

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

File No.: RKA/FY17-18/759

Dated: 12.01.2018

PROJECT TIE-UP REPORT

OF

GROUP HOUSING SOCIETY



REINFORCING YOUR BUSINESS
Sector 90, Gurgaon.
ASSOCIATES
SITUATED AT

REGAL GARDEN, SECTOR - 90, MANESAR, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

- Valuers **LMS RFP NEW GURGAON HOMES DEVELOPERS PVT. LTD.**
- Chartered Engineers **LMS RFP NEW GURGAON HOMES DEVELOPERS PVT. LTD.**
- Lender's Independent Engineer (Lic) **LMS RFP NEW GURGAON HOMES DEVELOPERS PVT. LTD.**
- Techno Engineering Consultants **REPORT PREPARED FOR**
- Business Valuations **STATE BANK OF INDIA, HLST BRANCH, GURUGRAM**
- Project Reports & Consultants **REPORT PREPARED FOR**
- Industry / Trade Representatives **REPORT PREPARED FOR**
- NPA Management **REPORT PREPARED FOR**

■ Account Monitoring

■ Panel Member Consultant for 30 Nationalized Banks/PSUs

REGISTERED OFFICE:

G-183, Basement, Preet Vihar, Delhi-110092

Ph.: (011) 43025412, (011) 42641242, (011) 2289597597, Fax: (011) 42641242

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

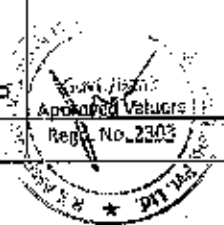
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VALUATION REPORT

REGAL GARDEN, SECTOR - 90

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															
c.	Name of Customer	M/s DLF New Gurgaon Homes Developers Pvt. Ltd.															
d.	Name of Property Owner	M/s DLF New Gurgaon Homes Developers Pvt. Ltd.															
e.	Address & Phone Number of the developer	Office Address- Sector 74A, Near DLF Corporate Greens, Gurgaon															
f.	Type of the Property	Group 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	11 December 2017															
k.	Date of Valuation Report	12 January 2018															
l.	Surveyed in presence of	Builder's Representative Mr. Harinder Dhillon (+91-9899534889)															
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	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 border="1"> <thead> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> </thead> <tbody> <tr> <td>Total 03 documents requested.</td><td>Total 07 documents provided.</td><td>-----</td></tr> <tr> <td>Project Land Title Deeds</td><td>Old Valuation Report</td><td>-----</td></tr> <tr> <td>Project Approvals and building plans</td><td>Form LC-V - Formal Grant of license for setting Group Housing Society from DTCF.</td><td></td></tr> <tr> <td>Required NOC's for</td><td>Height Clearance</td><td></td></tr> </tbody> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 03 documents requested.	Total 07 documents provided.	-----	Project Land Title Deeds	Old Valuation Report	-----	Project Approvals and building plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCF.		Required NOC's for	Height Clearance	
Documents Requested	Documents Provided	Documents Reference No.															
Total 03 documents requested.	Total 07 documents provided.	-----															
Project Land Title Deeds	Old Valuation Report	-----															
Project Approvals and building plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCF.																
Required NOC's for	Height Clearance																



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		Project	NOC from Airport Authority of India	
			NOC from Pollution control Board	----
			NOC from Fire Authority, Municipal Corporation, Gurgaon	----
			Environmental clearance NOC from SEIAA	----
			Noc from Forest Officer for Aravali Hills conservation area confirmly	----
			Structural Stability Certificate	----
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 Owner/ Builder 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		
				NA

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION
a.	<p>This project tie-up report is prepared for the Group Housing Project "Regal Garden" being developed on total land area of 44920.10 m² (11.10 Acres) which is same as per zoning for the development of the project. This project is located at Sector- 90 in Gurugram, a new and fast upcoming residential area.</p> <p>All the facts regarding this group housing project have been taken from the old valuation report and from the information available in the public domain and the brochure of this project, since we received no fresh information/documents concerning this project either from the bank or the developer.</p> <p>This project is developed by M/s. DLF New Gurgaon Homes Developers Pvt. Ltd., which is a subsidiary of DLF Group, a pioneer in the field of housing infrastructure. DLF Homes has redefined the term "good living" with a plethora of exciting options across a wide spectrum of home buyers. DLF is known for its quality of construction, ethical and transparent Business practices and high standard of maintenance and timely delivery of projects. The major consultants of this project are a famous designer consultant by the name M/s. Hafeez Contractor, Landscape Consultant by the name of M/s. Paul Friedberg which is based in the USA. The company has given its construction contract to the well-known construction company M/s. Simplex Infrastructures Ltd.</p> <p>M/s. DLF New Gurgaon Homes Developers Pvt. Ltd., the Developer has planned to develop a</p>

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

As per the approved map provided to us by the Bank, developer has developed 562 dwelling units in 09 high rise towers and 108 EWS units in 01 EWS tower having different flats areas. The break-up of Type of Unit & Size in this project is as per below:

Sr. No.	Super Area	Type of Unit
1	1693	3 BHK
2	1702 & 1703	3 BHK
3	1719, 1720 & 1721	3 BHK
4	1726 & 1730	3 BHK
5	1744	3 BHK
6	1755	3 BHK
7	1818	3 BHK + 4 Balcony
8	2215	4 BHK

As per the Approved Revised Building Plan, there are nine blocks namely A-1, A-2, A-3, B, C, D-1, D-2, D-3 & D-4. For the marketing purpose developer has renamed all towers with names like Tower A, B, C, D, E, F, G, H & I.

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

All the towers of the project are completed and ready to move in.

