

REPORT FORMAT: V-L3 (Medium) | Version: 6.0_2018

File No.: RKA/FY20-21/264

Dated:07.01.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY



SITUATED AT

REVENUE ESTATE OF VILLAGE SIKOHPUR, SECTOR- 82A, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. DLF NEW GURGAON HOMES DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LSE)
- Techno Economic Viability Consultants (TEV)

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors

Chartered Engineers

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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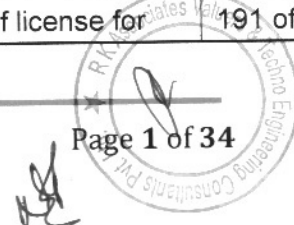
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

PART A**SUMMARY OF THE PROJECT TIE-UP REPORT**

S.NO.	CONTENTS		DESCRIPTION		
1.	GENERAL DETAILS				
a.	Report prepared for	Bank			
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram			
c.	Name of Promoter	M/s. DLF New Gurgaon Homes Developers Pvt. Ltd.			
d.	Name of Property Owner	M/s. Shine Star Buildcon Pvt. Ltd. & M/s. Naja Builder & Development Pvt. Ltd.			
e.	Address & Phone Number of the owner	Regd Office: Sector 74A, Near DLF Corporate Greens, Gurugram			
f.	Type of the Property	Group Housing Society			
g.	Type of Loan	NA			
h.	Type of Valuation	Project Tie-up Report			
i.	Report Type	Project Tie-Up Report			
j.	Date of Inspection of the Property	2 January 2021			
k.	Date of Valuation Report	7 January 2021			
l.	Surveyed in presence of	Na	No one was available on site		
m.	Purpose of the Valuation	Project Tie-up for individual Flat Financing			
n.	Scope of the Report	Project Tie- Up Report			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.			
p.	Documents provided for perusal	Documents Requested	Documents Provided	Document s Reference No.	
		Total 05 documents requested.	Total 06 documents provided.	---	
		Property Title document	Form LC-V - Formal Grant of license for	License No. 191 of 2008	



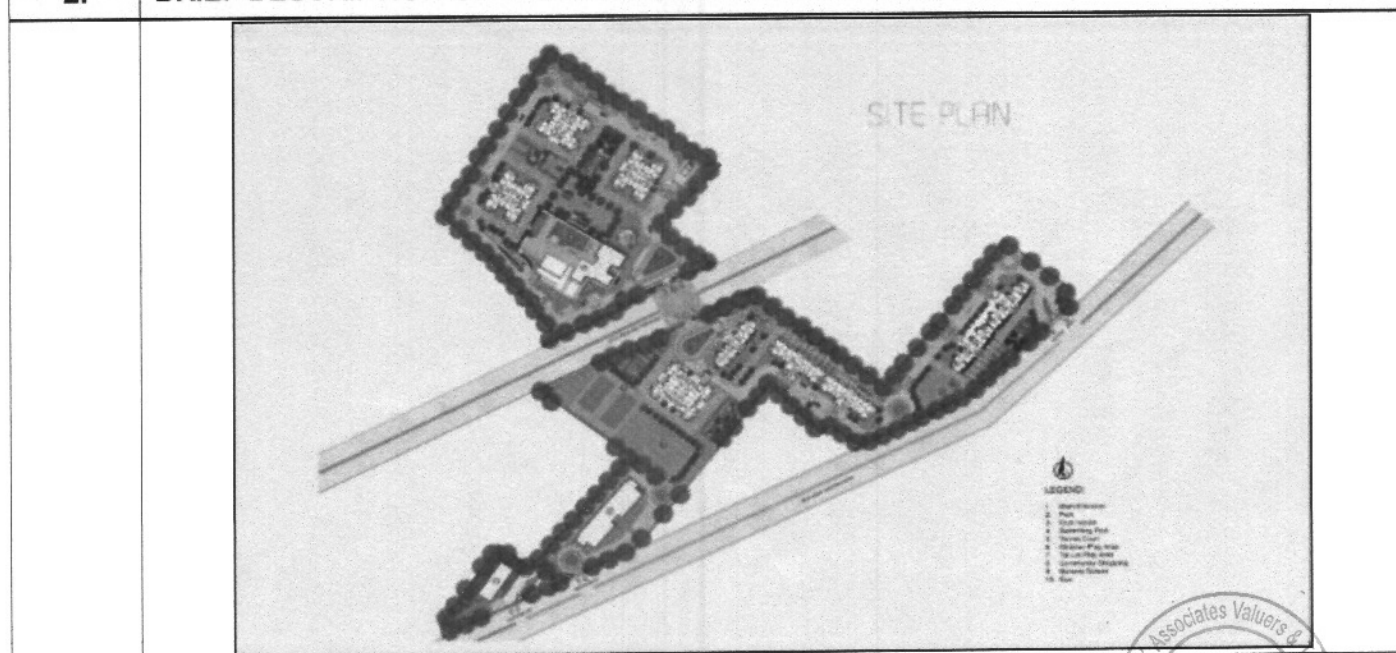
VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

			setting Group Housing Society from DTCP	Dated: 22.11.2008 License No. 64 of 2009 Dated: 05.11.2009
		Approved Map	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	Latest Sanctioned letter Dated 24/01/2012
		Copy of TIR	Revised site plan from DTCP, Haryana (obtained from DTCP Haryana website)	Dated 24/01/2012
		Project Approval Letter	NOCs & Approvals	---
		Project NOC's issued from the concern authority	Old Valuation Report	Dated 22/01/2019
		None	None	---

q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property
		<input type="checkbox"/>	Identified by the Promoter's representative
		<input checked="" type="checkbox"/>	Enquired from local residents/ public
		<input type="checkbox"/>	Identification of the property could not be done properly
		<input type="checkbox"/>	Survey was not done

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

This project tie-up report is prepared for the Group Housing Project "**The Primus**" being developed on total land area of 50711.15 m² (12.531 Acres) as per the revised site plan obtained from DTCP, Haryana website.

This project is developed by M/s. DLF New Gurgaon Homes Developers Pvt. Ltd., which is a subsidiary of DLF Group, a pioneer in the field of housing infrastructure. DLF Homes has redefined the term "good living" with a plethora of exciting options across a wide spectrum of home buyers. DLF is known for its quality of construction, ethical and transparent Business practices and high standard of maintenance and timely delivery of projects. The major consultants of this project are a famous designer consultant by the name M/s. Arcop, Landscape Consultant by the name of M/s. Paul Friedberg which is based in the USA. The company has given its construction rights to the well-known construction company M/s. Shapoorji Pallonji & Co. Ltd.

M/s. DLF New Gurgaon Homes Developers Pvt. Ltd., the Developer has planned to develop a residential group housing society named "**The Primus**" on this free hold land. This whole project is approved by the DTCP and other concerned authorities to develop a luxury group housing society as per the documents provided to us by the Bank. This project is Developed & promoted by M/s. DLF New Gurgaon Homes Developers Pvt. Ltd.

As per the copy of old valuation report provided to us by the bank, developer has developed 630 dwelling units in 09 high rise towers and 112 EWS units in 01 EWS tower having different flats areas. The break-up of Type of Unit & Size in this project is as per below:

Sr. No.	Super Area	Type of Unit
1	1799	03 BHK
2	2086	03 BHK + Servant Room
3	2273	04 BHK
4	2576	04 BHK + Servant Room

As per the Revised Building Plan, there are nine blocks namely A-1, A-2, A-3, B, C-1, C-2, C-3, D-1 & D-2 but as per the copy of occupation certificate the nomenclature of the towers is Tower-A, B, C, D, E, F, G, H & I.

Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society comprising of 09 high rise towers. This is as a luxury housing society developed with all basic & urban facilities and amenities.

This project is completed and developer has obtained occupation certificate from the concern authority.

