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REPORT FORMAT: V-L7 (Project Tie-Up) | Version: 5.0_2017

File No.: RKA/FY18-19/896

Dated: 26.02.2019

PROJECT TIE-UP REPORT

OF

AFFORDABLE HOUSING PROJECT



SITUATED AT

GLOBAL HEIGHTS, SECTOR 33, SOHNA, DISTRICT GURGAON, HARYANA

DEVELOPED & PROMOTED BY

■ Valuers

■ Chartered Engineers

■ Lender's Independent Engineer (UE)

■ Techno Engineering Consultants

■ Business Valuations

■ Project Reports & Consultants

■ Industry / Trade Rehabilitation Consultants

■ NPA Management

■ Account Monitoring

■ Panel Valuer-Consultant for 20 Nationalized Banks/PSUs

MR. BRIJAZ BUILDERS AND DEVELOPERS PVT LTD
(THROUGH IT'S DIRECTOR: MR. JITENDER JHANGU)

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

"In case of any query/ Issue or escalation you may please contact Incident Manager
We will appreciate your feedback in order to improve our services."

"We request our clients please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct."

REGISTERED OFFICE:

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

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Other Offices at: ■ Shahjahanpur ■ Lucknow ■ Moradabad ■ Meerut ■ Dehradun ■ Agra Camp Offices at: ■ Kolkata ■ Mumbai ■ Bangalore

PART A

SUMMARY OF THE VALUATION 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, Haryana												
c.	Name of Owner/s	M/s. Breez Builders And Developers Pvt. Ltd.												
d.	Name of Promoter	M/s. Breez Builders And Developers Pvt. Ltd.												
e.	Address & Phone Number of the Promoter	Corp office:- P-903- 905, C- Wing, 9 th Floor, JMD Megapolis, Sector- 48, Sohna Road, Gurgaon												
f.	Type of the Property	Affordable Housing Society												
g.	Type of Loan	Project Tie-up Report												
h.	Type of Valuation	Project Tie-up Report												
i.	Report Type	Project Tie-up Report												
j.	Date of Inspection of the Property	22 February 2019												
k.	Date of Valuation Report	26 February 2019												
l.	Surveyed in presence of	Company's representative Mr. N. K. Sharma												
m.	Purpose of the Valuation	Project Tie-up Report												
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.												
o.	Out-of-Scope of Report	<ol style="list-style-type: none"> 1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample random measurement. 7. Drawing Map & design of the property. 												
p.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 03 documents requested.</td><td>Total 07 documents provided.</td><td>Documents Reference No.</td></tr> <tr> <td>Project Approvals and building plans</td><td>Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP</td><td>---</td></tr> <tr> <td>Required NOC's for</td><td>BR-III - Approval of</td><td></td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 03 documents requested.	Total 07 documents provided.	Documents Reference No.	Project Approvals and building plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	---	Required NOC's for	BR-III - Approval of	
Documents Requested	Documents Provided	Documents Reference No.												
Total 03 documents requested.	Total 07 documents provided.	Documents Reference No.												
Project Approvals and building plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	---												
Required NOC's for	BR-III - Approval of													



VALUATION REPORT
GLOBAL HEIGHTS, SECTOR 33, SOHNA



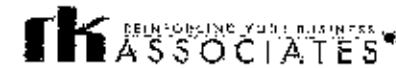
		Project	building plans Letter from DTCP (HR Govt.)	
		Project Land Title Deeds	Approved building plans from HUDA	----
		----	Height Clearance NOC from Airport Authority of India	----
		----	Environmental clearance NOC from SEIAA	----
		----	NOC issued from Gail for crossing Gail's Natural Gas Pipeline	----
		----	Copy of RERA Certificate	----
		----	Construction permission letter issued from HUDA	----
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 Company'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
a.	<p>This Project Tie-Up report is prepared for the Affordable Housing Society Project named as "Global Heights" located at the aforesaid address on a total land area of 39,755 sq.mtr. (9.82 acres) which is the same as development & licensed land area as per zoning.</p> <p>This project tie-up report is done on the basis of Old Valuation Report and Licenses & NOC's obtained from developer's website and other information from the public domain.</p> <p>As per the license, this project land is owned by M/s. Breez Builders and Developers Pvt. Ltd. and project is approved by concerned government authorities and licensed to M/s. Breez Builders and Developers Pvt. Ltd. to develop the Affordable Housing Society as per the Government Policy named as "Affordable Housing Policy 2013" under the provisions of Section 9A of the Haryana Development and Regulation for Urban Areas Act, 1975.</p> <p>As per the revised approved plan, the developer has to develop a high rise apartment affordable housing society comprising of 4 different Blocks (Blocks 1, 2, 3 & 4). In Block 1, the developer is building 3 types of residential units (Type A1, A2 & A3), whereas, in Block 2, the developer is building</p>

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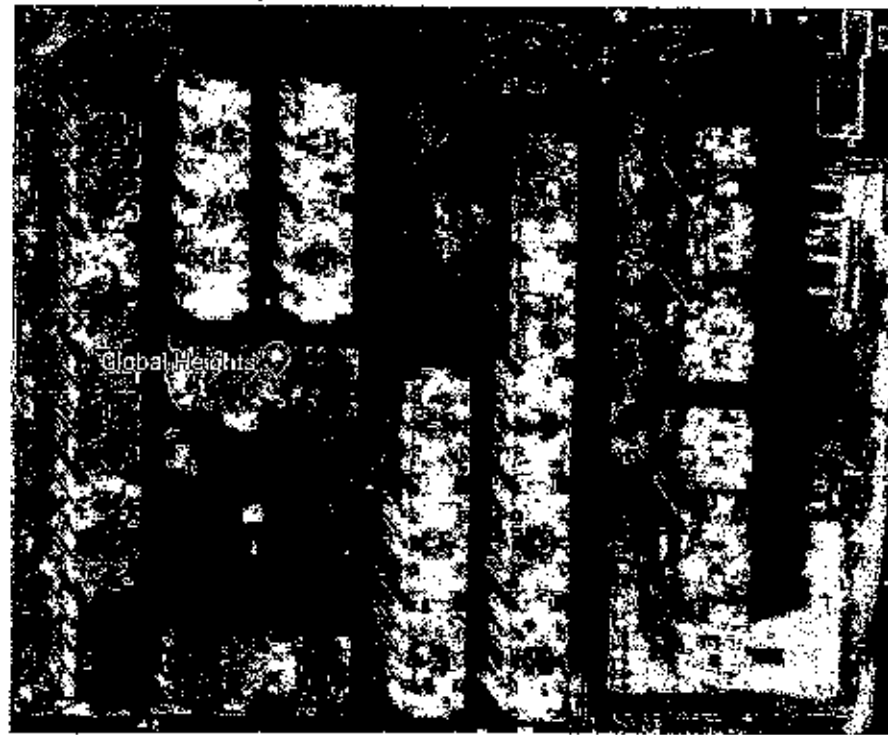


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4 types of residential units (Type A1, A2, A4 & A6), in Block 3, the developer is building a single type of residential unit (Type A5), in Block 4, the developer is building Type A7 residential units. The Developer has planned to develop 3 different categories of flats (1 BHK & 2 BHK) in 3 different areas (500, 700 & 793.065 sq.ft.). A total of 1652 residential units are planned in the 4 Blocks. Since it is an Affordable Housing Society Project, all the basic amenities and facilities are provided.

