

# TRUE PEAK HOUSE LLP

GSTIN : 29AAUFT3926A1ZW, #240/C, FIRST FLOOR, 3<sup>RD</sup> BLOCK, NAGARABHAVI 2<sup>ND</sup> STAGE,  
Bengaluru: 560072. MOB: +91 9743142447 | [balakrishna@truepeak.in](mailto:balakrishna@truepeak.in) | [www.truepeak.in](http://www.truepeak.in)



To,  
THE MANAGER (Branch Head),  
THE JANATHA CO-OPERATIVE BANK Ltd,  
MALLESHWARAM,

## VALUATION REPORT - IMMOVABLE PROPERTY

Type of Property – Under Construction Residential Land & Building				
1	Purpose of Valuation		For Bank's purpose – Construction Loan	
2	Name of Customer (s)/ Borrower unit (for which valuation report is sought)		<b>Owner: Mrs RIZWANA.A.PATEL &amp; Mr ALTAF.D.PATEL</b> (Mob No. 9810705282)	
3	<b>Customer Details</b>			
a	Name of Customer/Applicant		<b>Mrs RIZWANA.A.PATEL &amp; Mr ALTAF.D.PATEL</b>	
b	Persons Accompanying / Contact No.		Visited independently	
c	Name of Purchaser		<b>NA</b>	
d	Application No		Not Available	
4	<b>Property Details</b>			
a	Address		Property <b>Site No. 198</b> , The Layout formed by HMT Employees Co. Operative House building Society Ltd.,at Visveshwaraiah Nagar (Gangenahalli),Ward No 46, Bangalore - 560032.	
b	Nearby Landmark/Google Map / Independent access to the property		Located near to R T Nagar Police Station on 80 ft Main Road, R T Nagar. It is about 09 kms from Bangalore City Bus Stand & Railway Station/ Google Map enclosed/ Yes it is Independently accessible.	
5	<b>Document Details</b>			
a	<b>Building Plan</b>			
	i)	Yes/No	Yes	
	ii)	Name of Approving Authority	Approved by ADTP (East), BBMP	
	iii)	Approval No / Date / Details	BBMP/Ad.com/EST/0101/24-25	
b	Legal & Other Documents		Photo Copies of Sale Deed dated 12/04/2001, Katha dated 30/03/2024, Tax paid receipt dated 03/04/2024 & Sanction Plan	
6	<b>Physical Details</b>			
a	Adjoining Properties:		<b>As per Document</b>	<b>As per Actuals</b>
i	East		Road	30 feet Road
ii	West		Site No.161	RCC Building
iii	North		Site No.197	RCC Building
iv	South		Site No.199	RCC Building
b	Matching of Boundaries		Yes	
c	Plot demarcated		Yes	
d	Approved land use		Residential use	
e	Type of Property		Under Construction Residential Land & Building	
f	<b>Details of Accommodations</b>		<b>As per Actual</b>	
	i)	Living / Dining	Under Construction	
	ii)	Bed Room & Pooja Room		
	iii)	Toilet		
	iv)	Kitchen		
g	Total No of Floors		Stilt + GF + 3 Upper floor + Terrace (As per Plan)	
h	Floor on which the property is located		NA	

