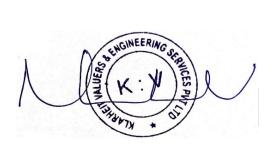
| Valuation Report | | | | | | | | | | |
|--------------------------------|--|----------------------|--------------|-----------------------------|----------------------|-------------|-------|--|--|--|
| | | Altum | credo | Home 1 | Finance Limi | ted | | | | |
| | | Refer | ence l | Number | : 11March20 | 21 | | | | |
| Droduct Loop T | 'um o | HI. | | Re | port date | 2021-03-11 | | | | |
| Product Loan T | уре | | | Persoi | n met at site | John Oliver | | | | |
| Name of Applic | Name of Applicant | | Mrs. Jane Au | | Contact no | 7894561230 | | | | |
| | Name of Property Owner legal document | | | Mrs. Orca Reddy & Mr. Aryan | | | | | | |
| Documents prov | vided | | | | Driver lice | ense | | | | |
| | | | Lo | cation D | etails: | | | | | |
| Postal address of the property | 8228 Bi | 3228 Birchmount Road | | | | | | | | |
| Legal address of the property | 112 | 12 | | | | | | | | |
| Landmark nea | rby | Cineplex | | | | | | | | |
| Lat/Long: | | 78*45* | | | Distance from | City Centre | 49 | | | |
| Address Matching | | | | | on/ Local al body | | GP | | | |
| Property holding | Property holding type L | | sehold | | | M | edium | | | |
| Type of the | proper | ty | | | Commercial | | | | | |
| Schedule | As p | er legal d | locum | ents | As per site visit | | | | | |
| East | | Adig | as | | Walmart | | | | | |
| West | BestBuy | | | BigBazar | | | | | | |
| North | WholeFoods | | | | ВМО | | | | | |
| South | Shopper | | | | Shopper | | | | | |
| Boundaries mat | ching | | 0 | | Property | Identified | 1 | | | |

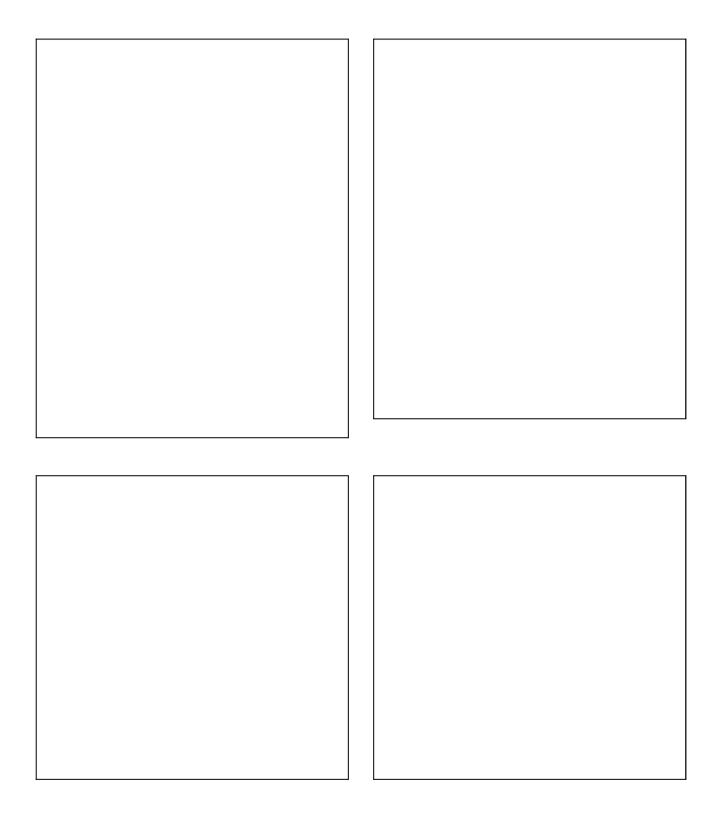
| | Layou | ıt plan det | ails | | perfect | | | | | | | |
|----------------------------|---------------------------------------|------------------|-----------------|--------------------|---------------------|---------------|--------------|-------------------------|-------------|--|--|--|
| | Approving authority Construction plan | | | BBMP | | | | | | | | |
| Approved plan | Construction plan | | | Awesome | | | | | | | | |
| details | | an validity from | | 2014 | | To date | | 2020 | | | | |
| | A | pproving | ving authority | | | NA | | | | | | |
| Approved usage | | Industri | al Actual usage | | | ısage | Commercial | | | | | |
| Current Zo | ning as | per CDP | | | | | (| Commercial | | | | |
| Occupancy det floorwise | tails | | 15 | | | | | | | | | |
| | , | | <u>Te</u> | chnic | al E | <u>etails</u> | <u>:</u> | | | | | |
| Layout | Approa | ach Road | Sewei | r syste | em | | Water Supply | | Electricity | | | |
| Infrastructure | Yes | | 7 | Yes | | Yes | | | Yes | | | |
| Construction | | 1 | Good | | | No. o | | f lifts | NA | | | |
| Plot area deta | | As per documents | | ents | I | As per Plan | | Actuals | | | | |
| East to west in | | | | | NA | | | | | | | |
| North to South in | n Feet | | | | NA | | | | | | | |
| Land area or UDS | in SFT | 0.00 | | | | NA | - | | 0 | | | |
| Carpet area of flat | in SFT | NA | | | | NA | L | | NA | | | |
| SBUA of Flat in | SFT | NA | | | NA | | | NA | | | | |
| BUA Area Details | Permis | ssible BUA | in Sft Actu | | ctual BUA in Sft | | n Sft | 140% of sanctioned area | | | | |
| No of floors | | | | | | | | | | | | |
| Basement/Stilt area | | | | | | | | | | | | |
| GF area & units | | | | | | | | | | | | |
| FF area & units | | | | | | | | | | | | |
| SF area & units | | | | | | | | | | | | |
| TF area & units | | | | | | | | | | | | |
| 4th F area & units | | | | | | | | | | | | |
| 5th F area & units | | | | | | | | | | | | |
| 6th F area & units | | | | | | | | | | | | |
| Total | | 0 | 1 | | 0 | 0 0 | | | NA | | | |
| FAR / FSI | | #DIV/0! | | | # | DIV/0 | ! | | | | | |
| % Total BUA dev | iation | #DIV | OIV/0! % | | % FAR/FSI deviation | | | #DIV/0! | | | | |
| Total SBUA considered | | 0 | | Risk of demolition | | | | Low | | | | |

