

CBRE VALUATION & ADVISORY SERVICES

# VALUATION & ADVISORY REPORT

RESIDENTIAL PROPERTY

RESIDENTIAL PROPERTY BEARING SITE NO'S. 113, 114,  
115 & 116, SY. NO. 40/5, 41/1, 41/2, 41/3, 41/4, 41/5,  
77 & 78 OF HANCHARAHALLI VILLAGE, BIDARAHALLI  
HOBLI, BANGALORE EAST TALUK, BANGALORE - 562129

CBRE SOUTH ASIA PRIVATE LIMITED

REFERENCE CODE: SF-0002038935

AQUILON CAPITAL

**CBRE**



## Contents

	Page
<b>1 Introduction.....</b>	<b>4</b>
1.1 Instruction.....	4
1.2 Purpose.....	4
1.3 Liability.....	4
<b>2 Property Overview .....</b>	<b>5</b>
2.1 Property description.....	5
2.2 Property photographs .....	7
<b>3 Valuation Workings .....</b>	<b>8</b>
3.1 Direct Comparison Approach .....	8
3.2 Value of the subject property.....	11
<b>4 Valuation Conclusion .....</b>	<b>12</b>
<b>5 Assumptions, Disclaimers, Limitations &amp; Qualifications .....</b>	<b>13</b>
<b>6 Valuation Rationale.....</b>	<b>14</b>
6.1 Scope of Valuation.....	14
6.2 Market Value .....	14
6.3 Approach and Methodology .....	14
6.3.1 Direct Comparison Approach.....	14
6.3.2 Depreciated Replacement Cost Approach.....	15
6.3.3 Income Approach.....	15
6.4 Methodology Adopted .....	16
6.5 Circle/Govt. Rate .....	16





## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

### Valuation Certificate

<b>Property:</b>	Residential Property Bearing Site No's. 113, 114, 115 & 116, located at Sy. No. 40/5, 41/1, 41/2, 41/3, 41/4, 41/5, 77 & 78 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore – 562129.
<b>Client:</b>	Sri. Mahendar Pal Singh
<b>Purpose:</b>	Internal reference purpose
<b>Interest Valued:</b>	Freehold rights
<b>Basis of Valuation:</b>	Market Value
<b>Area Details:</b>	Based on the review of Draft Development Plan the plot area of the subject property admeasures 16,375 sft (consists of 4 plots Viz – 113, 114, 115 & 116). The same has been adopted by CBRE for the purpose of this valuation exercise.
<b>Town Planning:</b>	Based on the review of Sale Deed, we understand that subject property is converted for residential usage.
<b>Valuation Approach:</b>	<b>Direct Comparison Approach</b>
<b>Date of Valuation:</b>	26th December 2024
<b>Date of Inspection:</b>	26th December 2024
<b>Date of report:</b>	30th December 2024
<b>Assessed Value (INR Cr):</b>	<b>As-is-basis: INR 81.87 Mn</b>

#### Assumptions, Disclaimers, Limitations & Qualifications

*This valuation report is provided subject to assumptions, disclaimers, limitations and qualifications detailed throughout this report which are made in conjunction with those included within the Assumptions, Disclaimers, Limitations & Qualifications section located within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the subject property.*



## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

### 1 Introduction

#### 1.1 Instruction

CBRE has been instructed by the '**Client**' to advise upon the Market Value of a residential property located at Guru Nanak Enclave Layout of Sy. No's. 40/5, 41/1, 41/2, 41/3, 41/4, 41/5, 77 & 78 of Hancharahalli Village, Bidarahalli Hobli. The details of the subject property have been highlighted in Section 2 of the report.

#### 1.2 Purpose

We understand that the appraisal is required by the Client for **internal reference purposes**.

#### 1.3 Liability

This valuation report is confidential in nature and is for the sole usage of **the 'Client'** and no other party shall have any right to rely on the appraisal provided by CBRE without prior written consent. Our liability is extended to the Client only and any other parties (affiliates, designates, assignees, rating agencies, auditors, prospective investors and investors) relying on our report may do so on their own accord. CBRE would neither be liable nor answerable to them in any manner whatsoever. The Client agrees that any third party (including the parties as aforesaid) who is in receipt of valuation report from the Client shall be advised in writing by the Client that:

- The valuation report is to be read and construed in its entirety and reliance on the valuation report is strictly subject to the disclaimers and limitations on liability set out herein and in the valuation report; and
- CBRE's liability is extended to the Client only and any other parties relying on the valuation report may do so on their own accord without any liability on CBRE to such parties.