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

3. VALUATION SUMMARY

a.	Total Govt. Guideline Value	Rs. 67,93,20,000/-
b.	Total Prospective Fair Market Value	Rs. 332,00,00,000/-
c.	Total Expected Realizable/ Fetch Value	Rs. 265,60,00,000/-
d.	Total Expected Distress/ Forced Sale Value	Rs. 232,40,00,000/-

4. 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.23
e.	Enclosure 3	Google Map - Page No.25



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f.	Enclosure 4	Photographs – Pages 03
g.	Enclosure 5	Copy of Circle Rate – Pages 02
h.	Enclosure 6	Survey Summary Sheet – Pages 00
i.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 00



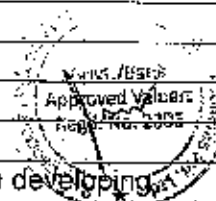
PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram
Name of Customer (s)/ Borrower Unit	M/s DLF New Gurgaon Homes Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s DLF New Gurgaon Homes Developers Pvt. Ltd.
	Address & Phone Number of the developer	Office Address - Sector 74A, Near DLF Corporate Greens, Gurgaon
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	11 January 2018
d.	Date of Valuation Report	12 January 2018
e.	Name of the Developer of the Property	M/s DLF New Gurgaon Homes 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 DLF New Town Heights
ii.	Postal Address of the Property	Regal Garden, Group Housing Project, Sector- 90, Manesar, Gurugram, Haryana
iii.	Area of the Plot/ Land	11.10 Acres <i>Also please refer to Part-B Area description of the property.</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°24'25.7"N 76°56'03.9"E
vii.	Details of the roads abutting the property	
	• Main Road Name & Width	Dwarka Expressway 120 mtr.
	• Front Road Name & width	Sector Road 24 mtr.
	• Type of Approach Road	Bituminous Road
	• Distance from the Main Road	Approx. 2-3 km away from Dwarka Expressway
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to Copy of Title Deed
x.	Zone/ Village	West Zone Hayatpur
xi.	Sub registrar	Gurugram
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	
	• City Categorization	Metro City Urban developing
	• Characteristics of the locality	Good Within developing Residential zone
	• Property location classification	On Wide Road Ordinary None



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			location within the locality	
	• Property Facing	East Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please Refer to Area Chart <i>Also please refer to Part C - Area description of the property.</i>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	Directions	As per Title Deed/TIR	Actual found at Site	
	East	-----	Road	
	West	-----	New Town Heights	
	North	-----	Other Project	
	South	-----	Open Land	

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	NA	
ii.	Current activity done in the property	Group Housing Society	
iii.	Is property usage as per applicable zoning	Yes/ used as residential 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	No information provided	NA
d.	Comment on unauthorized construction if any	Cannot comment since the copy of approved layout plans and building plans not provided to us	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP /GGN Zone 1 - West	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation/ Gurgaon Zone-1 West	
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 on Demolition proceedings if any	No information available to us	



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k.	Comment on Compounding/ Regularization proceedings	No information available to us
l.	Any other aspect	
	i. Any information on encroachment	No information available to us
	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	None NA
b.	Names of the Legal Owner/s	M/s DLF New Gurgaon Homes Developers Pvt. Ltd.	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	NA	
e.	Notice of acquisition if any and area under acquisition	No	
f.	Notification of road widening if any and area under acquisition	No	
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 Company	NA
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Company	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	Cannot comment since copy of approved building plan not provided to us	
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 (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	No information provided to us	
p.	Qualification in TIR/Mitigation suggested if any	TIR copy not available to us	



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q.	Any other aspect	
	i. Since how long owners owning the Property	Please refer copy of title deed
	ii. Year of Acquisition/ Purchase	Please refer copy of title deed
	iii. Property presently occupied/ possessed by	Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	No

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	NA
d.	Property Insurance details	Not Known
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
	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



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	ii. Power Supply arrangements		Permanent	Yes, as per the sanctioned load	
			Auxiliary	Through DG Sets	
	iv. HVAC system			NA	
	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/ Landscaping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes / RCC	Yes/ Interlocking chequered tiles/ RCC	Yes

8. INFRASTRUCTURE AVAILABILITY													
a. Description of Aqua Infrastructure availability in terms of													
i. Water Supply				Yes, by the municipal corporation & by the ground water									
ii. Sewerage/ sanitation system				Yes, Underground									
iii. Storm water drainage				Yes									
b. Description of other Physical Infrastructure facilities in terms of													
i. Solid waste management				Yes									
ii. Electricity				Yes									
iii. Road and Public Transport connectivity				Yes									
iv. Availability of other public utilities nearby				Transport, Market, Hospital etc. are available in the close vicinity.									
c. Proximity & availability of civic amenities & social infrastructure													
School		Hospital		Market		Bus Stop		Railway Station		Metro		Airport (IGI Airport)	
0.4 km.		01 km		0.5 km		0.5 Km		4 km (Garhi Harsaru)		NA		36 km	
Availability of recreation facilities (parks, open spaces etc.)								Yes ample recreational facilities are available in the vicinity.					

9. MARKETABILITY ASPECTS OF THE PROPERTY							
a. Marketability of the property in terms of							
i. Location attribute of the subject property				Good			
ii. Scarcity				It is tough to find similar kind of properties having same features 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				Good developing area			



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	value or marketability of the property		
	i. Any New Development in surrounding area	Other development	Many other Group Housing Societies are coming up fast in this area and many are already inhabited.
	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 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	Super A Class construction	
	ii. Appearance/ Condition of structures	Internal - Very Good External - Very Good	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	10 ft. for each floor	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Granite, Italian Marble, Imported Marble	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Neatly plastered & putty coated walls	
	ix. Interior decoration/ Special architectural or decorative feature	Modern design & architecture using Green Building Technology	
	x. Class of electrical fittings	Internal/ High quality fittings used	
	xi. Class of sanitary & water supply fittings	Internal/ High quality fittings used	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	New Construction	Year-2017
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 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. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	No Aircondition installed	
l.	Provision of firefighting	Automatic Water Sprinkler system with alarm	

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m.	Status of Building Plans/ Maps	Building plans are approved by the development authority, as per old valuation report	
	I. Is Building as per approved Map	Building Plan/ Map not provided	
	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	NA	

11.	ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Good quality civil construction material used	
b.	Provision of rainwater harvesting	Yes	
c.	Use of solar heating and lighting systems, etc.	Yes	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle pollution 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 structure	

13.	PROJECT DETAILS		
a.	Name of the Developer	M/s DLF New Gurgaon Homes Developers Pvt. Ltd.	
b.	Name of the Architect	M/s Hafeez Contractor	
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	
e.	Progress of the Project	Completed	
f.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input 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	Please refer to the Point 'L' of the Part D: Valuation	