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i	Year of construction	Under Construction
j	Approx. age of the Property	“
k	Residual age of the Property	60 Years after completion
l	Type of structure	<b>Structure:</b> Framed structure <b>Roofing:</b> RCC <b>Flooring:</b> Not known <b>Joineries:</b> Not known
	Amenities provided	BW & Sump Provided
7	<b>Tenure / Occupancy Details</b>	
	<b>Status of Tenure</b>	
	i) Owned /Rented	Under Construction
	ii) No. of years of Occupancy	“
	iii) Relationship of tenant or owner	“
8	<b>Building Status</b>	
	i) Existing building	Under Construction
	ii) Stage of Construction	Foundation work, Stilt floor roof work completed & Ground floor roof slab yet to be done.
	iii) If under construction, extent of completion	Overall below 25% of work completed
9	<b>Violations if any observed</b>	
	i) Nature and extent of violations	Deviation observed in floor area. Sanction Plan area considered in our report
10	<b>Area Details of the Property</b>	
	i) Site Area	<b>As per Document &amp; Actual are Same</b>
	East to West	60 ft
	North to South	40 ft
	<b>Totally measuring</b>	<b>2,400 Sft</b>
	Extant considered for valuation	<b>2,400 Sft</b>
	ii) Plinth area	Refer Table below
	iii) Carpet area	NA
	iv) Saleable area	NA
	v) Remarks	No
11	<b>Valuation Note</b>	
a	i) Mention the value as per Government Approved Rates also.	<b>Rs. 1,90,03,717.47/- (Land only)</b>
	ii) 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.	The variation is due to its proximity of its location and its surroundings.
b	<b>Summary of Valuation</b>	
	i) Guideline Rate	<b>Rs.85,200/- per Sqm or Rs.7,918.21/- per Sft</b>
	ii) Market Rate	<b>Rs.15,000/- per Sft to Rs.17,000/- per Sft for Standard size types of properties in the locality, we have considered Rs.15,000/- per Sft as the fair market rate.</b>
	iii) Land Value	Rs.3,60,00,000-00
	iv) Building Value	Rs. 10,97,433-92 (At the Present Stage)
	v) Extra items, Amenities & Services	Rs. 2,50,000-00
	vi) Fair Market Value (SAY)	Say Rs. 3,73,00,000-00
c	vii) Expected Rental Value	Expected Rent Rs.20,000/- per month for 2BHK

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## BUILDING VALUE:

SL No.	PARTICULARS	ROOF	AREA IN SFT	RATE IN Rs	AMOUNT IN Rs	DEPRN IN %	DEPRN AMOUNT	NET AMOUNT
	<b>AS PER ACTUALS</b>							
1	Stilt Floor	RCC	2,000.00	500.00	10,00,000.00	0.00	0.00	10,00,000.00
2	Ground Floor	RCC	2,000.00	300.00	6,00,000.00	0.00	0.00	6,00,000.00
	<b>Total</b>		<b>4,000.00</b>		<b>16,00,000.00</b>		<b>0.00</b>	<b>16,00,000.00</b>
	<b>AS PER PLAN- For Present Stage Considered</b>							
1	Stilt Floor	RCC	1,371.79	500.00	6,85,896.20	0.00	0.00	6,85,896.20
2	Ground Floor	RCC	1,371.79	300.00	4,11,537.72	0.00	0.00	4,11,537.72
3	First Floor	RCC	1,371.79	0.00	0.00	0.00	0.00	0.00
4	Second Floor	RCC	1,371.79	0.00	0.00	0.00	0.00	0.00
5	Third Floor	RCC	1,371.79	0.00	0.00	0.00	0.00	0.00
6	Terrace Floor	RCC	265.56	0.00	0.00	0.00	0.00	0.00
	<b>Total</b>		<b>7,124.52</b>		<b>10,97,433.92</b>		<b>0.00</b>	<b>10,97,433.92</b>

B	EXTRA ITEM	Amount in Rs.
1	Portico	Under Construction
2	Ornamental front door	“
3	Sit out / Verandah with steel grills	“
4	Bore well / Overhead Tank / Sump / Solar	Provided
5	Extra steel / Collapsible gates	Under Construction
	<b>Total</b>	<b>Rs.2,50,000.00</b>
C	<b>AMENITIES</b>	
1	Wardrobes	Under Construction
2	Glazed Tiles	
3	Extra sinks & bath tubs	
4	Marble / Ceramic tiles flooring	
5	Interior decorations	
6	Architectural Elevation works	
7	Paneling works	
8	Aluminium works	
9	Aluminium hand rails	
10	False ceilings	
	<b>Total</b>	<b>Rs.0.00</b>
D	<b>MISCELLANEOUS</b>	
1	Separate toilet room	Under Construction
2	Separate lumber room	“
	<b>Total</b>	<b>Rs.0.00</b>
E	<b>SERVICES</b>	
1	Water supply arrangements	Under Construction
2	Drainage arrangements	“
3	Compound wall / gate	“
4	C.B. Deposits, Fittings, Power etc.,	“
5	Pavement	“
	<b>Total</b>	<b>Rs.0.00</b>

