

S. KUMAR, B.E., FIV., MIE.,
Chartered Engineer &
Regd. Income Tax Valuer
CC-I /BNG/CAT-I /VOL-II /12/2007-08.

Ph : 23159399
Mo: 9845269565
No. 541/9, Ground floor,
9th Main road, MRCR Layout,
Vijayanagar, Bangalore-560 040.
valuerkumar@gmail.com

Ref: 139/136

Date: 19-10-2024

To

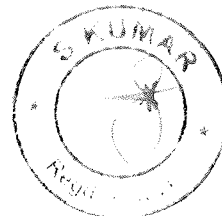
BRIGADE ENTERPRISES LIMITED
No. 26/1, 29th and 30th floors,
World Trade Center,
Brigade Gateway,
Dr. Rajkumar Road,
Malleswaram,
Rajajinagar,
Bangalore - 560 055

VALUATION REPORT

ANNEXURE I

GENERAL DETAILS

01. Name of the Owner : **BRIGADE ENTERPRISES LIMITED**
represented by its Executive director
Sri. AMAR MYSORE
02. Property address : Sy No. 62 ,63, 64/1, 65/1 & 65/2,
BRIGADE VALENCIA,
Kittaganahalli Village,
Attibele Hobli, Anekal Taluk,
Bangalore- 562 104
03. Name of the purchaser and
present address : **BRIGADE HOTEL VENUTRES LIMITED**
represented by its director
Sri. VINEET VERMA
No. 26/1, 29th and 30th floors,
World Trade Center,
Brigade Gateway,
Dr. Rajkumar Road,
Malleswaram,
Rajajinagar,
Bangalore - 560 055
04. Date of inspection : 19-10-2024



05. Global positioning of the property :
North latitude : 12° 48' 15"
East longitude : 77° 41' 58"
06. Purpose for which this valuation is made : **To assess present fair market value of the property**
07. Situation/location/brief description of the building : A developed middle class commercial/residential locality where all modern civic amenities are available at a distance of 1-2 Kms from the site. Attibele Sub- Registrar office is situated at a distance of about 0.5 kms from the site. Narayana Hrudalaya is situated at a distance of about 0.5 kms from the site. The property is a vacant site and can be used for hotel purposes.
08. Boundaries
East by : Proposed 45 meter wide master plan road
West by : Wing -2 of building A (Commercial & Retail) & Sy No. 61/1
North by : Wing -2 of building A (Commercial & Retail) & 18 meters wide drive way
South by : Block B residential development Brillio
09. Area of site : 4168.66 Smtr
44871.00 sft

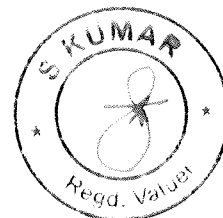
10. **Documents Verified:-**

- i) Copy of Memorandum of Agreement entered between the Owner and Purchaser dated 10/10/2024
- ii) Copy of Sanctioned plan vide L.P. No. 279/2024-2025 dated 14/08/2024 obtained from Anekal Planning Authority for the construction of commercial hotel building

ANNEXURE II

QUESTIONNAIRE

01. Character of locality : Commercial/Residential
02. Classification : Middle class



03. Development of the surrounding areas : Fully developed
04. Is the locality subject to frequent flooding : No
05. Feasibility to the civic amenities like school, hospitals, Offices, market etc., : Moderate distance
06. Level of land with topographical conditions : Normal
07. Corner plot or intermittent plot : Intermittent plot
08. Shape of land : Irregular
09. Type of use to which it can be put : Hotel purpose
10. Road facilities : Asphalted road is made available
11. Electricity Connections : Made available
12. Water Potentiality : Made available

ANNEXURE III

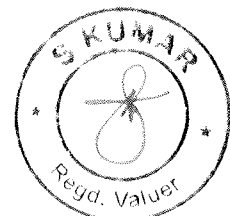
VALUATION DETAILS

01. Method adopted to estimate the value : Unit rate method
02. Market rate prevailing in the locality for a similar land with similar characteristics : Rs. 3300/sft to Rs. 3400/sft
03. Adopted unit rate of the subject land after giving due weightages to the individual merits and demerits of the case : Rs. 3350/sft
04. **Land Value**

4168.66 smtr
= 44871.00 sft @ Rs. 3350/-

Rs.	15,03,17,850.00
Total: Rs.	15,03,17,850.00
Rounded to: Rs.	15,03,00,000.00

(Rupees Fifteen Crores Three Lakhs Only)



The stamp duty for registration of property is 6.6% and for property value of Rs. 15 Crores stamp duty amount will be Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only)

DECLARATION AND CERTIFICATE

01. The information furnished is true and correct to the best of my knowledge and belief.
02. I have no interest either direct or indirect in the property valued.
03. I have physically inspected the property on 19-10-2024.
04. Value varies with the purpose and date. This report is not to be referred if the purpose is anything other than mentioned in I. (06)
05. The present value of the schedule property with the existing conditions in my opinion is **Rs. 15,03,00,000/- (Rupees Fifteen Crores Three Lakhs Only)**
06. This report contains Four pages.

