

REPORT FORMAT: V-L7 (Project Tie-up) | Version: 4.0_2017

File No.: RKA/FY17-18/559

Dated: 29.01.2018

PROJECT TIE-UP REPORT

OF

GROUP HOUSING SOCIETY

"THE NEW TOWN"

REINFORCING YOUR BUSINESS

SITUATED AT

SECTOR-33, VILLAGE-RATHDHANA, SONEPAT, HARYANA

DEVELOPED & PROMOTED BY

UDHYOG VIHAR AFFORDABLE GROUP HOUSING PVT. LTD.

(UNDER THE DIRECTION OF: - MR. ANIL KUMAR GARG)

■ Valuers

■ Chartered Engineers

■ Lender's Independent Engineer (NPA) ■ UDHYOG VIHAR AFFORDABLE GROUP HOUSING PVT. LTD.

■ Techno Engineering Consultants

■ Business Valuations

■ Project Reports & Consultants

■ Industry / Trade Rehabilitation Consultants

■ NPA Management ■ We appreciate your feedback in order to improve our services.

■ Account Monitoring

■ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REPORT PREPARED FOR

UDHYOG VIHAR AFFORDABLE GROUP HOUSING PVT. LTD. S-II, UDHYOG VIHAR PHASE-II, GURGAON

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PROJECT TIE-UP REPORT

THE NEW TOWN, SECTOR-33, SONIPAT

PART A**CHARACTERISTICS DESCRIPTION OF THE PROPERTY**

S.NO.	CONTENTS		DESCRIPTION
1.	INTRODUCTION		
a.	Report prepared for	Bank	
b.	Name & Address of Organization	State Bank of India, HLS-II, Udhog Vihar Phase-II, Gurgaon (Haryana)	
c.	Name of Developer	M/s. Super Max Affordable Group Housing Pvt. Ltd.	
d.	Name of Property Owner	M/s. Super Max Affordable Group Housing Pvt. Ltd.	
e.	Address & Phone Number of the owner	Regd Office: 437, Deepali Pitampura, New Delhi-110034	
f.	Purpose of the Valuation	Project Tie-up for individual Flat Financing	
g.	Scope of the Report	General Prospective Valuation Assessment of the Property	
h.	Type of Loan	Project Tie-up Report	
i.	Date of Inspection of the Property	4 November 2017	
j.	Date of Valuation Report	29 January 2018	
k.	Type of the Property	Group Housing Society	
l.	Name of the Developer of the Property	M/s. Super Max Affordable Group Housing Pvt. Ltd.	
m.	Type of Developer	Private developer promoted	
n.	Type of Valuation	Project Tie-up Report	
o.	Report Type	Project Detailed Asset Valuation including Project value Addition Factors	
p.	Surveyed in presence of	Developer Representative	Mr. Om Prakash +91-7206623204
q.	Documents provided for perusal	Documents Requested	Documents Provided
		Total 08 documents requested.	Total 07 documents provided.
			LC-III - Letter of intent for grant of license from DTCP (HR Govt.)
			Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP
			Approved building plans from HUDA
			NOC from Forests Department, Sonipat (Haryana)
			NOC from Electrical Department, Sonipat (Haryana)
			NOC from Water Supply Department, Sonipat (Haryana)
			RERA Registration certificate issued from HRERA, Barchkula
		Application for Environmental clearance NOC from SEIAA	

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r.	Identification of the property	<input type="checkbox"/>	Cross checked from schedule of the properties 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/ owner representative
		<input type="checkbox"/>	Enquired from local residents/ public
			Identification of the property could not be done properly
		<input type="checkbox"/>	Survey was not done