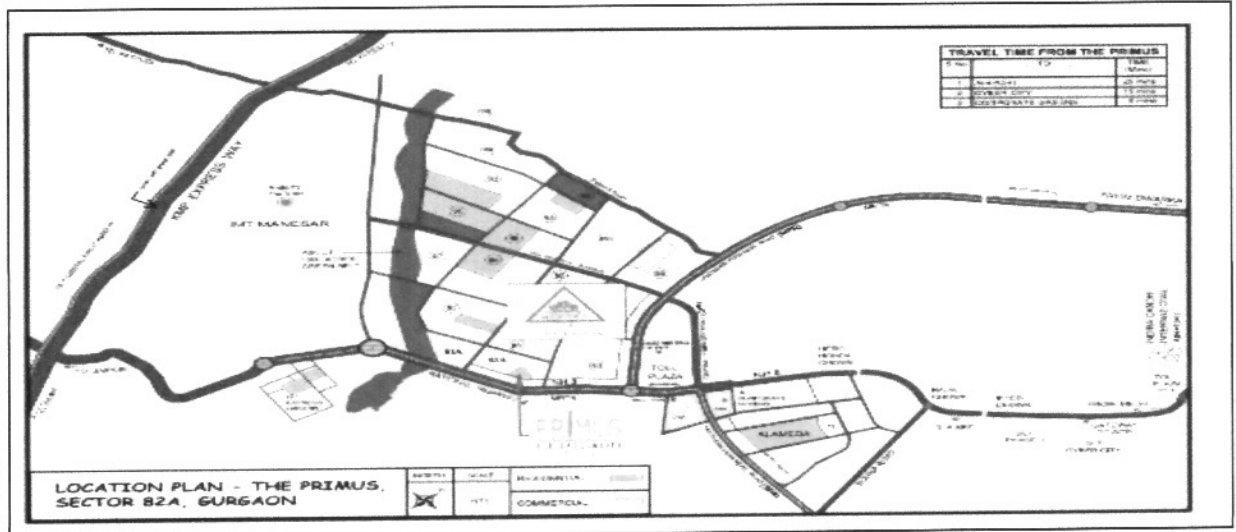


VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

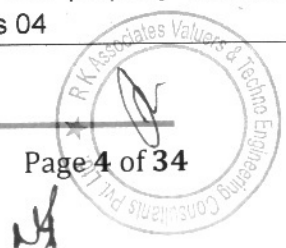
This project is very well located in fast developing sector of Gurugram, Haryana, which has many land marks in the vicinity like group housing projects and metro connecting with Delhi is also proposed for future.

No one was available from the developer's company during the site survey, and security guard refused our surveyor to enter the subject project. So, the survey has been done from outside of the project only.



No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the project tie up assessment of the project shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

3. ENCLOSURES		
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 26-27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 28-31
f.	Enclosure 3	Google Map – Page No. 32
g.	Enclosure 4	Photographs – Page No. 33
h.	Enclosure 5	Copy of Circle Rate – Page no. 34-35
i.	Enclosure 6	Survey Summary Sheet – Pages x
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 04



VALUATION REPORT

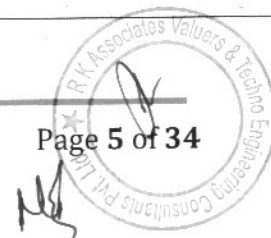
THE PRIMUS, SECTOR-82A, GURUGRAM

PART B**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Gurgaon
Name of Promoter	M/s. DLF New Gurgaon Homes Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Shine Star Buildcon Pvt. Ltd. & M/s. Naja Builder and Development Pvt. Ltd.
	Address & Phone Number of the Owner	Regd Office: Sector 74A, Near DLF Corporate Greens, Gurugram
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	2 January 2021
d.	Date of Valuation Report	7 January 2021
e.	Name of the Developer of the Property	M/s. DLF New Gurgaon Homes Developers Pvt. Ltd.
	Type of Developer	Private developer promoted

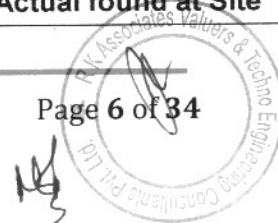
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Vatika City Centre, Sector-81
ii.	Postal Address of the Property	The Primus, Sector- 82A, Gurugram, Haryana
iii.	Area of the Plot/ Land	Total Site Area : 50711.08 sq.mtr (12.531 Acres) <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°23'19.7"N 76°57'55.4"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	NH-48 60 mtr. wide road
	2. Front Road Name & width	Sector Road 24 mtr. wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx. 01 km from NH-48
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	As per the title document
x.	Zone/ Ward	Residential Sector-82A
xi.	Sub registrar	Gurugram
xii.	District	Gurugram, Haryana



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

xiii.	Any other aspect	<p>Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the developer's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Metro City		Urban
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	Ordinary location within the locality	None	None
	7. Property Facing	East Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p><i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i></p>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
ii.	Directions	As per Title Deed/TIR	Actual found at Site	

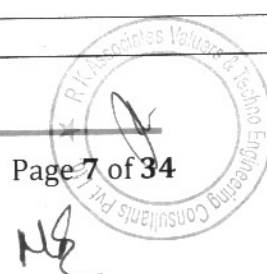


VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	North	NA	Vatika Project
	South	NA	Open Land
	East	NA	Road
	West	NA	Open Land

3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	License granted for building Group Housing Society	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Construction of Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes, used as residential as per zoning	
	iv. Any notification on change of zoning regulation	No	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Obtained	Obtained
d.	Comment on unauthorized construction if any	None, Since the developer has obtained occupation certificate from the concerned authority	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP Haryana	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	No information available to us	
l.	Any other aspect		

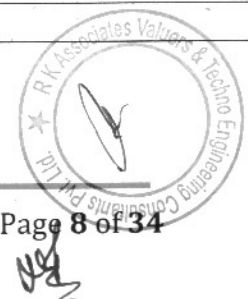


VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

i. Any information on encroachment	No
ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Licenses to setup group housing project from DTCP Haryana	None	None
b.	Names of the Legal Owner/s	M/s. Shine Star Buildcon Pvt. Ltd. & M/s. Naja Builder & Development Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	Directorate of Town and Country Planning, Haryana		
	iii. Any violation from the approved Building Plan	No, since the developer has obtained occupation certificate from the concerned authority		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iii. Property or Tax Id No.	Not provided		



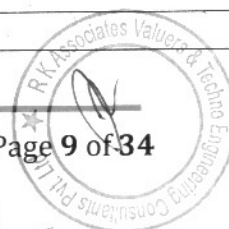
VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment
q.	Any other aspect	
	i. Since how long owners owing the Property	As per the Title Document
	ii. Year of Acquisition/ Purchase	As per the Title Document
	iii. Property presently occupied/ possessed by	Partially by individual flat owners and partially by the developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY			
a.	Reasonable letting value/ Expected market monthly rental	NA		
b.	Is property presently on rent	No		
	i. Number of tenants	NA		
	ii. Since how long lease is in place	NA		
	iii. Status of tenancy right	NA		
	iv. Amount of monthly rent received	NA		
c.	Taxes and other outgoing	Owner/Developer	Company	to provide this information
d.	Property Insurance details	Owner/Developer	Company	to provide this information
e.	Monthly maintenance charges payable	Owner/Developer	Company	to provide this information
f.	Security charges, etc.	Owner/Developer	Company	to provide this information
g.	Any other aspect	NA		
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY			
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area		
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No		

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES			
a.	Description of the functionality & utility of the property in terms of :			
	i. Space allocation	Yes		
	ii. Storage spaces	Yes		



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	iii. Utility of spaces provided within the building	Yes
	iv. Car parking facilities	Yes
	v. Balconies	Yes
b.	Any other aspect	
	i. Drainage arrangements	Yes
	ii. Water Treatment Plant	Yes
	iii. Power Supply arrangements	Permanent Auxiliary
		Will be obtained as per required capacity by individual flat owners
		DG set will be installed
	iv. HVAC system	No
	v. Security provisions	Yes/ Private security guards
	vi. Lift/ Elevators	Yes
	vii. Compound wall/ Main Gate	Yes
	viii. Whether gated society	Yes
	ix. Internal development	
	Garden/ Park/ Land scraping	Water bodies
		Internal roads
		Pavements
		Boundary Wall
	Yes	Yes
		Yes/ RCC, interlocking tiles
		Yes/ Interlocking chequered tiles / RCC
		Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the Authority			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, done by the authority			
	ii. Electricity			Yes			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in the close vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km.	0.5 km.	0 km.	01 km	19 km	16 Km	30 Km
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

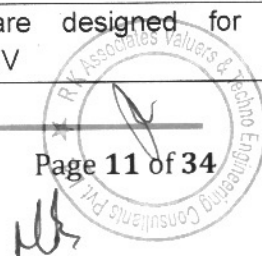
9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Good
	ii. Scarcity	Similar kind of properties are not easily available in this area.

VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	Yes	Some other group housing projects are proposed in near future
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed structure	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class A construction (Very Good)	
	ii. Appearance/ Condition of structures	Internal -Good External -Good	
	iii. Roof	Floors/ Towers High rise tower as per the occupation certificate	Type of Roof RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Ceramic Tiles, Vitrified tiles, Simple marble	
	vi. Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	x. Class of electrical fittings	Internal/ Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	03 Year	2017
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 60-65 years
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	



VALUATION REPORT

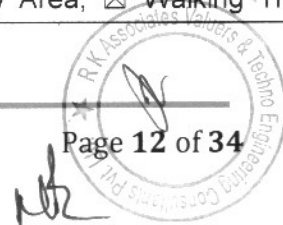
THE PRIMUS, SECTOR-82A, GURUGRAM

j.	Visible damage in the building if any	None, as observed from outside only.	
k.	System of air conditioning	As per requirement by individual flat owners on their own	
l.	Provision of firefighting	Yes	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Yes, since occupation certificate is issued by the concerned authority	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us	
b.	Provision of rainwater harvesting	Yes	
c.	Use of solar heating and lighting systems, etc.	Yes	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern Buildings	

13.	PROJECT DETAILS:		
a	Name of the Developer	M/s. DLF New Gurgaon Homes Developers Pvt. Ltd.	
b	Name of the Architect	M/s. Arcop Associates Pvt. Ltd.	
c	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
d	Proposed completion date of the Project	Project is completed and ready to move and few families has already taken the possession	
e	Progress of the Project	Project is completed and ready to move and occupation certificate is issued by the concerned authority	
f.	Other Salient Features of the Project (Proposed)	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/>	



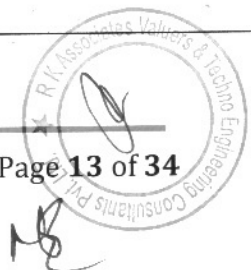
VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area
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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.125,31,00,000/- (land value only)
	1. Land	Rs.125,31,00,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.436,00,00,000/-
	iii. Expected Realizable Value	Rs.348,80,00,000/-
	iv. Distress Value	Rs.327,00,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.210,00,00,000/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.


15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p>
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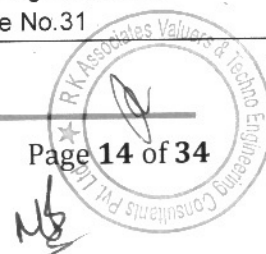
VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

		<p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of AE Sachin Pandey has visited the subject property on 2 January 2021 in the presence of no one.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST, GURUGRAM.</p>
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16. VALUATION COMPANY DETAILS:			
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 nd Floor, Sector-02, Noida 201301	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	34	
d.	Engineering Team worked on the report	<i>SURVEYED BY: AE Sachin Pandey</i>	
		<i>PREPARED BY: AE Namrata Rawat</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

17. ENCLOSED DOCUMENTS:		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Valuation Assessment of the Property</p> <p>iii. Assumption, Remarks & Limiting conditions</p> <p>iv. Valuer's Remark - Page No.25-26</p> <p>v. Google Map – Page No.31</p>



VALUATION REPORT

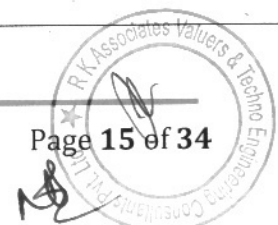
THE PRIMUS, SECTOR-82A, GURUGRAM

		vi. Photographs – Page No. 32 vii. Copy of Circle Rate – Page No. 33-34 viii. Survey Summary Sheet – Pages x ix. Copy of relevant papers from the property documents referred in the Valuation – Pages 04
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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site	50711.08 m ² (12.531 Acres)	
2.	Ground Coverage Area	Permitted	17748.88 m ² (35%)
		Proposed	7720.946 m ² (15.23%)
3.	Covered Area	UNDER FAR	
		Residential	84300.991 m ²
		EWS	2835.301 m ²
		Commercial Shopping	253.495 m ²
		Community Building & Multipurpose Hall	1274.013 m ²
		TOTAL	Proposed
			88663.80 m ² (954369.20 ft. ²) (174.84%)
		TOTAL	Permissible
			88744.39 m ² (955236.66 ft. ²) (175%)
		UNDER NON FAR	
		Basement Area	42222.173 m ²
		Stilt Area	4083.138 m ²
		Guard Room & Meter Room	NA
		Mumty & Machine Rooms	NA
		Nursery School	NA
		TOTAL	Proposed
			46305.311 m ² (498426.21 ft. ²)
		TOTAL	Permissible
			NA
4.	Open/ Green Area	Minimum Required	7606.66 m ²
		Proposed	12794.54 m ²
5.	Density	Permitted	150-400 PPA
		Proposed	279.31 PPA
6.	Plinth/ Built-up Area (As per IS 3861-1966)	134969.11 m ² (FAR + Non FAR)	
7.	Carpet Area	NA	
8.	Net Floor Area	NA	
9.	Super Area	NA	
10.	Shed Area	NA	



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

11. Salable Area	NA
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Total Blocks/ Floors/ Flats					
1.	Approved as per Sanctioned Plan		Actually provided (as per the occupation certificates)		Current Status
	Block A1= S+31 Floors:124 DU Block A2= S+30 Floors: 124 DU Block A3= S+31 Floors: 124 DU Block B = S+30 Floors: 120 DU Block C1= S+12 Floors: 24 DU Block C2= S+12 Floors: 24 DU Block C3= S+15 Floors: 30 DU Block D1= S+15 Floors: 30 DU Block D2= S+15 Floors: 30 DU EWS= G+4: 112 DU		Block A= S/G+31: 124 DU Block B= S/G+30: 124 DU Block C= S/G+31: 124 DU Block D = S/G+30: 120 DU Block E= S/G+12: 24 DU Block F= S/G+12: 24 DU Block G= S/G+15: 30 DU Block H= S/G+15: 30 DU Block I= S/G+15: 30 DU EWS= S/G+4: 112 DU		As per the Approved Revised Building Plan, there are nine blocks namely A-1, A-2, A-3, B, C-1, C-2, C-3, D-1 & D-2. As per occupation certificate the nomenclature of the towers are Tower A, B, C, D, E, F, G, H & I.
2.	Total no. of Flats/ Units	Main Units	630 DU		
		EWS	112 DU		
	Type of Flats	Type of Flat	Block	Super Area (Sq. ft.)	
		03 BHK	A, B & C	1799	
		03 BHK + Servant Room	D	2086	
		04 BHK	E, H & J	2273	
		04 BHK + Servant Room	F & G	2576	
	Number of Car Parking available	Required	945 ECS		
		Open	163 ECS		
		Stilt	63 ECS		
Basement		1028 ECS			
Total Provided		1254 ECS			



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

PART D**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	----	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 191 of 2008 Dated: 22.11.2008 License No. 64 of 2009 Dated: 05.11.2009	Approved
3.	Transfer of License in Favor of M/s. DLF New Gurgaon Homes Developers Pvt. Ltd.	Memo No.5DP-V-2010/LC-2036/13253 Dated: 04/10/2010 Memo No.5DP-V-2010/1792/9412 Dated: 30/07/2010	Approved
4.	Approved Building Plans from HUDA	----	Approved
5.	Approval of Building Plans letter from HUDA	Memo No. ZP-522/JD(BS)/2012/1664 Dated: 24.01.2012	Approved
6.	NOC for Height Clearance from Airport Authority of India	Ref No. AAI/RHQ/NR/ATM/NOC/Revalidation /2010/201/2447-50 Dated: 28.04.2015	Approved
7.	Environmental clearance NOC from SEIAA	Ref No. SEIAA/HR/2012/188 Dated: 31.07.2012	Approved
8.	NOC from Pollution Control Board	Ref No. HSPCB/TAC/2012/ 1901 Dated: 09.11.2012	Approved
9.	Final NOC from Fire Authority	Memo No. FS/2017/4845/899 Dated: 13/05/2017	Approved
10.	NOC from Deputy Conservator of Forests, Gurgaon (Haryana)	Memo No. 2143-G Dated: 22.02.2011	Approved
11.	Occupation Certificate issued from DTCP	Memo No. ZP-522/AD(RA)/2016/21719 Dated: 07.10.2016 Memo No. ZP-522/AD(RA)/2017/13567 Dated: 19/06/2017	Approved
12.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals as per the old valuation report and also occupation certificate is also issued by DTCP, Haryana for the subject project.



