

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

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Dated: 28.06.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

CENTRUM PARK

SITUATED AT

REVENUE ESTATE OF VILLAGE DAULTABAD, SECTOR-103, GURUGRAM-
MANESAR URBAN COMPLEX, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. SELENE CONSTRUCTIONS LIMITED C/O M/S. INDIABULLS REAL ESTATE
LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

Agency for Specialized Account Monitoring (ASM)

Project Techno-Financial Advisers

Chartered Engineer

Industry/ Trade Rehabilitation Consultants

NPA Management

Panel Valuer & Techno Economic Consultants for PSU
Banks

Important - In case of any query/issue or escalation you may please contact Incident Manager

If valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

*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.*

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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. Selene Construction Limited		
d.	Name of Property Owner	M/s. Selene Construction Limited		
e.	Address & Phone Number of the owner	Registered office : M-62 & 63, First Floor, Connaught Place New Delhi-110001		
f.	Type of the Property	Group Housing Society		
g.	Type of Loan	Not Applicable		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	23 June 2021		
k.	Date of Valuation Report	28 June 2021		
l.	Surveyed in presence of	Promoter's representative	---	
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	Documents Reference No.
		Total 05 documents requested.	Total 01 documents provided.	01
		Property Title document	Old Valuation Report	Dated 15/11/2018
		Approved Map	Revised Building Plan (Obtained from DTCP Haryana Public Domain)	Dated 18/04/2013

		Copy of TIR	Occupation Certificate (3 Nos) <i>(Obtained from DTCP Haryana Public Domain)</i>	Latest OC Dated 01/01.2019
		Project Approval Letter	None	---
		Project NOC's issued from the concern authority	None	---
		None	None	---
		None	None	---
		None	None	---
		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 checked="" type="checkbox"/> Identified by the Promoter's representative <input 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



This project tie-up report is prepared for group housing project "**Centrum Park**" developed at the aforesaid address having total licensed area of 22.06226 Acres (89282.61 sq.mtr) as per the revised approved building plan obtained from DTCP, Haryana website.

The information like ownership, NOCs and other technical data regarding the subject project is taken from the revised building plan, occupation certificate (obtained from DTCP, Haryana website) & old valuation report provided to us by the bank. However latest construction updates and market rate have been taken as per the site survey and market research carried out by our engineer.

This project is developed by M/s Selene Constructions Limited which is a company of the M/s. Indiabulls Real Estate Limited. The developer of the project has developed a modern group housing project with all the basic amenities by the name of '**Centrum Park**'. As per the approved building plan, this project is comprised of Nineteen high rise towers.

As per the old valuation report the developer has proposed to develop five types of flats i.e. 2 BHK, 2 BHK + Study, 3 BHK, 3 BHK + Study & 4 BHK + SQ with different super area. The details of the flats is tabulated below: -

Type of Flat	Super Area (sq.ft)
2 BHK	1250, 1335, 1356, 1367, 1395
2 BHK + Study	1325, 1398, 1427, 1470
3 BHK	1650, 1834, 1900
3 BHK + Study	1695, 1896, 2000
4 BHK + SQ	2875

As observed during site survey the subject project is completed and ready to move and occupation certificates is also issued by the concerned authority. The occupation certificate has been issued by the authority for Tower B, G1, G2, G3, K1, K2, K3, L, M, N, P & R which is available on DTCP, Haryana website but occupation certificate for Tower A, C, E, F, H, J1 & J2 is not yet available on DTCP website and bank needs to confirm from the Promoter/ developer regarding the same.

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society as per the occupation certificate and old valuation report provided to us by the bank. This is a modern housing society is developed with all the basic & urban facilities and amenities.

The location of the subject project is in a good developing Sector-103, Gurugram in which other group housing projects are in progress or are coming up. Subject project is located about 1.5 Km from main

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Dwarka Expressway which is 150 mtr wide and other infrastructural developments and group housing projects are proposed in near future.

