

P & A Valuetech Pvt. Ltd.

(Panel Valuer of Fixed Assets)

Corp. Off.: 201-202, Bhanot Chamber, 3 Aram Bagh (Behind Delhi Heart & Lung Institute) Panchkuiyan Road, New Delhi-55
Tel. No.: 011-32959685; M. 9810866280, 9810896280
E-mail Id: pavaluestech@yahoo.com; pandey.naresh09@gmail.com

An ISO 9001:2008

JAS-ANZ



M3111204IN

NEW DELHI

NOIDA

**PROJECT REPORT
OF
IMMOVABLE PROPERTY**

*Mr. Nitin
HLST-11 Delhi*

SITUATED AT

**KLJ HEIGHTS, VILLAGE -KASSAR, SECTOR- 15, PHASE- II,
BAHADURGARH (HARYANA)**

DEVELOPER

M/S KLJ DEVELOPERS PVT. LTD.

Mr. Hemant Sharma

7982136704

Sales@kljdevelopers.com

ON BEHALF OF

STATE BANK OF INDIA, HOME LOAN, PARLIAMENT STREET, NEW DELHI

Ref. No.: SBI/ HLPS /PR/2018-19/001/N

Dated: 12.01.2019

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VALUATION REPORT OF IMMOVABLE PROPERTY

Ref. No.: SBI/ HLPS /PR/2018-19/001/N

Dated: 12.01.2019

Name & address of Branch :	STATE BANK OF INDIA, HOME LOAN PARLIAMENT PROJECT, NEW DELHI		
Name of Customers (s)/ Borrowal Unit: (for which valuation report in sought)	M/S KLJ DEVELOPERS PVT. LTD.		
I. INTRODUCTION			
a)	Name of the property owner (with address & Phone Nos.)	:	KLJ HEIGHTS, VILLAGE KASSAR, SECTOR- 15, PHASE- II, BAHADURGARH (HARYANA)
b)	Purpose of Valuation	:	Fair Market Value
c)	Date of Inspection Property	:	07.01.2019
d)	Date of Valuation Report	:	12.01.2019
e)	Name of the Developer of property (in case of Developer built properties)	:	M/S KLJ DEVELOPERS PVT. LTD.
II. PHYSICAL CHARACTERISTICS OF THE PROPERTY			
a).	Location of property		
i)	Nearby Landmark	:	--
ii)	Postal Address of the property	:	KLJ HEIGHTS, VILLAGE KASSAR, SECTOR- 15, PHASE- II, BAHADURGARH (HARYANA)
iii)	Area of the plot/ land (supported by a plan)	:	9.16575 acres i.e. 37092.415 sq. mtrs. (As per Sanctioned Plan)
iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked.	:	Solid Land
v)	Independent access/approach to the property etc.	:	Independent access
vi)	Google Map Location of the property with a neighborhood layout map	:	Attached



	vii)	Details of roads abutting the property	:	6.706 mtrs. wide road	
	viii)	Description of adjoining property	:	Others builder land	
	ix)	Plot no. Survey No.	:	Developer plot on Village-Kassar	
	x)	Ward/ Village/ Taluka	:	Kassar	
	xi)	Sub-Registry/ Block	:	Sector- 15, Phase- II	
	xii)	District	:	Bahadurgarh (Haryana)	
	xiii)	Any other aspect	:	No	
b)		Plinth Area, Carpet area and saleable are to be mentioned separately and clarified	:	As per Calculation Sheet (Under Construction but abandoned at present)	
c).		Boundaries of the Property	:	As per Sale deed	Actual
		North	:	Not Provided	As per Sanctioned Layout Plan
		South	:	Not Provided	As per Sanctioned Layout Plan
		East	:	Not Provided	As per Sanctioned Layout Plan
		West	:	Not Provided	As per Sanctioned Layout Plan
III. TOWN PLANING PARAMETERS					
i		Master plan Provision related to property in terms of land use	:	Residential purpose	
ii		FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed	:	FAR Permitted: 1.75 FAR consumed: 1.75	
iii		Ground floor Coverage	:	35% Coverage	
iv		Comment on whether OC-Occupancy certificated has been issued or not	:	Complete	
v		Comment on unauthorized constructions if any	:	No	
vi		Transferability of developmental rights if any, building by laws provisions as applicable to the property viz. setbacks, height restriction etc.	:	As per Bahadurgarh Municipal Area Norms Height restriction- 58.5mtr	
vii		Planning area/ zone	:	Residential plotted	
viii		Developmental controls	:	Bahadurgarh Municipal Area	
ix		Zoning regulations	:	Bahadurgarh Municipal Area	
x		Comment on the surrounding land uses and adjoining properties in terms of uses	:	Residential	
xi		Comment on Demolition proceedings if any	:	No	
xii		Comment on compounding/ regularization proceedings	:	Compounded	
xiii		Any other Aspect	:	Nil	