Neither the whole nor any part of this appraisal and report or any reference to it may be included in any published document, circular or statement nor published in any way without the valuer's prior written approval of the form and context in which it may appear.

The valuer's responsibility in connection with this appraisal report is limited to the Client to whom it is addressed and to that Client only. The valuer disclaims all responsibility and will accept no liability to any other party.

The values assessed in this report are for the subject properties and any allocation of values between parts of the properties apply only in the terms of and for the purpose of this report. The values assessed should not be used in conjunction with any other assessment, as they may prove incorrect if so used.

Where the values are assessed, they reflect the full contract value and no account is taken of any liability to taxation on sale or of tax costs involved in effecting lease viz. stamp duties, registration charges, etc.



## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

## 2 Property Overview

### 2.1 Property description

PROPERTY DETAILS	
Property Name	Residential Plots
Coordinates	13.089341, 77.756231
Interest Valued	Freehold rights
Property Type (zoning)	Residential (as per Hoskote Master Plan)
Current Use	Residential Vacant Plot
Type of Structure	NA – Vacant Plot
Age of the property	NA – Vacant Plot
Property Description	The subject property is a Residential Vacant Plots
Distances from key hubs	<ol style="list-style-type: none"><li>1. Landmark 1: Near Sizzle Sunshine Coast Layout Entrance – 0.5 km.</li><li>2. Landmark 2: Near NCFE School, Mandur – less than 1.5 km</li><li>3. Landmark 3: Near Shree Bhadrakali Amma Temple – less than 1 km</li></ol>
Land area (sft)	The land area of the subject property is 16,375 sft (for 4 plots – 113, 114, 115 & 116).
Built-up area (sft)	NA – Vacant Plot

Location Description
<p>The subject property is located in a developing locality i.e., Raghuvanahalli – Hoskote Road, which is located towards the Eastern of Bangalore. The subject micro-market has witnessed limited activity in the commercial asset class, including retail developments and social developments.</p> <p>The subject property is bounded as follows:</p> <p>Site No. 113 (Viz., 12.19 * 18.29)</p> <p><b>North:</b> Property Bearing Site No. 112.</p> <p><b>South:</b> Property Bearing Site No. 114.</p> <p><b>East:</b> Private Property</p> <p><b>West:</b> Road</p> <p>Site No. 114 (Viz., 14.03*18.33)</p> <p><b>North:</b> Property Bearing Site No. 113.</p> <p><b>South:</b> Private Property.</p> <p><b>East:</b> Private Property</p> <p><b>West:</b> Road</p> <p>Site No. 115 (Viz., 21.09 * 25.9)</p> <p><b>North:</b> Property Bearing Site No. 116.</p> <p><b>South:</b> Private Property.</p> <p><b>East:</b> Road</p> <p><b>West:</b> Private Property</p> <p>Site No. 116 (Viz., 18.30 * 27.07)</p> <p><b>North:</b> Property Bearing Site No. 117.</p> <p><b>South:</b> Property Bearing Site No. 115.</p> <p><b>East:</b> Road</p> <p><b>West:</b> Private Property</p>