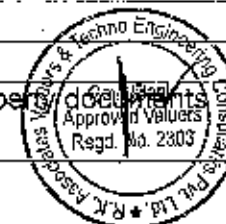
The developer has revised the approved plan and accordingly they have obtained approval from the concern authority. In the revised plan, they have revised the Block-04 and developed 48 residential units having carpet area ~637.87 sq.ft. in each.



Currently, the Super Structure of all the blocks is complete and finishing work is in progress.

Project location is excellent & strategically located adjacent to Sohna- Gurugram Road, NH-248A.

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.22
e.	Enclosure 2	Approvals Check - Page No. 24
f.	Enclosure 3	Google Map - Page No.25
g.	Enclosure 4	Photographs - Pages 01
h.	Enclosure 5	Copy of Circle Rate - Pages 02
i.	Enclosure 6	Survey Summary Sheet - Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation - Pages 02



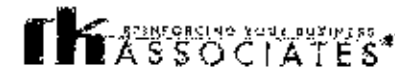
PART B SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram, Haryana
Name of Promoter	M/s. Breez Builders & Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Promoter	M/s. Breez Builders & Developers Pvt Ltd
	Address & Phone Number of the Promoter	Corp office:- P-903- 905, C- Wing, 9 th Floor, JMD Megapolis, Sector- 48, Sohna Road, Gurgaon
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	22 February 2019
d.	Date of Valuation Report	26 February 2019
e.	Name of the Developer of the Property	M/s. Breez Builders & Developers Pvt Ltd
	Type of Developer	Private builder built property
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near- Central Park 3, Sohna
ii.	Postal Address of the Property	Global Heights, Sector 33, Sohna, Haryana
iii.	Area of the Plot/ Land	39,755 sq.mtr. (9.82 acre) Also please refer to Part-B Area description of the property.
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°17'09.7"N 77°04'11.3"E
vii.	Details of the roads abutting the property	
	• Main Road Name & Width	Sohna - Gurugram Road 60 mtr.
	• Front Road Name & width	Service Road 12 mtr.
	• Type of Approach Road	Bituminous Road
	• Distance from the Main Road	Nil
viii.	Description of adjoining property	Other Group Housing Societies
ix.	Plot No./ Survey No.	Please Refer to title deeds
x.	Village/ Zone	Dhunela Residential
xi.	Sub registrar	Sohna
xii.	District	Gurugram
xiii.	Any other aspect	
	• City Categorization	Scale-C City Urban developing
	• Characteristics of the locality	Ordinary Within developing Residential zone

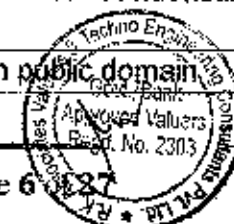


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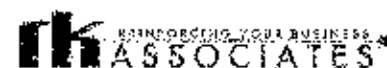


	<ul style="list-style-type: none">Property location classification	On Highway	NA	NA
	<ul style="list-style-type: none">Property Facing	West Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer Area chart Also please refer to Part C - Area description of the property.		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched		Yes	
ii.	Directions	As per Sale Deed	Actual found at Site	
	East		Central Park	
	West		Road	
	North		Project Ashiyana	
	South		Central Park	

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
	ii. Current activity done in the property	Construction of Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes to be 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	NA	NA
d.	Comment on unauthorized construction if any	No, as per visual observation	
e.	Comment on Transferability of development rights	As per the regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP GGN SOHNA FDP	
	ii. Master Plan currently in force	DTCP GGN SOHNA FDP 2031	
	iii. Municipal limits	District Municipality (Nagar Palika Parishad)	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No, since no information available on public domain	

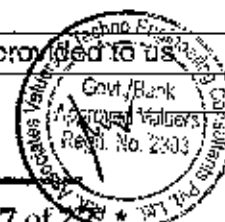


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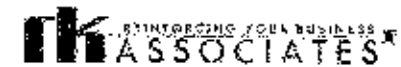


k.	Comment on Compounding/ Regularization proceedings	No, since no information available on public domain
l.	Any other aspect	
	i. Any information on encroachment	No
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	License	NA	NA
b.	Names of the Legal Owner/s	M/s. Breez Builders And Developers Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, since no information available on public domain		
f.	Notification of road widening if any and area under acquisition	No, since no information available on 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	Not known to us	NA	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known to us	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Chandigarh		
	ii. Name of the office of the Authority	DTCP, Chandigarh		
	iii. Any violation from the approved Building Plan	No, as per visual observation		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	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	Not available. Please confirm from the owner.		
	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	Not known to us		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since TIR copy not provided to us		
q.	Any other aspect			



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GLOBAL HEIGHTS, SECTOR 33, SOHNA

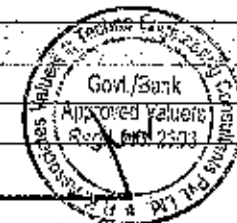


i. Since how long owners owning the Property	Please refer to land sale deeds
ii. Year of Acquisition/ Purchase	Please refer to land sale deeds
iii. Property presently occupied/ possessed by	Legal Owner, the builder
iv. Title verification	To be done by the competent Advocate
v. Details of leases if any	NA

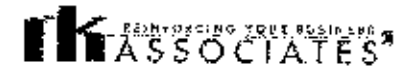
5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Please ask to the company
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
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, under finishing
	ii. Storage spaces	Yes, under finishing
	iii. Utility of spaces provided within the building	Yes, under finishing
	iv. Car parking facilities	Yes, under finishing
	v. Balconies	Yes, under finishing
b.	Any other aspect	
	i. Drainage arrangements	Yes, under finishing
	ii. Water Treatment Plant	Yes, under finishing



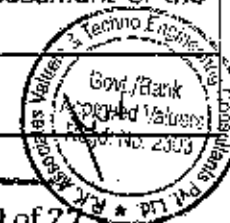
VALUATION REPORT
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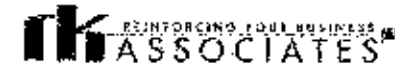
iii. Power Supply arrangements	Permanent	Will be taken as per requirement when construction is complete			
	Auxiliary	DG Sets will be installed when construction is complete			
iv. HVAC system		NA			
v. Security provisions		Yes/ Private security guards			
vi. Lift/ Elevators		Yes, under finishing			
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 (Proposed)	Yes (proposed)	Yes (proposed)	Yes (proposed)	Yes	