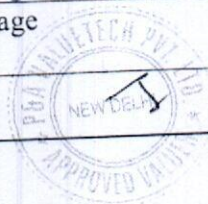
IV.	DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY	
a	List of Documents produced for perusal	: Photocopy of: 1. Proposed Building plan of Group Housing Colony approval by Director of Town & Country Planning Haryana vide Memo No. 56942 dt. 11.11.2013 Sanctioned plan vide memo no.85/ Zone 1/GH/14-15 dt.27.11.2014 2. Licence No. 116 of 2012 dt. 19.11.2012 & 227 of 2007 dt. 27.09.2007 3. Occupation Certificate dt. 12.05.2016 vide Memo No. ZP-324/AD (RA)/2016/9319 & Memo No. ZP-324/AD (RA)/2017/7666 dt. 20.04.2017 4. Letter from Airports Authority of India vide no. AAI/NOC/2011/204/1833 dt. 16.06.2011. 5. Applied for Environmental Clearance dt.08.09.2014 6. Pollution Control vide letter no. HSPCB/TAC (HQ)-147/2008/2561 dt. 27.11.2008
b	Name of the Developer of property	: M/S KLJ DEVELOPERS PVT. LTD.
c	Ordinary status of freehold or leasehold including restrictions on transfer	: Free hold
d	Agreement of easement if any	: --
e	Notification of acquisition if any	: Not provided
f	Notification of road widening if any	: No
g	Heritage restriction, if any	: No
h	Comment on transferability of the property ownership	: Easily transferable through sale deed
i	Comment on existing mortgages/ charges /encumbrances on the property, if any	: Property Already mortgaged to the Bank
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	: Owner to disclose



k	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	:	Sanctioned plan vide memo no.85/ Zone 1/GH/14-15 dt.27.11.2014
l	Whether property is agricultural Land if yes, any conversion is contemplated	:	Licence No. 116 of 2012 dt. 19.11.2012 & 227 of 2007 dt. 27.09.2007
m	Whether the property is SARFAESI compliant	:	Yes
n	a) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	:	Not provided No
o	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	:	Already mortgaged
p	Qualification in TIR/Mitigation suggested if any	:	--
q	Any other aspect	:	Nil

V	Economic Aspects of the property		
a)	i) Reasonable letting value	:	--
	ii) If property is occupied by tenant	:	Possession of flats being handed over
	-Number of tenants -Since how long (tenant wise) -Status of tenancy right -Rent received per month (tenant-wise) with a comparison of existing market rent	:	Not Applicable
	-iii Taxes and other outings iv Property Insurance v Monthly Maintenance charges vi Security Charges vii Any other aspect	:	Not applicable

VI SOCIO CULTURAL ASPECTS OF THE PROPERTY			
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	:	Residential Group Housing (copy of the key plan enclosed)
b)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	:	No
VII FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY			
a)	Description of the functionality and utility of the property in terms of: i) Space Allocation ii) Storage Spaces iii) Utility Spaces Provided Within the Building iv) Car Parking Facility v) Balconies Etc.	:	Residential Housing Project
b)	Any other aspect	:	Nil
VIII INFRASTRUCTURE AVAILABILITY			
a)	Description of aqua infrastructure availability in terms of:		
	i) Water supply ii) Sewerage/ sanitation system underground or open iii) Storm Water drainage	:	Provided
b)	Description of other physical infrastructure facilities viz. i) Solid Waste Management ii) Electricity iii) Road and Public transport connectivity iv) Availability of other public utilities nearby	:	Provided
c)	Social Infrastructure in terms of i) School ii) Medical Facilities iii) Recreational facility in terms of parks and open space	:	Near by
IX MARKETABILITY OF THE PROPERTY			
a)	Marketability of the property in terms of:		
	i) Locational attributes	:	Average
	ii) Scarcity	:	Average
	iii) Demand and supply of the kind of subject property	:	Average