2. PHYSICAL & LOCATION CHARACTERISTICS OF THE PROPERTY

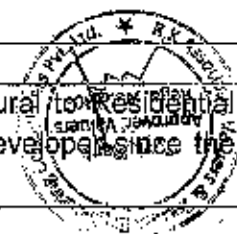
a.	<p>Brief description of the Property under Valuation: This Project Tie-Up is prepared for the Affordable Group Housing Colony to be developed at aforesaid address on a total land area of 20234.25 m² (5.00 acres).</p> <p>This project is being developed & promoted by a new and relatively small builder M/s. Super Max Affordable Group Housing Pvt. Ltd. who does not have any significant track record in this field.</p> <p>This project is being developed under "affordable housing policy-2013" for encouraging "Affordable housing Projects" in the urban center of Gurugram.</p> <p>The developers M/s. Super Max Affordable Group Housing Pvt. Ltd. have planned to develop an affordable group housing society in the name of "The New Town" on this free hold land. The whole project is approved by the DTCP and other concerned authorities to develop an affordable group housing society.</p> <p>As per approved plan, the developer has planned to develop 743 main residential units in 08 blocks having different flats types of 2 BHK, 2 BHK with Study room with different areas (648 & 783 sq. ft.).</p> <p>As per the approved master plan, the developer has planned to develop 08 high rise Blocks namely Block- A, Block- B, Block- C, Block- D, Block- E, Block- F, Block- G, Block- H.</p> <p>Developers of the project have obtained most of the preliminary necessary statutory approvals from different government agencies to develop a modern high rise apartment comprising of 07 Affordable High Rise Towers with all the basic amenities.</p> <p>This affordable group housing colony was launched in Year-2017. According to the developer representative the earth work of the project will start very shortly. Project work will completed within 40 months from the date of commencement of work.</p> <p>Location of the project is good, near GT Road which is an upcoming area with good development in progress in that belt.</p>		
i.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with temporary boundary	
ii.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property NA	

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iii.	Current activity done in the property	Vacant Land		
iv.	Type of Land	Solid/ Road level		
B. Location attribute of the property				
i.	Nearby Landmark	Near- Durga Mandir, Village- Rathdhana		
ii.	Postal Address of the Property	The New Town, Sector-33, Village- Rathdhana, Sonapat, Haryana		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°57'01.0"N 77°04'08.0"E		
v.	Details of the roads abutting the property			
	Main Road Name & Width	G. T. Road	60 mtr. wide Road	
	Front Road Name & width	Sonepat By-pass Road	24 mtr. wide Road	
	Type of Approach Road	Bituminous Road		
	Distance from the Main Road	Approx. 4-5 Km from GT Road		
vi.	Description of adjoining property	Vacant Land		
vii.	Plot No.	Please refer to the title deeds		
viii.	Zone/ Village	Residential	Rathdhana	
ix.	Sub registrar	Sonapat		
x.	District	Sonapat, Haryana		
xi.	City Categorization	Scale-B City	Urban developing	
xii.	Characteristics of the locality	Good	Within developing Residential zone	
xiii.	Property location classification	On Wide Road	Road Facing	None
C. Boundaries schedule of the Property				
i.	Are Boundaries matched		No, since no concerned documents provided.	
ii.	Directions	As per Sale Deed/TIR	Found as per Site Survey	
	North	---	Saroha Properties	
	South	---	Service Lane	
	East	---	Road	
	West	---	Village- Rathdhana	

3.	TOWN PLANNING / ZONING PARAMETERS			
a.	Master Plan Area/ Zone	Sonipat-Kundli Multi Functional Urban Complex/ Sonipat Tehsil - Sonipat		
b.	Development controls/ Authority	Haryana Urban Development Authority (HUDA)		
c.	Municipal limits	Sonipat Municipal Council/ Sonipat Tehsil - Sonipat		
d.	Master plan currently in force	Sonipat-Kundli Multi Functional Urban Complex		
e.	Zoning regulations	Residential		
f.	Any notification on change of zoning regulation	NA		
g.	Category of Land Use	Residential		
h.	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		

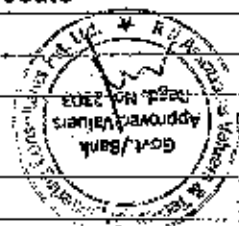


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i.	Street Notification	Residential	
j.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
k.	Is property usage as per applicable zoning	Yes, used as Group Housing as per zoning	
l.	Comment on Transferability of development rights	As per regulation of DTCP	
m.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
	Property or Tax Id No.	Not provided	
n.	Is the area part of unauthorized area/ colony	No (As per general information available)	
o.	Any notification for Compounding/ Regularization	No	
p.	Any notification for land acquisition	No	
q.	Any notification for road widening	No	
r.	Any notification for Demolition	NA	
s.	Any information on encroachment	No	
t.	Any heritage site restrictions	No	
u.	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-----
v.	Comment on unauthorized construction if any	NA	
w.	Status of Completion certificate	NA	
x.	Status of Occupational certificate	NA	