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.25-26
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 27-29
f.	Enclosure 3	Google Map – Page No.30
g.	Enclosure 4	Photographs – Pages 02
h.	Enclosure 5	Copy of Circle Rate – Page no. 02
i.	Enclosure 6	Survey Summary Sheet – Pages x
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02



PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurgaon
Name of Promoter	M/s. Selene Construction Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Selene Construction Limited
	Address & Phone Number of the Owner	Registered office : M-62 & 63, First Floor, Connaught Place, New Delhi-110001
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	23 June 2021
d.	Date of Valuation Report	28 June 2021
e.	Name of the Developer of the Property	M/s. Selene Construction Limited
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near to Grand IVA Signature Global, Sector-103, Gurugram
ii.	Postal Address of the Property	Centrum Park, Revenue Estate of Village Daultabad, Sector-103, Gurugram-Manesar Urban Complex, Gurugram, Haryana
iii.	Area of the Plot/ Land	22.06226 Acres (89282.61 sq.mtr) <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°29'52.6"N 76°58'59.7"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Dwarka Expressway 150 mtr. wide road
	2. Front Road Name & width	Sector Road 9 mtr. wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx. 2 Km
viii.	Description of adjoining property	Vacant land, Village colony and few Residential Project nearby
ix.	Plot No./ Survey No.	As per the title document
x.	Zone/ Village	Residential Daultabad
xi.	Sub registrar	Gurugram
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct

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		<p>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 checked="" type="checkbox"/> Identified by the owner's representative <input 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 developing
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	Ordinary location within the locality	None	None
	7. Property Facing	North 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	Not Applicable since boundaries are not mentioned in documents		
ii.	Directions	As per Title Deed/TIR	Actual found at Site	
	North	NA	Road	
	South	NA	Other Land	

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	East	NA	Daulatabad Village
	West	NA	Other Land

3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential, since license has been granted by the concerned authority	
	i. Any conversion of land use done	License has been granted by the concerned authority for developing a group housing project	
	ii. Current activity done in the property	High rise residential society	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	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 For Tower B, G1, G2, G3, K1, K2, K3, L, M, N, P & R. For rest of the tower bank is advised to ask the developer.	Obtained For Tower B, G1, G2, G3, K1, K2, K3, L, M, N, P & R. For rest of the tower bank is advised to ask the developer.
d.	Comment on unauthorized construction if any	No project is as per the approved building plans since Occupation Certificate for it is issued by the concerned authorities.	
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 & Haryana Urban Development Authority	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Vacant Land, Village Colony and Other Group Housing Societies	
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		
	i. Any information on encroachment	No	

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 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	Revised Building plan	Occupation Certificate	None
b.	Names of the Legal Owner/s	M/s. Selene Constructions Limited		
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	Director of Town and Country Planning, Haryana		
	iii. Any violation from the approved Building Plan	No, since Occupation Certificate is obtained 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		
	iii. Is property tax been paid for this property	No information available to us. Owners/Developer to provide this information		
	iv. Property or Tax Id No.	Not provided		
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			

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i. Since how long owners owning the Property	As per the Title Document
ii. Year of Acquisition/ Purchase	As per the Title Document
iii. Property presently occupied/ possessed by	Some of the units are occupied by the buyer/owners while the rest are in possession of 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	Developer to provide these details
d.	Property Insurance details	Developer to provide these details
e.	Monthly maintenance charges payable	Developer to provide these details
f.	Security charges, etc.	Developer to provide these details
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
	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	Will be obtained as per required capacity by individual flat owners

		Auxiliary	DG set	
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/ 6' high 9" brick wall

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, will be done by the authority			
	ii. Electricity			Yes, will be obtained as per required capacity by individual flat owners			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in close vicinity of the project			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 km	4 km	3 km	2.5 km	4.5 km	13 km	25 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	ii. Scarcity	Similar kind of properties are easily available on demand.
	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 under construction
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 B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good External -Good	
	iii. Roof	Floors/ Towers	Type of Roof
		Nineteen Towers having G+9 to G+18 floors	RCC
	iv. Floor height	Approx. 10 feet to 12 feet	
	v. Type of flooring	Ceramic Tiles, Vitrified tiles, Wooden & Anti-Skid Tiles as per the brochure	
	vi. Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors as per brochure	
	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	1 Year	2018
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 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.	Proposed to be designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Not visible	
k.	System of air conditioning	To be done by individual buyers	
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	

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	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	No information available to us
c.	Use of solar heating and lighting systems, etc.	No information available to us
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
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13. PROJECT DETAILS:

a.	Name of the Developer	M/s. Selene Constructions Limited
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	Completed and ready to move
e.	Progress of the Project	Project is completed and occupation certificate has taken for some of the towers
f.	Other Salient Features of the Project (Proposed)	<input type="checkbox"/> High end modern apartment, <input checked="" 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"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

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.