Enclosure

- i) Photo
- ii) Location Sketch



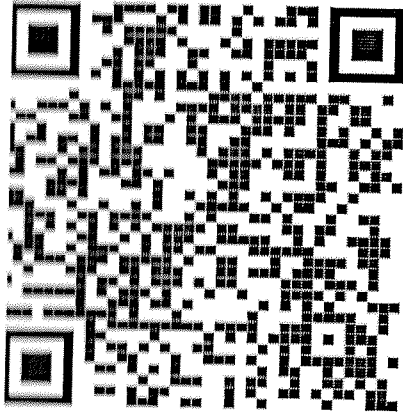
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Location Map –

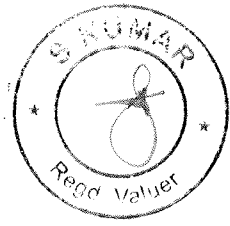
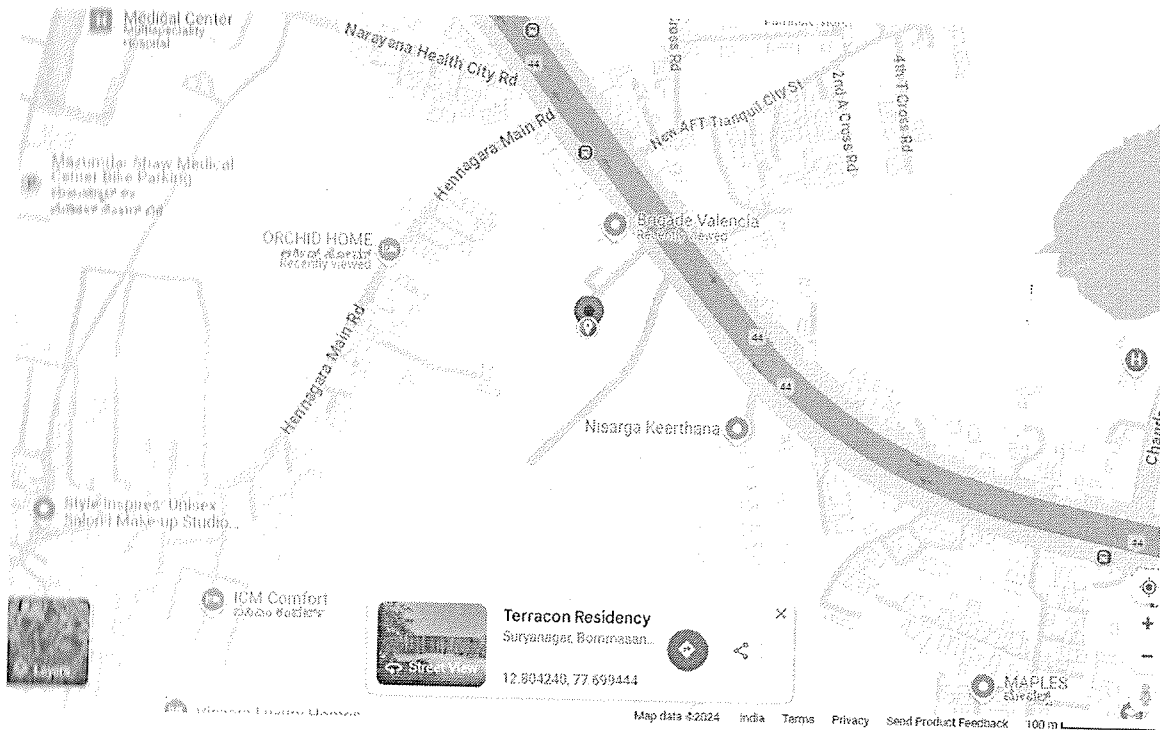
BRIGADE HOTEL VENUTRES LIMITED represented by its director
Sri. VINEET VERMA