8. INFRASTRUCTURE AVAILABILITY						
a. Description of Aqua Infrastructure availability in terms of:						
i. Water Supply	Yes					
ii. Sewerage/ sanitation system	Underground (proposed)					
iii. Storm water drainage	Yes (proposed)					
b. Description of other Physical Infrastructure facilities in terms of:						
i. Solid waste management	Yes, will be done by the municipal corporation					
ii. Electricity	Yes, for construction and office purpose at present					
iii. Road and Public Transport connectivity	Yes					
iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity					
c. Proximity & availability of civic amenities & social infrastructure						
School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
1.5 Km	4.5 Km	4.4 Km	1.7 Km	28 Km	23 Km	20 Km
Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

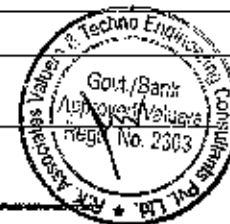
9. MARKETABILITY ASPECTS OF THE PROPERTY:		
a. Marketability of the property in terms of		
i. Location attribute of the subject property	Normal	
ii. Scarcity	Similar kind of properties are easily available on demand.	
iii. Market condition related to demand and supply of the kind of the subject property 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	Good Developing Residential area	



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	i. Any New Development in surrounding area	Nearby development/ proposed Highway	Sohna Road
	ii. Any negativity/ defect/ disadvantages in the property/ location	NA	NA
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class A construction (proposed)	
	ii. Appearance/ Condition of structures	Internal - Under construction External - Under construction	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	10 ft. each	
	v. Type of flooring	Ceramic Tiles (proposed)	
	vi. Doors/ Windows	Aluminum flushed doors & windows (proposed)	
	vii. Interior Finishing	Under Finishing	
	viii. Exterior Finishing	Under Finishing	
	ix. Interior decoration/ Special architectural or decorative feature	Under Finishing	
	x. Class of electrical fittings	Internal/ Normal quality fittings(proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings (proposed)	
d.	Maintenance issues	Not applicable as the construction is still under way	
e.	Age of building/ Year of construction	Under Finishing	Under Finishing
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years (after completion)
g.	Extent of deterioration in the structure	Not applicable as the construction is still under way	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Since it is a RCC structure, we assume that it should withstand moderate intensity of earthquakes. However, no technical data is provided to us.	
j.	Visible damage in the building if any	No	
k.	System of air conditioning	No Aircondition installed	
l.	Provision of firefighting	Fire Hydrant System (proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	I. Is Building as per approved Map	Yes appears to be as per visual observation	
	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



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rk ASSOCIATES*

III. Is this being regularized	NA
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11. ENVIRONMENTAL FACTORS:	
a. Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Standard civil construction material used
b. Provision of rainwater harvesting	Yes (proposed)
c. Use of solar heating and lighting systems, etc.	Yes (proposed)
d. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction & air pollution present in the 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 structure(proposed)

13. PROJECT DETAILS:	
a. Name of the Developer	M/s. Breez Builders And Developers Pvt. Ltd.
b. Name of the Architect	M/s. Virender Associates
c. Developer market reputation	Experienced Builder in small scale Projects in past. Newly entering into large scale Projects now.
d. Proposed completion date of the Project	August- 2019
e. Progress of the Project	Super Structure of all the towers is complete, finishing work is in progress
f. Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" 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 Point 1 (K, L & M) of the 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 Point 'L' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c. Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point 'K' of the 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




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		Point 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	
	• Land	Rs. 53,43,76,904/-
	• Building	NA
	ii. Prospective Fair Market Value	Rs. 233,00,00,000/-
	iii. Expected Realizable Value	Rs. 186,40,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 163,10,00,000/-
	v. Valuation of structure for insurance purpose	Rs. 158,00,00,000/-
e.	vi. 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.
	vii. 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 mentioned in Point L of the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.

15. Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of JE Sachin Pandey has surveyed the subject property on 22 February 2019 in the presence of the Company's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act - 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA</p>
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x.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
xi.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
xii.	Total Number of Pages in the	28	

VALUATION REPORT
GLOBAL HEIGHTS, SECTOR 22, SOHNA

rk ASSOCIATES ATTENDING YOUR BUSINESS

	Report with enclosures	
xiii.	Engineering Team worked on the report	SURVEYED BY: JE Sachin Pandey PREPARED BY: AM Sachin Agrahari REVIEWED BY: HOD Valuations

16.	Enclosed Documents <i>(All enclosures & annexures to remain integral part & parcel of the main report)</i>	<ul style="list-style-type: none"> a. Part C: Area Description of the Property b. Part D: Valuation Assessment of the Property c. Assumption & Remarks – Page No.20 d. Valuer's Remark – Page No.22 e. Approvals Check – Page No. 24 f. Google Map – Page No.25 g. Photographs – Pages 01 h. Copy of Circle Rate – Pages 02 i. Survey Summary Sheet – Pages xx j. Copy of relevant papers from the property documents referred in the Valuation – Pages 02
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VALUATION REPORT
GLOBAL HEIGHTS, SECTOR 33, SOHNA

RK ASSOCIATES
REINFORCING YOUR BUSINESS

PART C

AREA DESCRIPTION OF THE PROPERTY

AREA STATEMENT					
		ACRES	SQM.		
TOTAL PLOT AREA	=	9.8225	41,27,51.24		
AREA FOR COMMERCIAL COMPONENT (0.4% OF 9.8225 ACRES (TOTAL PLOT AREA))	=	0.3929	1,64,62.19		
BALANCE PLOT AREA FOR HOUSING	=	9.4300	39,62,89.05		
			PERMISSIBLE/REQUIRED	PROPOSED	
PLOT AREA FOR COMMERCIAL	=		1,64,62.19 SQM.		
F.A.R. FOR COMMERCIAL	=		1.75	1.75	
COVERED AREA FOR COMMERCIAL	=		2,88,08.73 SQM.	2,71,12.29 SQM.	REFER SHEET No. 91A/12A
PLOT AREA FOR RESIDENTIAL	=		39,62,89.05 SQM.		
F.A.R. FOR RESIDENTIAL, 2.25 (ADDITIONAL FAR FOR SOLID WASTE MANAGEMENT)	=		2.25	2.25	REFER SHEET No. 91A/12A
COVERED AREA FOR RESIDENTIAL	=		87,87,17.5 SQM.	87,87,17.5	REFER SHEET No. 91A/12A
STLT AREA	=			8,49,24.9 SQM.	REFER SHEET No. 91A/12A
GROUND COVERAGE	=		19,87,72.5 SQM.	11,12,17.4 SQM.	REFER SHEET No. 91A/12A
% OF PLOT AREA	=		48.07%	26.84%	
No. OF DWELLING UNITS	=		1004 (Min.) to 1020 (Max.)	1,052	REFER SHEET No. 91A/12A
OCCUPANCY PER DWELLING UNIT	=		5	5	
TOTAL POPULATION	=		5020 (Min.) - 5100 (Max.)	5260	
DENSITY	=		150 (Min.) - 150 (Max.) UNITS/ACRE	107.23 UNITS/ACRE	
GREEN AREA	=		2,94,12.46 SQM.	8,30,84.84 SQM.	
% OF PLOT AREA	=		71.99%	19.92%	
CAR PARKING	=		2.3 E.C.S. PER DWELLING UNIT		
TWO WHEELER PARKING	=		1 No. OF 2.3 x 3.3 M SIZE PER DWELLING UNIT	1452 Nos.	REFER SHEET No. 91A/12A
TOTAL CAR PARKING SPACE	=		2300 E.C.S.	1014	REFER SHEET No. 91A/12A
TOTAL AREA FOR PARKING	=	0.71 SQM. PER E.C.S.	1634.25 x 25 = 40,85.62 SQM.	29,83,77.2 SQM.	REFER SHEET No. 91A/12A
COMMONITY BUILDINGS					
1 No. AGARWAL CRECHE	=		135.41 SQM.	140.547 SQM.	AREA ALREADY SANCTIONED IN MEMO NO. TP-1001/ADHRA/EDM/21454 DATED 04/08/2018
1 No. COMMUNITY CENTER	=		135.41 SQM.	140.547 SQM.	REFER SHEET No. 91A/12A



