

## Valuation Report

**Altumcredo Home Finance Limited**

**Reference Number : 22Dec2020**

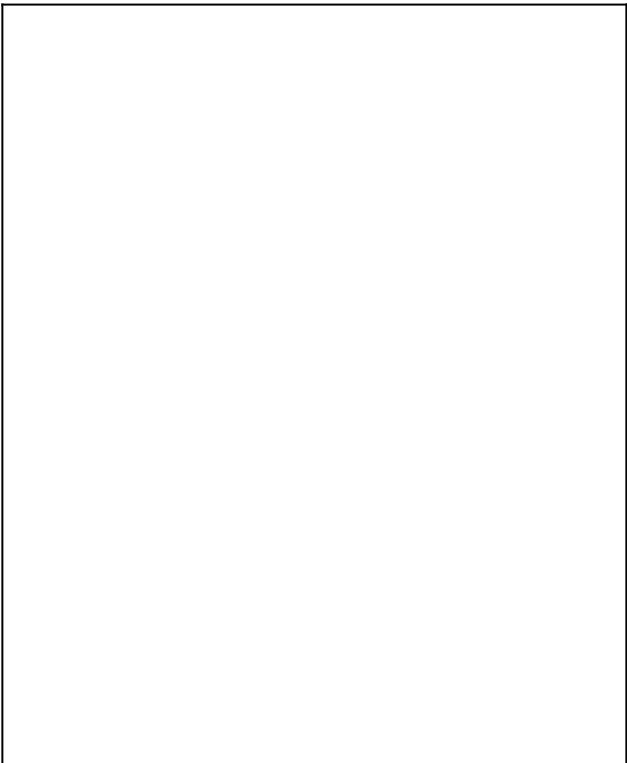
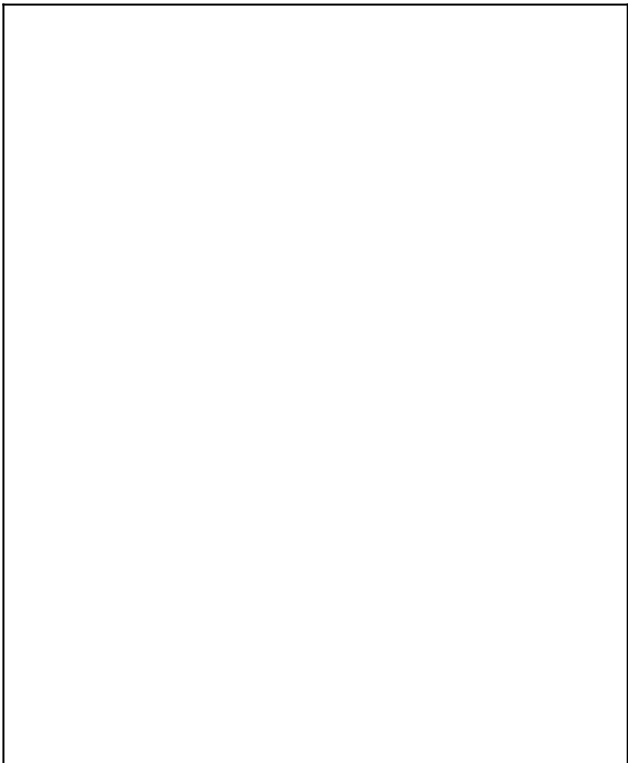
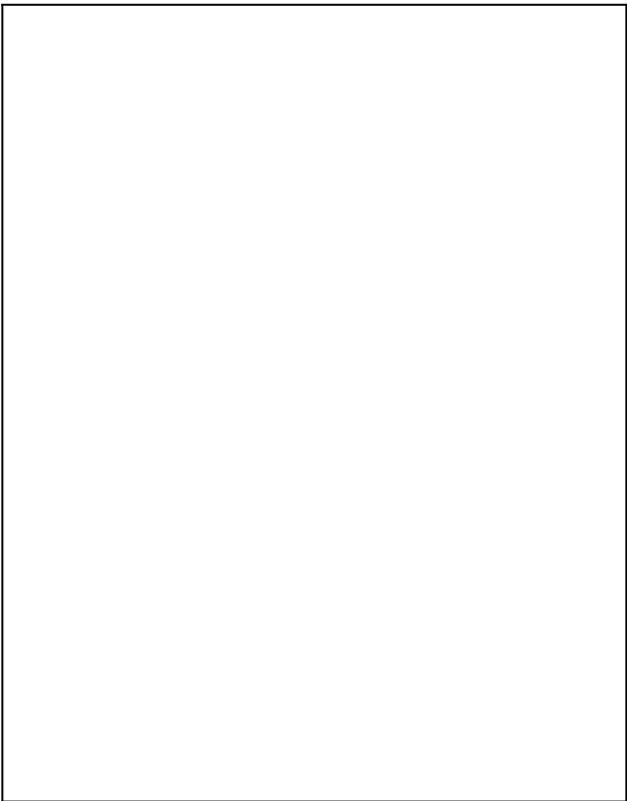
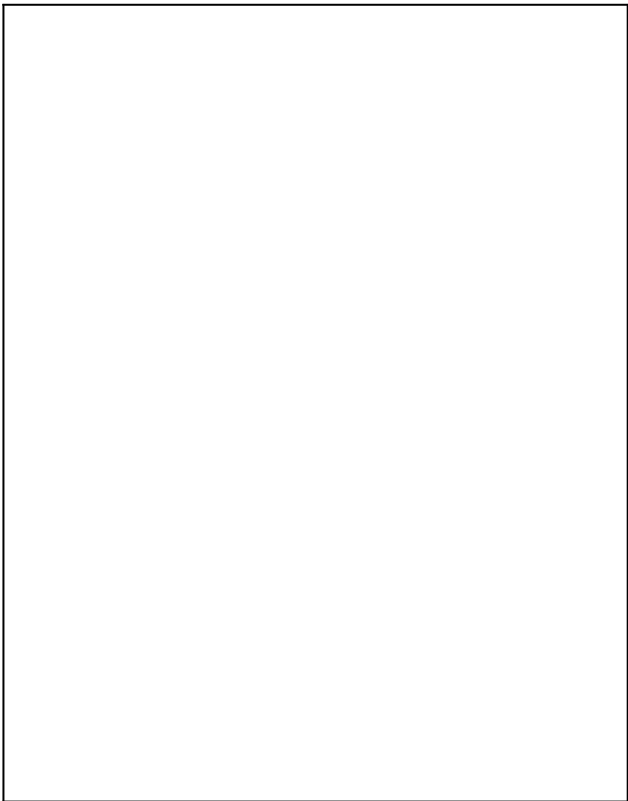
Product Loan Type	LAP	Report date		2021-07-16	
		Person met at site		Vivek	
Name of Applicant	Mr. John Oliver		Contact no	4568521245	
Name of Property Owner as per legal document		Mrs. Orca Reddy & Mr. Aryan			
Documents provided		BBMP records			
Location Details:					
Postal address of the property	8228 Birchmount Road				
Legal address of the property	112				
Landmark nearby		ChaiTea			
Lat/Long:	78*45*		Distance from City Centre		45
Address Matching	1	Jurisdiction/ Local Municipal body		BMRDA	
Property holding type		Leasehold	Marketability		Medium
Type of the property		Residential			
Schedule	As per legal documents		As per site visit		
East	Adigas		Walmart		
West	Panera		test1		
North	WholeFoods		BMO		
South	Microdea		Road		
Boundaries matching		0		Property Identified	
				1	