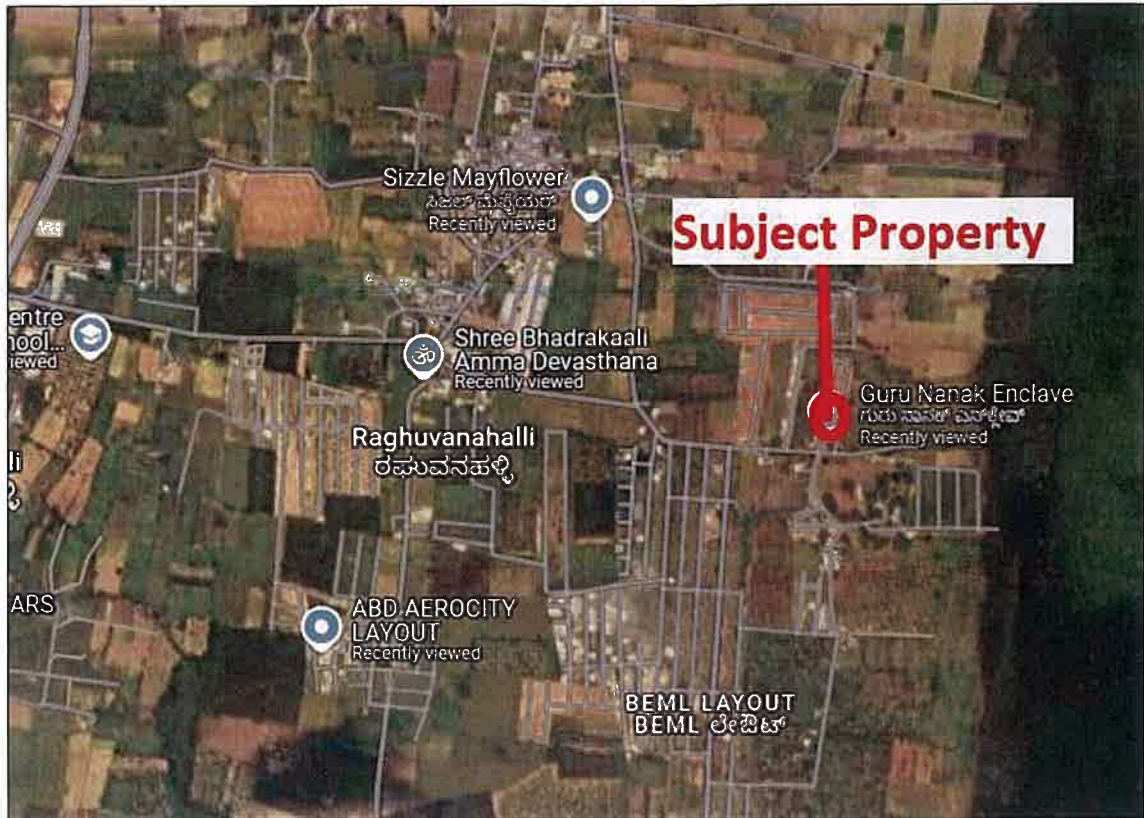




## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

The following map indicates the location of the subject property.



Source: CBRE Research

## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

### 2.2 Property photographs



View of the property number



View of Subject Property



View of Subject Property



View of Surrounding



View of Access Road



View of Layout Entrance



### 3 Valuation Workings

#### 3.1 Direct Comparison Approach

The value of the subject property has been assessed based on properties that have actually been transacted or are offered for sale in the subject micro market. Since there are limited transacted evidence of similar type of properties, the value of the subject land parcel has been estimated after taking into consideration, various premium and discounts (viz. towards land size, location, accessibility & frontage, ownership status, surrounding development profile, zoning, etc.

The land values in the subject micro market vary depending on factors such as location, accessibility (frontage on main road or an internal road), size of the land parcel, surrounding development profile, etc. Based on interactions with market players in the subject micro market, it is understood that the capital values for land parcels in the region are primarily governed by parameters which are as follows:

- **Location** ~ Based on the market research, it was observed that the properties located on superior location (like corner/ green belt) would command a premium as compared to the properties located in the interiors / other vectors.
- **Condition/ specification of the property** ~ Based on the market research, it was observed that the properties having good specifications would command a premium as compared to unfinished condition.
- **Size** ~ Based on the market research, it was observed that the smaller sized properties would command a premium over larger size properties.
- **Accessibility** ~ Based on the market research, it was observed that the properties superior accessibility attributes would command a premium over properties having inferior accessibility attributes.





## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

For the purpose of this valuation exercise, CBRE has collated the list of available comparable quotes and transactions in the subject micro market. The following table highlights the details of key comparable:

Comparable	Area (sft)	Location	Capital Value (INR per sft) *	Property Description
C-1 (Quoted)	2,400	Hancharahalli Village	5,000	<ul style="list-style-type: none"><li>C1 is a residential plot.</li><li>C1 has similar size vis-à-vis the subject property.</li><li>C1 has similar location attributes vis-à-vis the subject property.</li><li>C1 is similar in terms and amenities, accessibility &amp; surrounding development profile attributes vis-à-vis the subject property.</li><li>Thus, considering the aforementioned factors, it is understood that the subject property will command no premium / discount over comparable property.</li></ul>
C-2 (Quoted)	2,400	Hancharahalli Village	4,500	<ul style="list-style-type: none"><li>C2 is a residential plot.</li><li>C2 has similar size vis-à-vis the subject property.</li><li>C2 has superior location attributes vis-à-vis the subject property, (facing of the unit).</li><li>C2 is inferior in terms of accessibility &amp; surrounding development profile attributes vis-à-vis the subject property.</li><li>Thus, considering the aforementioned factors, it is understood that the comparable property will command a discount over subject property.</li></ul>

Source: CBRE Research

\*The prices mentioned above have been adjusted for negotiation

Based on the analysis of above-mentioned comparable properties and our understanding of the subject region and micro-market, we understand that the achievable market price of subject property INR 5,000 per sft. As on date of valuation would range from INR 77.78 Mn – 85.96 Mn, say an average value of INR 81.87 Mn.