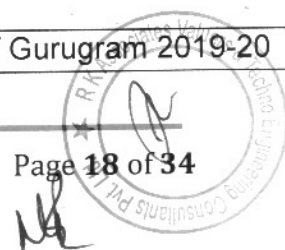
VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

PART E

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest & Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause i & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Ordinary location within the locality	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.		Govt. Guideline Value: Collector rate of Gurugram 2019-20			



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	Methodology/ Basis of Valuation	<p>Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'</p> <p><i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.</i></p>																																										
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites & local information)</i>	<table> <tr> <td>i.</td><td>Name:</td><td>NA</td></tr> <tr> <td></td><td>Contact No.:</td><td>----</td></tr> <tr> <td></td><td>Nature of reference:</td><td>----</td></tr> <tr> <td></td><td>Size of the Property:</td><td>----</td></tr> <tr> <td></td><td>Location:</td><td>----</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>----</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>----</td></tr> <tr> <td>ii.</td><td>Name:</td><td>NA</td></tr> <tr> <td></td><td>Contact No.:</td><td>----</td></tr> <tr> <td></td><td>Nature of reference:</td><td>----</td></tr> <tr> <td></td><td>Size of the Property:</td><td>----</td></tr> <tr> <td></td><td>Location:</td><td>----</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>----</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>----</td></tr> </table>	i.	Name:	NA		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----	ii.	Name:	NA		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----
i.	Name:	NA																																										
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	Location:	----																																										
	Rates/ Price informed:	----																																										
	Any other details/ Discussion held:	----																																										
	Adopted Rates Justification	<p><i>This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain the FSI rate is prevailing in this sector is between Rs. 1,800/- to 2,200/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs. 2,000/- per sq. ft., which is reasonable in our view.</i></p>																																										



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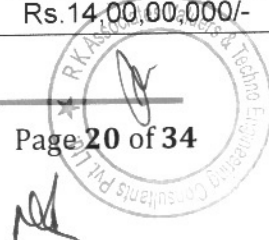
VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,50,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,800/- to 2,200/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs.10,00,00,000/- per acre	Rs.2,000/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	50711.15 m ² (12.531 Acres)	50711.15 m ² (12.531 Acres)
d.	Total Permissible FAR	88744.39 m ² (955236.66 ft. ²)	88744.39 m ² (955236.66 ft. ²)
e.	Total Value of land (A)	12.531 X Rs.10,00,00,000/- per acre	955236.66 X Rs.2,000/- per sq.ft.
		Rs.125,31,00,000/-	Rs.191,04,73,320/-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,800/- per sq. ft.	Rs.1,000/- to 1,400/-per sq. ft.
		Rate adopted	Rs.1,600/- per sq. ft.	Rs.1,250/- per sq. ft.
		Covered Area	88663.80 m ² (954369.20 ft. ²)	46305.311 m ² (498426.21 ft. ²)
		Valuation Calculation	954369.20 ft. ² X Rs.1,600/- per sq. ft.	498426.21 X Rs.1,250/- per sq. ft.
		Total Value	Rs.152,69,90,720/-	Rs.62,30,32,762/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		0-2 years old construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.215,00,23,482/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs. 8,00,00,000/-
c.	Add extra for services	----	Rs.14,00,00,000/-



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)		
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.8,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.30,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	630 DU
b.	Total No. Villas	NA
c.	Total No. of Studio apartments	NA
d.	Total Proposed Salable Area for flats	NA
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.
	Government Circle rate	Rs.3,700/- per sq. ft.
	Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,200/- to Rs.7,800/- per sq.ft. (On Super Area)
f.	Remark	The market value of the Flats in this society varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a modern society and the builder has constructed luxurious flats as per the information available on public domains and the brochure. As per information gathered from the public domain & market participants of that area it is found that resale value of flats in this society varies between Rs.7,200/- to Rs.7,800/- per sq.ft. on super area.

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a one time cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.125,31,00,000/-	Rs.191,04,73,320/-
b.	Structure Construction Value(B)	NA	Rs.215,00,23,482/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 30,00,00,000/-
d.	Total Add (A+B+C)	Rs.125,31,00,000/- (land value only)	Rs.436,04,96,802/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value#	NA	Rs.436,04,96,802/-
h.	Rounded Off	----	Rs.436,00,00,000/-
i.	Expected Realizable Value	----	Rs.348,80,00,000/-
j.	Distress Value	----	Rs.327,00,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.210,00,00,000/-

(Rupees Four Hundred Thirty Six Crores Only)

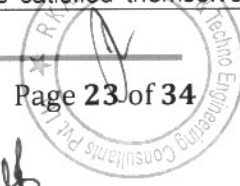
7.	Concluding comments if any	<p>a. No one was available from the developer's company during the site survey, and security guard refused our surveyor to enter the subject project. So, the survey has been done from outside of the project only. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

8.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

	approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

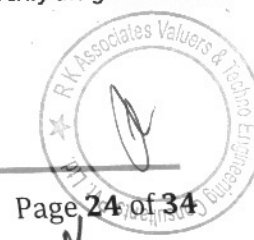
R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

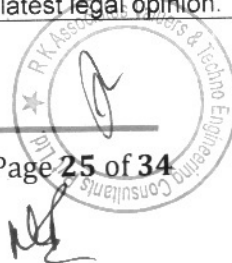
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.



ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value [^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	Forced/ Distress Sale Value [*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.



VALUATION REPORT

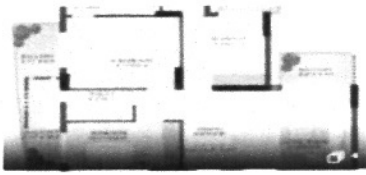
THE PRIMUS, SECTOR-82A, GURUGRAM

15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



Handwritten signature

ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN




3 BHK Residential Apartment in Sector-82A Gurgaon
DLF The Primus

₹ 1.3 Cr 1,799 sq.ft. 3 BHK

Super distress deal This 3 bhk flat in sector-82a, gurgaon is available... more

View Phone Number [Contact Dealer](#)

Posted on 12/01/2021 by RDA Real Estate Dealer
Space League



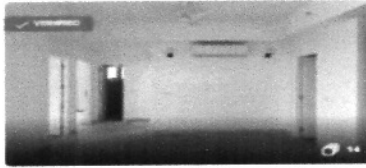
4 BHK Residential Apartment in Sector-82A Gurgaon
DLF The Primus

₹ 1.95 Cr 2,308 sq.ft. 4 BHK

Dlf constructed property 2 flats on one floor. Both are available

View Phone Number [Contact Owner](#)

Posted on 12/01/2021 by Owner
Rahul



3 BHK Residential Apartment in Sector-82A Gurgaon
DLF The Primus

₹ 1.32 Cr 1,818 sq.ft. 3 BHK

Dlf the primus in sector-82a gurgaon, gurgaon by dlf and shapoorji... more

View Phone Number [Contact Dealer](#)

Posted on 12/01/2021 by RDA Real Estate Dealer
Philby Real Estate



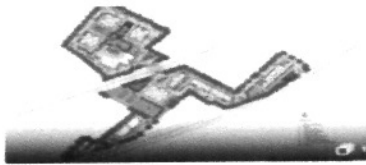
3 BHK Residential Apartment in Sector-82A Gurgaon
DLF The Primus

₹ 1.3 Cr 1,799 sq.ft. 3 BHK

A 3 bedroom resale flat, located in sector-82a, gurgaon, is available... more

View Phone Number [Contact Dealer](#)

Posted on 12/01/2021 by Owner
SIDDHI VINAYAK PROPERTIES



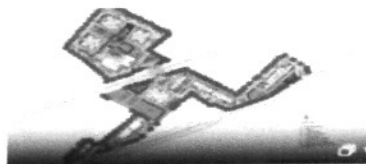
4 BHK Residential Apartment in Sector-82A Gurgaon
DLF The Primus

₹ 1.7 Cr 2,273 sq.ft. 4 BHK

4 bhk luxury flat is available in the promising locality of sector-82a... more

View Phone Number [Contact Dealer](#)

Posted on 12/01/2021 by Apcom Realtors
Apcom Realtors



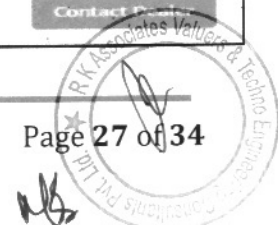
3 BHK Residential Apartment in Sector-82A Gurgaon
DLF The Primus

₹ 1.6 Cr 2,111 sq.ft. 3 BHK

This is a meticulously designed 3 bhk apartment located in sector-8... more


View Phone Number [Contact Dealer](#)

