

Valuation Report for Indostar Home Finance Pvt Ltd

Application Details:

File NO. / LAN No. / SFDC no	DLBAN0HL-04240076971	Date of Report	20-04-2024
Name of Applicant	Mr.YOGESHA BS	Contact Person name & No.	Mr. Suresh & 9738734701, 8217457194
Loan Type (HL/LAP/BT)	Self construction	Person met at site	Mr. Suresh
Name of Property Owner as per legal document	Mr. Suresh		
Documents provided	Katha Date: 19-06-2023		

Location Details:

Address of Property	Address as per Site :- Property No.60/576, Bili Devalaya Village, Bili Devalaya Village Panchayat, Kunigal Taluk, Tumkur District - 572130			
	Locality Name	Kunigal	Landmark nearby	Sri Durga Parameshwari Temple
	Distance from city centre	05 Kms	Lat/Long	13.015865, 76.990234
	Distance from Indostar Office	44 Kms		
	Address as per Initiation : Kunigal Tumkur			
Legal Address of the Property: (As per Title Deed or Sanctioned Plan)	Address of Property : Property Bearing No.60/576, PID No.152500400800200061, Bili Devalaya Village, Bili Devalaya Village Panchayat, Kunigal Taluk, Tumkur District			
	Floor No. of Property		G+02f	
	Property State		Karnataka	
	Property City		Kunigal	
	Property Pincode		572130	
Address Matching (Yes / No)	Yes	Jurisdiction / Local Municipal body		Village Panchayat
Property holding type (Freehold / Leasehold)	Freehold		Marketability (Poor / Fair / Good)	Good
Property Occupied by (Self / Tenant / Vacant / Under Construction)			Under Construction	
Type of the Property (Flat / Independent House / Commercial Building / Commercial Unit / Industrial / Plot)			Residential	
Occupancy Status SORP / SOCP / Rented / Vacant			SORP	
Schedule of the Property	As per legal documents		As per site visit	
North	Road		17 Feet Road	
East	Passage then Devaraju		Residential House	
West	Road		20 Feet Road	
South	Property belongs to Vijay Kumar		Vacant Site	



Boundaries matching (Yes / No)	Yes	Property Identified (Yes / No)		NA	
Approach Road Size (<5 ft/5-10 ft/ 10-15 ft/ 15ft)	20 Feet				
NDMA PARAMETERS					
Nature of Building / Wing	Residential	Plan Aspect Ratio	No	Structure Type (Load Bearing, RCC, Composite Structure, Others)	RCC
Projected Parts Available	NA	Type of Masonary	NA	Expansion Joints Available	No
Roof Type	RCC	Steel Grade	Fe-415	Mortar Type	NA
Concrete Grade	M30	Environment Exposure Condition	Good	Footing Type	Raft
Sesmic Zone	Zone II	Soil Liquefiable	No	Coastal Regulatory Zone (Yes/No)	No
Soil Slope Vulnerable to Landslide	Not Vulnerable	Flood Prone Area	No	Ground Slope More than 20%	Not Vulnerable
Approved plan details	Sanctioned Plan Provided	No			
	Layout plan details : Sanctioned No. / Permit No.	NA			
	Construction plan details : Sanctioned No. / Permit No.	NA			
	Date of Sanction	NA			
	Plan validity	NA			
	Approving authority	NA			
	Approved usage (Residential / Industrial / Commercial / Mixed Usages)	Residential			
	Number of Floors in Building	G+02F			
Technical Details:					
Construction Quality (Good / Fair / Poor)	Under construction		Lift Available (Yes / No)		No
			No. of lifts		0
Current Occupant of Property (Owner / Tenant / Vacant)	Under Construction		Separate Independent Access (Yes / No)		No



Accommodation details: Floor wise and Occupancy		GF - 02BHK/UC, FF - 03X01BHK/UC, SF - 01BHK/UC					
Plot area details		As per docs		As per plan		As per site visit	
East to west		40		0		40	
North to South		50		0		50	
Land area in (Sq Ft)		2000		0		2000	
BUA Area Details	No. of rooms	No. of kitchens		No. of bathrooms	Sanctioned Usage	Actual Usage	
GF	02	01		01	NA	Residential	
FF	03	01		01	NA	Residential	
SF	01	01		01	NA	Residential	
Items	Permissible area as per plan (Sq Ft)	Land Component (Sq Ft)	Permissible FSI	Permissible construction as per FSI (Sq Ft)	Compoundable construction Area (Sq Ft)	Actual Construction (BUA) (Sq Ft)	FSI violation in %
	3000	2000	1.5	3000	4200	3000	0
Risk of demolition (High / Medium / Low)		Low					
Status of the Property (Plot / Under Construction / Completed / Construction on Hold)		Under Construction		% completed	50	% Recommended	60
Current age of Property		0		Residual Age		60 After completion	
Items		Area details in Sq Ft		Rate Per Sq Ft		Total Value in Rupees	
Land value		2000		Rs.1,000.00		Rs.20,00,000.00	
GF		1040		1800		Rs.18,72,000.00	
FF		1385		1800		Rs.24,93,000.00	
SF		575		1800		Rs.10,35,000.00	
Depreciation		0				Rs.0	
Fair Market value as on date (In Rs.)						Rs.74,00,000.00	
Government Value						0	
Distressed / Forced Value @ 80 %						Rs.59,20,000.00	
Valuation Done Earlier						No	
In Municipal / Development Authority demolition list (Yes / No)						No	
Is property in negative area (Yes / No)						No	
Remarks If any:							