4.	LEGAL OWNERSHIP ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Project Approval letter & NOC's issued by various competent authorities	None	NA
b.	Names of the Legal Owner/s	M/s. Super Max Affordable Group Housing Pvt. Ltd.		
c.	Constitution of the Property	Free Hold		
d.	Since how long owners owing the Property	Please refer to the Title deeds		
e.	Year of Acquisition/ Purchase	Please refer to the Title deeds		
f.	Property presently occupied/ possessed by	Vacant land but in possession of the legal owner		
g.	Title verification	To be done by the competent Advocate		
h.	Details of leases if any	NA		
i.	Agreement of easement if any	NA		
j.	Notice of acquisition if any and area under acquisition	No		
k.	Notice of road widening if any and area under	No		



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	acquisition		
	Transferability rights of the property ownership	Free hold, complete transferable rights	
m.	Any known existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
n.	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 Developer	NA
o.	Building plan sanction:		
	i. Authority approving the plan	HUDA, Haryana	
	ii. Name of the office of the Authority	HUDA, Haryana, Chandigarh	
	iii. Any violation from the approved Building Plan	Not applicable	
p.	Is the property SARFAESI complaint	Yes	
q.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	No information available
		Receipt number	No information available
		Receipt in the name of	No information available
		Tax amount	No information available
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not Known to us	
r.	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	
s.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us.	

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Is property presently on rent	No
b.	Number of tenants	NA
c.	Since how long lease is in place	NA
d.	Status of tenancy right	NA
e.	Amount of monthly rent received	NA
f.	Reasonable letting value/ Expected market monthly rental	NA
g.	Taxes and other outgoing	NA
h.	Property insurance details	NA
i.	Monthly maintenance charges payable	NA
j.	Security charges, etc.	Not Known to us.

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Social structure of the area (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	No



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homes etc.

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Space allocation		Yes, proposed	
b.	Storage spaces		Yes, proposed	
c.	Utility of spaces provided within the building		Yes, proposed	
d.	Car parking facilities		Yes, proposed	
e.	Balconies		Yes, proposed	
f.	Sewerage / sanitation		Yes, proposed	
g.	Drainage arrangements		Yes, proposed	
h.	Water Treatment Plant		Yes, proposed	
i.	Power Supply arrangements	Permanent	Will be obtained as per required capacity	
		Auxiliary	DG Set will be installed	
j.	HVAC system		No	
k.	Security provisions		Yes/ Private security guards	
l.	Lift/ Elevators		Yes, proposed	
m.	Compound wall/ Main Gate		Yes, proposed	
n.	Whether gated society		Yes, proposed	
o.	Solar lightening system		Yes, proposed	
p.	Internal development			
	Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements
	Yes, proposed	Yes, proposed	Yes/ RCC, interlocking tiles, proposed	Yes/ Interlocking chequered tiles / RCC, proposed
				Boundary Wall
				Yes/ 6' high 9" brick wall, proposed

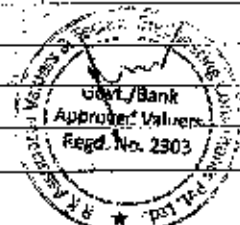
8.	INFRASTRUCTURE AVAILABILITY						
a.	Aqua Infrastructure availability						
i.	Water Supply			Yes, By the municipal corporation proposed			
ii.	Sewerage Treatment Plant (STP)			Yes, proposed			
iii.	Storm water drainage			Yes, proposed			
b.	Other Physical Infrastructure						
i.	Solid waste management			Yes, by the municipal corporation proposed			
ii.	Electricity			Yes			
iii.	Road and Public Transport connectivity			Yes			
iv.	Availability of other public utilities nearby			Transport, Market, Hospital etc. are proposed in the close vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station (Sonapat)	Metro	Airport (Gurgaon)
	1.5 km.	2.0 km.	02 km.	2.0 Km	20 Km	NA	60 Km

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9. MARKETABILITY ASPECTS OF THE PROPERTY:			
a.	Location attribute of the subject property	Good	
b.	New Development in surrounding area	Other development	Many other group housing societies are coming up fast in this sector and many are already inhabited.
c.	Scarcity	Similar kind of properties are easily available on demand.	
d.	Availability of recreation facilities (parks, open spaces etc.)	It is a developing area and recreational facilities are planned to be developed nearby	
e.	Market condition related to demand and supply of the kind of the subject property in the area	Due to market conditions demand is low in the market.	
f.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
g.	Any other aspect which has relevance on the value or marketability of the property	Good developing area	