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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.176,49,80,800/- (Land Value Only)
	1. Land	Rs.176,49,80,800/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.629,00,00,000/-
	iii. Expected Realizable Value	Rs.534,65,00,000/-
	iv. Liquidation Value	Rs.471,75,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.330,00,00,000/-
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)	<ul style="list-style-type: none"> 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, 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. 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. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 23 June 2021 in the presence of the developer's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from State Bank of India, HLST Branch, Gurugram
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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, Second Floor, Sector-02, Noida, U.P	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	34	
d.	Engineering Team worked on the report	<i>SURVEYED BY: AE Harshit Mayank</i>	
		<i>PREPARED BY: SE Jitender Sharma</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	Not provided by the owner/ client
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, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.25-26v. Google Map – Page No.30vi. Photographs – Pages 02vii. Copy of Circle Rate – Pages 02viii. Survey Summary Sheet – Pages xix. Copy of relevant papers from the property documents referred in the Valuation – Pages 02



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Site Area (As per zoning)	89282.61 m ² (22.06226 Acres)	
2.	Ground Coverage Area	Proposed	12724.90 m ² (14.25%)
		Permissible	31248.96 m ² (35%)
3.	Covered Area	UNDER FAR	
		Proposed	Present Status
		Residential	147520.447 m ² Completed
		Commercial	439.469 m ² Completed
		EWS	4963.215 m ² Completed
		Community Building	2801.930 m ² Completed
		Entrance Gate	153.180 m ² Completed
		Meter Room	55.320 m ² Completed
		TOTAL	Proposed 155933.561 m ² (1678454.88 ft. ²) Completed
			Permissible 156244.81 m ² ----
		UNDER NON FAR	
		Basement	44330.672 m ² Completed
		Stilt	2799.314 m ² Completed
		Nursery School	831.88 m ² Completed
		Primary School	4090.14 m ² Completed
		TOTAL	Proposed 52052 m ² (560283 ft. ²) Completed
			Permissible NA NA
4.	Open/ Green Area	Proposed	14226.36 m ²
		Minimum Required	13392.41 m ²
5.	Density	Proposed	254.42 PPA (Person per Acre)
		Permissible	100 to 300 PPA
6.	Plinth/ Built-up Area (As per IS 3861-1966)	207985.561 m ² (FAR + NON FAR)	
7.	Carpet Area	NA	
8.	Net Floor Area	NA	
9.	Super Area	NA	
10.	Shed Area	NA	
11.	Salable Area	NA	

Total Blocks/ Floors/ Flats

1.	Approved as per Sanctioned Plan	Actually provided (as per inventory list/ brochure)	Current Status
	Tower-A : G+10 Floors = 42 DU Tower-B : G+11 Floors = 46 DU Tower-C : G+10 Floors = 42 DU Tower-E : G+11 Floors = 42 DU Tower-F : G+11 Floors = 42 DU Tower-G1 : G+18 Floors = 64 DU	Tower-A : G+10 Floors = 42 DU Tower-B : G+11 Floors = 46 DU Tower-C : G+10 Floors = 42 DU Tower-E : G+11 Floors = 42 DU Tower-F : G+11 Floors = 42 DU Tower-G1 : G+18 Floors = 64 DU	Project is completed and ready to move and the occupation certificate has been issued by the authority for Tower B, G1, G2, G3, K1, K2, K3, L, M,

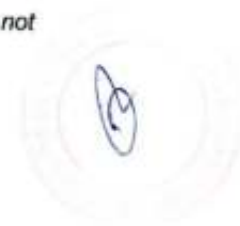
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	Tower-G2 : G+26 Floors = 92 DU Tower-G3 : G+26 Floors = 92 DU Tower-H : G+9 Floors = 38 DU Tower-J1 : G+11 Floors = 42 DU Tower-J2 : G+11 Floors = 42 DU Tower-K1 : G+18 Floors = 73 DU Tower-K2 : G+18 Floors = 73 DU Tower-K3 : G+18 Floors = 73 DU Tower-L : G+11 Floors = 46 DU Tower-M : G+9 Floors = 38 DU Tower-N : G+9 Floors = 38 DU Tower-P : G+10 Floors = 42 DU Tower-R : G+10 Floors = 42 DU EWS : 128 DU	Tower-G2 : G+26 Floors = 92 DU Tower-G3 : G+26 Floors = 92 DU Tower-H : G+9 Floors = 38 DU Tower-J1 : G+11 Floors = 42 DU Tower-J2 : G+11 Floors = 42 DU Tower-K1 : G+18 Floors = 73 DU Tower-K2 : G+18 Floors = 73 DU Tower-K3 : G+18 Floors = 73 DU Tower-L : G+11 Floors = 46 DU Tower-M : G+9 Floors = 38 DU Tower-N : G+9 Floors = 38 DU Tower-P : G+10 Floors = 42 DU Tower-R : G+10 Floors = 42 DU	N, P & R which is available on DTCP, Haryana website but occupation certificate for Tower A, C, E, F, H, J1 & J2 is not yet available on DTCP website and bank needs to confirm from the developer for the same.
2.	Total no. of Flats/ Units	Main Units	1009 DUs (Excluding the EWS DUs)
		Service Units	102 DUs
	Type of Flats	Refer to the sheet attached below	
	Number of Car Parking available	Required	1589 ECS
		Covered Parking	1214 ECS
		Open Parking	448 ECS
		Total	1622 ECS