	iv) Comparable sale prices in the locality	:	Above Land as per FAR basis Rs. 2,600/- per sq. ft.
b)	Any other aspect which has relevance on the value or marketability of the property	:	Nil
X	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY		
a)	Type of construction	:	RCC Frame Structure, Load bearing wall, RCC Slab
b)	Material & technology used	:	Modern Tehnology
c)	Specifications	:	Good
d)	Maintenance issues	:	Good
e)	Age of the building	:	Newely built
f)	Total life of the building	:	65 yrs.
g)	Extent of deterioration	:	Nil
h)	Structural safety	:	Sound
i)	Protection against natural disaster viz earthquakes	:	Yes taken care of
j)	Visible damage in the building	:	No
k)	System of air-conditioning	:	Yes
l)	Provision of firefighting	:	Yes Provided
m)	Copies of the plan and elevation of the building to be included	:	Yes
XI	ENVIRONMENTAL FACTORS		
a)	Use of environmental friendly building materials, Green Building Techniques if any	:	Yes
b)	Provision of rain water harvesting	:	Yes
c)	Use of solar heating and lightening systems, etc.,	:	Yes
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	No, Residential Project
XII	ARCHITECTUAL AND AESTHETIC QUALITY OF THE PROPERTY		
a)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	:	Modern fashion



XIII (VALUATION)

a)	Methodology of valuation-procedures adopted for arriving at the valuation.	:	Project Report
	Valuers may consider Various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	:	FAR Method
b)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites viz magick bricks. Com, 99 acres.com, makaan.com etc, if available	:	Adopting PMR Rs. 2,600/- per sq. ft. (with 1.75 FAR)
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	:	Registrar's office- Bahadurgarh
d)	SUMMARY OF VALUATION		
i)	Guideline Value	:	9.16575 acres (As per Sanctioned Plan) @ Rs. 57,50,000/- per Acre. X 4 = Rs. 21,08,12,250/-
a)	Land:	:	
	Guideline Value	:	Rs. 21,08,12,250/- (Rupees Twenty One Crore Eight Lacs Twelve Thousand Two Hundred Fifty Only)
ii)	Fair Market Value	:	Rs. 229,76,00,000/- (Rupees Two Hundred Twenty Nine Crore Seventy Six Lacs Only)
iii)	Realizable Value (20% less than the present market value)	:	Rs. 183,81,00,000/- (Rupees One Hundred Three Crore Eighty One Lacs Only)
iv)	Forced/ Distress Sale value (30% less than the present market value)	:	Rs. 160,83,00,000/- (Rupees One Hundred Sixty Crore Eighty Three Lacs Only)
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	:	Market value of property is More than 20% of the circle rate
	Details of last two transactions in the locality/area to be provided, if available	:	As 2 sale transactions in the locality area not available copies of property portal 99acre.com or magicbricks.com



ANNEXURE-I

A. Brief description of the property under Valuation

This is a Group Housing Project on land of 9.56875 acres out of which 5.34375 acres under license no. 227 of 2007 dt. 27.09.2007 is utilizing for Phase- I by the company and remaining 4.225 acres is utilizing for Phase- II under license no. 116 of 2012 dt. 19.11.2012. Land area 9.16575 Acre i.e. 37092.415 sq. mtrs. as per Sanctioned Plan has been considered, where **KLJ Heights** - (Tower-B-1, B-2, A-3, A-4, A-5, A-6 & A-7) **Nakshatra** - (Tower N-1, N-2, N-3, N-4, N-5, N-6), **Nirvana** - (Tower-C-1 to C-10), **Vedanta** (one Tower only), **EWS** - (one Tower only), & **Club House Building** - (Where Six Shops are also constructed) all the towers are completed in all respect. The license obtained is in the name of M/s Cadillac Buildwell Pvt. Ltd. and this company is since merged with the M/s KLJ Develoers Pvt. Ltd. This project is located in Sector- 15 of Bahadurgarh Residential Area.