Approved plan details	Layout plan details		Perfect		
	Approving authority		BBMP		
	Construction plan details		Awesome		
	Plan validity from	2014		To date	2020
	Approving authority		NA		
Approved usage	Commercial		Actual usage	Commercial	
Current Zoning as per CDP			Commercial		
Occupancy details floorwise		22			
Technical Details:					
Layout Infrastructure	Approach Road	Sewer system	Water Supply		Electricity
	Yes	Yes	Yes		Yes
Construction Quality		Good	No. of lifts		NA
Plot area details		As per documents	As per Plan		Actuals
East to west in Feet			NA		
North to South in Feet			NA		
Land area or UDS in SFT		0.00	NA		0
Carpet area of flat in SFT		NA	NA		NA
SBUA of Flat in SFT		NA	NA		NA
BUA Area Details	Permissible BUA in Sft		Actual 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	NA
FAR / FSI	#DIV/0!		#DIV/0!		
% Total BUA deviation	#DIV/0!		% FAR/FSI deviation		#DIV/0!
Total SBUA considered	0		Risk of demolition		Low

Status of the property			Age of the property	
	% Progress	% Recommended	Current age	
			Residual age	
Property value assessment as below				
Items	Area details in Sqft		Rate/sqft	Total Value in Rupees
Land area or UDS in SFT	1.00		₹ 0	₹ 0
BUA/SBUA value	0.000		₹ 0	₹ 0
Garden Area/Terrace Area				
Car Parking				
Interiors & amenities				
Lift				
Fair Market value as on Date		0%	₹ 0	
Fair Market value as on Completion			₹ 0	
DISTRESSED / FORCED VALUE (80% of FMV)			₹ 0	
Realiazable Value (85% of FMV)			₹ 0.0	
Valuation done earlier	No	Is property in negative/Community area		No
In Municipal/Development Authority demolition list			No	



**Property Photos & Route map**



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