Type of Flat	Super Area (sq.ft)
2 BHK	1250, 1335, 1356, 1367, 1395
2 BHK + Study	1325, 1398, 1427, 1470
3 BHK	1650, 1834, 1900
3 BHK + Study	1695, 1896, 2000
4 BHK + SQ	2875

(The inventory list is not provided to us by the bank or the builder thus details of flats in each tower is not mentioned)



PART D

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Approved Building Plan	Letter No. SE/HQ/598 Dated:- 09/10/2012	Approved
2.	License for setting up group housing society	License No. 252 of 2007, 50 of 2011 & 63 of 2012	Approved
3.	Building Plan Approval Letter	Memo No.36458 Dated:- 18/04/2013	Approved
4.	NOC for Height Clearance from Airport Authority of India	No. AAI/NOC/2009/328/55-57 Dated: 14/01/2010	Approved
5.	Environmental clearance NOC from SEIAA	Memo No.SEIAA/HR/2010/1449 Dated:- 21/01/2010	Approved
6.	Clarification by Dy. Conservator of Forests, Gurgaon, Haryana	---	Not Provided
7.	Clarification from Tehsildar for land not under Aravali Hills	---	Not Provided
8.	Provisional NOC from Pollution control Board	---	Not Provided
9.	Provisional NOC from Fire Authority	---	Not Provided
10.	Occupation Certificates obtained from DTCP, Haryana	Endst No. ZP-538-Vol.-I/AD(RA)/2018/34 Dated: 01/01/2019 Endst. No. ZP-538-Vol.-I/SD(BS)/2018/21753 Dated: 23/07/2018 Endst. No. ZP-538-Vol.-I/SD(BS)/2018/4655 Dated: 05/02/2017	Approved
11.	RERA Registration Certificate	---	Not Provided
12.	Structural Stability Certificate	---	Not Provided

OBSERVATIONS: - The developer/ promoter has taken all the statutory approvals & licenses from the concerned authorities for developing the group housing residential society, as per the old valuation report.



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 <i>(Refer sub clause i & j of Point 7)</i>	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	North 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 2021-22			



	Methodology/ Basis of Valuation	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' <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>														
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>															
	i.	<table><tr><td>Name:</td><td>NA</td></tr><tr><td>Contact No.:</td><td>----</td></tr><tr><td>Nature of reference:</td><td>----</td></tr><tr><td>Size of the Property:</td><td>----</td></tr><tr><td>Location:</td><td>----</td></tr><tr><td>Rates/ Price informed:</td><td>----</td></tr><tr><td>Any other details/ Discussion held:</td><td>----</td></tr></table>	Name:	NA	Contact No.:	----	Nature of reference:	----	Size of the Property:	----	Location:	----	Rates/ Price informed:	----	Any other details/ Discussion held:	----
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Location:	----															
Rates/ Price informed:	----															
Any other details/ Discussion held:	----															
	Adopted Rates Justification	<i>This land is for the specific purpose to develop group housing society. No 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.1,200/- to 1,800/- per sq. ft. This project is about 1.5 Km from Dwarka Expressway and location of this project is average thus taking into consideration all the factors like size of the land and demand of flat in this sector we have taken FSI rate of Rs.1,400/- per sq. ft., which is reasonable in our view.</i>														

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,00,00,000/- per acre <i>(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)</i>	Rs.1,200/- to Rs.1,800/- per ft. ²
b.	Rate adopted considering all characteristics of the property	Rs.8,00,00,000/- per acre	Rs.1,400/- per ft. ²
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	22.06226 Acres (89282.61 m ²)	22.06226 Acres (89282.61 m ²)

