

## Valuation Report

**Altumcredo Home Finance Limited**

**Reference Number : 29September2020**

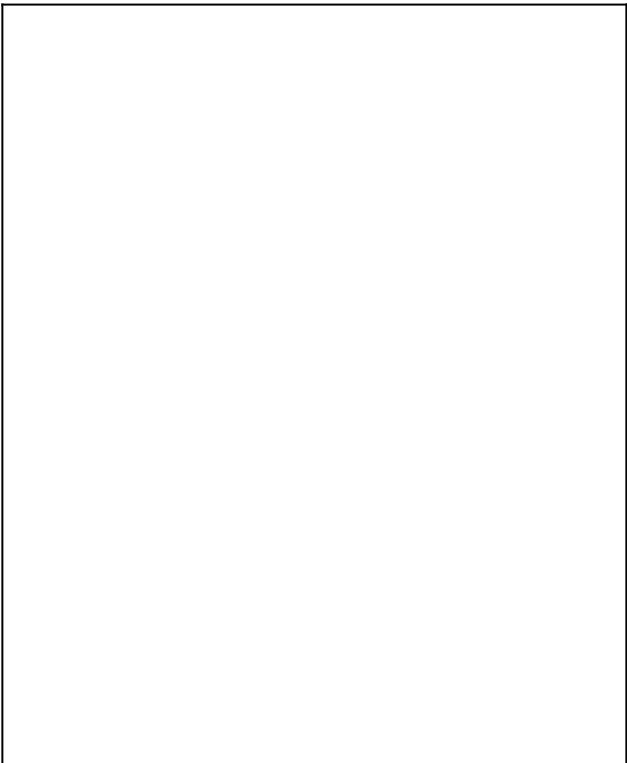
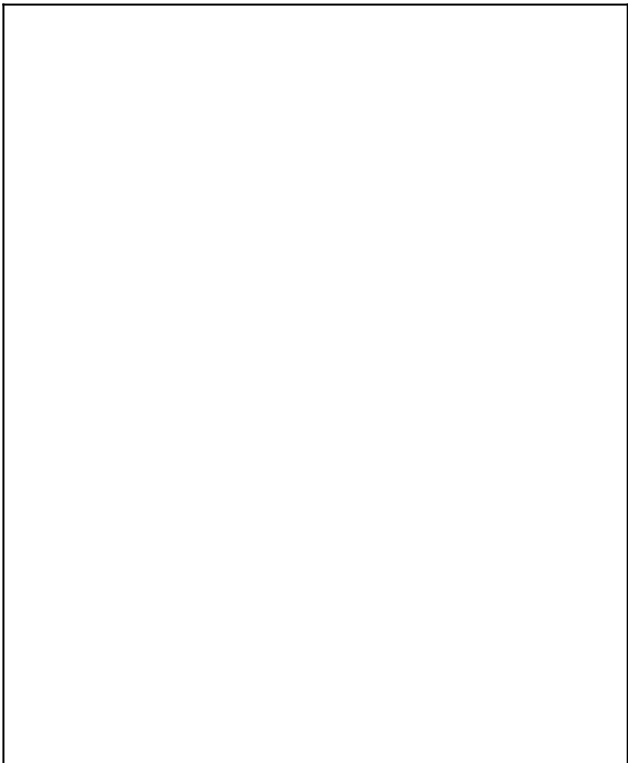
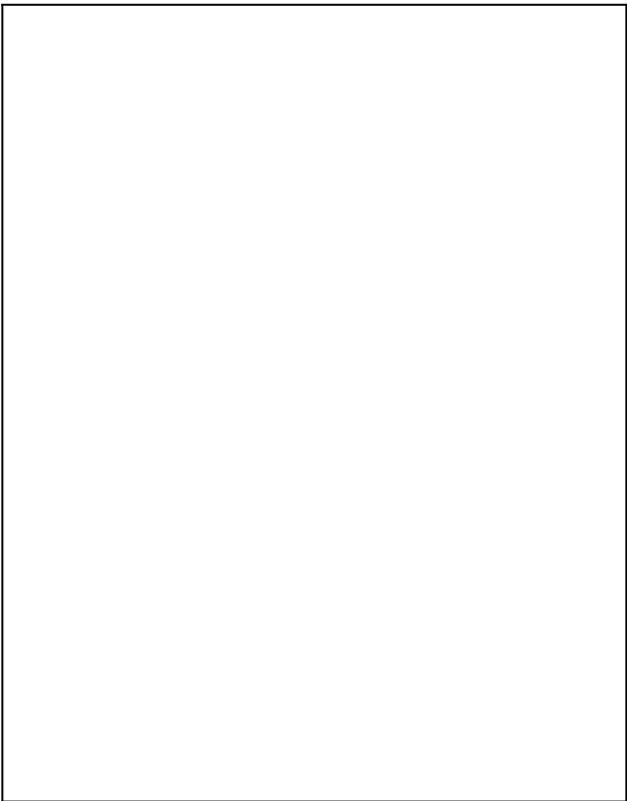
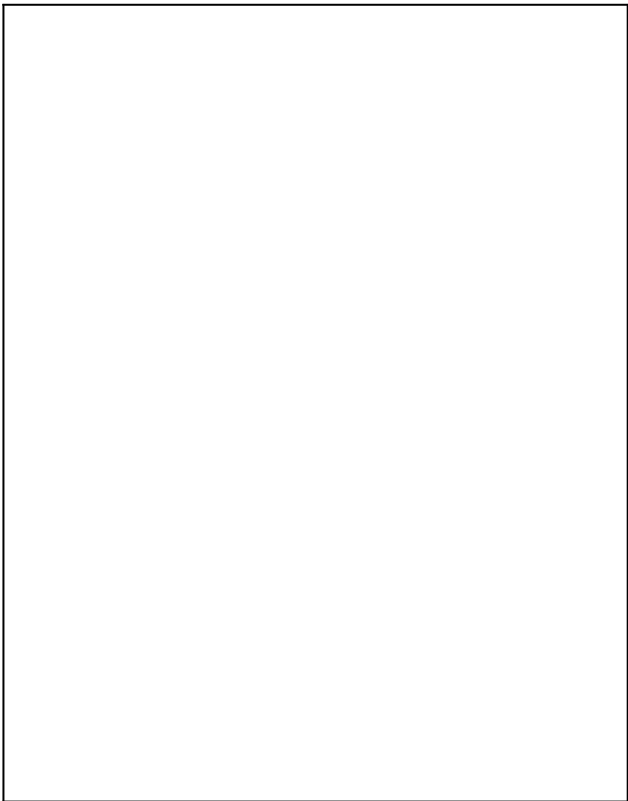
|  |                        |                                    |                           |                     |        |
|--|------------------------|------------------------------------|---------------------------|---------------------|--------|
| Product Loan Type                            | HL                     | Report date                        |                           | 2021-04-10          |        |
|  |                        | Person met at site                 |                           | Morgan              |        |
| Name of Applicant                            | Vinay Venkatareddy     |                                    | Contact no                | 2267007894          |        |
| Name of Property Owner as per legal document |                        | Mr. & Mrs. Diviktos                |                           |                     |        |
| Documents provided                           |                        | BBMP records                       |                           |                     |        |
| Location Details:                            |                        |                                    |                           |                     |        |
| Postal address of the property               | 4 Lentini way          |                                    |                           |                     |        |
| Legal address of the property                | 1159 Maitland Ave      |                                    |                           |                     |        |
| Landmark nearby                              |                        | Panera                             |                           |                     |        |
| Lat/Long:                                    | 78*40*                 |                                    | Distance from City Centre |                     | 73     |
| Address Matching                             | 1                      | Jurisdiction/ Local Municipal body |                           | BMRDA               |        |
| Property holding type                        |                        | Leasehold                          | Marketability             |                     | Medium |
| Type of the property                         |                        | Commercial                         |                           |                     |        |
| Schedule                                     | As per legal documents |                                    | As per site visit         |                     |        |
| East   | Adigas                 |                                    | Metro                     |                     |        |
| West   | BestBuy                |                                    | BigBazar                  |                     |        |
| North  | PVR                    |                                    | BMO                       |                     |        |
| South  | Shoppers               |                                    | Shopper                   |                     |        |
| 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              | Mixed_Usage               |                  | Actual usage        | Residential |                         |
| Current Zoning as per CDP   |                           |                  | Industrial          |             |                         |
| Occupancy details floorwise |                           | 23               |                     |             |                         |
| 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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