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	Property in the locality/ city from property search sites	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 Point 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	
	• Land	Rs. 67,93,20,000/-
	• Building	NA
	ii. Prospective Fair Market Value	Rs. 332,00,00,000/-
	iii. Expected Realizable Value	Rs. 265,60,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 232,40,00,000/-
	v. Valuation of structure for Insurance purpose	Rs. 174,71,00,000/-
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. If 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 the subject property on 11 January 2018 in the presence of the owner's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. If 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</p>
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x.	Name & Address of Valuer	Wealth Tax Registration No.	Signature of the authorized person
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	company		
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 Report with enclosures	30	
xiii.	Engineering Team worked on the report	SURVEYED BY: JE Sachin Pandey PREPARED BY: AE 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 Propertyb. Part D: Valuation Assessment of the Propertyc. Assumption & Remarks 21d. Valuer's Remark - Page No.23e. Google Map – Page No. 25f. Photographs – Pages 03g. Copy of Circle Rate – Pages 01h. Survey Summary Sheet – Pages 02i. Copy of relevant papers from the property documents referred in the Valuation – Pages 00
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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		44920.10 m ² (11.10 Acres)			
2.	Development Land Area as per Zoning		44920.10 m ² (11.10 Acres)			
3.	Ground Coverage Area	Proposed	5790.597 m ² (12.89%)			
		Permissible	15722.012 m ² (35%)			
4.	Covered Area	UNDER FAR		PROPOSED	PRESENT STATUS	
		Residential		Details not available	Details not available	
		EWS		Details not available	Details not available	
		Commercial		Details not available	Details not available	
		Community Centre		Details not available	Details not available	
		TOTAL	Proposed	78609.244 m ² (846142.86 ft. ²)	78609.244 m ² (846142.86 ft. ²)	
			Permissible	78610.061 m ² (846151.65 ft. ²)	78610.061 m ² (846151.65 ft. ²)	
		UNDER NON FAR				
		Basement Area		33531.46 m ²	33531.46 m ²	
		Stilt		3008.082 m ²	3008.082 m ²	
		Mumty & Machine Rooms		Details not available	Details not available	
		Others (Balcony/ Surface Staircase/ Mefer Room/ Guard Room)		Details not available	Details not available	
		Nursery School		Details not available	Details not available	
		TOTAL	Proposed	36539.55 m ² (393308.44 ft. ²)	36539.55 m ² (393308.44 ft. ²)	
			Permissible	36539.55 m ² (393308.44 ft. ²)	36539.55 m ² (393308.44 ft. ²)	
		5.	Open/ Green Area	Proposed	7363.386 m ² (16.30%)	
				Minimum Required	6738.005 m ² (15%)	
6.	Density	Proposed	100 to 300 PPA			
		Permissible	284.86 PPA			
7.	Plinth/ Built-up Area (As per IS 3861-1966)		115148.794 m ² (FAR + NON FAR)			
8.	Carpet Area		NA			
9.	Net Floor Area		NA			
10.	Super Area		No information available to us			
11.	Shed Area		NA			
12.	Salable Area					



VALUATION REPORT

REGAL GARDEN, SECTOR - 90

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Total Blocks/ Floors/ Flats			
1.	Approved as per Sanctioned Plan	Actually provided (as per inventory list/ brochure)	Current Status
	Tower- B : S+16 Floors Tower- A1: S+18 Floors Tower- A2: S+28 Floors Tower- C : S+28 Floors Tower- A3: S+18 Floors Tower- D1: S+18 Floors Tower- D2: S+18 Floors Tower- D3: S+18 Floors Tower- D4 : S+16 Floors	Tower- A : S+16 Floors Tower- B : S+18 Floors Tower- C : S+28 Floors Tower- D : S+28 Floors Tower- E : S+18 Floors Tower- F : S+18 Floors Tower- G : S+18 Floors Tower- H : S+18 Floors Tower- J : S+16 Floors	All the towers are completed and ready to move
2.	Total no. of Flats/ Units	Main Units EWS	562 DU 108 EWS
3.	Type of Flats	Type of Flat	Super Area (Sq. Ft.)
		3 BHK	1693
		3 BHK	1702 & 1703
		3 BHK	1719, 1720 & 1721
		3 BHK	1726 & 1730
		3 BHK	1744
		3 BHK	1755
		3 BHK + 4 Balcony	1818
		4 BHK	2215
4.	Number of Car Parking available	Required	811 ECS
		Open	166 ECS
		Stilt	023 ECS
		Basement	788 ECS
		Other	NA
		Total	977 ECS



VALUATION REPORT

REGAL GARDEN, SECTOR - 90

PART C**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO / DATE	STATUS
			Approved / Applied / Not Provided / Pending
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	---	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 88 of 2009 Endst. No. 5DP-V-2009/LC-1962/13556 Dated: 31.12.2009	Approved
3.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	Memo No. ZP-587/JD(BS)/2011/2594 Dated: 13.02.2012	Approved
4.	Approval of Building layout Plan from HUDA	---	Approved
5.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2011/98/639 Dated: 31.03.2011	Approved
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2012/249 Dated: 30.08.2012	Approved
7.	NOC from Pollution Control Board	Memo No. HSPCB/TAC/2012/1895 Dated: 09.11.2012	Pending
8.	Provisional NOC from Fire Authority	---	Pending
9.	NOC from Deputy Conserver of Forests	Memo No. 1417-G Dated: 19.09.2011	NA
10.	Occupation Certificate issued from DTCP	---	NA
11.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS:

1. Project meets preliminary necessary compliance statutory approvals.



VALUATION REPORT

REGAL GARDEN, SECTOR - 90

PART D**VALUATION OF THE PROPERTY**

1.		ASSESSMENT FACTORS			
a.	Valuation Type	Land & Building Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Group 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	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	Near to Proposed Metro Station	NA
			Property within developing Residential zone	On wide approach road NA	
g.	Any New Development in surrounding area	Other development		Many other Group Housing Societies are coming up fast in this area and many are already inhabited.	
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 sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.</p> <p><i>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.</i></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)				
	1. Name:				
	2. Name:				
	3. NA				
m.	Adopted Rates Justification	<p>This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand &</p>			



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current economical & real estate market condition for similar kind of property.
As per information available in public domain the FSI rate prevailing in this sector is between Rs. 1,200/- to 1,800/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs. 1,500/- per sq. ft., which is reasonable in our view.