Posted on 12/01/2021 by Apcom Realtors
Apcom Realtors



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM



₹ 2.04 Cr
₹ 7825 per sqft
[See other Charges](#)

8 Photos

Posted Yesterday
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)

4 BHK Apartment for Sale in DLF The Primus, Sector 82A


Current Area	Status	Floor	Transaction Type
2607 sqft	Ready to Move	19 out of 30 floors	Resale

East Facing Property
Best Deal Thru JLS call for an Experience. DLF The Primus is strategically situated in Sector 82A. [read more](#)

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

Agent: JLS Propmart
100+ Buyers Served

MAGICBRICKS EXCLUSIVE



₹ 1.70 Cr
₹ 8126 per sqft

8 Photos

Posted 10 days ago
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)


3 BHK Apartment for Sale in DLF The Primus, Sector 82A

Current Area	Status	Floor	Transaction Type
2092 sqft	Ready to Move	10 out of 30 floors	Resale

3 BHK Multistorey Apartment is available for Sale in Sector 82A, Gurugram for 100 Crores. [read more](#)

[Contact Owner](#) [Get Phone No.](#) [Share Feedback](#)

Owner: Dr. Sushil Jain



₹ 1.28 Cr

7 Photos

Posted Jan 25, 2021
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)

3 BHK Apartment for Sale in DLF The Primus, Sector 82A


Current Area	Status	Floor	Transaction Type
1818 sqft	Ready to Move	9 out of 32 floors	Resale

The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Propmax Group
2000+ Buyers Served

MAGICBRICKS EXCLUSIVE



₹ 1.75 Cr
₹ 9626 per sqft

8 Photos

Posted 10 days ago
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)


3 BHK Apartment for Sale in DLF The Primus, Sector 82A

Current Area	Status	Floor	Transaction Type
1818 sqft	Ready to Move	6 out of 32 floors	Resale

It's a 6th floor Multistorey Apartment in a building of total 32 floors. Ample space for covered car. [read more](#)

[Contact Owner](#) [Get Phone No.](#) [Share Feedback](#)

Owner: [Name Redacted]



₹ 1.66 Cr
[See other Charges](#)

11 Photos

Posted 4 days ago
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)

3 BHK Apartment for Sale in DLF The Primus, Sector 82A

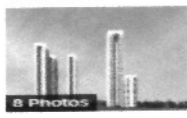
Current Area	Status	Floor	Transaction Type
1750 sqft	Ready to Move	9 out of 31 floors	New Property

Newly Constructed Property
Luxurious 3 Bedrooms, 3 Toilets, Drawing Dining, Kitchen, Servant with Toilet, Balconies complete. [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Akhilesh Bhatnagar

SPONSORED



₹ 1.81 Cr
₹ 7838 per sqft
[See other Charges](#)

8 Photos

Posted Yesterday
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)


4 BHK Apartment for Sale in DLF The Primus, Sector 82A

Current Area	Status	Floor	Transaction Type
2309 sqft	Ready to Move	11 out of 30 floors	Resale

Best Deal Thru JLS call for an Experience. DLF The Primus is strategically situated in Sector 82A. [read more](#)

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

Agent: JLS Propmart
100+ Buyers Served



₹ 1.50 Cr
₹ 7170 per sqft
[See other Charges](#)

19 Photos

Posted Yesterday
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)


3 BHK Apartment for Sale in DLF The Primus, Sector 82A

Current Area	Status	Floor	Transaction Type
2092 sqft	Ready to Move	8 out of 31 floors	Resale

A very elegant Air Conditioned apartment. With energy efficient V. [read more](#)

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)

Agent: Chivian Builders Pvt. Ltd.
Certified Agent
Locality Superstar
2000+ Buyers Served



₹ 1.55 Cr
[See other Charges](#)

16 Photos

Posted 10 days ago
The Primus is a premium project in Sector 82A, Gurugram. It offers a range of apartment sizes from 1 BHK to 4 BHK. The project is strategically located near the DLF Cyber City and the DLF Golf Course. The project is spread over a total area of 12.53 acres of land. DLF The Primus has a total of 9 towers. [read more](#)

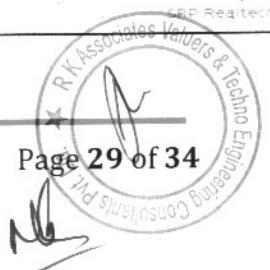
3 BHK Apartment for Sale in DLF The Primus, Sector 82A

Current Area	Status	Floor	Transaction Type
2092 sqft	Ready to Move	7 out of 31 floors	Resale

East Facing Property
DLF The Primus is strategically situated in Sector 82A, Gurugram which is in proximity to National Highway 48. [read more](#)

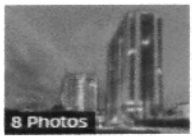
[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: SGP Realtch



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM



₹ 1.24 Cr
₹ 6820 per sqft
[See other Charges](#)


3 BHK Apartment for Sale in DLF The Primus, Sector 82A

SUPER AREA: 1818 sqft | STATUS: Ready to Move | FLOOR: 20 out of 32 floors | TRANSACTION: Resale

This flat is available for sale with all modern features in the complex with high end club house gym. [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Elbrus Infratech Private



₹ 1.65 Cr
₹ 7149 per sqft
[See other Charges](#)


4 BHK Apartment for Sale in DLF The Primus, Sector 82A

SUPER AREA: 2308 sqft | STATUS: Ready to Move | FLOOR: 8 out of 16 floors | TRANSACTION: Resale

A beautiful 4 bhk apartment in sector 82a, gurgaon. The property is a part of prime primus it is a. [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Nestkeys



₹ 1.55 Cr
[See other Charges](#)

3 BHK Apartment for Sale in DLF The Primus, Sector 82A

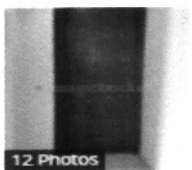
SUPER AREA: 1650 sqft | STATUS: Ready to Move | FLOOR: 18 out of 32 floors | TRANSACTION: Resale

This property is ready to move in gurgaon on a prime location with a good connectivity of market. [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Dilip Gupta

VERIFIED PROPERTY






₹ 1.35 Cr
₹ 7425 per sqft
[See other Charges](#)

3 BHK Apartment for Sale in DLF The Primus, Sector 82A

SUPER AREA: 1818 sqft | STATUS: Ready to Move | FLOOR: 10 out of 32 floors | TRANSACTION: Resale

Experience a new style of living with DLF The Primus. The project. [read more](#)

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Sparrow Nest Advisors
 Certified Agent
 Trusted by Users
 Genuine Listings
 1000+ Buyers Served

Price Trends

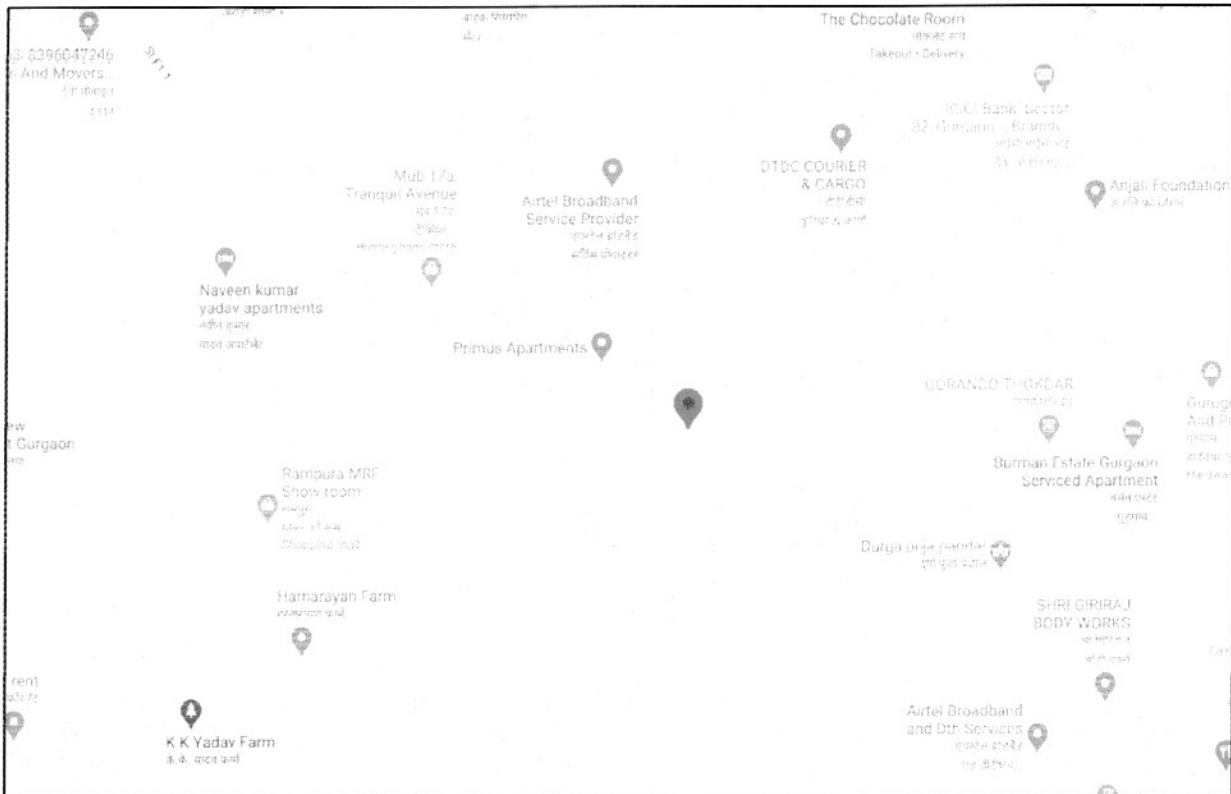
The Average Price of property in DLF The Primus is estimated to be ₹7264 for the 'Dec20' month and it witnessed an decrease of 1.4% from 'Nov20' month.



