moderate/no demand) | | Good |
| What are the factors favouring for an extra potential value | | |

12.0 METHOD OF VALUATION

Please mention the method of valuation and the analysis made for ascertaining/arriving at the present market value of the property. **Adhoc comparison technique**

Please mention the sources of data collection for present market value: Local Agents and comparison of sale data with other different flats in the local area and the guideline value: From the notification from revenue department as per the notification No. NAMO/CVC/485/2017-18, dated 05.12.2018

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 45,06,000/- (Rupees in words – Rs. Forty Five Lakhs & Six Thousand Only)**

12.1 Certificate:

The market value of the above property is Rs. 45,06,000/- (Rupees in words – Rs. Forty Five Lakhs & Six Thousand Only)

The Realisable value of the above property is Rs. 40,55,400/- (Rupees Forty Lakhs Fifty Five Thousand & Four Hundred Only).

The Forced sale value after completion is Rs. 36,04,800/- (Rupees Thirty Six Lakhs Four Thousand & Eight Hundred only)

The book Value of the above property is Rs. 40,42,818/- (Rs. Forty Lakhs Forty Two Thousand Eight Hundred & Eighteen only).

12.2 Important notes: (if any)

- ❖ Property is SARFAESI compliant: Yes
- ❖ Whether property belongs to social infrastructure like hospital, school, and old age Home etc.: NA
- ❖ Whether entire piece of land on which the unit is set up or property is situated Has been mortgaged or to be mortgaged: Refer TIR

12.3 Limitations: (if any)

- ❖ Annexure-I


(K.S. NAGARAJIAH)
 Chartered Engineer & Registered Valuer
 Valuer For Bank of Baroda

Shivam Consultants

Valuation Report

12.4 Enclosures:

01. Route Map & Google map
02. Photograph of the site (Minimum 8 photos of the property with pathway)
03. SRO Value

12.5 DECLARATION OF VALUER (if any):

1. The Property was inspected by the undersigned on 17.12.2021
2. I have submitted Valuation Report directly to the Bank
3. The Information furnished above is true to the best of our Knowledge and Belief, Based on the documentary copies provided to note the contents.
4. We have no direct and Indirect interest in the property valued, issued as per the request of said bank.
5. We are retained as Valuer not as surveyor: this report does not cover legal aspects
6. We have not been found guilty of Misconduct in our Professional Capacity. This Property Value Varies with the Day & Date with respect to Marketable Qualities, This report is issued by us without Prejudice.

Date : 18.12.2021

Place : Bengaluru

Signature of the Valuer

(K.S. NAGARAJAIAH)
Chartered Engineer & Registered Valuer
Valuer For Bank of Baroda

For Branch Use

The undersigned has inspected the property detailed in the valuation report dated 18.12.2021, we are satisfied that the fair and reasonable value of the property is Rs.

Name of the inspecting officer:

Signature of the inspecting officer:

Designation of the inspecting officer:

Employee code:

Branch:

Seen and Noted

Name of the branch head/unit head:

Signature of the Branch head/Unit head:

Designation:

Employee code:

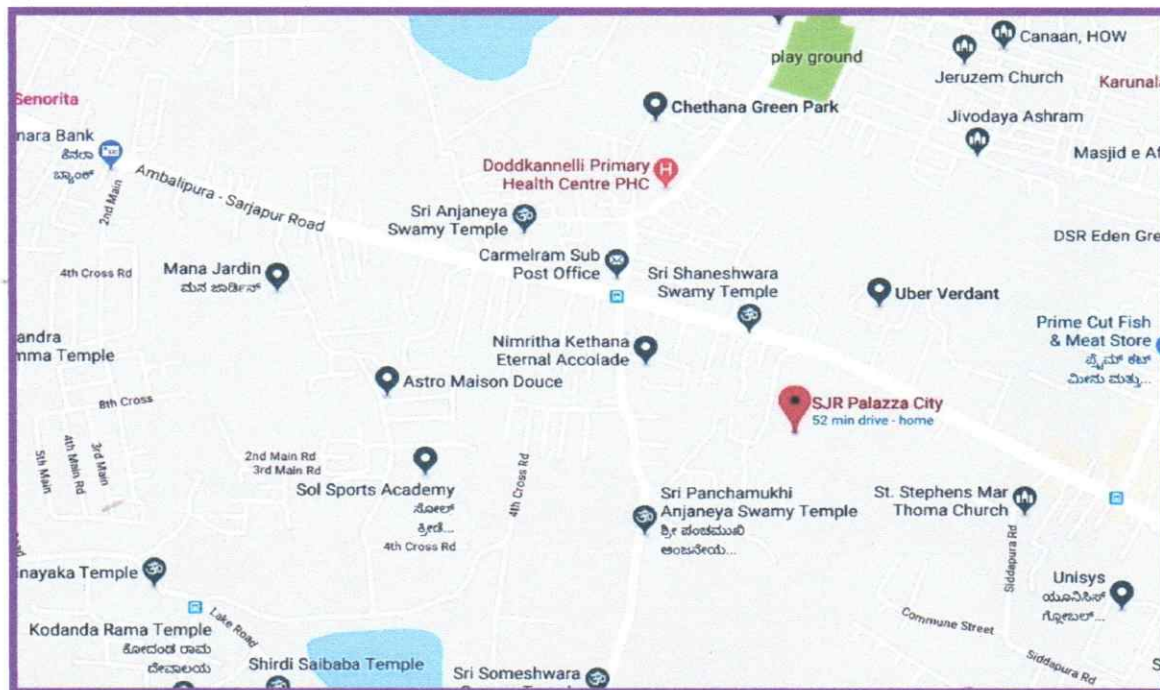
Branch:



12.6 PHOTOGRAPHS OF THE PROPERTY (Minimum 06 photographs with round seal and signature)



12.7 GOOGLE MAPS



12.8 Property co-ordinates.

12°54'13.5"N 77°41'52.8"E

12.903747, 77.697991

K.S. Nagarajiah
(K.S. NAGARAJIAH)
 Chartered Engineer & Registered Valuer
 Valuer For Bank of Baroda

12.9 ROUTE MAP OF THE PROPERTY



12.10 Registration and stamps department/ any other government department unit rates reference. As per the notification No. NAMO/CVC/485/2017-18, dated 05.12.2018

| | | | | | |
|-----|--|---|-------|--|-------|
| 306 | Circle rate/ Guideline Rate/ Sub-register value | Vaskam Prstin Apartment | | | 45000 |
| 307 | Circle rate/ Guideline Rate/ Sub-register value | SJR Polajo City Apartment | | | 62000 |
| 308 | Circle rate/ Guideline Rate/ Sub-register value | The GrewVilla | 65500 | | |
| 309 | Circle rate/ Guideline Rate/ Sub-register value | BM Green Wood Apartment | | | 45000 |
| 310 | Circle rate/ Guideline Rate/ Sub-register value (150-M020-348) | Suncity Gloria Apartment (150-M020-348) | | | 68000 |

Circle rate/ Guideline Rate/ Sub-register value Rs. 5,759/- per sq ft

K.S. Nagarajiah
(K.S. NAGARAJAIAH)
Chartered Engineer & Registered Valuer
Valuer For Bank of Baroda

ANNEXURE - I

- Value of the property appraised by the undersigned is purely an opinion based upon several assumptions and open market value has been appraised considering the involvement of white and black.
- The valuation of the assets differs from time to time /purpose of valuation, further change in circumstances, market scenario, government policies, market trend etc., can affect the value of the property and does not bind us with their sales/ realization.
- This valuation work is undertaken by this valuer based upon the request from Branch Manager.
- As this valuer is not competent to ascertain the genuine of documents and owner ship of the property the under signed is not responsible for the same.
- The details of the boundaries are, as per the title deeds and information provided by the owner.
- The details of the property shown to me are explained in the sketch and photo enclosed.
- The bank must accept the ORIGINAL COPY of the report and not TRUE COPY or XEROX COPY.
- No responsibility can be accepted to any third party in respect of whole or part of the report.
- If any of the particulars mentioned in the previous report or legal opinion provided is wrong in future then this valuer is not responsible.
- Plinth Area of the Building is Measured and calculated as per I.S 3861:920
- Unit Rate of Construction is arrived based on the cost of materials/labour/local taxes etc., in the locality.
- Definition of market value is as per the judgment held by the supreme court of India and valuation standards prescribed by professional institution.
- Depreciation is allowed as per the Govt. of Mysore P.W.D vide Hand book. Vol-11-pages 55 & 56 of the edition 1958.
- Economical life of the building is calculated as per the Norms of K.P.W.D, C.P.W.D , IS Codes. & National building code.
- Appearing in court/ judicial proceedings or before any authority by us is out of scope of the assignment.
- The market value of the land is arrived based on Government and private agencies providing land for residential layout / Industrial layout and Real Estate brokers operating in the locality.
- Occupancy certificate and building completion certificate is to be obtained under section 310 of KMC act 1976
- In the absence of the village map, Tippani, Atlas and 11 E sketch of the land comments are not made with respect to location, demarcation and boundaries mentioned in E - Katha (9, 11 OR 11B) and also with kharab land, zonal regulations, buffer zones with respect to the CDP of the town or city map as per Karnataka land revenue at 1964 and we have not verified the revenue records and survey records.
- Our liability is limited to the maximum of Rs. 5000/- or fee received whichever is higher and subject to Bangalore jurisdiction.
- In the absence of structural stability and soil suitability certificate from the structural designer comments are not made with respect to NDMA norms, Prescribed by RBI.


(K.S. NAGARAJIAH)
 Chartered Engineer & Registered Valuer
 Valuer For Bank of Baroda