## GURU NANAK ENCLAVE

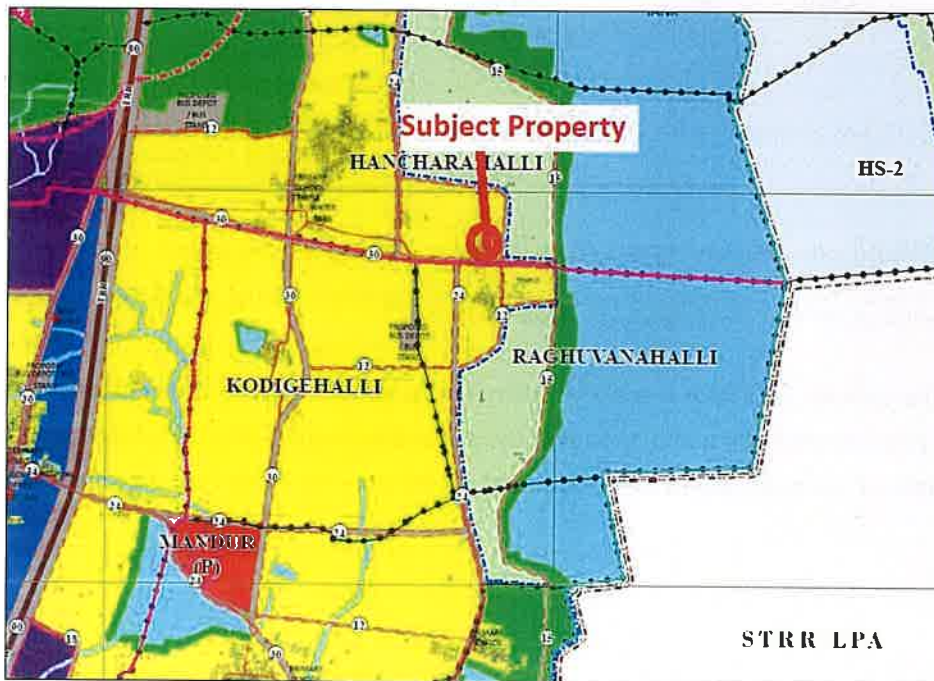
Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

### Comparable Map



Source: CBRE Research

### Hoskote Master Plan



Source: CBRE Research



## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

### 3.2 Value of the subject property

The value of the subject property has been assessed as follows:

<b>Description</b>	<b>Methodology</b>	<b>Value (INR Mn)</b>
Vacant Plot - Site No. 113 – 2,400 sft	Direct Comparison	12.00
Vacant Plot - Site No. 114 – 2,767 sft	Direct Comparison	13.83
Vacant Plot - Site No. 115 – 5,878 sft	Direct Comparison	29.39
Vacant Plot - Site No. 116 – 5,331 sft	Direct Comparison	26.65
<b>Total Value</b>		<b>81.87</b>



#### 4 Valuation Conclusion

The date of appraisal is **26th December 2024**.

We verify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct and have been verified where possible.
- All possible factors affecting the value were considered.
- The analysis, opinions and conclusions reported herein are unbiased views and are limited only by the Underlying Assumptions and Limiting Conditions and other qualifications contained herein.
- We have no past, present or contemplated (prospective) future interest in the real estate that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- These appraisals and the procedures related thereto follow the Codes of Ethics and the Standards of Professional Practice of the professional institution noted.

Based on subsequent market analysis and configuration (size and location) of the subject property, we are of the opinion that the market value of the subject property as on the date of valuation is assessed as **INR 81.87 Mn.**





## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

### 5 Assumptions, Disclaimers, Limitations & Qualifications

Valuation Subject To Change:	Premise 1 - The subject appraisal exercise is based on prevailing market dynamics as on the date of appraisal and does not take into account any unforeseeable developments which could impact the same in the future
Our Investigations:	Premise 2 - We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. CBRE is not liable for any loss occasioned by a decision not to conduct further investigations
Assumptions:	Premise 3 - Assumptions are a necessary part of undertaking valuations. CBRE adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation
Information Supplied by Others:	Premise 4 - This appraisal is based on CBRE review of information provided by the Client / Client's representative. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to CBRE, this information is believed to be reliable but CBRE can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of the records and examination of documents or by inquiry from the Government or other appropriate departments
Future Matters:	Premise 5 - To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and / or opinion based on the information known to CBRE at the date of this document. CBRE does not warrant that such statements are accurate or correct
Map and Plans:	Premise 6 - Any sketch, plan or map in this report is included to assist reader while visualizing the property and assume no responsibility in connection with such matters
Property Title:	Premise 7 - For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. CBRE has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.
Environmental Conditions:	Premise 8 - We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities
Condition & Repair:	Premise 9 - In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the properties; the properties are free from rot, infestation, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about, or advice upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts
Not a Structural Survey:	Premise 10 - We state that this is a valuation report and not a structural survey
Legal:	Premise 11 - We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. CBRE is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question
Additional:	Premise 12 - This appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims etc. CBRE has not made any inquiries in this regard with the relevant legal/statutory authorities
Others:	Premise 13 - During site visit it was observed that subject layout is under progress (approx., 90% completed) and following works like Electrical, Water, Sewage main works and footpath works are under progress. In addition, no mandatory documents have been provided by client and the subject valuation has been processed on the provided draft layout plan copy.



## 6 Valuation Rationale

### 6.1 Scope of Valuation

The valuation exercise is aimed at the assessment of the Market Value (MV) of the subject property. In considering the value of the property, we have considered the guidelines laid out in the Appraisal and Valuation Manual published by the Royal Institution of Chartered Surveyors (RICS), U.K.

### 6.2 Market Value

The Market Value is defined as

'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'.

### 6.3 Approach and Methodology

The purpose of this appraisal exercise is to estimate the Market Value (MV) of the subject asset. This has been achieved by a systematic gathering, classification and analysis of data, which is required in the development of three basic approaches to appraisal, viz. the Direct Comparison Approach, the Depreciated Replacement Cost Approach and the Income Approach, discussed below.

#### 6.3.1 Direct Comparison Approach

In '**Direct Comparison Approach**', the subject property is compared to similar properties that have actually been sold in arms-length transactions or are offered for sale (after deducting for value of built-up structure located thereon). This technique demonstrates what buyers have historically been willing to pay (and sellers/landlords willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of land that is typically traded as open plots or with structures thereon.

Post obtaining the values of property which have been transacted or offered for sale, as discussed above, a fair transaction value is determined based on the prevailing market dynamics.

However, the RICS under the clause 'Evidence of Market Transactions' indicates that:

"Generally, market valuations are based on evidence of market transactions of similar properties. A valuation, however, is an exercise in judgment and should represent the Valuer's opinion of the price which would have been obtained if the property had been sold at the valuation date on the terms of the definition of Market Value. The Valuer is not bound to follow evidence of market transactions unquestioningly but should take account of trends in value and the market evidence available to him,





whether or not of directly comparable transactions, adjusting such evidence to reflect the MV definition and attaching more weight to some pieces of evidence than others, according to the Valuer's judgment. It is seldom that a Valuer has evidence of contemporaneous transactions of precisely similar properties to that being valued. The art of valuation often involves subjective adjustments to evidence of transactions, which are not wholly comparable together with interpretation of trends in value. A Valuer must exercise skill, experience and judgment in valuing and in making such adjustments and comparisons, even to the extent of making a market valuation (of a property for which it is thought there would have been a market) in the absence of any direct transaction evidence."

### 6.3.2 Depreciated Replacement Cost Approach

The Depreciated Replacement Cost Approach involves assessing the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization. Depreciation refers to adjustments made to the cost of an equivalent asset to reflect any comparative obsolescence (such as physical deterioration, functional or economic obsolescence) that affects the subject asset over the remaining life of the subject asset at the valuation date with its expected total life (economic life of the property).

The physical life is how long the asset, ignoring any potential for refurbishment or reconstruction, could be used before the asset would be completely worn out or beyond economic repair. The economic life is how long it is anticipated that the asset could generate returns or provide a financial benefit.

### 6.3.3 Income Approach

The income approach is based on the premise that value of an income - producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, income capitalization and discounted cash flow (DCF).

#### A. Income Capitalization Method

Income capitalization involves capitalizing a "normalized" single - year net income estimate by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net income.

#### B. Discounted Cash Flow Method

Using this valuation method, future cash flows from the property are forecast using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value at an appropriate discount rate.