By No. 62 ,63, 64/1, 65/1 & 65/2, **BRIGADE VALENCIA**, Kittaganahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore- 562 104

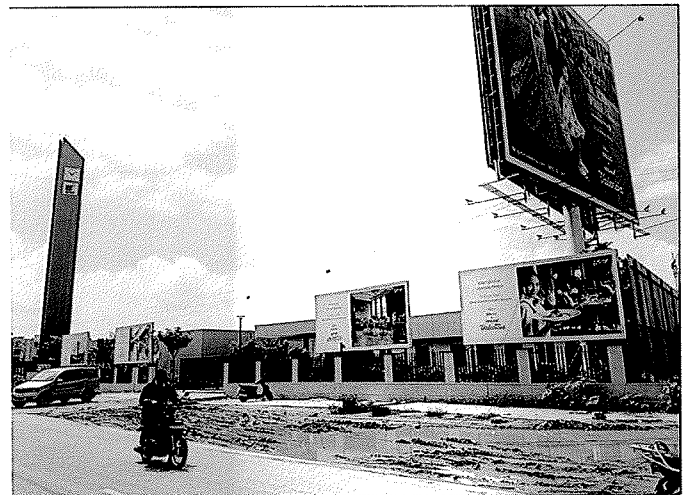
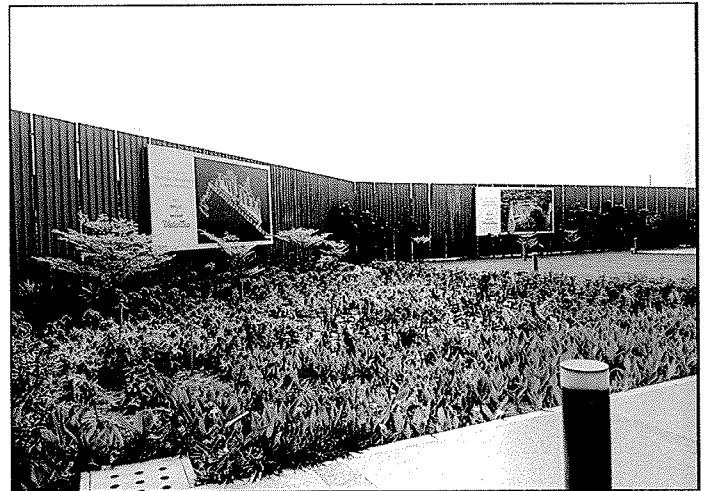
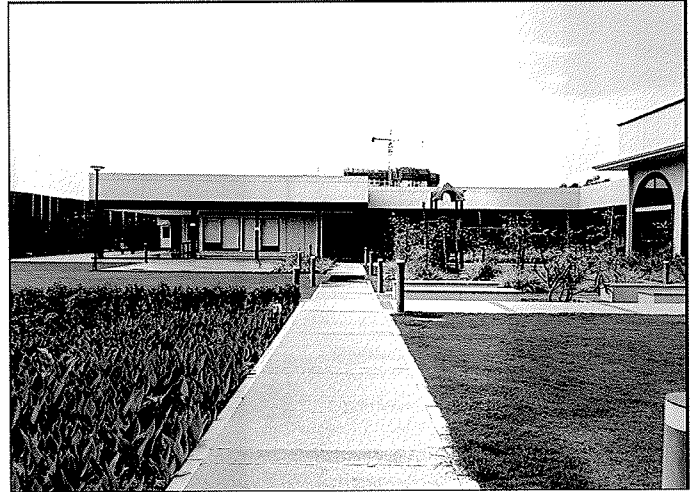
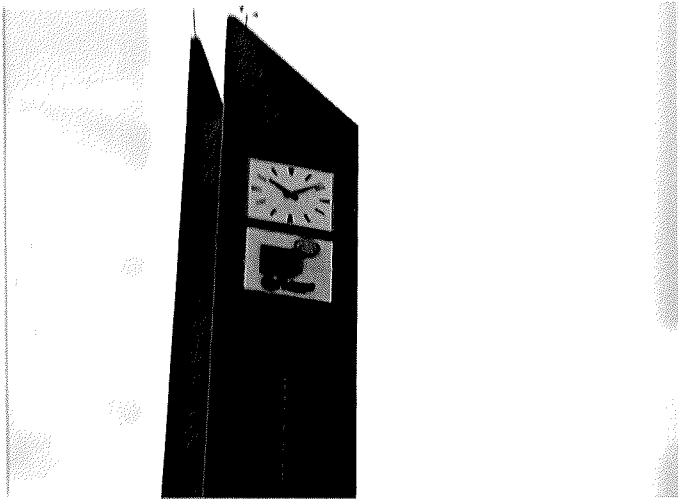
Global positioning of the property : 12° 48' 15" 77° 41' 58"



