



CAPITAL VALUE OPINION : CHIKKA TIRUPATHI - SARJAPUR ROAD, BANGALORE

CBRE Valuation Advisory Services

April 2015

Prepared for

Smart
owner

CAPITAL VALUE OPINION FOR PLOTTED DEVELOPMENTS IN CHIKKA TIRUPATHI-SARJAPUR ROAD, BANGALORE

- We understand that **SmartOwner Services India Pvt. Ltd.** (the 'Client') is in the process of marketing a **residential development in Chikka Tirupathi to Sarjapur Road, Bangalore** which is currently in the pre-launch stage.
- **Product Assumed for Pricing:** A premium residential plotted development over 50 acres on the state highway currently at a pre-launch stage. Amenities offered include club house, party hall, swimming pool, health club & spa, kids play area, sports facilities such as squash, basketball, table tennis, tennis & badminton court, etc.
- In view of the above, the Client wishes to retain **specialized advisory services to understand the capital values prevalent in the above micro-market for residential plotted units**
- CBRE South Asia Pvt Ltd has been engaged by the Client to assess the location characteristics of the identified micro-market and undertake a competition scan for residential plotted units to opine on the capital values prevalent in the micro-market

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Attributes	Description
<p>Location</p>	<p>Chikka Tirupathi-Sarjapur Road (the subject micro-market) is along the NH-207, towards the south eastern periphery of Bangalore. It is located approx. 10 km from Sarjapur town, 25-26 km from ITPL, 35-38 km from M.G. Road (CBD) and approx. 60-65 km from Kempegowda International Airport. The subject location is in proximity to Sarjapur town, which is considered as an emerging residential and corporate destination. Further, the subject micro-market is in proximity to Whitefield, which is considered as one of the established suburbs of Bangalore and is recognized as a prominent IT/ ITeS hub of the city. The commercial IT/ ITeS office activity in Whitefield is well supported by significant residential, retail and hospitality activity.</p>
<p>Profile of real estate developments</p>	<p>The subject micro-market is currently in nascent stages of development in terms of real estate activity, characterized by residential plotted developments, large tracts of agricultural land and plots belonging to public companies like postal, telecom, BSNL etc. The majority of the plotted developments are located within a proximity of 2-3km from Chikka Tirupathi town and further towards Sarjapur road within a proximity of 5-6 km from Sarjapur town. The proposed Peripheral ring road and Infosys IT SEZ on Sarjapur - Attibele road has fuelled investor interest in this zone.</p>
<p>Prominent developments in identified asset class</p>	<p>Some of the notable plotted developments in the subject micro-market include Excel Pebble Creek (182 units), Himagiri Urban Woods (125 units), Excel Oxygen (240 units), Sriram Malhaar (296 units), Xotic Anthea (300 units), PSR Icon coral (198 units), etc.</p>

Opinion on Capital Value for a Residential Plotted development

- Quoted base capital values in the micro-market: INR 1,650 – 1,700 per sft
- Base capital values at which a transaction could be effected: INR 1,500 – 1,600 per sft

The above value opinion is based on review of comparable properties and the subject property offering superior specifications and amenities as per client information. Further, we have also kept in cognizance the inventory offered, development status and competition prevalent in the subject micro-market. Charges towards club house, corner and facing premiums, statutory taxes would be applicable over and above the base values highlighted above.

SPECIAL ASSUMPTIONS

- The value opinion exercise is based on prevailing market dynamics as on the date of the appraisal and does not take into account any unforeseeable developments which could impact the same in the future
- As a part of this particular engagement, CBRE has not undertaken any assessment specific to the site or the project that the Client is marketing or might invest in. We have utilized the location information and the envisaged positioning of the asset class provided by the Client for the purpose of this study and our opinion is restricted strictly to the location/micro-market under consideration for the identified asset class.
- CBRE has independently reviewed the comparable developments in the subject micro-market to opine on the capital values
- The capital value opined is for a plotted development offering superior specifications and amenities (viz. club house, party hall, swimming pool, health club & spa, kids play area, sports facilities such as squash, basketball, table tennis, tennis & badminton court, etc.) that would be located along the main road within the subject micro-market. The capital values would differ if the development is located off the main road and if the development offers inferior specifications / amenities
- For the purpose of this value opinion exercise, we have assumed that the land parcel housing the asset class being marketed by the Client would have a clear title and is free from any encumbrances, disputes and claims. CBRE has not visited the site and has made no further enquiries with the relevant local authorities in this regard. CBRE does not certify the property as having a clear and marketable title
- No legal advice regarding the title and ownership of the property being marketed has been obtained for the purpose of this appraisal exercise

LIMITING CONDITIONS

The value opinion in this report is subject to the following conditions:

- This document is confidential in nature and is for the sole reliance of SmartOwner Services India Pvt. Ltd., its affiliates, designates, assignees, auditors, prospective investors and investors, and no other party shall have any right to rely on the appraisal provided by CBRE without prior written consent
- Based on inputs provided by the Client, we understand that the value opinion certificate would be used as part of the marketing material for the project being marketed by the Client. The Client is free to use data from the value opinion certificate mentioning CBRE as the source in the following marketing mediums – Client Website, Channel Partners, Potential Investors
- In case the data from the value opinion certificate is being used for other purposes than those stated above, the same would require CBRE's prior written consent
- Notwithstanding anything to the contrary contained herein, CBRE shall not be liable for any lost or prospective profits or any other indirect, consequential, special, incidental, punitive or other exemplary losses or damages, whether in tort, contract or otherwise, regardless of the foreseeability or the cause thereof. The total liability of CBRE for any direct damages under this value opinion engagement would be nil under any circumstances
- 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
- CBRE's responsibility in connection with this value opinion report is limited to the Client to whom it is addressed and to that Client only. CBRE disclaims all responsibility and will accept no liability to any other party
- 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 costs involved in effecting the sale
- CBRE is not required to give testimony or to appear in court by reason of this value opinion certificate, with reference to the value opinion in question, unless arrangement has been made thereof