## GURU NANAK ENCLAVE

Residential Property Bearing Site No. 113, 114, 115 & 116, located at Sy. No. 77 of Hancharahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 562129

In our opinion, it is a more accurate determinant of value than the direct capitalization method when valuing income producing/ development properties in unstabilized markets. This method allows for explicit modelling of income associated with the development of the property.

### 6.4 Methodology Adopted

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose alternative approach to valuation can be utilized subject to Client's consultations and giving due consideration to Client's requirements. For the purpose of this valuation exercise, we have adopted the **Direct Comparison Approach** to ascertain the market value of the subject property.

### 6.5 Circle/Govt. Rate

218

	Survey No : 45, 46, 48, 49, 50, 51, 52, 24, 55, 11, 5, 67, 53/4, 51/11, 8/4, 27, 51/2, 51/10, 8/4, 27			
317	ಹೆಬ್ರನ್ (ಎಲ್ಒ )	Hebron (Villa)	50000	
318	ಕಾಸ್ಮಾಸ್ ಶೆಲ್ಟರ್ಸ್ ಮತ್ತು ಇಂಟೀರಿಯರ್ಸ್ ಲೇಔಟ್	Cosmos Shelters & Interiors (Layout)	38000	
319	ಡಿ.ಎಸ್. ಮ್ಯಾಕ್ಸ್ ಆಪಾರ್ಟ್‌ಮೆಂಟ್	DS. MAX Apartment	35000	
320	ಶ್ರೀ. ಸಾಯಿ ಎನ್‌ಕ್ಲೇವ್ ಆಪಾರ್ಟ್‌ಮೆಂಟ್	Sri. Sai Enclave Apartment	33000	
321	ಎಲ್.ವಿ.ಎಸ್ ಆಪಾರ್ಟ್‌ಮೆಂಟ್	L.V.S Apartment	35000	
322	ಶ್ರೀ.ಸಾಯಿ ಎನ್‌ಕ್ಲೇವ್ ಆಪಾರ್ಟ್‌ಮೆಂಟ್ ಖಾತೆ ನಂ 374 . 336, 337 & 338	Sri Sai Enclave Apartment Katha No 374, 336, 337 & 338	35000	
323	ಜನ ಜೀವಾ ಆರ್ಕಿಡ್ ಆಪಾರ್ಟ್‌ಮೆಂಟ್ (ಹಳೇಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 54 & B+G+4UF)	Jana Jeeva Orchid Apartment (Halehalli Village Sy.no. 54 & B+G+4UF)	35000	
324	ಕಾಸ ಗ್ರಾಂಡ್ ಲಕ್ಷುಸ್ ( ರಾಸ್ ಹೌಸ್ ) ಸರ್ವೆ ನಂ 48/1 . 48/6 & 49/1, 49/2, 49/3	Casa Grande Luxus ( Row House ) Sy No 48/1 , 48/6 & 49/1 , 49/2 , 49/3	40000	
325	ಎಲ್.ವಿ.ಎಸ್ ಹೈಟ್ ( ಸರ್ವೆ ನಂ 54 )	L.V.S HEIGHTS ( Sy.No 54 )	45000	
326	ಹಂಚರಹಳ್ಳಿ	Hancharahalli	23335	110
327	ಪೆರಿಫರಲ್ ರಸ್ತೆ (ದೇವನಹಳ್ಳಿ ಅಂತರಾಷ್ಟ್ರೀಯ ವಿಮಾನ ನಿಲ್ದಾಣ)ಕ್ಕೆ ಹಾದು ಹೋಗುವ ಗ್ರಾಮಗಳಿಗೆ ಅಭಿಮುಖವಾಗಿರುವ ಜಮೀನುಗಳು Sy No :51, 52, 53, 54, 55, 56, 57, 68, 70	Properties along side Villages on Peripheral Ring Road (Towards Devanahalli International Airport) Survey No :51, 52, 53, 54, 55, 56, 57, 68, 70	25000	165
328	ಕೆ.ಎಸ್.ಆರ್. ಬೇಸಿಲ್ ಆಪಾರ್ಟ್‌ಮೆಂಟ್	KSR Basil (Apt)	30000	

**Guideline rate:** INR 2,167 per sft (INR 23,335 per Sq.mt) on Land area.





CBRE VALUATION & ADVISORY SERVICES

RAVI VERMA  
Valuation & Advisory Services  
Ravi.Verma@cbre.co.in

[www.cbre.co.in](http://www.cbre.co.in)

