

Valuation Report

Bajaj Housing Finance limited			
SFDC no	23197461256	Report date	3/31/2019
Product Loan Type	NA	Person met at site	Oral Guidance
Name of Applicant	Mr. Dharmendra Kumar	Contact no	9971479111
Name of Property Owner as per legal document	Mr. Dharmendra Kumar, Mrs. Anju Kumar		
Documents provided	Payment Schedule, Allotment Letter Dt. 29-03-2019		

Location Details:

Postal address of the property	Flat No.1013 ,Ground Floor, Tower-1 Prestige Jade Pavilion Marathali Bengaluru-560103		
Legal address of the property	Flat No.1013 Tower-1 Prestige Jade Pavilion Marathali Bengaluru		
Landmark nearby	Axis Bank		
Lat/Long:	12.921627,77.696031	Distance from City Centre	20.1kms
Address Matching	Yes	Jurisdiction/ Local Municipal body	BBMP
Property holding type	Freehold	Marketability	Good
Type of the property	Residential House		
Schedule	As per legal documents	As per site visit	
East	NA	Vacant Site	
West	NA	50 Feet Road	
North	NA	Residential House	
South	NA	Residential House	
Boundaries matching	Yes	Property Identified	Yes

Approved plan details	Layout plan details	NA		
	Approving authority	NA		
	Construction plan details	NA		
	Plan validity from	NA	To date	NA
	Approving authority		NA	
Approved usage	NA		Actual usage	Residential
Current Zoning as per CDP				
Occupancy details floorwise	Flat No.1013 ,Ground Floor-04BHK/Vacant			

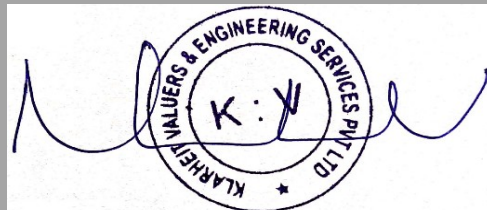
Technical Details:

Layout Infrastructure	Approach Road	Sewer system	Water Supply	Electricity	
	Yes	Yes	Yes	Yes	
Construction Quality		Good	No. of lifts	2	
Plot area details		As per documents	As per Plan	Actuals	
East to west in Feet		40	40	40	
North to South in Feet		30	30	30	
Land area or UDS in SFT		1200	1200	1200	
Carpet area of flat in SFT		NA	NA	NA	
SBUA of Flat in SFT		2500	NA	2500	
BUA Area Details	Permissible BUA in Sft		Actual BUA in Sft	140% of sanctioned area	
No of floors			B2+B1+G+15		
Basement/Stilt area				0	
GF area & units	900	2 nd 20 th flr		1260	
FF area & units	900			1260	
SF area & units	900			1260	
TF area & units	900			1260	
Total	2700			5040	
FAR / FSI	2.25			4.2	
% Total BUA deviation	NA		% FAR/FSI deviation	NA	
Total SBUA considered	2500		Risk of demolition	Low	
Status of the property	Completed			Age of the property	
	% Progress	% Recommended		Current age	Year -2018
	40%	50%		Residual age	59 Years
Property value assessment as below					
Items	Area details in Sqft		Rate/sqft	Total Value in Rupees	
Land area or UDS in SFT	1200		₹ 4,000	₹ 4,800,000	
BUA/SBUA value	2500		₹ 1,800	₹ 4,500,000	
Interiors				₹ 0	
Car park	1		₹ 0	₹ 0	
Fair Market value as on Completion			₹ 9,300,000		
Fair Market value as on Date			₹ 6,600,000		
DISTRESSED / FORCED VALUE (80% of FMV)			₹ 7,440,000		
Govt. value			NA		
Valuation done earlier	No	Is property in negative/Community area		No	
In Municipal/Development Authority demolition list			No		

Remarks If any :
UDS details are not available hence zero valued
Approved plan not provided, any variation in plan will affect the valuation. Subject flat falls under 'A' Cat Builders
Legal aspects are beyond scope of valuation

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



For Seal with Signature

Property Photos & Route map