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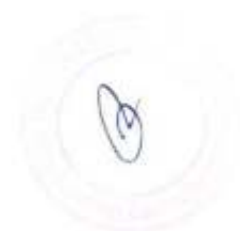
d.	Total Permissible FAR	156244.81 m ² / 1681803.51 ft. ²	156244.81 m ² / 1681803.51 ft. ²
e.	Total Value of land (A)	22.06226 Acres x Rs.8,00,00,000/- per acre	1681803.51 ft. ² x Rs.1,400/- per ft. ²
		Rs.176,49,80,800/-	Rs.235,45,24,914/-

3. VALUATION OF BUILDING CONSTRUCTION

Particulars	Expected Building Construction Value		
	FAR		NON FAR
Structure Construction Value	Rate range	Rs.1,200/- to 1,700/-per ft. ²	Rs.1,000/- to 1,500/-per ft. ²
	Rate adopted	Rs.1,600/- per ft. ²	Rs.1,250/- per ft. ²
	Covered Area	155933.561 m ² / 1678454.88 ft. ²	52052 m ² / 560283 ft. ²
	Valuation Calculation	Rs.1,600/- per ft. ² x 1678454.88 ft. ²	Rs.1,250/- per ft. ² X 560283 ft. ²
	Total Value	Rs.268,55,27,808/-	Rs.70,03,53,750/-
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor	New Construction	
c.	Structure Type/ Condition	RCC framed structure	
d.	Construction Depreciated Replacement Value (B)	Rs.338,58,81,558/-	

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.15,00,00,000/-
c. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.25,00,00,000/-
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.15,00,00,000/-
e. Depreciated Replacement Value (C)	NA	Rs.55,00,00,000/-



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5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	1009 DUs
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)	NA
	Government Circle rate	Rs.2,700 per sq.ft
	Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,600/- to Rs.5,000/- per sq. ft. (On Super Area)
f.	Remark	<i>The booking value of the proposed Flats 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 with modern flats as per the information available on public domain and as observed. As per information gathered from the public domain & market participants of that area, and it is found that booking amount for these flats is between Rs.4,600/- to Rs.5,000/- per sq.ft. on super area.</i>

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.

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6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.176,49,80,800/-	Rs.235,45,24,914/-
b.	Structure Construction Value(B)	NA	Rs.338,58,81,558/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 55,00,00,000/-
d.	Total Add (A+B+C)	Rs.176,49,80,800/- (Land Only)	Rs.629,04,06,472/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value*	NA	Rs.629,04,06,472/-
h.	Rounded Off	----	Rs.629,00,00,000/-
i.	EXPECTED REALIZABLE VALUE^	----	Rs.534,65,00,000/-
j.	Distress VALUE*	----	Rs.471,75,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.330,00,00,000/-

(Rupees Six Hundred Twenty Nine Crores Only)

7.	Concluding comments if any	<p>a. 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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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,

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	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 chances 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 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

CENTRUM PARK, SECTOR-103, 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/-.

ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN



2 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park


₹ 59 Lac **1,250 sq.ft.** **2 BHK**
₹ 4,720/sq.ft. (116 sq.m.) Super built-up Area 2 Baths

Indiabulls has come up with centrum park which is set at sector 10... [more](#)

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Sarpal Estates

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3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park


₹ 90 Lac **1,900 sq.ft.** **3 BHK**
₹ 4,736/sq.ft. (177 sq.m.) Super built-up Area 3 Baths

A north-East facing 3 bhk apartment in sector-103, gurgaon is avail... [more](#)

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Tasha Realty Solution Pvt Ltd

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3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park


₹ 93 Lac **1,900 sq.ft.** **3 BHK**
₹ 4,894/sq.ft. (177 sq.m.) Super built-up Area 3 Baths

An east facing 3 bhk resale flat is available in the promising locality ... [more](#)

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Tasha Realty Solution Pvt Ltd

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3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park

₹ 94 Lac **1,900 sq.ft.** **3 BHK**
₹ 4,947/sq.ft. (177 sq.m.) Super built-up Area 3 Baths

A 3 bedroom resale flat, located in sector-103, gurgaon, is available... [more](#)

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Rising Sun Realtors

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3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park

₹ 90 Lac
₹ 5,000/sq.ft.

1,800 sq.ft. ▼
(167 sq.m.) Super built up Area

3 BHK
3 Baths

For sale urgent 3bhk 1800sqft east facing balcony in indiabulls cent... more

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Land Trading

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3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park

₹ 89 Lac
₹ 4,688/sq.ft.

1,900 sq.ft. ▼
(177 sq.m.) Super built up Area

3 BHK
3 Baths

Anorth-Eastfacing 3 bhk flat is available in the promising locality of ... more

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Bajaj Properties

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3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park

₹ 94 Lac
₹ 4,700/sq.ft.