VALUATION REPORT
GLOBAL HEIGHTS, SECTOR 33, SOHNA

RK ASSOCIATES
REINFORCING YOUR BUSINESS

SUMMARY STATEMENT OF F.A.R. AREA FOR HOUSING										
S. No.	BLOCK	No. of FLOORS	No. of BLOCKS	EACH FLOOR AREA	BLOCK AREA OF 1 BLOCK	GROUND FLOOR AREA IN FAR	FIRST FLOOR AREA IN FAR	TOTAL AREA OF 1 BLOCK	TOTAL AREA OF ALL BLOCKS	UNIT
1	BLOCK-1	10	17	401.870	6831.790	30.734	-	6138.810	104262.28	SQM. REFER SHEET No. 84A 112A
1	BLOCK-2	10	2	478.872	957.744	48.250	-	1006.000	20120.00	SQM. REFER SHEET No. 85A 112A
1	BLOCK-3	3	1	87.314	174.627	10.810	-	185.437	185.437	SQM. REFER SHEET No. 86A 112A
1	BLOCK-4	0	1	509.400	509.400	34.87	23.37	534.270	435.875	SQM. REFER SHEET No. 4A 112A
TOTAL									115,934.550	SQM.
ADD FOR 1st & 2nd WALLS FOR BLOCK 1 & 2 END OF BLOCKS (1st & 2nd FLOORS) MENTIONED AS "A1" & "A2" IN SHEET No. 1										
1		10	0	6.174	-	-	-	6.174	6.174	SQM.
TOTAL F.A.R. ACHIEVED									97,842.976	SQM.
OR									227.991	%

SUMMARY STATEMENT OF NON F.A.R. AREA												
S. No.	BLOCK	No. of FLOORS	No. of BLOCKS	BALCONY AREA EACH UNIT	BALCONY AREA EACH FLOOR	BALCONY AREA OF 1 BLOCK	TOTAL BALCONY AREA OF ALL BLOCKS	BLOCK WISE TOTAL	HEAVY MACHINE ROOM AREA OF EACH BLOCK	TOTAL HEAVY MACHINE ROOM AREA OF ALL BLOCKS	TOTAL NON F.A.R. AREA	UNIT
1	BLOCK-1 Area 4.2	10	17	5.710	97.070	1650.290	28054.930	28054.930				
2	BLOCK-11 Area 4.2	10	2	5.140	10.280	20.560	41.120	41.120	1075.94	2141.88	1075.94	304
3	BLOCK-12 Area 4.2	10	12	5.280	63.360	792.960	9515.520	9515.520				
4	BLOCK-13 Area 4.2	11	2	6.212	68.332	124.244	248.488	248.488				
5	BLOCK-14 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
6	BLOCK-15 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600	1044.00	3132.00	1044.00	304
7	BLOCK-16 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
8	BLOCK-17 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
9	BLOCK-18 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
10	BLOCK-19 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
11	BLOCK-20 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
12	BLOCK-21 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
13	BLOCK-22 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
14	BLOCK-23 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
15	BLOCK-24 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
16	BLOCK-25 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
17	BLOCK-26 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
18	BLOCK-27 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
19	BLOCK-28 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
20	BLOCK-29 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
21	BLOCK-30 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
22	BLOCK-31 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
23	BLOCK-32 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
24	BLOCK-33 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
25	BLOCK-34 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
26	BLOCK-35 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
27	BLOCK-36 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
28	BLOCK-37 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
29	BLOCK-38 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
30	BLOCK-39 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
31	BLOCK-40 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
32	BLOCK-41 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
33	BLOCK-42 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
34	BLOCK-43 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
35	BLOCK-44 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
36	BLOCK-45 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
37	BLOCK-46 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
38	BLOCK-47 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
39	BLOCK-48 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
40	BLOCK-49 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
41	BLOCK-50 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
42	BLOCK-51 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
43	BLOCK-52 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
44	BLOCK-53 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
45	BLOCK-54 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
46	BLOCK-55 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
47	BLOCK-56 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
48	BLOCK-57 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
49	BLOCK-58 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
50	BLOCK-59 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
51	BLOCK-60 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
52	BLOCK-61 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
53	BLOCK-62 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
54	BLOCK-63 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
55	BLOCK-64 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
56	BLOCK-65 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
57	BLOCK-66 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
58	BLOCK-67 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
59	BLOCK-68 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
60	BLOCK-69 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
61	BLOCK-70 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
62	BLOCK-71 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
63	BLOCK-72 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
64	BLOCK-73 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
65	BLOCK-74 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
66	BLOCK-75 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
67	BLOCK-76 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
68	BLOCK-77 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
69	BLOCK-78 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
70	BLOCK-79 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
71	BLOCK-80 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
72	BLOCK-81 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
73	BLOCK-82 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
74	BLOCK-83 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
75	BLOCK-84 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
76	BLOCK-85 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
77	BLOCK-86 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
78	BLOCK-87 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
79	BLOCK-88 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
80	BLOCK-89 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
81	BLOCK-90 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
82	BLOCK-91 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
83	BLOCK-92 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
84	BLOCK-93 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
85	BLOCK-94 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
86	BLOCK-95 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
87	BLOCK-96 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
88	BLOCK-97 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
89	BLOCK-98 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
90	BLOCK-99 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
91	BLOCK-100 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
92	BLOCK-101 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
93	BLOCK-102 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
94	BLOCK-103 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
95	BLOCK-104 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
96	BLOCK-105 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
97	BLOCK-106 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
98	BLOCK-107 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
99	BLOCK-108 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
100	BLOCK-109 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
101	BLOCK-110 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
102	BLOCK-111 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
103	BLOCK-112 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
104	BLOCK-113 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
105	BLOCK-114 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
106	BLOCK-115 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
107	BLOCK-116 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
108	BLOCK-117 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
109	BLOCK-118 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
110	BLOCK-119 Area 4.2	10	3	5.300	15.900	31.800	63.600	63.600				
111	BLOCK-120 Area											

