

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 | | | |

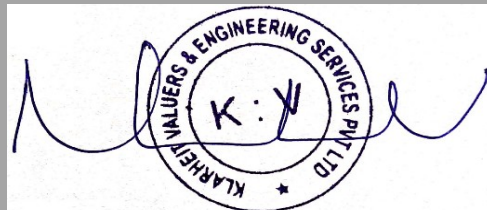
Technical Details:

| | | | | | |
|--|------------------------|--|---------------------|-----------------------|-------------------------|
| 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 | | |

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|---|
| 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