2,000 sq.ft. ▼
(186 sq.m.) Super built up Area

3 BHK
3 Baths

A 3 bedroom flat, located in sector-103 gurgaon, gurgaon, is availa... more

READY TO MOVE RESALE RERA

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City Dwellings

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Request Photos

3 BHK Residential Apartment in Sector-103 Gurgaon
Indiabulls Centrum Park

₹ 87.5 Lac
₹ 4,605/sq.ft.

1,900 sq.ft. ▼
(177 sq.m.) Super built up Area

3 BHK
3 Baths

A 3 bhk flat is available for sale in gurgaon sector-103 gurgaon. This... more

READY TO MOVE RESALE RERA

Posted on 03rd Jun, 2021 by RERA Registered Dealer
City Dwellings

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Source : www.99acres.com





₹ 1.38 Cr
₹ 4800 per sqft
[See other Charges](#)

4 BHK Apartment for Sale in India Bulls Centrum Park, Daulatabad

SUPER AREA 2875 sqft	STATUS Ready to Move	FLOOR 10 out of 25 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

East Facing Property
4bhk 2875sqft available for sale in indiabulls centrum park sec 103 23acres land society club hou... [read more](#)

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Agent: Kore Realty a...
100+ Buyers Served

Posted: Yesterday



₹ 1.38 Cr
₹ 4800 per sqft
[See other Charges](#)

4 BHK Apartment for Sale in India Bulls Centrum Park, Sector 103

SUPER AREA 2875 sqft	STATUS Ready to Move	FLOOR 12 out of 25 floors	TRANSACTION Resale
-------------------------	-------------------------	------------------------------	-----------------------

urgent sale 4BHK 2875sqft An aesthetically designed spacious 4 bnh apartment is available for ind... [read more](#)

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Agent: Kore Realty a...
100+ Buyers Served

Posted: Jun 24, '21



₹ 1.42 Cr
₹ 4939 per sqft
[See other Charges](#)

4 BHK Apartment for Sale in India Bulls Centrum Park, Sector 103

SUPER AREA 2875 sqft	STATUS Ready to Move	FLOOR 8 out of 25 floors	TRANSACTION Resale
-------------------------	-------------------------	-----------------------------	-----------------------

4bkh 2875sqft raw flat in indiabulls centrum park sec 103 on dwarka expressway gurgaon.

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Agent: Kore Realty a...
100+ Buyers Served

Posted: Today



₹ 90 Lac
₹ 4736 per sqft
[See other Charges](#)

3 BHK Apartment for Sale in India Bulls Centrum Park, Sector 103

SUPER AREA 1900 sqft	STATUS Ready to Move	FLOOR 8 out of 18 floors	TRANSACTION Resale
-------------------------	-------------------------	-----------------------------	-----------------------

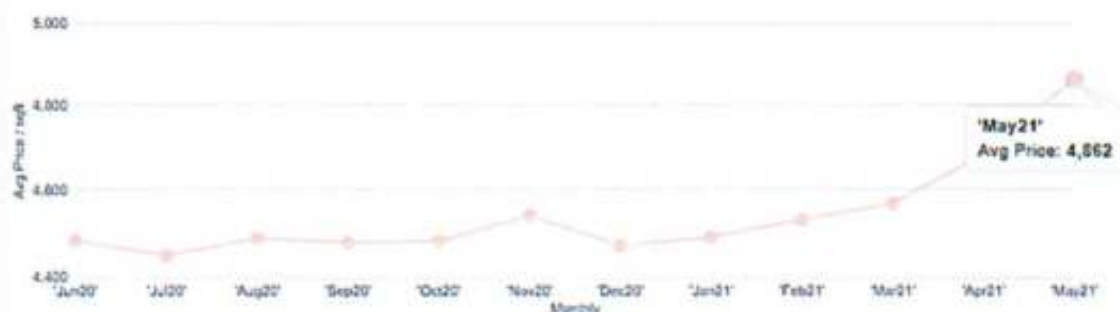
A 3 bedroom resale flat, located in sector 103, gurgaon, is available. It is a ready to move in flat lo... [read more](#)