Total Blocks/ Floors/ Flats																				
1.	Approved as per Sanctioned Plan		Actually provided (as per inventory list/ brochure)	Current Status																
	Block-01 Type A-01= S/G+10 Floors Type A-02= S/G+10 Floors Type A-03= S/G+10 Floors		Block-01 Type A-01:- S/G+10= 680 DU Type A-02:- S/G+10= 340 DU Type A-03:- S/G+10= 340 DU	Block-01 Super Structure work completed and final finishing work in in progress.																
	Block-02 Type A-01= S/G+10 Floors Type A-02= S/G+10 Floors Type A-04= S/G+10 Floors Type A-06= S/G+10 Floors		Block-02 Type A-01:- S/G+10= 80 DU Type A-02:- S/G+10= 80 DU Type A-04:- S/G+10= 40 DU Type A-06:- S/G+10= 40 DU	Block-02 Super Structure work completed and final finishing work in in progress.																
	Block-03 Type A-05= S/G+02 Floors		Block-03 Type A-05:- S/G+02= 04 DU	Block-03 Super Structure work completed and final finishing work in in progress.																
	Block-04 Type A-07= S/G+05 Floors		Block-04 Type A-07= S/G+05= 48 DU	Block-04 Construction work is in progress and supposed to be completed by August- 2019																
2.	Total no. of Flats/ Units	Main Units EWS	1652 DU NA																	
3.	Type of Flats		<table><tr><th>Type of Flat</th><th>Carpet Area (Sq. ft.)</th><th>Salable Area (Sq. ft.)</th></tr><tr><td>01 BHK</td><td>400</td><td>500</td></tr><tr><td>02 BHK</td><td>600</td><td>700</td></tr><tr><td>02 BHK</td><td>637.87</td><td>793.065</td></tr></table>	Type of Flat	Carpet Area (Sq. ft.)	Salable Area (Sq. ft.)	01 BHK	400	500	02 BHK	600	700	02 BHK	637.87	793.065					
Type of Flat	Carpet Area (Sq. ft.)	Salable Area (Sq. ft.)																		
01 BHK	400	500																		
02 BHK	600	700																		
02 BHK	637.87	793.065																		
4.	Number of Car Parking available		<table><tr><td>Required</td><td>8028 ECS</td></tr><tr><td>Proposed</td><td>1011 ECS</td></tr><tr><td>Open</td><td>NA</td></tr><tr><td>Stilt</td><td>1011 ECS</td></tr><tr><td>Upper Basement</td><td>NA</td></tr><tr><td>Lower Basement</td><td>NA</td></tr><tr><td>Others (Mechanical Visitors)</td><td>NA</td></tr><tr><td>Total Parking</td><td>1011 ECS</td></tr></table>	Required	8028 ECS	Proposed	1011 ECS	Open	NA	Stilt	1011 ECS	Upper Basement	NA	Lower Basement	NA	Others (Mechanical Visitors)	NA	Total Parking	1011 ECS	
Required	8028 ECS																			
Proposed	1011 ECS																			
Open	NA																			
Stilt	1011 ECS																			
Upper Basement	NA																			
Lower Basement	NA																			
Others (Mechanical Visitors)	NA																			
Total Parking	1011 ECS																			
5.	Number of Two Wheeler Parking available		<table><tr><td>Proposed</td><td>1604 Nos.</td></tr></table>	Proposed	1604 Nos.															
Proposed	1604 Nos.																			



PART C

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Affordable Housing Society from DTCP (HR Govt.)	License No. 67 of 2014 Dated: 16.07.2014 Valid up to: 15.07.2019	Approved
2.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	Memo No. ZP-1001/SD(BS)/2018/14331 Dated: 10.05.2018	Approved
3.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RHQ/NR/ATM/NOC/2014/356/7836-39 Dated: 11.09.2014	Approved
4.	Approved Building Plans from HUDA	-----	Approved
5.	NOC from Public Works Department, Haryana	Memo No. 1847 Dated: 01.08.2014	Approved
6.	Permission from GAIL for crossing GAIL's Natural Gas Pipeline	Letter No. GAIL/NCR/GAS/O&M/2014/459 Dated: 17.12.2014	Approved
7.	Approval of Power Supply	Memo No. 1109 Dated: 29.08.2014	Approved
8.	Clarification mentioned that as per record available with the Divisional Forest Officer, Gurugram, Haryana	----	Not Applicable
9.	Permission to start construction for group housing from HUDA	Memo No. 685 Dated: 01.09.2014	Approved
10.	NOC from SEIAA, Haryana	Letter No. SEIAA/HR/2016100 Dated: 19.02.2016	Approved
11.	NOC from Fire and Safety Department, Gurugram, Haryana	NA	Applied for
12.	Copy of RERA Certificate	Regd. No. 130 of 2017 Memo No. HRERA(Reg.)429/2017/742 Dated:- 28.08.2017	Approved

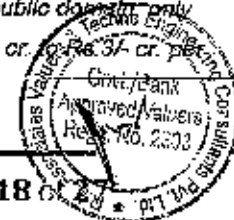
OBSERVATIONS:- Project meets preliminary necessary compliance statutory approvals. The bank is advised to take the Fire and Safety NOC from the developer.