COST ANALYSIS OF LAND PER SQ. FT. SALEABLE BUILT UP AREA BASED ON THE GIVEN SPECIFICATIONS.		Amount in Rs.
A) SALABLE RATE	In view of the speedy development of the area, the prevailing market rate	2,600.00
B) BUILDING & SITE DEVELOPMENT		
i)	Average Cost of Construction (including Non FAR Area)	1,200.00
ii)	Provision of Electrical (10%), sanitary (storm water/sewerage 15%) & water supply services (Pipe Work 70%) @12% of Rs. 1,200/-	144.00
iii)	Provisions of Mechanical services @ 5% of Rs. 1,200/-	60.00
iv)	Fire Fighting arrangement @ 1½% of Rs. 1,200/-	18.00
v)	Intercom Service @ ½% of Rs. 1,200/-	6.00
vi)	Site Development of roads, drainage sewerage and water supply etc. @ 13½% of Rs. 1,200/-	162.00
vii)	Landscaping @ 1.30% of Rs. 1,200/-	15.60
viii)	Administrative & Marketing @ 5% of Rs. 1,200/-	60.00
ix)	Project sanctioning Architect & structural Engineers Fees @ 8% of Rs. 1,200/-	96.00
x)	Institutional Borrowing for 2 year @ 12½% on 50% of Average cost of construction of Rs. 1,200/-	150.00
	Land Rate Per Sq. Ft.	1911.60
		688.40
<u>ESTIMATED PROJECT COST:</u>		
Value of Land as per FAR basis: 37092.415 sq. mtrs. x 10.764 x 1.75 x 688.40/-		Rs. 48,09,91,841/-(A)
Cost of Construction: 37092.415 sq. mtrs. x 10.764 x 1.75 = 698709.82 sq. ft. @ Rs. 2,600/-		Rs. 1,81,66,45,532/-(B)
Total Project Cost (A + B)		Rs. 2,29,76,37,373/- Say Rs. 229,76,00,000/-

TECHNICAL DETAILS FOR THE WHOLE PROJECT ON 9.16575 ACRES:

AREA SUMMARY:

Total Plot Area	9.16575 acres i.e. 37092.415 sq. mtrs
Permissible Ground Coverage @ 35% of Plot Area	12982.34539 sq. mtrs.
Proposed Ground Coverage	12794.513 sq. mtrs. (34.494%)
Permissible FAR @ 1.75	64911.727 sq. mtrs.
Proposed Covered area on subsequent Floor (First)	7395.412 sq. mtrs. (19.938%)
Proposed FAR	61397.930 sq. mtrs. (165.527%)
Permissible Density 3666.3 sq. mtrs.	400 PPA
Proposed Density 3211.000 sq. mtrs.	350.33 PPA
Proposed Dus = 577	PPA
EWS To be Provided = 577	15/85
101.82	Say 102
EWS Proposed 102	
Required Servants Room @ 58	
10%	
Proposed 61	
Minimum Required ECS 866	
Proposed ECS 909	
Required Organized Green @ 15% =	5563.862 sq. mtrs.
Proposed Green	6587.70 sq. mtrs.
Permissible Shopping Area @ 0.5%	185.462 sq. mtrs.
Proposed Shopping Area	158.84 sq. mtrs.
Proposed Total Basement Area	8815.75 sq. mtrs.
Proposed Community	01 In No.
Provided Nursery School	0.2 Ares

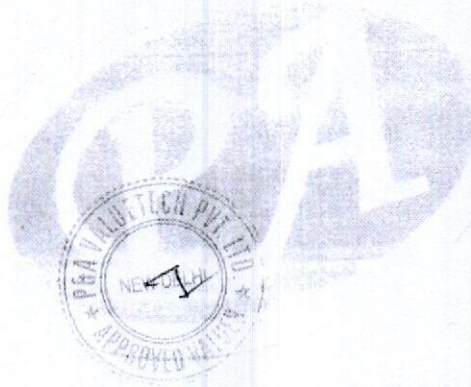
PARKING CALCULATION:

Total No. DUs	577 x 1.5	865.5
No. of Cars Required @ 1.5 per DU	Say	866 Cars
	--	649.5
No. of Covered Car Parking Required @ 75%	Say	650 Cars
	--	43.3
Car Parking Reserved for EWS @ 5%	Say	43 Cars
		288 Cars
No. of Cars Parked in Basement		362 Cars
No. of Cars Parked Under Stilt & Podium		650 Cars
Total Covered Car Parking Provided		259 Cars
Open Car Parking Provided	650 + 259	909 Cars
Total Cars Provided		
Open Area For Car Parking	6480/25 = 259.2	Say 259 Cars



Value of unsold Inventory (as per annexure.)