2. VALUATION OF LAND			
Particulars		Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs. 1,53,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs. 1,200/- to 1,700/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs. 6,12,00,000/- per acre	Rs. 1,500/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	44920.10 m ² (11.10 Acres)	44920.10 m ² (11.10 Acres)
d.	Total permissible FAR	78610.061 m ² (846151.65 ft. ²)	78610.061 m ² (846151.65 ft. ²)
e.	Total Value of land (A)	11.10 x Rs. 6,12,00,000/- per acre Rs. 67,93,20,000/-	846151.65 x Rs. 1500/- per sq.ft. Rs. 126,92,27,475/-

3. VALUATION OF BUILDING CONSTRUCTION				
Particulars		Expected Building Construction Value		
		FAR	NON-FAR	
Structure Construction Value	Rate range	Rs. 1,200/- to 1,800/- per sq. ft.	Rs. 800/- to 1,200/- per sq. ft.	
	Rate adopted	Rs. 1,600/- per sq. ft.	Rs. 1,000/- per sq. ft.	
	Covered Area	78609.244 m ² (846142.86 ft. ²)	36539.55 m ² (393308.44 ft. ²)	
	Valuation Calculation	846142.86 ft. ² X Rs. 1,600/- per sq. ft.	393308.44 X Rs. 1,000/- per sq. ft.	
	Total Value	Rs. 135,38,28,576/-	Rs. 39,33,08,440/-	
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/ Good		
d.	Construction Depreciated Replacement Value (B)	Rs. 174,71,37,016/-		



VALUATION REPORT

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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)	---	Rs. 12,00,00,000/-
b. Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs. 9,00,00,000/-
c. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 4,50,00,000/-
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. 4,50,00,000/-
e. Expected Construction Value (C)	NA	Rs. 30,00,00,000/-
5. MARKET/ SALABLE VALUE OF THE FLATS		
a. Total No. of DU	562 DU	
b. Total No. of EWS	108 DU	
c. Total Proposed Salable Area for flats	NA	
Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 4750/- per sq.ft.	
d. Government Circle Rate	Rs. 2,300/- per sq.ft.	
Current Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 7,000/- to 7,200/- per sq.ft.	
e. Remark	The market value of the Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder has constructed modern flats. As per information gathered from the public domain & dealers of that area, it is found that present market rates for these flats vary in between Rs. 7,200/- to 7,200/- per sq. ft.	



VALUATION REPORT

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6			
CONSOLIDATED VALUE			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land Value (A)	Rs. 67,93,20,000/-	Rs. 126,92,27,475/-
b.	Building Construction Value (B)	NA	Rs. 174,71,37,016/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 30,00,00,000/-
d.	Total Add (A+B+C)	Rs. 67,93,20,000/-	Rs. 331,63,64,491/-
e.	Rounded Off	---	Rs. 332,00,00,000/-
f.	Realizable/ Fetch Value (@ ~20% less)	----	Rs. 265,60,00,000/-
g.	Distress/ Forced Sale Value (@ ~30% less)	---	Rs. 232,40,00,000/-
h.	Market/ Salable Value of Flats*	NA	NA
i.	Value for Insurance purpose	NA	Rs. 174,71,00,000/-

(Rupees Three Hundred Thirty Two Crores Only)

7		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 have 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	

VALUATION REPORT

REGAL GARDEN, SECTOR - 90

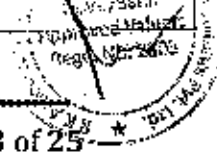
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	ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
h.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that 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 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.



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 customer.