PART D

VALUATION OF THE PROPERTY

1. ASSESSMENT FACTORS									
a. Valuation Type	Land & Building Value Affordable Housing Society Value								
b. Scope of the Valuation	To assess Project Establishment Replacement Value								
c. Property Use factor	Affordable Housing Society Project								
d. Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us								
e. Land Physical factors	<table border="1"> <thead> <tr> <th>Shape</th> <th>Size</th> <th>Level</th> <th>Frontage to depth ratio</th> </tr> </thead> <tbody> <tr> <td>Irregular</td> <td>Large</td> <td>On Road Level</td> <td>Normal frontage</td> </tr> </tbody> </table>	Shape	Size	Level	Frontage to depth ratio	Irregular	Large	On Road Level	Normal frontage
Shape	Size	Level	Frontage to depth ratio						
Irregular	Large	On Road Level	Normal frontage						
f. Property location category factor	<table border="1"> <thead> <tr> <th>City Categorization</th> <th>Locality Categorization</th> <th>Property location classification</th> <th>Floor Level</th> </tr> </thead> <tbody> <tr> <td>Urban developing</td> <td>Good Property within developing Residential zone</td> <td>Near to Highway On wide approach road NA</td> <td>NA</td> </tr> </tbody> </table>	City Categorization	Locality Categorization	Property location classification	Floor Level	Urban developing	Good Property within developing Residential zone	Near to Highway On wide approach road NA	NA
City Categorization	Locality Categorization	Property location classification	Floor Level						
Urban developing	Good Property within developing Residential zone	Near to Highway On wide approach road NA	NA						
g. Any New Development in surrounding area	NA NA								
h. Property overall usability Factor	Good								
i. Comment on Property Salability Outlook	Easily sellable								
j. Comment on Demand & Supply in the Market	Good demand of such properties in the market								
k. Methodology/ Basis of Valuation	<p>Land Value is assessed based on comparable Global FSI method for permissible FAR of an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.</p> <p>For knowing comparable market sales, significant local enquiries has been made 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.</p>								
l. Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property (from property search sites & local information)	<table border="1"> <tbody> <tr> <td>1. NA</td> <td></td> </tr> <tr> <td>2. NA</td> <td></td> </tr> <tr> <td>3. NA</td> <td></td> </tr> </tbody> </table>	1. NA		2. NA		3. NA			
1. NA									
2. NA									
3. NA									
m. Adopted Rates Justification	After doing significant local searches and gathering information from public domain only agriculture land rates could be known which are prevailing from Rs.2/- or. per sq. ft.								



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		acre. The subject land is approved land for construction of Affordable Housing Society and has become a special purpose land. Mostly these types of lands are sold through Global FSI method. However after significant enquiry we couldn't get much information on land rates prevailing for such type of lands or Global FSI prevailing in that area. Based on our enquiry for individual flat sale value prevailing in that area we came to know that flat rates are prevailing around Rs.3,000/- per ft. ² to Rs.3,500/- per ft. ² . Based on all this information, we are of the opinion that adopting Rs.670/- per ft. ² will be reasonable for this area of Global FSI. This transformed to 6.00 Cr. per acres.
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2. VALUATION OF LAND			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	(Rs. 1,36,04,300/- X 4) per Acre (as per the government norms for the residential group housing, the land is four times the agricultural land)	Rs. 6,00,00,000/- per Acre
b.	Rate adopted considering all characteristics of the property	Rs. 5,44,17,200/- per Acre	Rs. 6,00,00,000/- per Acre
c.	Total Development Land Area considered (documents vs site survey whichever is less)	39,755 sq.mtr. (9.82 Acres)	39,755 sq.mtr. (9.82 Acres)
d.	Total permissible FAR	88654.19 sq.mtr.(954265.75 sq.ft.)	88654.19 sq.mtr.(954265.75 sq.ft.)
e.	Total Value of land (A)	9.82 Acres X Rs. 5,44,17,200/- per Acre Rs. 53,43,76,904/-	9.82 acres X Rs. 6,00,00,000/- per acre Rs. 58,92,00,000/-

3. VALUATION OF BUILDING CONSTRUCTION				
Particulars		Expected Building Construction Value		
		FAR	NON FAR	
Building Construction Value	Rate range	Rs. 1,200/- to Rs. 1,600/- per sq.ft.	Rs. 800/- to Rs. 1,200/- per sq.ft.	
	Rate adopted	Rs. 1,500/- per sq.ft.	Rs. 1,000/- per sq.ft.	
	Covered Area	89724.196 sq.mtr.(965783.20 sq.ft.)	13019.456 sq.mtr.(140140.25sq.ft.)	
	Valuation Calculation	965783.20 sq.ft. X Rs. 1,500/- per sq.ft.	140140.25sq.ft. X Rs. 1,000/- per sq.ft.	
	Total Value	Rs.144,86,74,800/-	Rs.14,01,40,250/-	
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	Under Finishing		
c.	Structure Type/ Condition	RCC framed structure/ Good		
d.	Construction Depreciated Replacement Value (B)	Rs.158,88,15,050/-		



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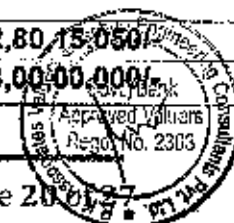
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4. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	---	NA
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	NA
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	Rs.7,50,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	---	Rs.7,50,00,000/-
e.	Expected Construction Value (C)	NA	Rs. 15,00,00,000/-
5. MARKET/ SALABLE VALUE OF THE FLATS			
a.	Total No. of DU	1652 DU	
b.	Total No. of EWS	NA	
c.	Total Proposed Salable Area for flats	NA	
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Not known to us	
	Current Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 3,600/- per sq.ft. on carpet area of residential units and Rs.500/- per sq.ft. for Balcony area	
e.	Remark	As per Affordable Housing policy-2013 the market rate for the Affordable group housing project is Rs. 3,600/- per sq.ft. and Rs. 500/- per sq.ft. against all balcony Area in a flat and no other extra charges will be applicable for these affordable flats except charges for the car parking spaces.	

6. CONSOLIDATED VALUE			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land Value (A)	Rs. 53,43,76,904/-	Rs. 58,92,00,000/-
b.	Building Construction Value (B)	NA	Rs.158,88,15,050/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.15,00,00,000/-
d.	Total (Add (A+B+C))	Rs. 53,43,76,904/-	Rs.232,80,15,050/-
e.	Rounded Off	Rs. 53,43,76,904/-	Rs.233,00,00,000/-

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f.	Realizable/ Fetch Value(@ ~20% less)	NA	Rs.186,40,00,000/-
g.	Distress/ Forced Sale Value (@ ~30% less)	NA	Rs.183,10,00,000/-
h.	Market/ Salable Value of Flats*	NA	NA
i.	Value for Insurance purpose	NA	Rs. 158,00,00,000/-
7.	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.	
8.	Concluding comments if any	As per one of the conditions included in the sale deed for the land of this project, this land can be used only for the development of a group housing society. Due to this condition, the market rate for this land is much less than the market rate for other land in this area which does not have this constraint.	

(Rupees Two Hundred Thirty Three Crores Only)



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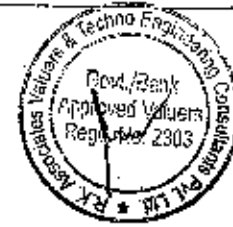
9.	ASSUMPTIONS/ REMARKS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
c.	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.
d.	Legal aspects 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.
e.	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.
f.	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.
g.	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 areas of towns, small cities & districts where property number is not assigned clearly and not displayed on the properties, also due to the presence of multiple/ parallel departments (errors for in property registration) it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and chances of error & misrepresentation by the borrower and margin & 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.
h.	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.
i.	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 out of approved/ applicable limits or the properties are decades old for which no formal Building Bye-Laws were applicable. 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.
j.	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 factors/ basis considered during the course of assessment before reaching to any conclusion.
k.	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



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	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.
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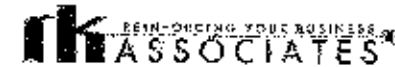


ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value suggested by the competent Valuer in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation 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.
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 salability prospects of the subject property.
3.	Forced/ Distress Sale Value is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
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 property, 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 physical tests have been carried out in respect of it.
6.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
7.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8.	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.
9.	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.
10.	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.
11.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12.	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.
13.	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, the 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.
14.	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.
15.	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.
16.	This report is prepared on the RKA V-L3 (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 client.