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100+ Buyers Served

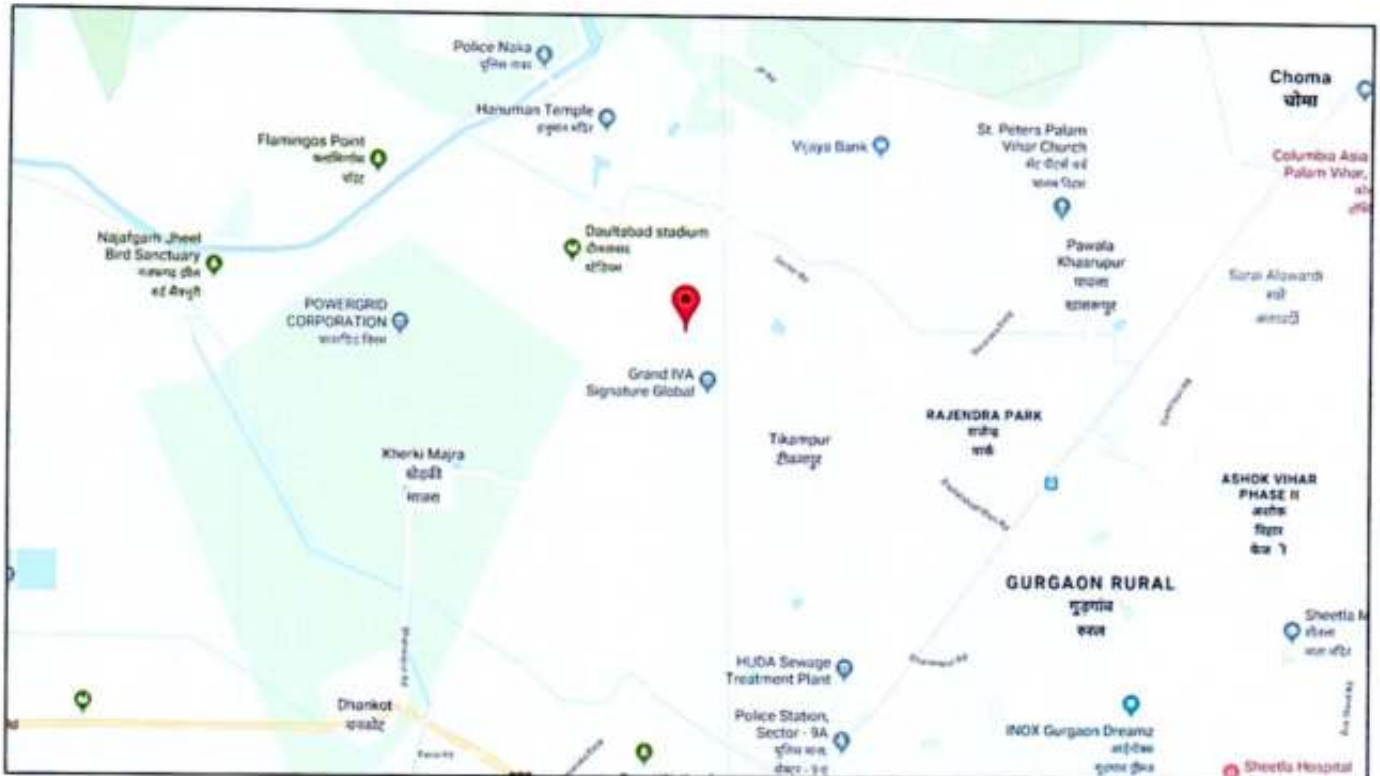
Posted: Today

The Average Price of property in India Bulls Centrum Park is estimated to be ₹4862 for the 'May21' month and it witnessed an increase of 3.7% from 'Apr21' month.