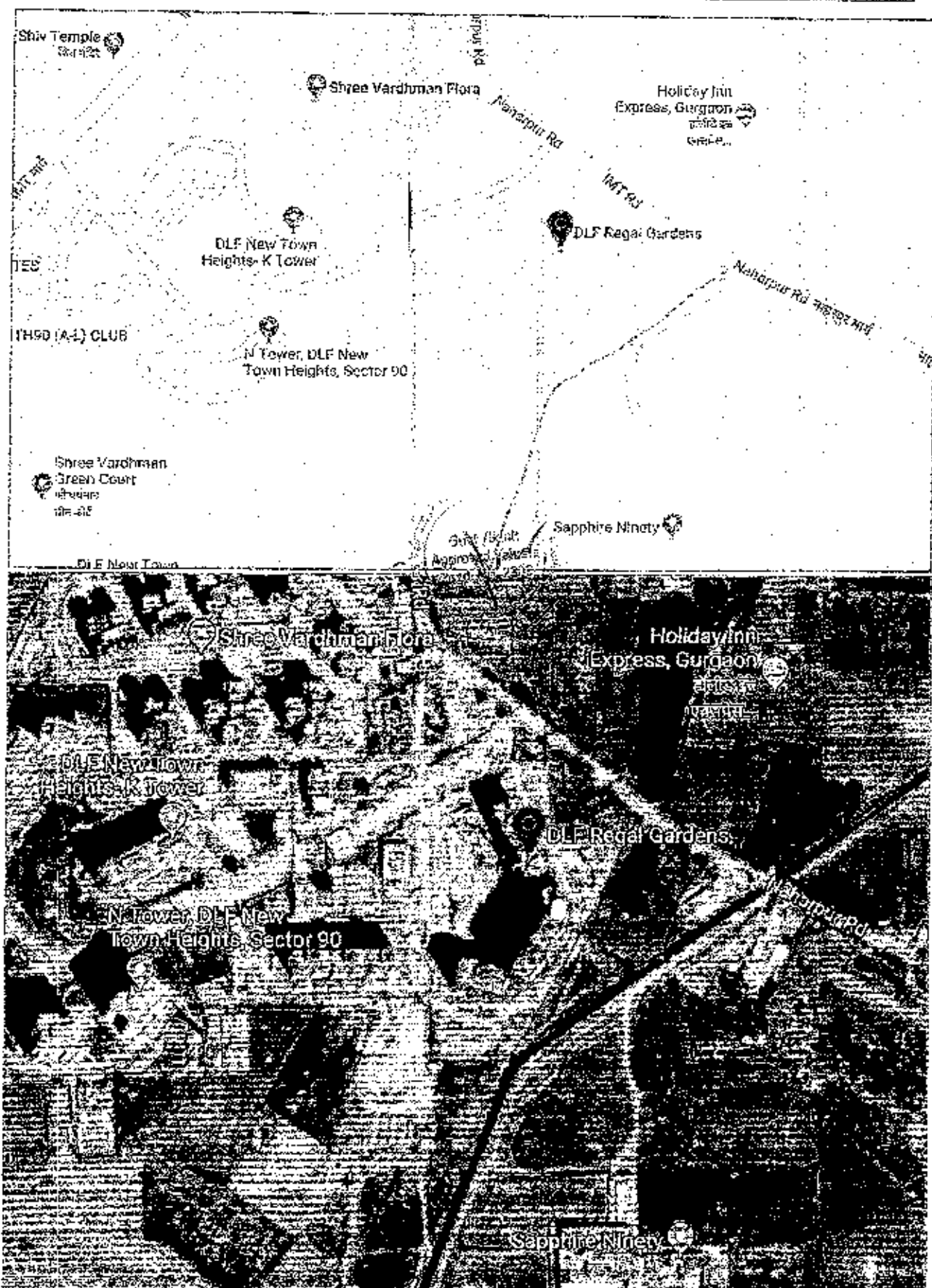
VALUATION REPORT

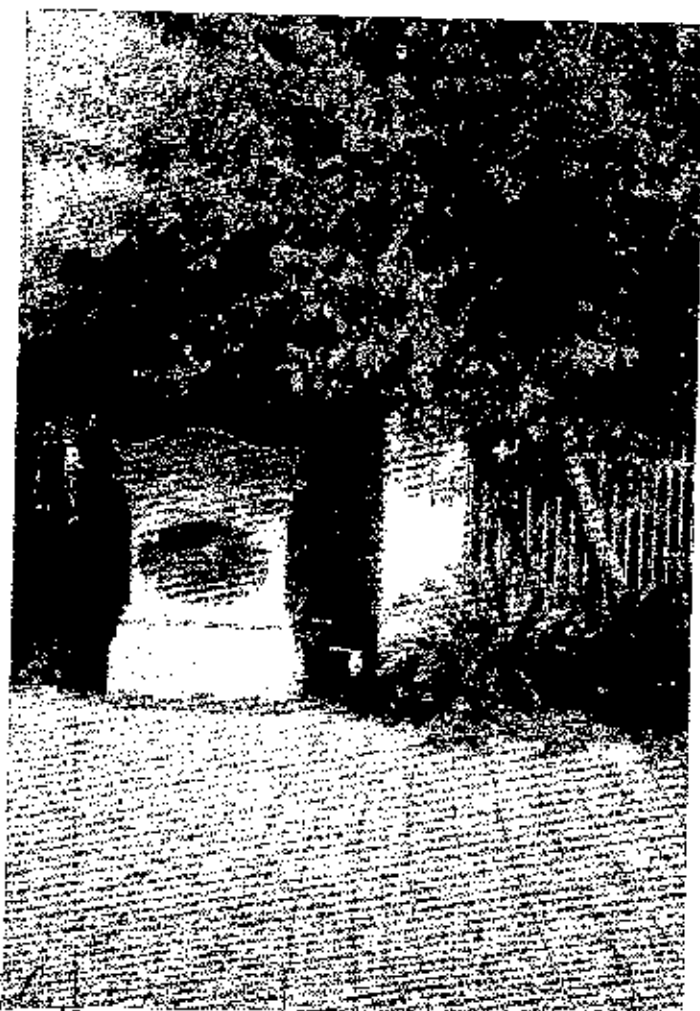
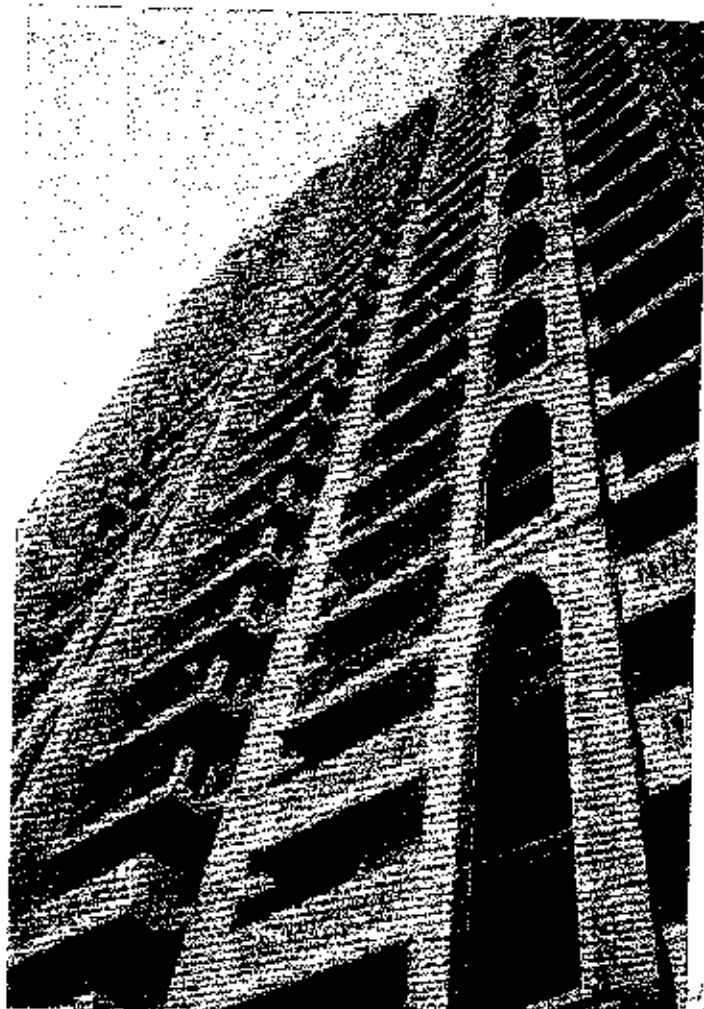
REGAL GARDEN, SECTOR - 90

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, 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/-.

