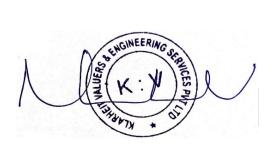
Valuation Report									
		Altun	icredo	Home 1	Finance Limit	ted			
		Refe	erence	Numbe	r : 22Dec202	0			
Duo du et Leen T	Term o	I.AP		port date	20	21-07-16			
Product Loan T	уре			Persoi	n met at site	Vivek			
Name of Applic	cant Mr.		John Oliver		Contact no	450	68521245		
	Name of Property Owner legal document				Mrs. Orca Re	eddy & Mr. Ary	an		
Documents prov	vided				BBMP rec	ords			
	I		<u>Lo</u>	cation D	<u>etails:</u>				
Postal address of the property	8228 Bi	8228 Birchmount Road							
Legal address of the property	112	112							
Landmark nea	rby	ChaiTea					_		
Lat/Long:		78*45*			Distance from	City Centre	45		
Address Matching	1 1 7			Municip	on/ Local al body	BMRDA			
Property holding	g type	Leas	sehold	M	arketability	Medium			
Type of the	proper	ty	Residential						
Schedule	As p	er legal d	locum	ents	As per site visit				
East		Adig	as		Walmart				
West	Panera			test1					
North	WholeFoods			ВМО					
South	Microdea				Road				
Boundaries mat	ching		0		Property Identified 1				

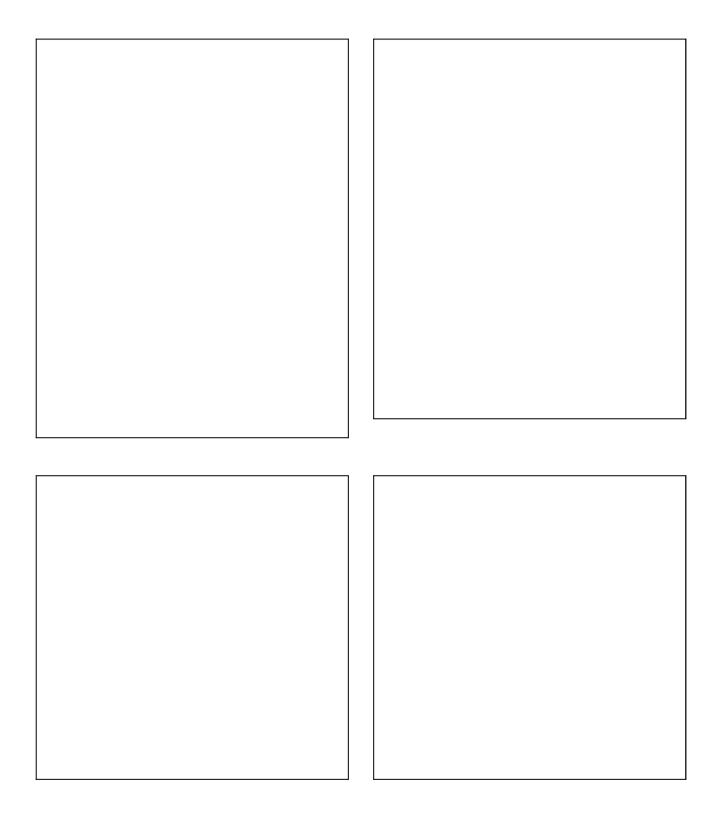
	Layou	ıt plan det	ails	Perfect						
	Approving authority Construction pian			BBMP						
Approved plan	dotoile			Awesome						
details	Plan validity from				2014			To date	2020	
	A	pproving a	ity	Ty						
Approved usage	usage Commercia				cial Actual usage			Commercial		
Current Zo	ning as	per CDP					(	Commercial		
Occupancy de floorwise	tails		22							
		•	<u>Te</u>	chnic	cal E	<u>etails</u>	<u>:</u>			
Layout	Approa	ach Road	Sewei	r syst	em		Water	Supply	Electricity	
Infrastructure	7	<i>l</i> es		Yes			Y	es	Yes	
Construction	on Quali	ty	Good No. o			No. o	of lifts NA			
Plot area deta	ails	As per d	ocume	ents	A	As per	Plan	A	ctuals	
East to west in	Feet					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		1		NA	
SBUA of Flat in	SFT	]	NA			NA		NA		
BUA Area Details	Permis	ssible BUA	in Sft Actua		ctua	tual BUA in 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!		#3		#DIV/0!				
% Total BUA dev	iation	#DIV	/0!	% I	AR/	'FSI de	viation	#I	OIV/0!	
Total SBUA considered (		0	Risk			demo	lition	Low		

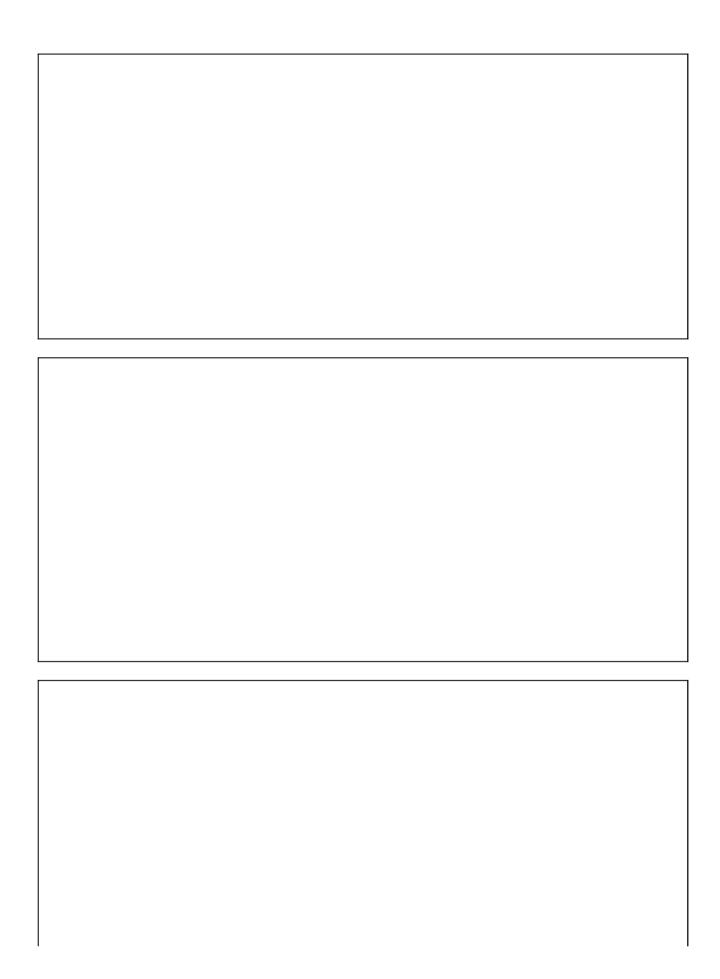
				Age of the p			roperty	
Status of the property	% Progress		% Recommended		Current age			
						Res	sidual age	
		Prop	erty va	lue asse	ssmen	t as belo	w	
Items Area details in Sqft				Rate	/sqft Total Value in Rupees		e in Rupees	
Land area or UDS	Land area or UDS in SFT 1.00				₹	Ē 0	=	₹0
BUA/SBUA va	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 / FORCED VALUE (80% of FMV)				MV)	₹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 :			
I hereby declare that:							
<ul> <li>We have no direct/indirect interest</li> </ul>	st in th	ie pro	ner	tv valu	ed.		
<ul> <li>The information furnished in the</li> </ul>						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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