Source: Magicbricks.com



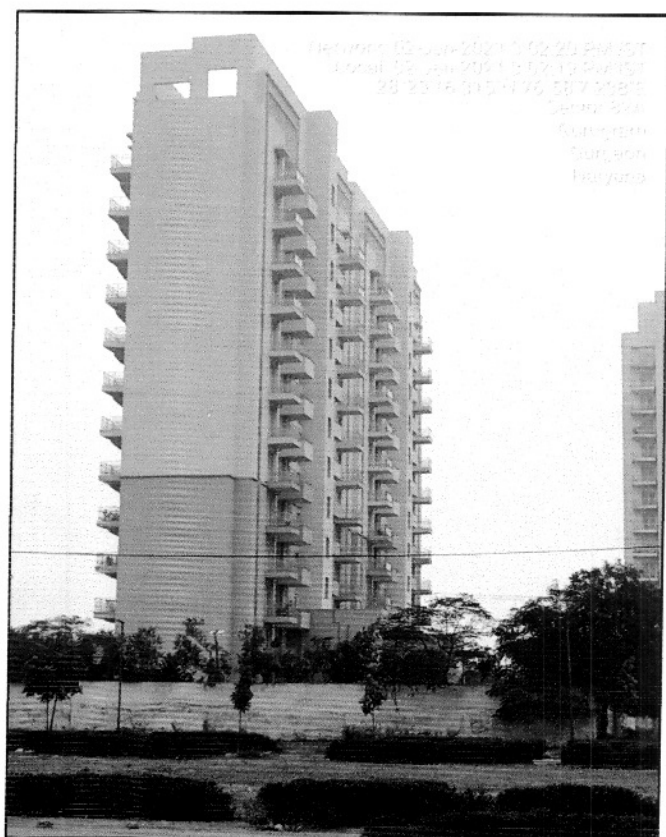
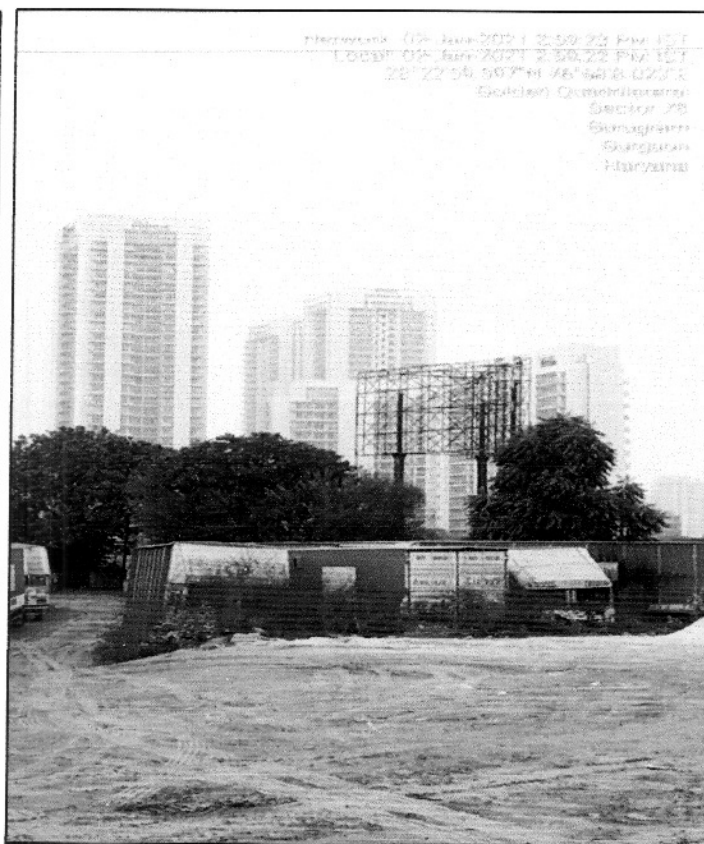
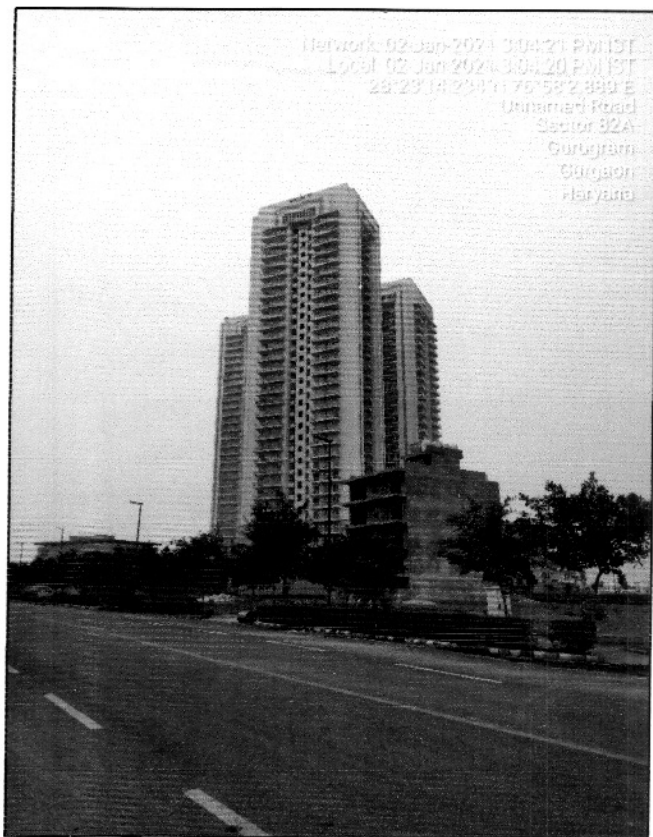
ENCLOSURE: 3- GOOGLE MAP LOCATION



VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

ENCLOSURE: 4- PHOTOGRAPHS



ENCLOSURE: 5- CIRCLE RATES

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2017-20 w.e.f. 10/12/2020														
34	Sekrawan	Total Area Outside B Zone	7715000	5700	14700	9643750	NA	7715000	5700	14700	9643750	NA	7715000	
35	Shikohpur	Mush No. 1 to 140, 141min, 143 to 179, 187min to 210, 211min, 203min, 202min, 203min, 204min, 205min, 207min, 108min, 209min, 181, 181min, 112min, 620min, 623min, 622 to 639, 640min, 643min, 648, 702 to 729, 745 to 769, 772 to 795, 835 to 838, 840 to 849, 856, 857, 860, 861, 865, 866, 858, 861, 869, 890, 891, 892, 893, 894, 895, 871 to 885, 508, 510 to 524, 525min, 526min, 528min, 567min, 568 to 570, 801 to 805, 821, 822, 829, 854, 889, 870, 871, 872, 873, 874, 877, 881, 884, 885, 886, 890, 891, 892, 893, 894, 895, 896, 900 to 914, 920 to 921, 927, 930 to 953, 970/2, 972/2 to 980, 982 to 1000, 1046 to 1054, 1057 to 1077, 1089 to 1107, 1212 to 1291, 1317 to 1344, 1345min, 1382 to 1399, 1336/1, 1336/2, 1336/3, 1405 to 1417, 1426 to 1429, 1435 to 1467, 1528, 1539, 1552, 1548min, 1545 to 1568, 1572 to 1610, 1612, 1614, 1617, 1618, 1669 to 1673, 1677 to 1681, 1685, 1687 to 1691, 1709, 1762, 1763, 1771, 1752, 1757, 1758, 1759, 1745, 1746, 1747, 1773 to 1789, 2262 to 2288, 2269 to 2277, 2281 to 2287, 2285, 2313, 2314, 2315min, 2330, 2311, 2312, 2316, 2317, 2300, 2330, 2327, 2328, 2334, 2320 to 2322, 142, 180, 182 to 187, 200 to 205, 213min, 212min, 213min, 214min, 215min, 2026 to 215, 224 to 228, 233, 234, 236, 237 to 251, 262, 269, 265 to 267, 272 to 274, 276 to 287, 300 to 302, 304min, 308min, 313min, 312, 313min, 314, 316, 317min, 323 to 331, 347, 348, 350, 351, 805 to 611, 615 to 621, 640min, 641 to 653, 655, 661 to 665, 670 to 689, 697, 370 to 374, 389, 392, 393/2, 414 to 418, 430 to 426, 430, 432, 505, 507, 531, 533 to 536, 528, 527, 540, 539, 537, 566, 565, 538, 558, 559, 584, 585, 578/2, 577, 576, 578, 580 to 582, 584, 586 to 587, 593, 592, 599, 606, 608, 602, 947, 941, 930, 930, 926, 928, 755 to 757, 758min 758min, 760, 754, 753	17314500	NA	25000000	9100	16500	31250000	NA	25000000	9100	16500	31250000	NA
		Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side B Zone & Commercial Area				15000000	9100	16500	18750000	NA	15000000	9100	16500
36	Subrawan	Total Area Outside B Zone	7008710	5800	12400	8760313	NA	7008710	5800	12400	8760313	NA	7008710	

Note:

1. Any Land for which change of land use (CLU) has been obtained in (non-licensed colony) the following rates will be applicable
 - A. Residential plotted colony-three times of Agricultural collector rates
 - B. Residential Group Housing Colony Four times of the Agricultural collector rates
 - C. Commercial -Five times of the Agricultural collector rates.
 - D. Warehouse - Two times of the collector rates of the Agricultural land
 - E. Educational/Institutional, College/Hospital/Club - Three times of the collector rates of the Agricultural land
 - F. Industrial land- 2.5 times the collector rates of the Agricultural land
2. Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road
3. Value of the land falling on Patodi-Tauru Road and Pachgaon-Tauru road will be 10% more upto depth 2 Acre from the road
4. land less than 1000sq. Yard will be treated as residential for stamp levying

Joint Sub Registrar
Manesar

Sub Registrar
Manesar

SDO
Gurugram

Deputy Commissioner-Cum
Registrar Gurugram

VALUATION REPORT

THE PRIMUS, SECTOR-82A, GURUGRAM

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 2020 10/5/2020					
COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 2019					
Sr. No.	Cost of Construction		Rates for the year of 2018-19 (Rates Per Sq. Feet)	Revised Rates for the Year of 2019-20 (Rs. Per Sq. Feet)	Rates for the Year of 2019-20, 2nd half (Rs. Per Sq. Feet)
1	Covered Area in Licensed Colonies & Huda Sector		1300	1300	1300
2	Covered Area in Rest of Manesar Tehsil		700	700	700
3	Covered Area in Industrial Area/Land		800	800	800
4	Covered Area of Warehouse		600	600	600

Sr. No.	Group Housing Cooperative Societies/Independent Floors		Rates for the year of 2018-19 (Rates Per Sq. Feet)	Revised Rates for the year of 2019-20 (Rates Per Sq. Feet)	Rates for the year of 2019-20, 2nd half (Rates Per Sq. Feet)
1	Group Housing CO-operative Society Sec-1 IMT Manesar		2600	2600	2600
2	Group Housing Society, License Pvt Developer, Builders Other	Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	NH-48	3700	3700
3		Sector 84, Metro Depot, ISBT	Dwarka Expressway	3600	3600
4		Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86, 87(Partly), M1		3600	3600
5		Private Developer / Builders Sector 36A			5000
6	Independent Floors in Sec-1 IMT Manesar		3600	3600	3600
7	Independent Floors of Private Developer / Builders in Sector	Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	NH-48	4500	4500
8		Sector 84, Metro Depot, ISBT	Dwarka Expressway	4400	4400
9		Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86, 87(Partly), M1		4400	4400

Joint Sub Registrar Manesar	Sub Registrar Manesar	SDO (c), West Gurugram	Deputy Commissioner-Cum Registrar Gurugram
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REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana5@gmail.com
Website www.tcpharyana.gov.in

To

Naja Builders & Developers Pvt. Ltd and others,
C/o DLF Home Developers Ltd,
DLF Centre, Sansad Marg,
New Delhi-110001.

Memo No. ZP-522/AD(RA)/2017/ 13567

Dated:- 19/6/17

Whereas Naja Builders & Developers Pvt. Ltd and others C/o DLF Home Developers Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

- Licence No. 191 of 2008 dated 22.11.2008 and Licence No. 64 of 2009 dated 05.11.2009.
- Total area of the Group Housing Colony measuring 12.531 acres.
- Sector-82-A, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		%	Area in Sqm.	%	Area in Sqm.
Community Building	Ground and First Floor	2.512	1274.013	2.624	1330.881
7 No's Shops in Community Building	On Ground Floor	0.262	133.289	0.262	133.289
6 No's Shops & 3 No's kiosk in Tower-E	On Ground Floor	0.237	120.21	0.237	120.21

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Municipal Corporation, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Panchkula, Structure Stability Certificate given by Sh. Vikas Lakra, B-Tech Civil, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula and after charging the composition charges amount of ₹ 2,21,953/- for the variations vis-à-vis approved building plans with following conditions:-

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. The occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2016.

* Occupation certificate is granted for following tower as per following details.

Tower/ Block No.	No. of Dwelling Units	Height		No. of Floors	FAR Sanctioned		FAR Achieved	
		Sanctioned	Achieved		%	Area in Sq.m	%	Area in Sq.m
A	174	103.35	103.35	Still/Ground Floor, 1 st Floor to 31 st Floor	29.373	14793.772	29.338	14677.417
B	120	103.35	100.10	Still/Ground Floor, 1 st Floor to 30 th Floor	28.240	14321.238	28.472	14438.30
C	124	103.35	103.35	Still/Ground Floor, 1 st Floor to 31 st Floor	29.320	14864.376	29.442	14990.167
D	120	100.15	100.15	Still/Ground Floor, 1 st Floor to 30 th Floor	34.458	17494.597	34.809	17652.349
E	30	52.15	52.15	Still/Ground Floor, 1 st Floor to 15 th Floor	8.955	4541.25	9.008	4568.432
F	29	52.35	52.35	Still/Ground Floor, 1 st Floor to 15 th Floor	10.379	5263.751	10.277	5185.861
G	29	52.15	52.15	Still/Ground Floor, 1 st Floor to 15 th Floor	10.345	5246.453	10.193	5169.275
H	24	43.20	43.20	Still/Ground Floor, 1 st Floor to 12 th Floor	7.196	3649.299	7.276	3688.643
I	24	43.20	43.20	Still/Ground Floor, 1 st Floor to 12 th Floor	7.196	3649.299	7.330	3717.20
EWS	112	18.35	15.50	Still/Ground Floor, 1 st Floor to 8 th Floor	5.595	2815.801	5.567	2823.30
Lower Basement					21108.938		21810.219	
Upper Basement					21113.235		21814.515	
Open Staircase at Terrace Floor of Block A, B, C & D							64.296	
Guard Room					55.84		47.00	
Meter room					17.50		17.50	


 (Arun Kumar Gupta, IAS)
 Director General, Town and Country Planning,
 Haryana, Chandigarh.