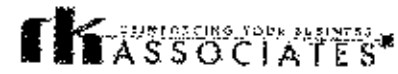


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	customer.
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
18.	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.
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, data 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/-

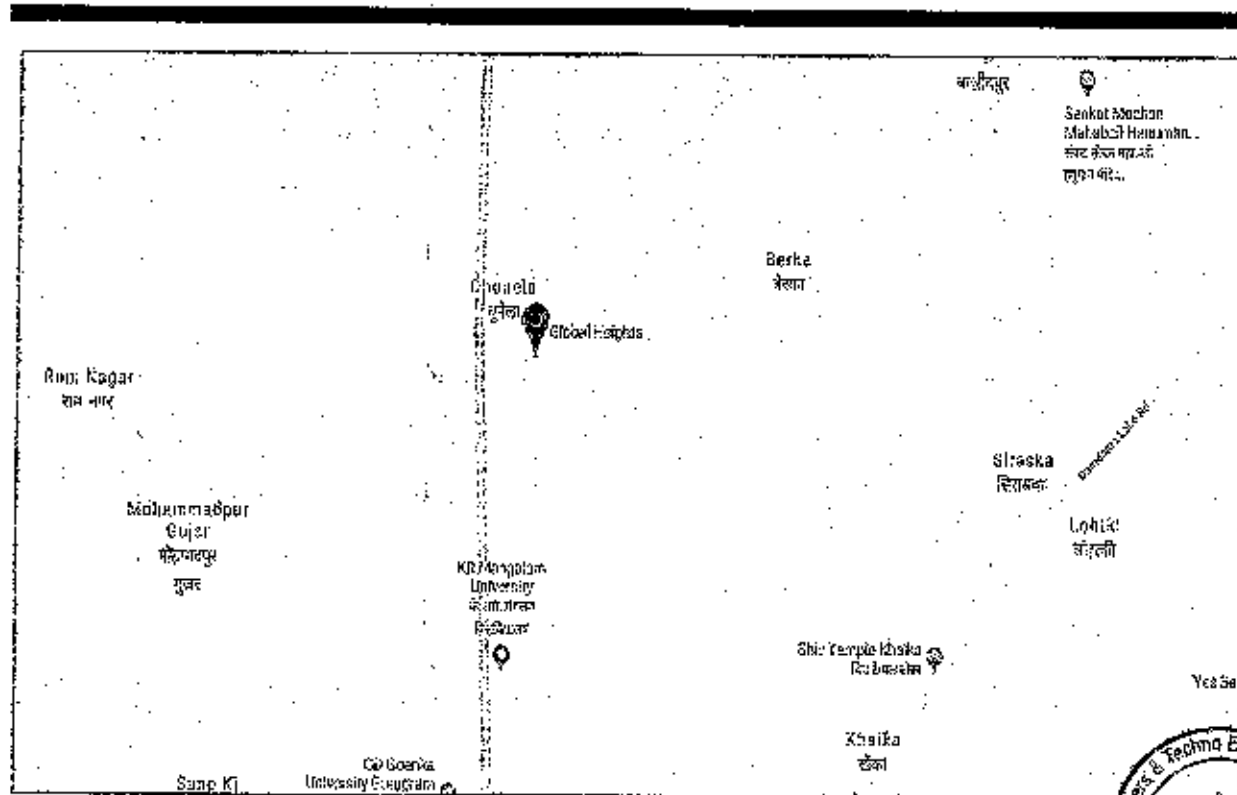