	Tower details	Total Units	Sold (Unit)	Unsold (Unit)	Area Sq. ft.	Rate Per sq. ft. Rs.	Amount Rs.
KLJ HEIGHTS	A-3, A-4, A-5, A-6, A-7, B-1 & B-2	349	292	57	1338 x 47 (2BHK)	2,600/-	16,35,03,600/-
					1668 x 10 (3BHK)		4,33,68,000/-
NIRVANA	C1 to C10	80	62	18	1656 sq. ft.	2,600/-	7,75,00,800/-
NAKSHATRA	N1 to N-6	96	83	13	584 sq. ft.	2,600/-	2,73,31,200/-
VEDANTA	1Tower-V	52	29	23	2014 sq. ft.	2,600/-	12,04,37,200/-
EWS	Stilt + 9 One tower	204			Rs. 1,25,000/- per Flat		2.55,00,000/-
TOTAL							45,76,40,800/-



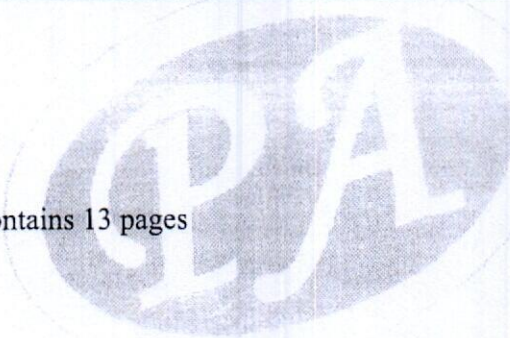
IV

DECLARATION


We hereby declare that:

- i) The information provided is true and correct to the best of my knowledge and belief.
- ii) The analysis and conclusions are limited by the reported assumptions and conditions.
- iii) We have read the Handbook on Policy, Standard 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 of the Standards of Reporting enshrined in the above Handbook.
- iv) We have no direct or indirect interest in the above property valued. Our representative has inspected the subject property on **07.01.2019**. We are a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category- I for valuing property up to life time.
- v) We are not an approved Valuer under SARFAESI ACT 2002 and am approved by the Bank.
- viii) We have not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- ix) We have submitted the valuation Report (s) directly to the Bank.

