

# SHARANA KRUPA VALUERS

Govt. Approved Valuer for Immovable Properties (Land & Building)

**Er.RAJAKUMAR. L. JEWARGI**

B.E.(Civil), FIV, FIE.

- Registered Valuer under Companies Act (Insolvency and Bankruptcy Board of India (IBBI)
- Registered Valuer Under Central Board of Direct Taxes (CBDT), Income Tax Department
- Approved Valuer-Institute of Valuers, New Delhi & Indian Institute of Valuers, Pune
- Chartered Engineer-The Institute of Engineers (India), Kolkata

Registered Office; No. 112,1<sup>st</sup> Floor, 1<sup>st</sup> Main, KSRTC Layout, Chikkalasandra, Bengaluru-560061.

Branch Office:# 2-910 / 65 / 46 Doctors Colony, Jaya Nagar Kalaburagi-585 105

Mob.No: 9986285402. Email: [rljewargi@yahoo.co.in](mailto:rljewargi@yahoo.co.in), GSTIN:29A EVPJ8807P1ZB

Date of Valuation: 28.06.2023	
<b>1. GENERAL</b>	
Purpose Of Loan	Home Loan / LAP / Working Capital / Priority Banking
Name of the Customer	Mr. RAMAMURTHY ARVIND CHENJERI.
Name of Document holder as per legal docs	Smt. S. Sowbhagya Lakshmi & Mr. Arvind. R. Chenjeri.
Date of Technical Visit	28.06.2023
Name of The Building/Society	RAMA COMPLEX
Name of the Builder/Seller	NA
Person(s) Met [Name & Designation]	Mr. Ramamurthy Arvind Chenjeri / Sridhar - 8951060934 / 9738413007
<b>2. DETAILS OF THE PROPERTY</b>	
Flat/House/Plot No.	Property bearing Site No. 1M-310,
Type of Property	Commercial
No. of Stories	Actual (BF+GF+3UF+Terrace)
<b>For Multi storey building:</b>	
Total no of units	Actual - 07 Units
No of Units on each floor	Actual - 07 Units (BF - Parking+Room, GF - BOB Bank (Rented)+01 Shop (Vacant), FF - 03 Shops (Vacant), SF/3rd F (Each) - 01 Shop (Vacant), Terrace - Lift Room+HR).
Age Of The property	12 Years
Residual age of the Property	48 Years
Occupancy details	Occupied & vacant
IF Vacant then from how long/ If tenanted then Name/List of Tenants	NA
Technical Address of property (Survey No./Plot no/House no/Flat No.) Location/District/State Physical address	Property No. 1M-310, 1st Main Road, 3rd Block, Hennur - Banasawadi Road (HRBR) Layout, Bangalore - 560043.
Legal Address of property (Survey No./Plot no/House no/Flat No.) Location/District/State	Property bearing Site No. 1M-310, 3rd Block, Hennur - Banasawadi Road (HRBR) Layout, Bangalore.
Pin Code	Bangalore - 560043.
Building, Whether	Commercial
<b>3. SURROUNDINGS, ACESIBILITY &amp; PROXIMITY TO CIVIL AMENITIES</b>	
Nearest Railway Station	Banaswadi Railway station
Nearest Bus Stand	Hennur Bus Stand
Nearest Hospital	CDEC Hospital HBR Layout
Conditions of Approach Road	Good
Access to property	Easy
Nearby Land Mark	Near CMR National PU College.
Condition of The Locality	Good
Development of surrounding areas	Developed Area
Any board of other bank or finance co. indicating mortgage found on site	No
Plot/ Property Demarcated at Site	No / 4 - sided Boundary wall with - Compound & gate
Property Identified through	With Address
<b>Surroundings as per site visit</b>	
East	Property No. 1M-311
West	30 ft Road
North	Vacant Site
South	Vacant Site
<b>Surroundings as per Legal Documents</b>	
East	Site No. 1M-311
West	1st Main Road
North	Site No. 1M-312
South	Site No. 1M-308
	