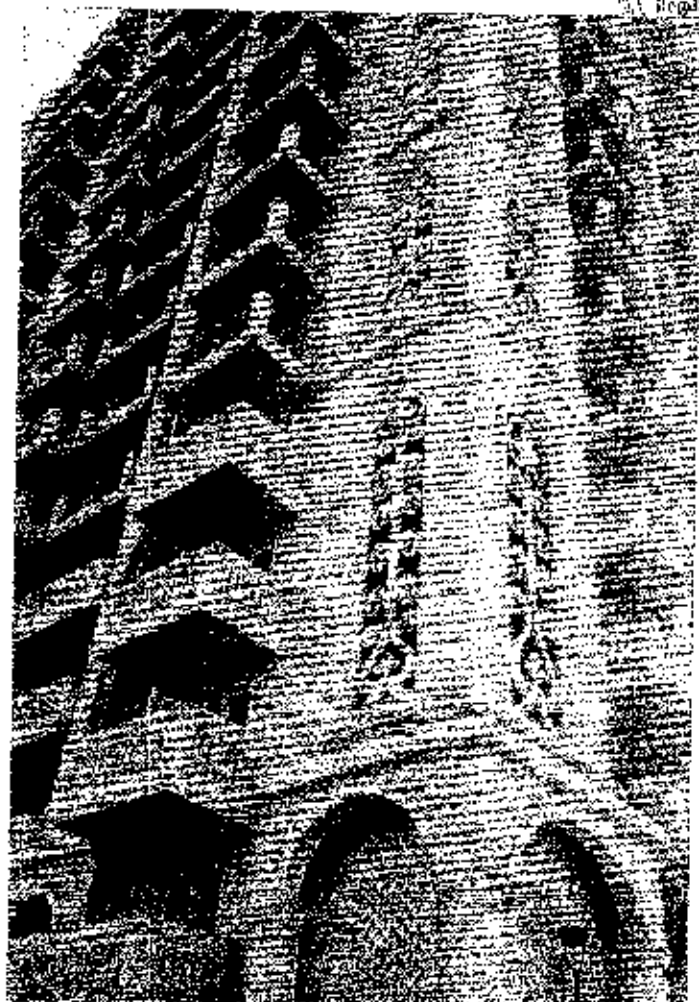


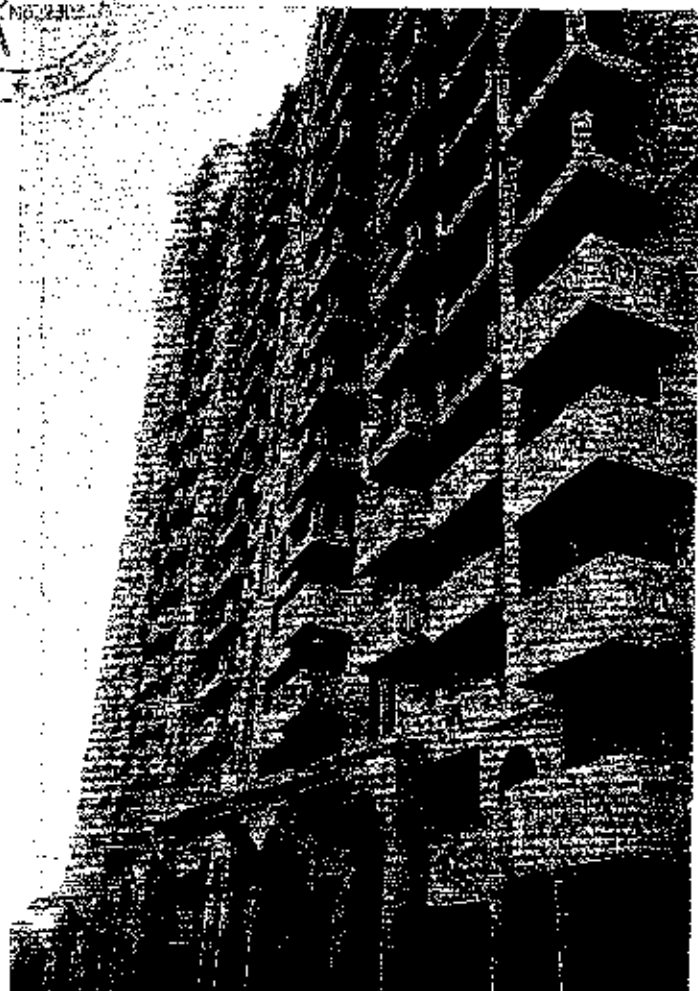
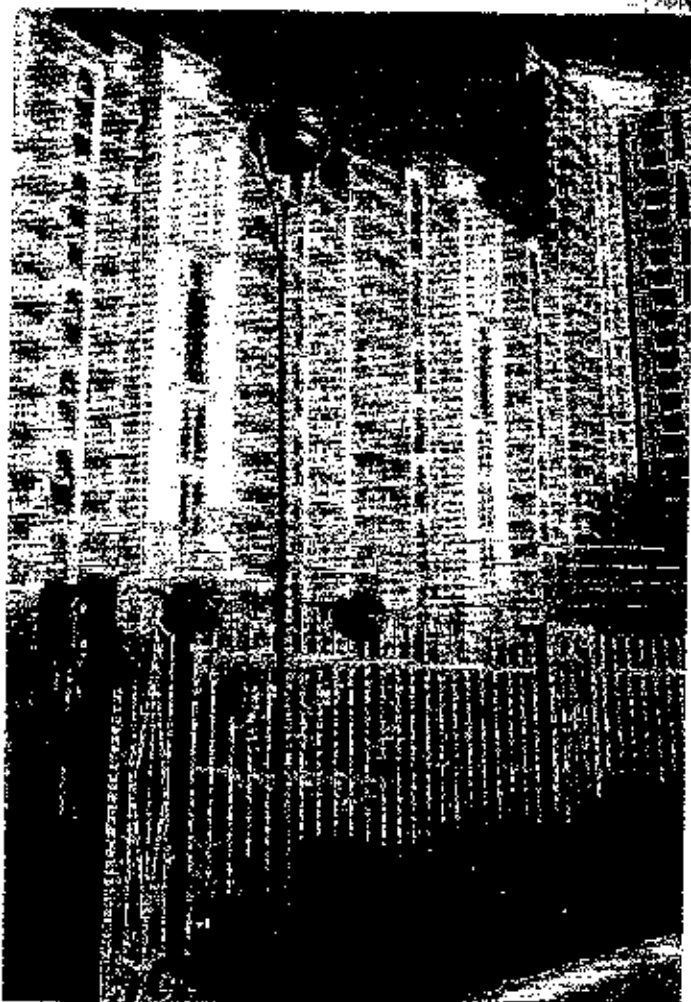
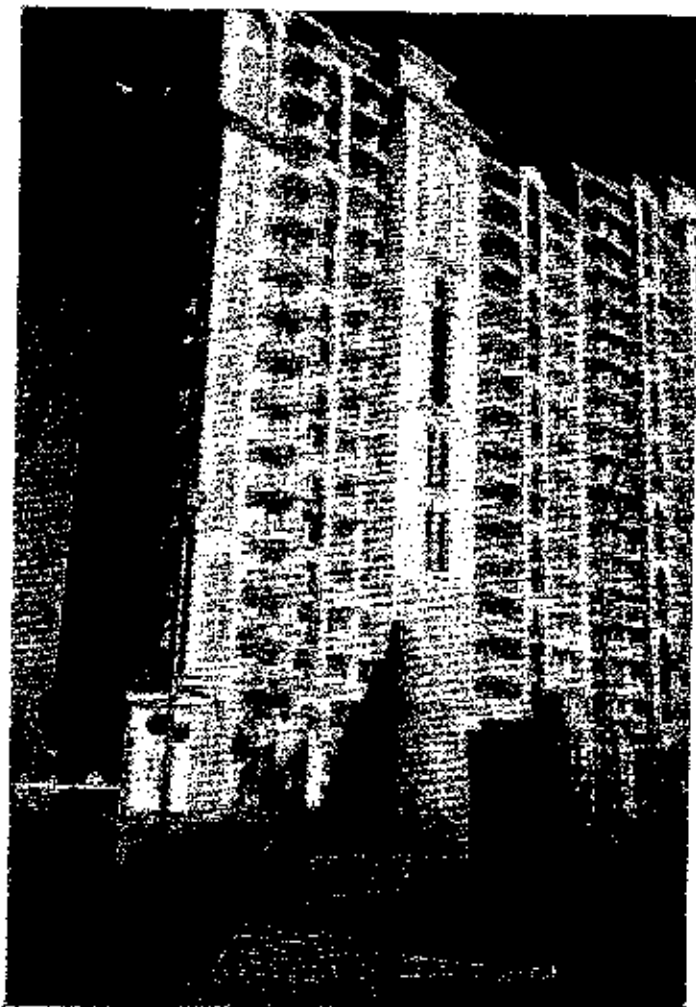
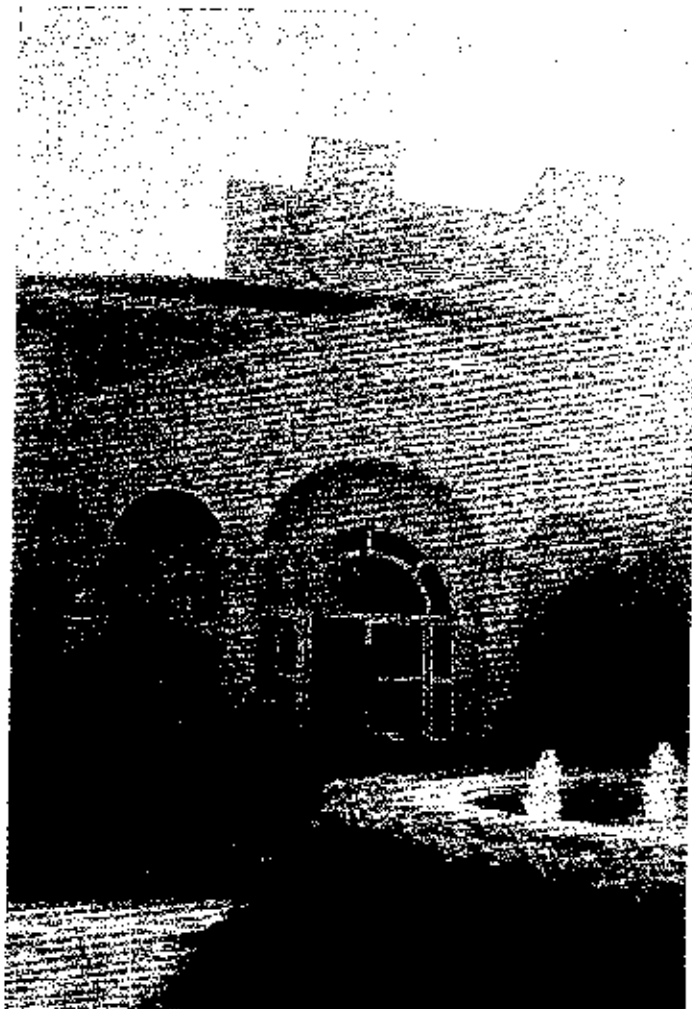
ENCLOSURE: 2 - GOOGLE MAP LOCATION