Indst. No. ZP-522/AD(RA)/2016/

Dated: _____

- A copy is forwarded to the following for information and necessary action:-
- The Director, Haryana Fire Services, Haryana Panchkula with reference to his office Memo No. DFS/FA/2016/415/68169 dated 21.09.2016 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurgaon for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
 - Chief Engineer-1, HUDA, Panchkula with reference to his office memo no. 59005 dated 01.09.2016.
 - Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 58966 dated 01.09.2016.
 - Senior Town Planner, Gurgaon with reference to his office memo. No. 1203 dated 27.09.2016.
 - District Town Planner, Gurgaon with reference to his office Indst. No. 4375 dated 22.09.2016.
 - District Town Planner (Enf.), Gurgaon.
 - Nodal Officer, website updation.
 - The State Environment Impact Assessment Authority, Haryana w.r.t. his office Memo No. SEAAA/10/2012/134 dated 31.07.2012.
 - Chief Electrical Inspector to Government Haryana, SCO-85-B6, Sector-17-D, Chandigarh.
 - Inspector of Lifts cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurgaon.
 - Sh. Hashmi Syed Shakeeb M.Tech [Structure], TPC Technical Projects Consultants Pvt. Ltd. B-74, Sector-17, Opposite Park Plaza, Noida.

(S.K. Sahrawati)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	1.0000	1.00	1.00	1.00
2	2.0000	2.00	2.00	2.00
3	3.0000	3.00	3.00	3.00
4	4.0000	4.00	4.00	4.00
5	5.0000	5.00	5.00	5.00
6	6.0000	6.00	6.00	6.00
7	7.0000	7.00	7.00	7.00
8	8.0000	8.00	8.00	8.00
9	9.0000	9.00	9.00	9.00
10	10.0000	10.00	10.00	10.00

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
11	11.0000	11.00	11.00	11.00
12	12.0000	12.00	12.00	12.00
13	13.0000	13.00	13.00	13.00
14	14.0000	14.00	14.00	14.00
15	15.0000	15.00	15.00	15.00
16	16.0000	16.00	16.00	16.00
17	17.0000	17.00	17.00	17.00
18	18.0000	18.00	18.00	18.00
19	19.0000	19.00	19.00	19.00
20	20.0000	20.00	20.00	20.00

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
21	21.0000	21.00	21.00	21.00
22	22.0000	22.00	22.00	22.00
23	23.0000	23.00	23.00	23.00
24	24.0000	24.00	24.00	24.00
25	25.0000	25.00	25.00	25.00
26	26.0000	26.00	26.00	26.00
27	27.0000	27.00	27.00	27.00
28	28.0000	28.00	28.00	28.00
29	29.0000	29.00	29.00	29.00
30	30.0000	30.00	30.00	30.00

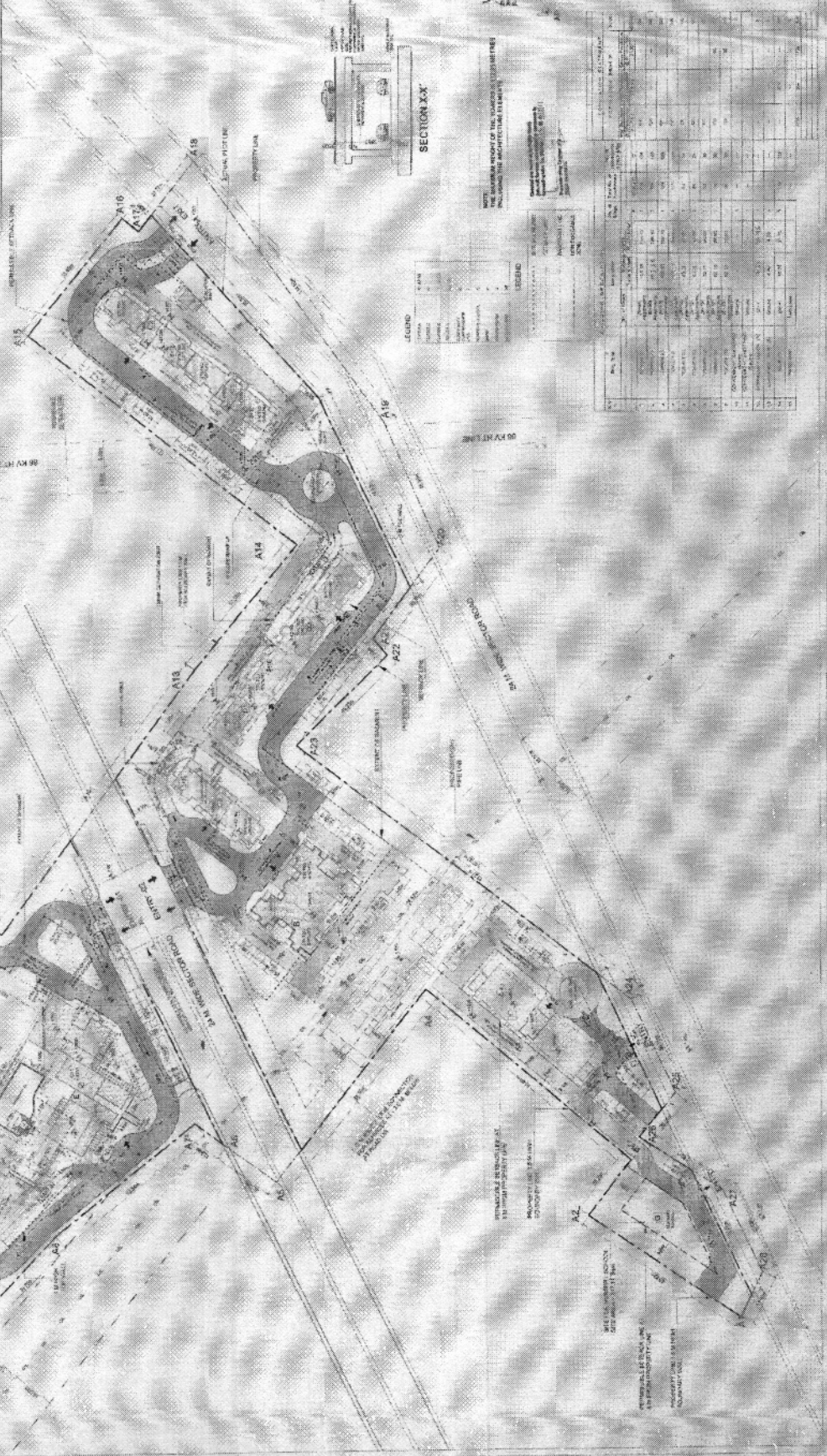
NO.	DESCRIPTION	QTY	UNIT	AMOUNT
31	31.0000	31.00	31.00	31.00
32	32.0000	32.00	32.00	32.00
33	33.0000	33.00	33.00	33.00
34	34.0000	34.00	34.00	34.00
35	35.0000	35.00	35.00	35.00
36	36.0000	36.00	36.00	36.00
37	37.0000	37.00	37.00	37.00
38	38.0000	38.00	38.00	38.00
39	39.0000	39.00	39.00	39.00
40	40.0000	40.00	40.00	40.00

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
41	41.0000	41.00	41.00	41.00
42	42.0000	42.00	42.00	42.00
43	43.0000	43.00	43.00	43.00
44	44.0000	44.00	44.00	44.00
45	45.0000	45.00	45.00	45.00
46	46.0000	46.00	46.00	46.00
47	47.0000	47.00	47.00	47.00
48	48.0000	48.00	48.00	48.00
49	49.0000	49.00	49.00	49.00
50	50.0000	50.00	50.00	50.00



PROJECT: **REDEVELOPMENT OF THE TOWN OF TOWN**
 PREPARED BY: **ARCHITECTS INC. LTD.**
 DATE: **1990-01-01**
 SCALE: **1:1000**
 SHEET: **82A**

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
51	51.0000	51.00	51.00	51.00
52	52.0000	52.00	52.00	52.00
53	53.0000	53.00	53.00	53.00
54	54.0000	54.00	54.00	54.00
55	55.0000	55.00	55.00	55.00
56	56.0000	56.00	56.00	56.00
57	57.0000	57.00	57.00	57.00
58	58.0000	58.00	58.00	58.00
59	59.0000	59.00	59.00	59.00
60	60.0000	60.00	60.00	60.00



SECTION XX

LEGEND

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
61	61.0000	61.00	61.00	61.00
62	62.0000	62.00	62.00	62.00
63	63.0000	63.00	63.00	63.00
64	64.0000	64.00	64.00	64.00
65	65.0000	65.00	65.00	65.00
66	66.0000	66.00	66.00	66.00
67	67.0000	67.00	67.00	67.00
68	68.0000	68.00	68.00	68.00
69	69.0000	69.00	69.00	69.00
70	70.0000	70.00	70.00	70.00

NOTES

THE TOWN OF TOWN

REDEVELOPMENT OF THE TOWN OF TOWN

ARCHITECTS INC. LTD.

1990-01-01

1:1000

82A