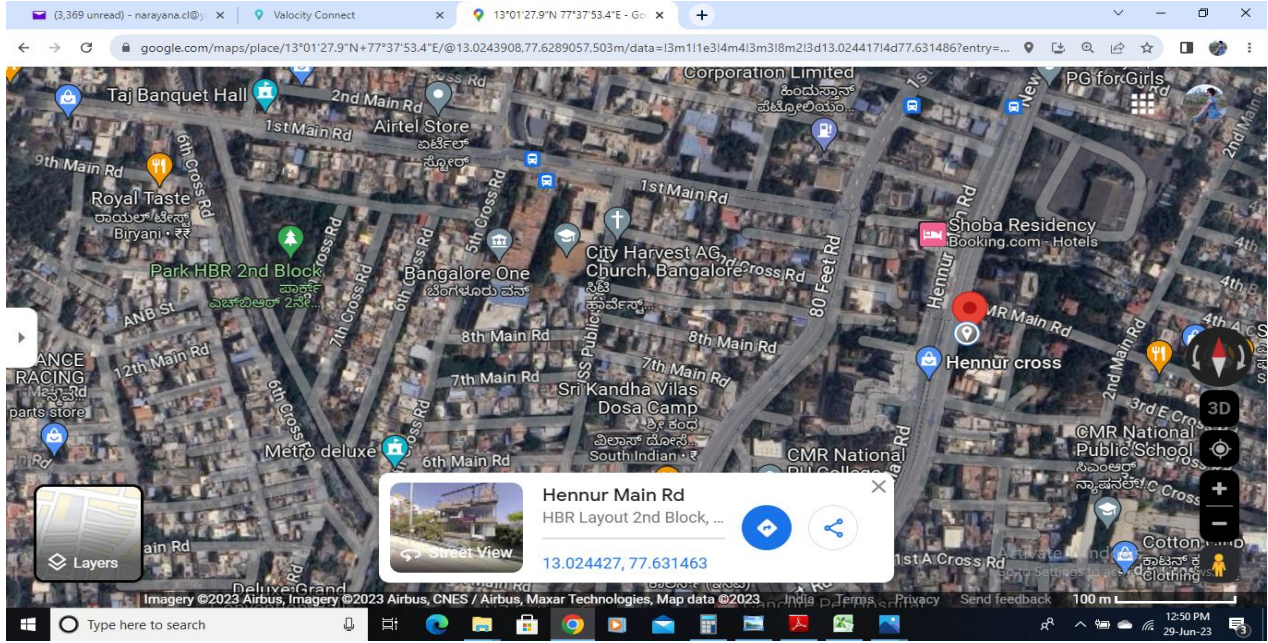
Whether Boundaries matching (actual site verification with Legal docs)	Yes
Discrepancy found in Boundaries, If any plz specify	NA
<b>4. SURVEY OF CONSTRUCTION</b>	
Nature of Soil	Hard Soil
Type of Construction	RCC Construction.
Quality of The Construction	Good
Exteriors	Good
Interiors	Good
Type of finishing (Paint)	Good
Type of specification used	Good
Amenities provided in building/society	NA
Construction progress up to	Existing
Stage of construction in %	100%
The Projected Residual Life of The Structure (in Years)	48 Years
<b>5. DOCUMENTS VERIFIED</b>	
a) Approved plans Details:	Plan Approval by Asst. Director of Town Planning, East Zone, BMP, Approval L.P. No. 564/2007-08, Dated: 11.03.2008, to 10.03.2010, for BF+Stilt+GF+2UF+Terrace, Plot Area - ----, FAR - ----, Coverage - ----.
b) Commencement Certificate / Building Permit Details.	
c) Occupation/Completion certificate details.	
d) Ownership Documents	Sale Deed in Favour of Smt. S. Sowbhagya Lakshmi., Reg. No. 1818/2002-03, Dated: 16.05.2002, Gift Deed in Favour of Mr. Arvind. R. Chenjeri, Reg. No. 2287/2013-14, Dated: 16.11.2013, Discharge Deed in Favour of Smt. S. Sowbhagya Lakshmi., Reg. No. 6130/2010-11, Dated: 22.12.2010,
<b>6. VALUATION REPORT</b>	
Date Of Visit	28.06.2023
Type of Locality	Commercial
Land Area - as per Sale & Gift Deed (Sft)	4005.28 (EW - 24.40 Mtr x NS - 15.25 Mtr).
Land Area - as per Actual (Sft)	4005.28 (EW - 24.40 Mtr x NS - 15.25 Mtr).
Carpet Area as per physical measurement	NA
Approval BUA (sq. ft.) (For Row house BUA on each floor to be mentioned)	9228.62 Approved BUA
Actual BUA (sq. ft.) (For Row house BUA on each floor to be mentioned)	15682.00 Actual BUA (BF - 3100 Sft, GF - 3100 Sft, FF/SF/3rd F (Each) - 3100 Sft, Terrace - 182 Sft.).
Super BUA (sq. ft.)	NA
Encroachment on public land	No/ Yes
<b>7. THE CONDITION OF STRUCTURE</b>	
Major Structural Irregularities/Cracks	No /Yes
Improvement/Interior Decoration Done	No/ Yes (POP/ wall decoration/ wall texture/ fixed furniture)
Nature of water Supply	Bore well & BWSSB
Depreciation % age	
Govt. Assessed Value	NA
Current market land rate / Sq Ft. in Rs. (4005.28 Sft @ Rs. 16500/Sft)	66087120
Current Construction Market Rate Sq Ft in Rs. (15682 Sft @ Rs.1550/Sft)	24307100
Recommended /Fair Market Rate in Rs.	90394220
Pre-Covid Value in Rs.	90394220
Value after Covid effect if applicable in Rs.	NA
Distress Value in Rs.	72315376
Realizable Value in Rs.	81354798
Replacement Value (Insurance purpose) in Rs.	
Remarks : Actual BUA isconsidered for valuation	
DECLARATION: I declare that (I) I /My representative Mr. Shiva Prasad. has personally visited the property going to the site and inspected all items thoroughly. (II) The statement of facts presented in this report are correct to the best of my knowledge. (III) I do not have (or if so, specified in remarks of this report) interest in the subject property. (IV) I have never been debarred or convicted by any court of law. (V) The valuation report has been prepared for mortgage purpose.	



Date : 28.06.2023

Seal Signature of the Panel Valuer

**Location Map:-**



**Photographs:**