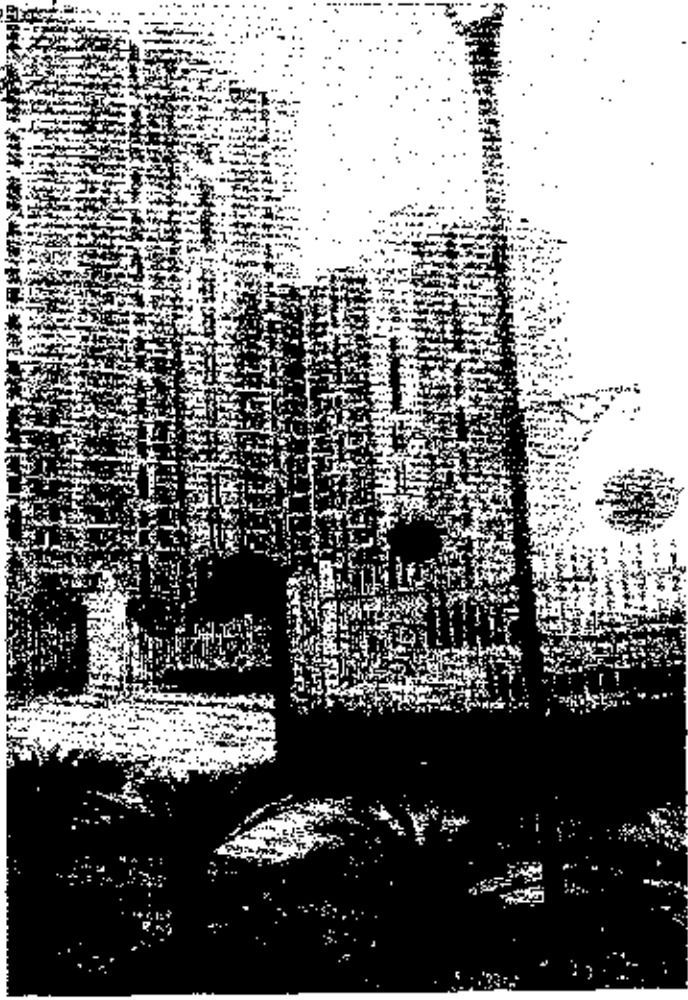
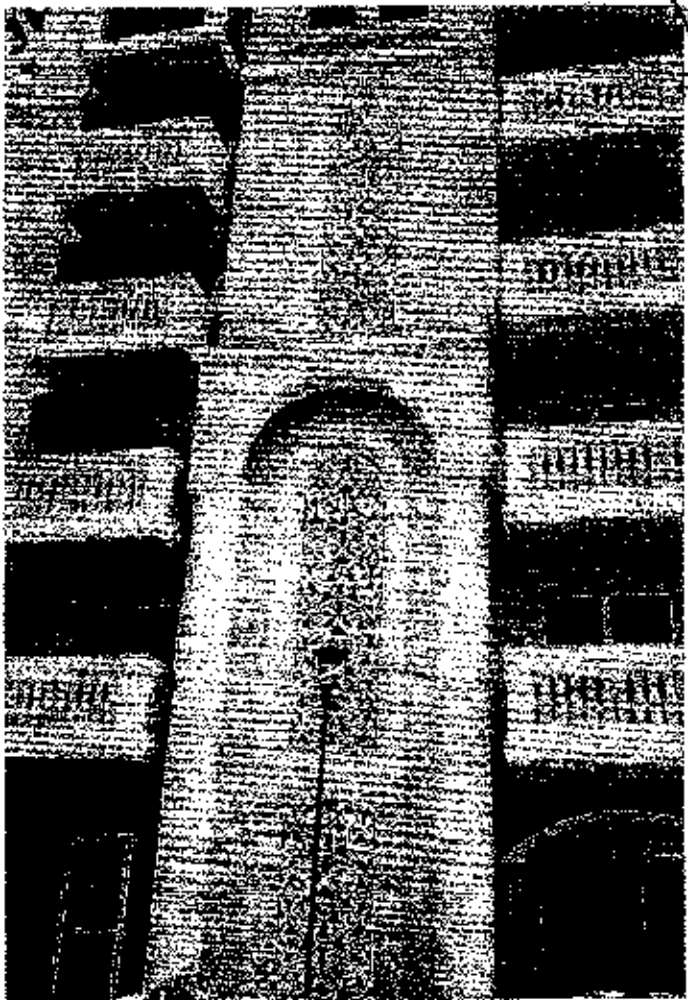
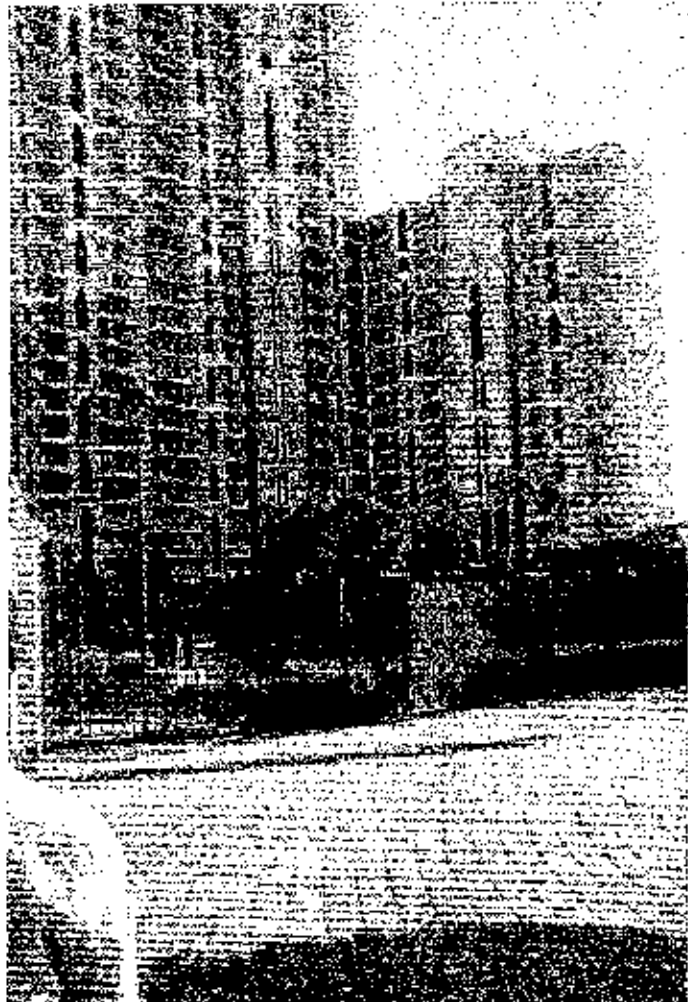