1	EXTRA ITEM	250000.00	0.00	0.00	250000.00
2	AMENITIES	0.00	0.00	0.00	0.00
3	MISCELLANEOUS	0.00	0.00	0.00	0.00
4	SERVICES	0.00	0.00	0.00	0.00
	<b>TOTAL</b>	<b>250000.00</b>		<b>0.00</b>	<b>250000.00</b>

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## TOTAL ABSTRACT OF THE ENTIRE PROPERTY

SL No.	PARTICULARS OF ITEM	Rs.
<b>I</b>	<b>MARKET VALUE OF THE PROPERTY</b>	
A	LAND	3,60,00,000.00
B	BUILDING	10,97,433.92
C	EXTRA ITEM	2,50,000.00
D	AMENITIES	
E	MISCELLANEOUS	
F	SERVICES	
	<b>TOTAL</b>	<b>3,73,47,433.92</b>
	<b>SAY</b>	<b>3,73,00,000.00</b>
	REALISABLE SALE VALUE	3,35,00,000.00
	FORCED SALE VALUE	2,90,00,000.00
<b>II</b>	<b>GUIDANCE VALUE OF THE PROPERTY</b>	
A	LAND	1,90,03,717.47
B	BUILDING	10,97,433.92
	<b>TOTAL</b>	<b>2,01,01,151.39</b>
	<b>SAY</b>	<b>2,01,00,000.00</b>

## VALUATION CERTIFICATE

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 is **Rs.3,73,00,000/- RUPEES THREE CRORE SEVENTY THREE LAKHS ONLY**. The Realizable value of the property is **Rs.3,35,00,000/- RUPEES THREE CRORE THIRTY FIVE LAKHS ONLY** and the Distress / Forced Sale value is **Rs.2,90,00,000/- RUPEES TWO CRORE NINETY LAKHS ONLY**.

16	<b>Declaration</b>
a	<b>I hereby declare that</b>
i)	The information provided is true and correct to the best of my knowledge and belief.
ii)	The analysis and conclusion are limited by the reported assumptions and conditions.
iii)	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.
iv)	I have no direct or indirect interest in the above property valued.
v)	The Property was inspected by me on 03/12/2024 along with the Owner.
vi)	I am a registered valuer under section 34AB of Wealth tax act, 1957, CAT-I/Reg.No.02/PCIT-I/CCIT/BNG-1/2023-24 for valuing property.
vii)	The valuation made with reference to the photocopies given only irrespective of the legal opinion
viii)	The validity of the report is only for 3 months and is to be used purpose intended for and not for any other purpose

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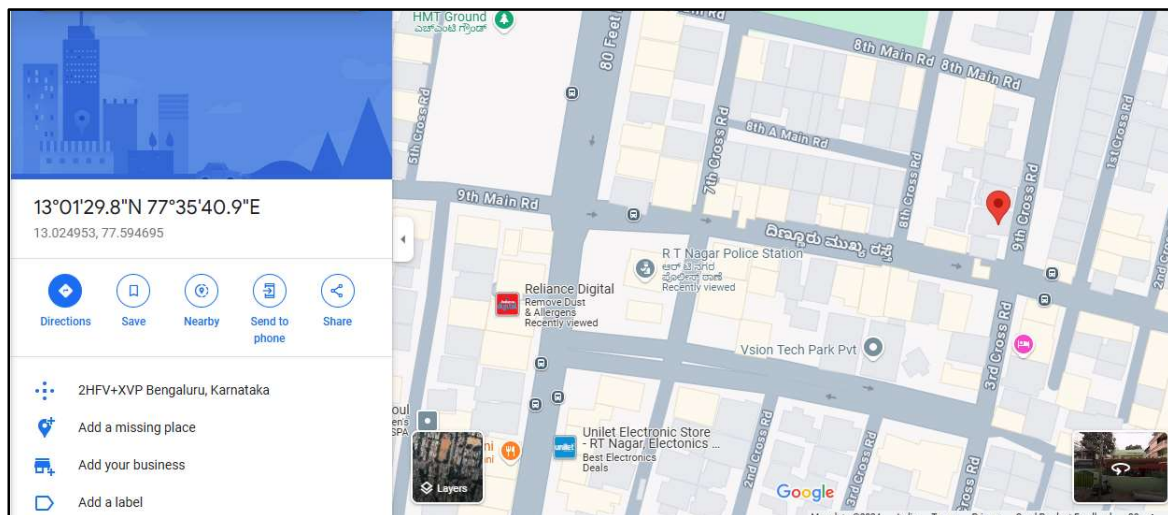
Name of the Valuer	Mr BALAKRISHNA R
Address	# 240/C, First floor, 3 <sup>rd</sup> Block, Nagarabhavi 2 <sup>nd</sup> stage, Bangalore-560072
Name of valuer association of which I am a bonafide member in good standing	Indian Institute of Engineers
Wealth tax Registration No	CAT-I/Reg.No.02/PCIT-I/CCIT/BNG-1/2023-24
<p>Seal &amp; Signature of the Valuer  Date : 04<sup>th</sup> DECEMBER 2024  Mobile No : 9743142447  Email : <a href="mailto:balakrishna@truepeak.in">balakrishna@truepeak.in</a></p>	