Scan QR code on mobile to navigate the Location on Google Map

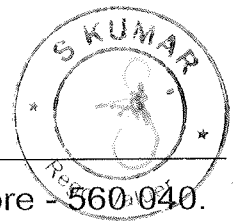


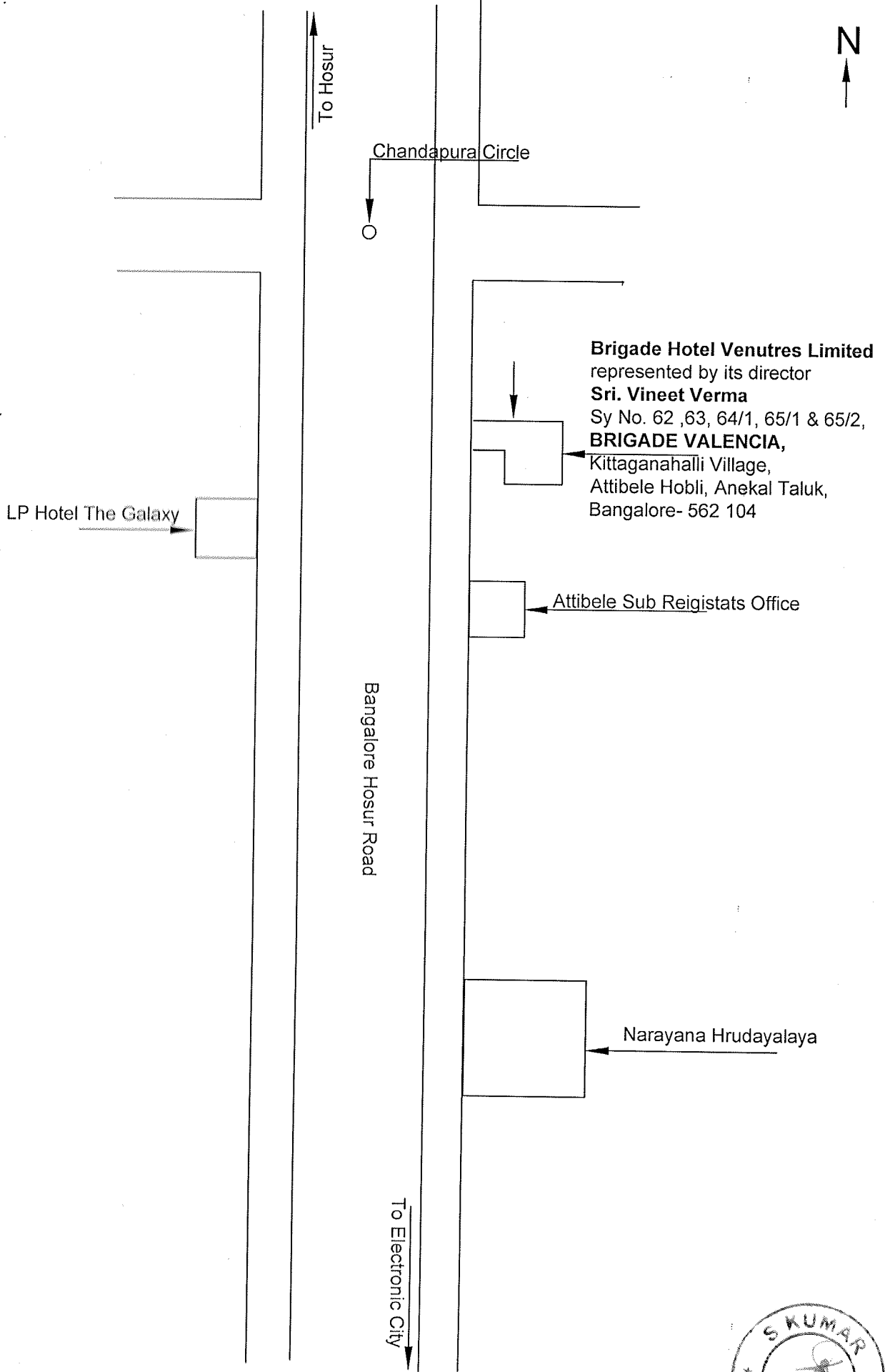
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to Scale

Location Sketch