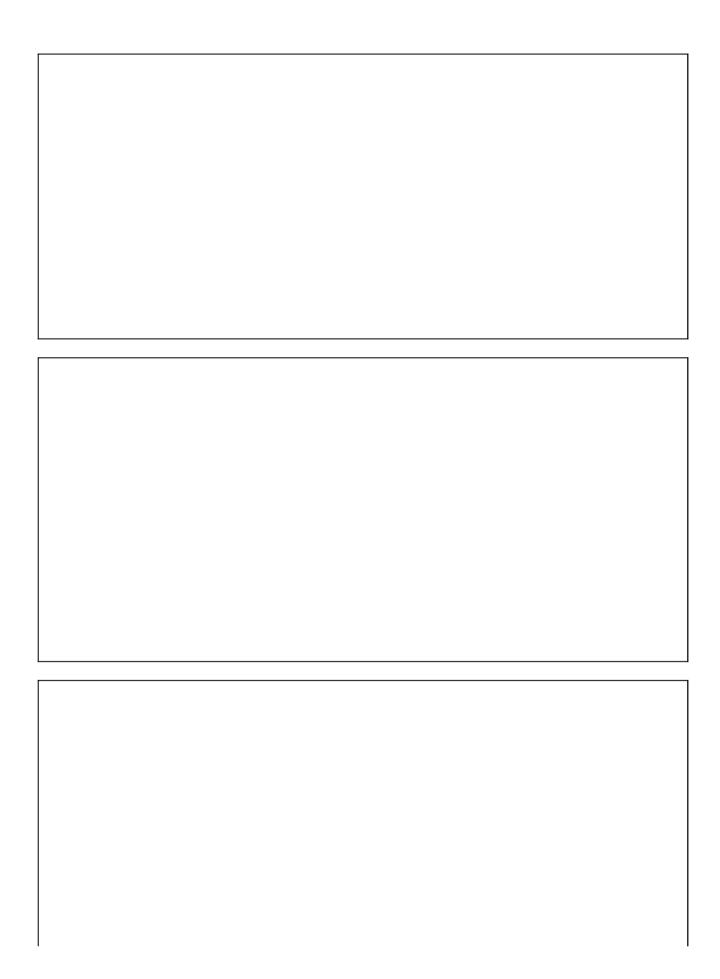
| | | | | | | Age of the pr | roperty | |
|--|--|----------|---------------|-----------------------------|-------------|------------------|-------------|----|
| Status of the property | % Progress | | % Recommended | | Current age | | | |
| | | | | | | Res | sidual age | |
| | | Prop | erty va | lue asse | ssmen | t as belo | w | |
| Items Area details in Sqft | | | Rate | /sqft Total Value in Rupees | | e in Rupees | | |
| Land area or UDS | Land area or UDS in SFT 1.00 | | | | ₹ | Ē 0 | = | ₹0 |
| BUA/SBUA va | lue | 0.000 | | ₹ | ₹0 | | ₹0 | |
| Garden Area/Terra | ce Area | | | | | | | |
| Car Parking | 5 | | | | | | | |
| Interiors & ame | nities | | | | | | | |
| Lift | | | | | | | | |
| Fair Market | value a | s on Dat | e | 0% | ₹0 | | | |
| Fair Market | value a | s on Con | npleti | on | ₹0 | | | |
| DISTRESSED / 1 | DISTRESSED / FORCED VALUE (80% of FMV) | | | | ₹0 | | | |
| Realiazable Value (85% of FMV) | | | | ₹ 0.0 | | | | |
| Valuation done e | arlier | No | | Is prope | erty in | negative area | e/Community | No |
| In Municipal/Development Authority demolition list | | | | No | | | | |

| | R | emaı | ks I | f any : | | | |
|--|----------|--------|------|---------|-----|-----------------|-------------|
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| | | | | | | | |
| I hereby declare that: | | | | | | | |
| We have no direct/indirect interest | st in th | ie pro | ner | tv valu | ed. | | |
| The information furnished in the | | | | | | e best of my kn | owledge. |
| | | | | | | J | 8.0 |
| The fair market value indicated in | | | | | | | |
| said report and is based on market fee | | | | | | | |
| other independent opinions on the sar increase or decrease depending on the | | | | | | | ocannes may |
| | | | | | | | |



Property Photos & Route map





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