Place : New Delhi
Date : 12.01.2019
Note : This report contains 13 pages



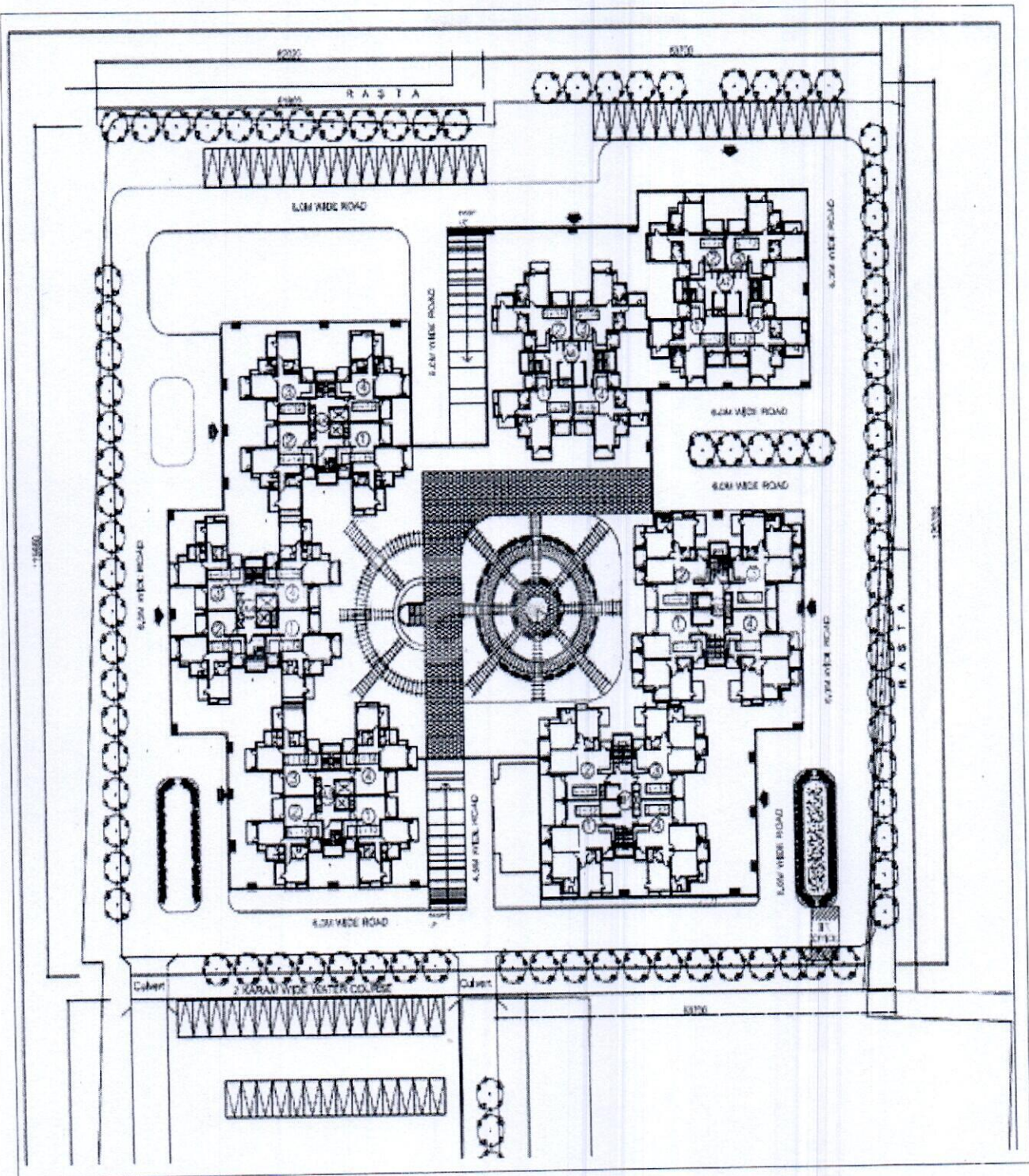
FOR P & A VALUETECH (P) LTD.

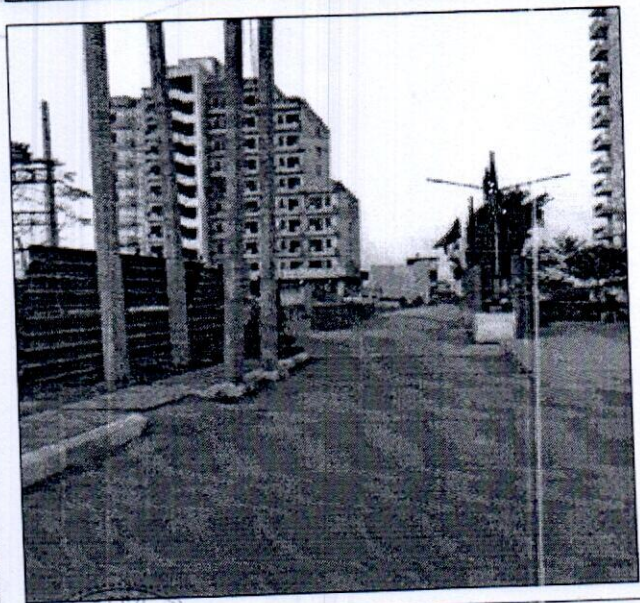

(H.L. JHAM)
(Director)
Chartered Engineer
& Govt. Regd Valuer
Regd. No-I/581/161/08-09



XV	Enclosures	
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	37° 53' 7.368" N 88° 26' 37.968" W
b)	Building plan	Sanctioned plan vide memo no.85/ Zone I/GH/14-15 dt.27.11.2014
c)	Floor Plan	Owner to provide
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	Attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	Owner to provide
f)	Google Map location of the property	Attached
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks. Com, 99 Acres.com, Makan.com etc.	Attached
h)	Any other relevant documents extracts	Nil