## GUIDELINE RATE:

29	ಬನ್ನಿ ಮಿಲ್ ಗಂಗಾನಗರ	Bunny Mill Ganganagar	65090	
30	ಹೆಚ್.ಜಿ.ಎಲ್. ಲೇಔಟ್	H.G.H. Layout	71300	
31	ಕೃಷ್ಣ ಬ್ಲಾಕ್	Krishnappa Block	66700	
32	ಕೆ.ಎಚ್. ಮುನಿರಾಮಪ್ಪ ಬ್ಲಾಕ್	K.H. Munirwamappa Block	51750	
33	ಲಕ್ಷ್ಮಿ ಬ್ಲಾಕ್	Lakshmaiah Block	48000	
34	ಲಕ್ಷ್ಮಿ ದೇವಮ್ಮ ಬ್ಲಾಕ್ (ಎಲ್.ಡಿ. ಬ್ಲಾಕ್)	Lakshmidewamma Block (L.D. Block)	57000	
35	ಮುತ್ತು ಬ್ಲಾಕ್	Muthappa Block	46000	
36	ಮುನಿರಾಮಪ್ಪ ಬ್ಲಾಕ್	Muniramma Block	46000	
37	ಪಿ. ರಾಜ್ ಟಿ ಕಾಲನಿ	P & T Colony	68400	
38	ಪಾಪ್ಪಾ ಬ್ಲಾಕ್	Papanna Block	45600	
39	ಪಿಲ್ಲಪ್ಪ ಬ್ಲಾಕ್	Pillappa Block	36000	
40	ಎಸ್.ಎಂ.ಎಂ. ಕಾಲನಿ	S.B.M. Colony	74750	
41	ಸೊಸೈಟಿ ಲೇಔಟ್	Society Layouts	59800	
42	ಟಿ.ಪಿ. ವೆಂಕುಗೋಪಾಲ್ ಲೇಔಟ್	T.P. Venugopal Layout	60950	
43	ವಸಂತ ಬ್ಲಾಕ್	Vasanthappa Block	56350	
44	ವಿಶ್ವೇಶ್ವರಪ್ಪ ಬ್ಲಾಕ್, ಹೆಚ್.ಎಂ.ಟಿ. ಲೇಔಟ್	Vishweshwarappa Block, H.M.T. Layout	85200	
45	ವೆಂಕಟಪ್ಪ ಬ್ಲಾಕ್	Venkatappa Block	44400	
46	ವೀರಪ್ಪ ಕಾಲನಿ	Weavers Colony	44400	
47	ವಾಸವ್ ಮೆಕ್ರಿನಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Vastav Mekhri Apartment		57600
48	ಇತರೆ	Others	66000	

## GOOGLEMAP:

Longitude & Latitude Points: 13.024953, 77.594695





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## PHOTOGRAPHS:

