

Aditya Birla Housing Finance Limited.

Branch Name :	ABHFL	Type of Case	HL
Valuer Name :	Klarheit Valuer	Date of Report	2021-07-15
Case Ref. No :	NA	Date of Visit	2021-07-16

I. General Details

1	Applicant/s Name/s	John Oliver		
a.	Document Holder Name (Owner)	Mrs. Orca Reddy		
2	Originally type of property	Leasehold	Current Usage:	Residential
3	Address as per request	8228 Birchmount Road		
	Address at site	8228 Birchmount Road		
	Address as per document	112		
	Pin code	560082		
	Google Co-ordinates	Latitude-Longitude	78*45*	
	Main Locality of the property	Jayanagar	Sub Locality of the property	Jayanagar
4	Has the valuator done valuation of this property before this? If yes, when, for whom?			Yes/NO

II. SOUROUNDING & LOCALITY DETAILS

5	Location	Type (Comm., Res, Ind, Mix)	Residential
		Locality (Low, Medium, Posh)	Posh
		Site is (Dev, Under Dev)	Developed
		Proximity to civic amenities/public transport	Good
		Railway Station	5 Kms
		Bus Stop	1km
6	Near by Land Mark	Jayanagar Metro	
7	Distance from City Centre	34	
8	Condition and approx width of approach road to reach the property	30 Feet Tar Road	
9	Physical approach to the property as per site visit (Clear / Not Clear)	Clear	
10	Legal approach to the property as per documents (Clear / Not Clear)	Clear	
11	Any other features like board of other financier indicating mortgage, notice of Court/any authority which may effect the security	No	

III. Property Details

12	Occupant Details	Vacant / Occupied	Vacant
		Name of Occupant	Vacant
		Relation with Occupant	Vacant
		Property Demarcated (Y/N)	Yes

13	Building Details	Property Identified (Y/N)	Yes	
		Property Identified Through	Property number	
		Type Of Structure	RCC	
		Land Area / UDS (sft)	1900	
		No of Blocks if Applicable	N A	
		No of Units on Floor	NA	
		No of Floor	G+02F	
		No of Lift	0	
		Amenities Available (E.g Swimming Pool, Club House, Etc..)	NA	
14	Unit Details	Delevery Agency (Public Sector Agency, Co-Operative Society, Pvt. Builders, Self Construction Etc.,)	NA	
		Property Located on Floor Number	G+02F	
		No. of Rooms	NA	
		Applicable Area as per Measurement	1200	Sft
15	Quality of Construction (Good/Avg / Bad)	Area as per Document remarks on view from property (park/Main Road/Other Building/ Sea Etc..)	1200	
16	Age of the Property (Yrs)	2	Residual Life Considering Max Age of property as 60 yrs	58

IV. Sanction Plan Approval & Other Document Details

17	Sanction Plan Verified with Approval No			Not provided		
18	Ownershyp Type (Leasehold / Freehold)			Freehold		
19	Property Documents Verified			Sale Deed		
20	Is the Property within the municipal Limits			Yes		
21	Permissible Usage allow as per Master plan			Plan Not provided		
22	Weheather Property Under Demolition list as per Authorith (Yes / No)			No		
23	Setbacks	As per Plan / Bye Laws	Actual At Site	Deviation in %	Remarks	
	East	2	2	0%		
	West	2	2	0%		
	North	2	2	0%		
	South	2	2	0%		

24	Floor Wise Area in Sft				
	Floor	Sanction / Permissible BUA in Sft	Actual BUA in Sft	Deviation in %	
	GF	1200	1200	0%	
	FF	1200	1200	0%	
	SF	1200	1200	0%	
	TF	1200	1200	0%	
	Total	4800	4800	0%	
	Deviation	0			
	Risk of Demolition	No			
VI. Valuation					
25	Details	Area in Sft	Rate per Sft in Rs	Amount in Rs	
	Land	1900	1200	₹ 2,280,000.00	
	Building Details				
	GF	1200	1800	₹ 2,160,000.00	
	TF	1200	1800	₹ 2,160,000.00	
	SF	1200	1801	₹ 2,161,200.00	
	FF	1200	1802	₹ 2,162,400.00	
	Interiors			₹ 0.00	
	Bore Well, Compound wall, Gate, Sump, OHT Etc.,				
	Value of the Building Before Depreciation			₹ 8,643,600.00	
	Depreciation Value (% of Depreciation)	0.03		₹ 259,308.00	
	Value of Building After Depreciated			₹ 8,384,292.00	
	Stage of Construction in %		100%	Stage of Recommendation in %	100%
	Total Market Value of the Property as on Date			₹ 10,664,292.00	
	Total Market Value of the Property after 100% completion (If Under Construction)			₹ 10,664,292.00	
Guideline Value of the property of Land Rs. -----/- Per Sft			₹ 0.00		
Realizable Value			₹ 9,597,862.80		
Distress Value			₹ 8,531,433.60		
26	Boundaries	As per Document		As per Actual	
	East	Road		Road	
	West	Road		Road	
	North	Road		Road	
	South	Road		Road	
	Boundaries Matching		Yes/No		
Remarks : -					
1					
2					
3					
4					
5					
6					
Specification : -					
1	Flooring	Marble/Granite/Vitrified			
2	Doors & Windows	Wood			
3	Kitchen	Granite			

4

Toilets

Tiles

	Comparable:-
1	
2	
	List of Documents produced :-
1	Sale Deed
2	
3	
	Declaration :-
1	
2	Name of Engineer who visited the property : Mr. Mahesh
3	

Date 1/20/2020
Place Bengaluru

(Authorized Signatory)

Photos of the Property

Location Map