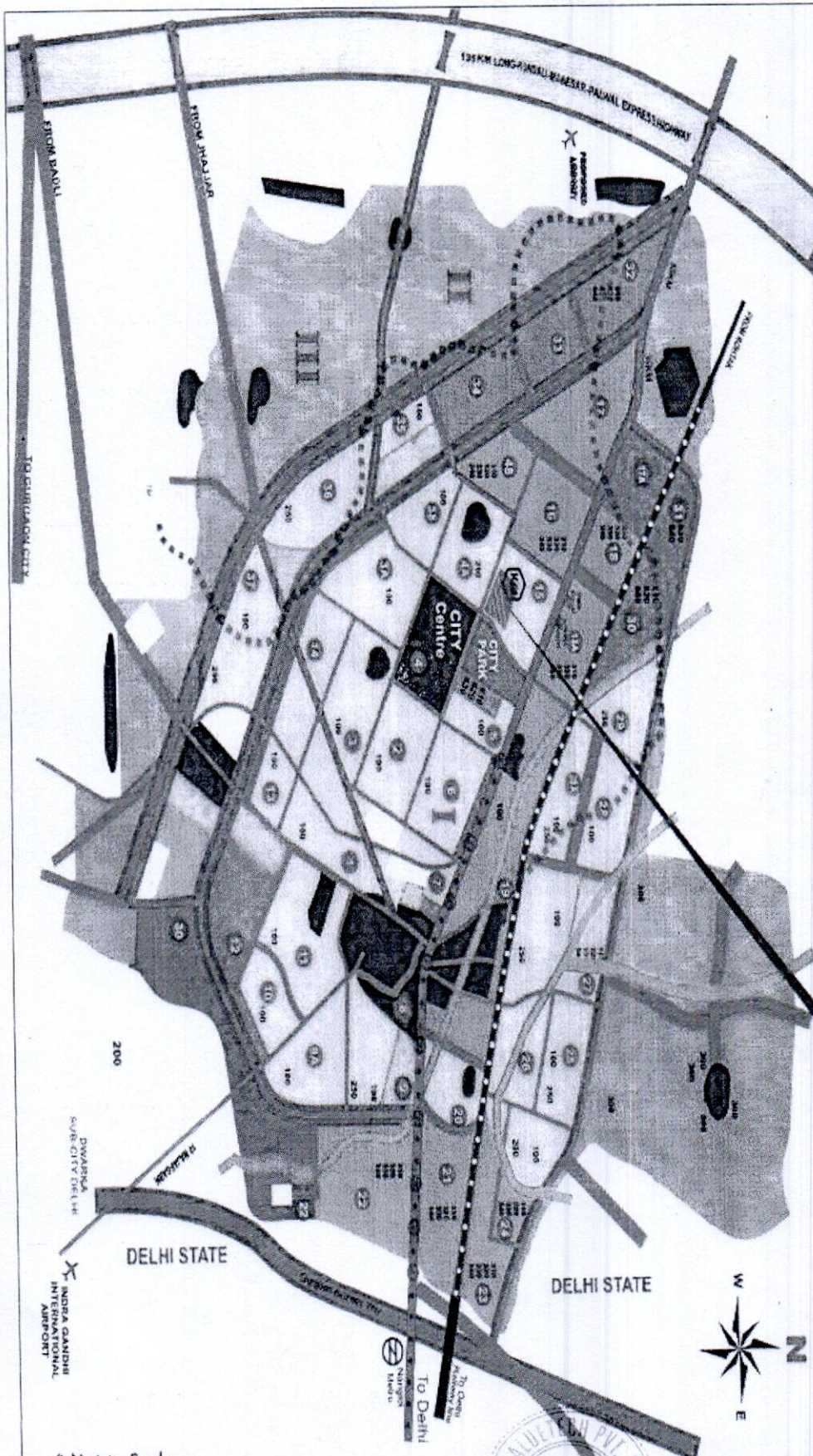






KLJ Fleighths

Sector - 15
BAHADURGARH



* Not to Scale