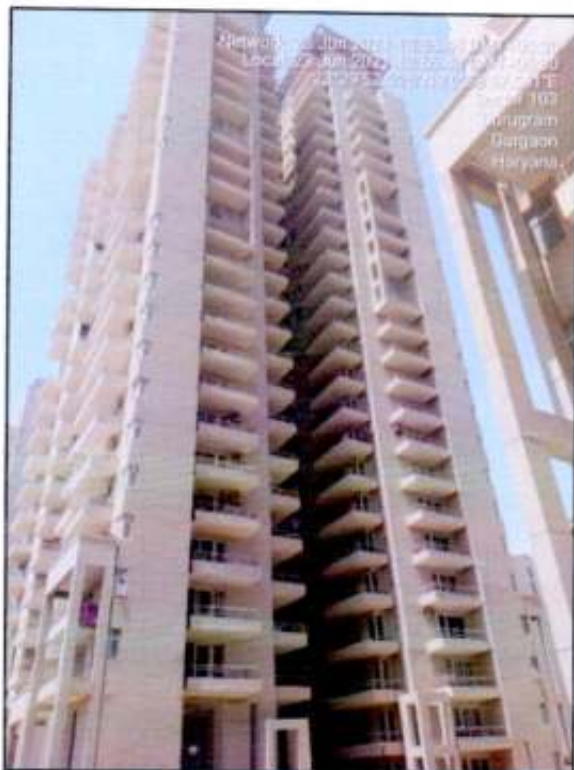


Source : www.magicbricks.com

ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- PHOTOGRAPHS



VALUATION REPORT

CENTRUM PARK, SECTOR-103, GURUGRAM



ENCLOSURE: 5- CIRCLE RATES

Rate list of Sub Tehsil Kadipur District Gurugram for the year 2021-2022 w.e.f from 03/04/2021																		
Sl No	Name of Village	Area in R Zone/outside R Zone	Rates for the Year of 2019-2020 (2nd Half)						Purposed for the Year of 2021-2022									
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Area of Land upto 1 Acre depth from H-48 20% / Major District Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Area of Land upto 3 Acre depth from H-48 20% / Major District Roads 10%								
1	Basal	Total Area in R-1/Comm. Zone	20000000	14000	30000	NA	NA	21%	2500000	NA	NA	20000000	14000	30000	NA	NA	21%	2500000
2	Bangapur Khatola	Total Area Outside/R-1/Comm. Zone	25000000	15000	40000	NA	NA	NA	NA	NA	NA	25000000	15000	40000	NA	NA	NA	NA
		M/S/PL NO 48/1/19min 22min 23min 24min 25min 26min 27min 28min 29min 30min 31min 32min 33min 34min 35min 36min 37min 38min 39min 40min 41min 42min 43min 44min 45min 46min 47min 48min 49min 50min 51min 52min 53min 54min 55min 56min 57min 58min 59min 60min 61min 62min 63min 64min 65min 66min 67min 68min 69min 70min 71min 72min 73min 74min 75min 76min 77min 78min 79min 80min 81min 82min 83min 84min 85min 86min 87min 88min 89min 90min 91min 92min 93min 94min 95min 96min 97min 98min 99min 100min 101min 102min 103min 104min 105min 106min 107min 108min 109min 110min 111min 112min 113min 114min 115min 116min 117min 118min 119min 120min 121min 122min 123min 124min 125min 126min 127min 128min 129min 130min 131min 132min 133min 134min 135min 136min 137min 138min 139min 140min 141min 142min 143min 144min 145min 146min 147min 148min 149min 150min 151min 152min 153min 154min 155min 156min 157min 158min 159min 160min 161min 162min 163min 164min 165min 166min 167min 168min 169min 170min 171min 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Note :

1. Any land for which change of land use (CLU) has been obtained the following rate will be applicable :-
- Residential Plotted Colony - Three times of Agriculture Collector rate.
 - Residential Group Housing - Four times of Agriculture Collector rate.
 - Commercial - Five times of Agriculture Collector rate.
 - Warehouse - two times of agriculture Collector Rates.
 - Institutional Land - Three times of Agriculture Collector rate
2. Land falling on Gurugram Schna Road and Gurugram - Pataudi Road, the value of land will be 10% more upto depth of 2 Acres.
3. Land falling on NH-48 & NPR the value of land will be 25% more upto depth of 2 Acres.
4. Land less then 1000 Sq. Yd. will be treated as residential for stamp duty collection.

Joint Sub-Registrar
Kadipur

Sub-Divisional Officer (C), West
Gurugram

District Revenue Officer
Gurugram

VALUATION REPORT

CENTRUM PARK, SECTOR-103, GURUGRAM

RATE List of Sub Tehsil Kadipur District Gurugram for the Year 2021-2022 (w.e.f)

Sr. No.	Multi Story Group Housing (Licensed) by developers/Independent Floors	Rates for the Year of 2019-2020 (2nd Half)	Purposed for the Year of 2021-2022
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing Licence Colony in Sector 9, 9A, 9B, 10, 10A, 33, 34, 35, 36, 37, 37A	5000	5000
2	Group Housing Licence Colony in Sector 72A, 73, 74, 75, 75A	3300	3300
3	Group Housing Licence Colony in Sector 99 to 110	2700	2700
4	In Case of Floor Licence Colonies/Huda Sector	5500	5500
5	Group Housing Licence Colony in Sector 37C, 37D	3700	3700
6	DLF ALMERA	NA	5500

Joint Sub-Registrar
Kadipur

Sub-Divisional Officer (C.S.), West
Gurugram

District Revenue Officer
Gurugram

Additional Deputy Commissioner
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram

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