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Rate List of Tehsil Gurugram for the Year 2017-2018

Sl. No.	Name of Group Housing Scheme	Rates for the Year of 2015-2016		Rates for the Year of 2016-2017		Rates for the Year of 2017-2018	
		Residential (Rs. Per Sq. Feet)	Commercial (Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Feet)	Commercial (Rs. Per Sq. Feet)	Residential (Rs. Per Sq. Feet)	Commercial (Rs. Per Sq. Feet)
1	Group Housing in Sector 1 to 67 (Licensed)	5000	-	4250	-	4300	-
2	Plans of Group Housing Societies in plots of Licensed Colonies in Sec. 68 to 67 (New Sectors)	2300	-	2805	-	2900	-
3	Avales, Natunum, Ambience Island, United World Spa, Paryvati, Exotica, The Verandas	7000	-	5950	-	6000	-
4	In Case of floor licensed Colonies following rate will be applicable	5500	-	4675	-	4700	-
5	Plans in Group Housing Societies in plots of Licensed Colonies in Sec. 68 to 113 (New Sectors)	2500	-	2210	-	2300	-
6	In Case of floor following Rate will be applicable in Huda Sectors	4500	-	3625	-	3900	-
7	Housing Board Colony	3800	8800	3230	7480	3300	7500

Sub Registrar
Gurugram
10/05/2017

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DRB
Gurugram

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Sub Registrar
Gurugram

Deputy Commissioner-Gurugram
Registrar, Gurugram