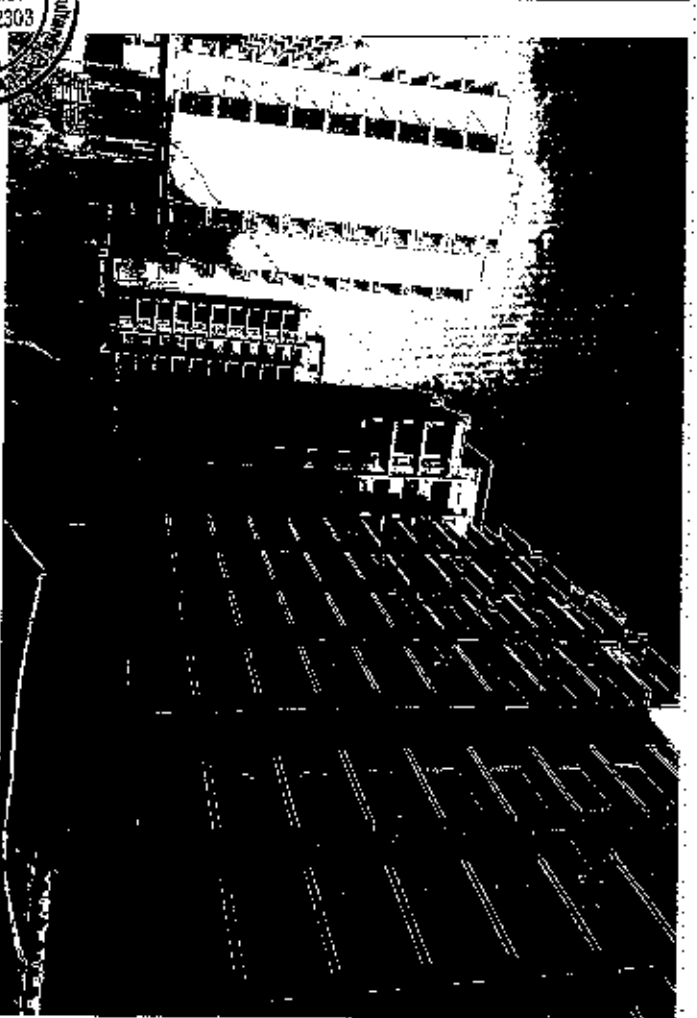
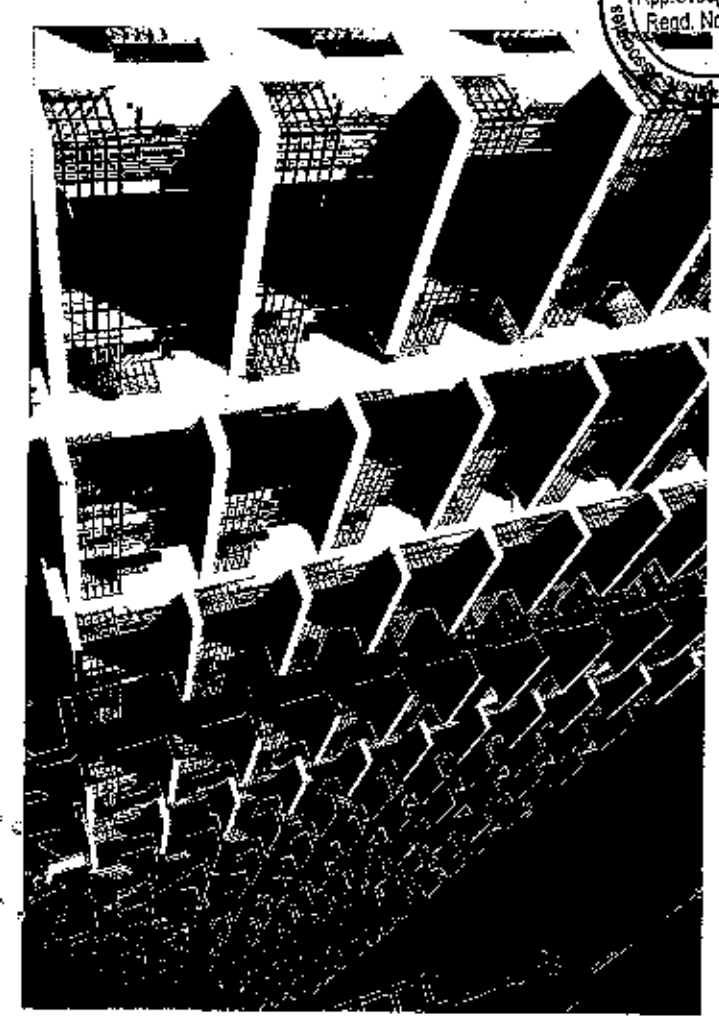
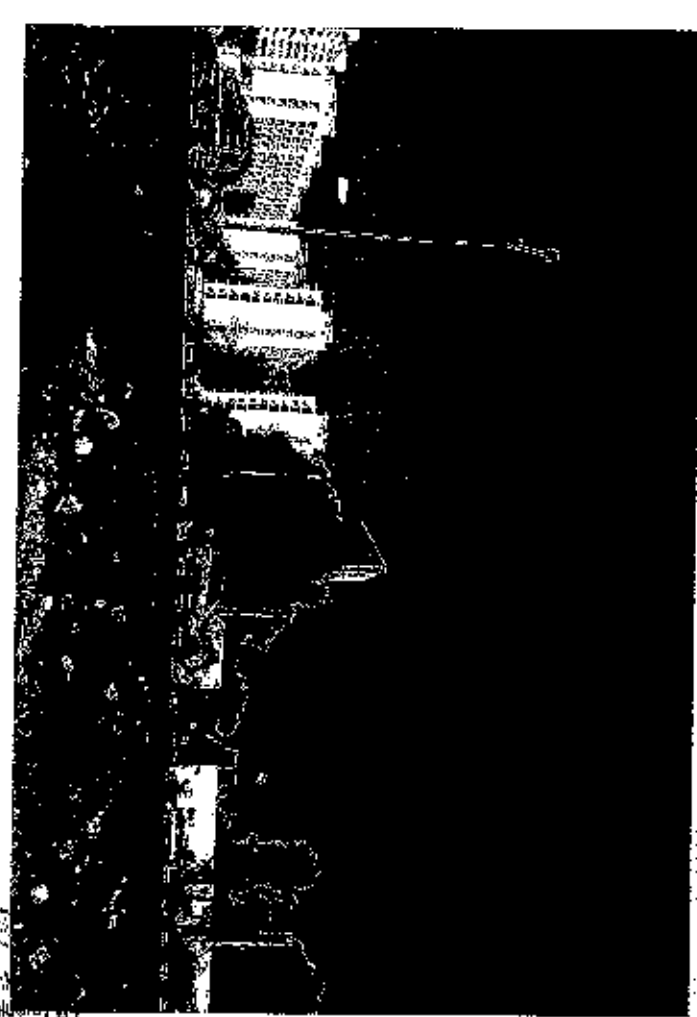
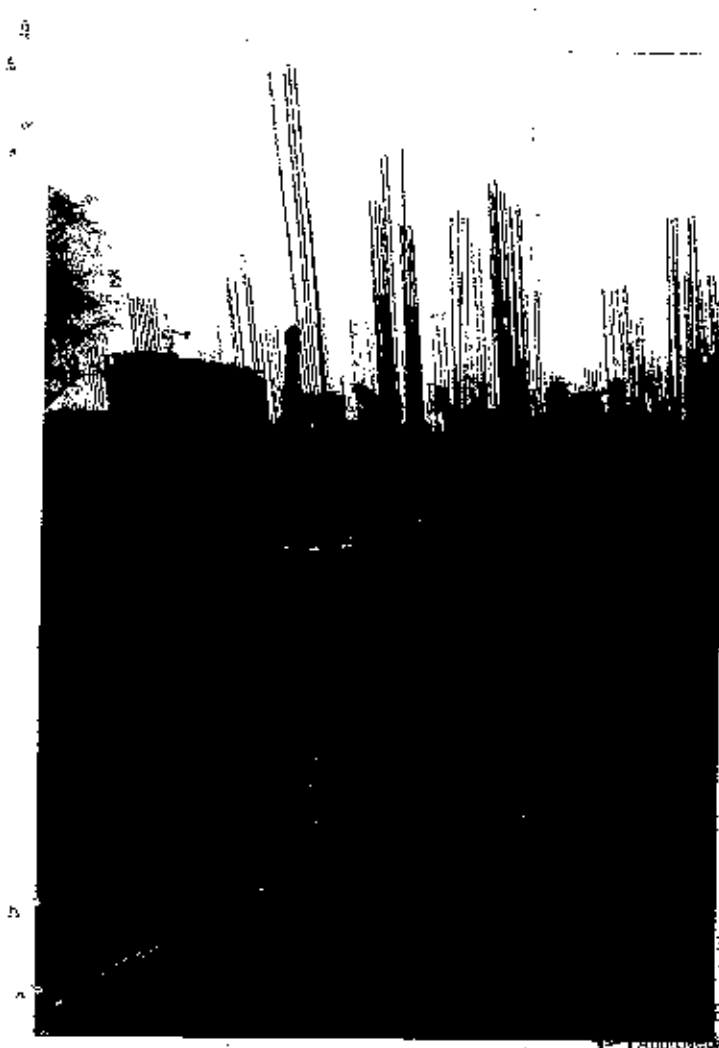
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ENCLOSURE: 2- APPROVAL EXHIBITS

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ENCLOSURE: 3- GOOGLE MAP LOCATION





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