1. This report is finalized on the basis of Katha Provided
2. Katha Date: 19-08-2023 in favor of Mr. Suresh
3. Plot area as per doc and at actual 2000sft (EEW-40ft, NS-50ft), same plot area is considered for valuation.
4. Approved Plan not provided at actual G+02F is Under Construction of TBUA 3000sft, same BUA is considered for valuation, since it is within permissible (1.5FAR), any avriation in plan will and actual built will affect the valuation
5. Floor wise occupancy and BUA details:
 1. GF - 01BHJ/UC - 1040sft
 2. FF - 03X01BHK/UC - 1385sft
 3. SF -01Room./UC - 576sft
6. Legal aspects are beyond the scope of valuation
7. Structural stability is out of scope of valuation
8. Stage of Construction:
 1. Completed - 50% - G+01F Structure work Completed
 2. Recommended - SF Brick work in progress
9. **NOTE: Subject property not numbered identification probnlem, kindly obtain utility bills on prior funding**

Additional checks for Panchayat properties:-

Approach Road to the property	Good
Development of surrounding areas to property	Under Developing
Distance from city center in Kms	05 Kms
Distance from corporation limits in Kms/Bus stop in case where there is no Municipal body	01 Km
Electricity	Yes, Amenities Available in the locality
Electricity Distributor	NA
Water supply	Yes, Amenities Available in the locality
Water Distributor	NA
Sewer provision	Yes, Amenities Available in the locality
Sewer line connected to main sewer	Open drain
Any demolition threat in future development/ expansion	No

Declaration

I hereby declare that:

- We have no direct/indirect interest in the property valued.
- The information furnished in the report is true and correct to the best of my knowledge.
- The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other independent opinions on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios
- The final valuation has been concluded basis comparative market valuation approach and rates are cross-verified with the rates prevalent in the nearby localities.



For Seal with Signature

Date: 20-04-2024

Place: Bangalore



Site Image

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Reference No	DLBAN0HL-04240076971
Address	Property No.60/576, Bili Devalaya Village, Bili Devalaya Village Panchayat, Kunigal Taluk, Tumkur District - 572130



Site Image

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property



property



property



Elevation



Approach Road



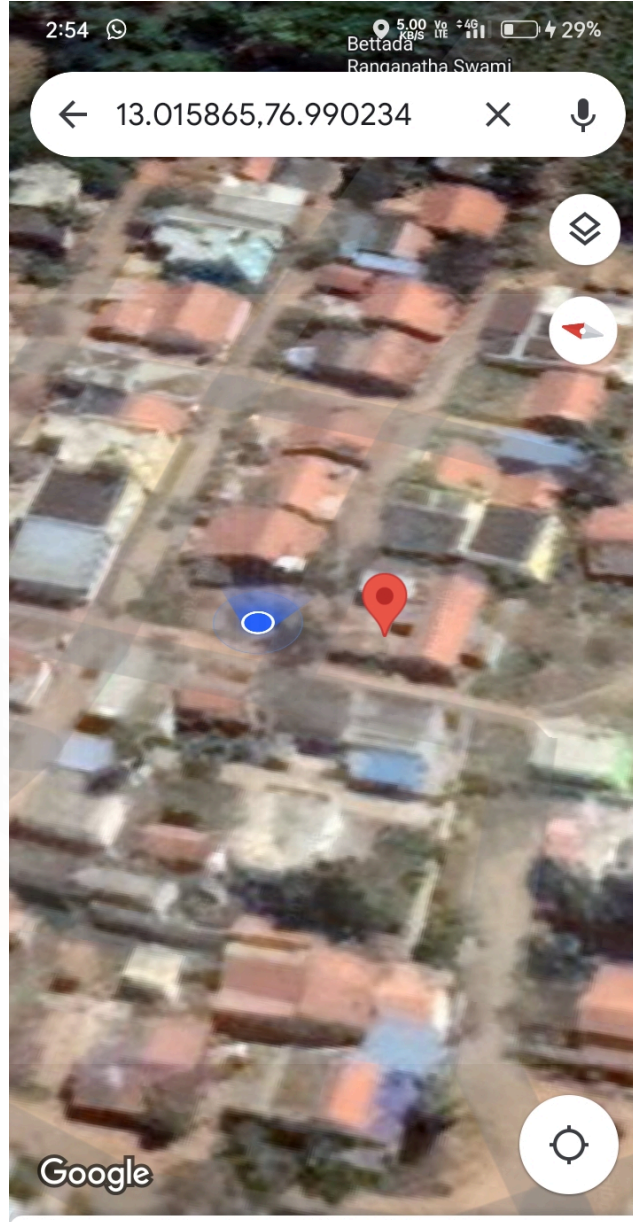
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Annexure

Applicant Name	Reference No
Mr.YOGESHA BS	DLBAN0HL-04240076971

location



Dropped pin

