

Valuation Report

Altumcredo Home Finance Limited

Reference Number : 11March2021

Product Loan Type	HL	Report date		2021-03-11		
		Person met at site		John Oliver		
Name of Applicant	Mrs. Jane Austin		Contact no	7894561230		
Name of Property Owner as per legal document		Mrs. Orca Reddy & Mr. Aryan				
Documents provided		Driver license				
Location Details:						
Postal address of the property	8228 Birchmount Road					
Legal address of the property	112					
Landmark nearby		Cineplex				
Lat/Long:	78*45*		Distance from City Centre		49	
Address Matching	1	Jurisdiction/ Local Municipal body		GP		
Property holding type		Leasehold		Marketability		Medium
Type of the property		Commercial				
Schedule	As per legal documents		As per site visit			
East	Adigas		Walmart			
West	BestBuy		BigBazar			
North	WholeFoods		BMO			
South	Shopper		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	Industrial		Actual usage	Commercial	
Current Zoning as per CDP			Commercial		
Occupancy details floorwise		15			
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