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab, proposed	
b.	Method of construction	Construction being done using professional contractor based on architect plans, proposed	
c.	Appearance/ Condition of structures	Internal – Good, proposed External - Good, proposed	
d.	Roof	Floors/ Blocks 8 x S/ G+12	Type of Roof RCC, proposed
e.	Floor height	10ft. for each floor	
f.	Type of flooring	Vitrified tiles, Ceramic Tiles, proposed	
g.	Doors/ Windows	Wooden frame & panel doors & Aluminum flushed doors & windows proposed	
h.	Interior Finishing	Neatly plastered and putty coated walls, proposed	
i.	Exterior Finishing	Neatly plastered & putty coated walls, proposed	
j.	Interior decoration/ Special architectural or decorative feature	Good looking interiors, Proposed	
k.	Age of building/ Year of construction/ Remaining life expected	Vacant Land	Vacant Land Approx. 60-65 years (After Completion of project)
l.	Maintenance issues	Vacant Plots	
m.	Visible damage in the building if any	Vacant Plots	
n.	Extent of deterioration in the structure	Vacant Plots	
o.	Structural safety	Vacant Plots	



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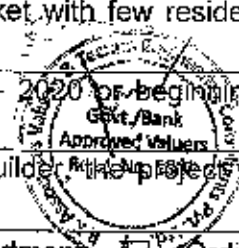
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p.	Protection against natural disasters viz. earthquakes etc.	Vacant Plots
q.	Class of electrical fittings	Internal/ Normal quality fittings, proposed
r.	Class of sanitary & water supply fittings	Internal/ Normal quality fittings, proposed
s.	System of air conditioning	Vacant Plots but the builder will not provide AC
t.	Provision of firefighting	With sprinkler including manual alarm system, proposed
u.	Status of Building Plans/ Maps	Building plans are approved by the development authority
v.	Is Building as per approved Map	No Building construction, currently plot is vacant
w.	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
x.	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	Yes to be 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, Construction activity is going on in the vicinity and construction dust is 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. Super Max Affordable Group Housing Pvt. Ltd.
b.	Name of the Architect	M/s. Design Axis Architects
c.	RERA Registration	Applied for
d.	Developer market reputation	New small scale builder with no track record of any past Project. Entered into market with few residential projects.
e.	Proposed completion date of the Project	Tentatively by the end of year- 2020 or beginning of 2021
f.	Progress of the Project	As per representative of the builder, the project work will be started very shortly.
g.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary



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Apartment, <input checked="" type="checkbox"/> Affordable housing Colony, <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 checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



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PART B

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		20234.25 m ² (5.00 acres)		
2.	Development Land Area as per Zoning		20234.25 m ² (5.00 acres)		
3.	Ground Coverage Area	Permitted	10117.125 m ² (50%)		
		Proposed	4696.901 m ² (23.2163%)		
4.	Covered Area	UNDER FAR		Proposed	Currently Status
		Residential		45282.8260 m ²	---
		EWS		NA	---
		Commercial Building		614.2950 m ²	---
		Dispensary		NA	---
		Total	Proposed	45897.121 m ² (494032.49 ft. ²)	---
			Permitted	46747.936 m ² (503190.59 ft. ²)	---
		UNDER NON FAR		Proposed	Currently Status
		Basement Area		NA	---
		Stilt area		1789.521 m ²	---
		Mumty, Machine Room & Water Tank		601.170 m ²	---
		Community Building		187.146 m ²	---
		Creche		187.146 m ²	---
		TOTAL	Proposed	2764.983 m ² (29762.02 ft. ²)	---
			Permitted	2764.983 m ² (29762.02 ft. ²)	---
5.	Open/ Green Area/ Land Scape Area	Minimum Required	3035.1375 m ² (15%)		
		Proposed	3581.484 m ² (17.70%)		
	Density	Permitted	750- 900 PPA		
		Proposed	756.154 PPA		
7.	Plinth/ Built-up Area (As per IS 3861-1966)		48662.104 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		NA		
13.	Net Floor Area		NA		



Total Blocks/ Floors/ Flats

1.	Approved as per Sanctioned Plan	Actually provided (as per Inventory list/ brochure)	Current Status
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RK ASSOCIATES
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	Block -A:- S/ G+12 Floors Block -B:- S/ G+13 Floors Block -C:- S/ G+13 Floors Block -D:- S/ G+12 Floors Block -E:- S/ G+12 Floors Block -F:- S/ G+12 Floors Block -G:- S/ G+12 Floors Block -H:- S/ G+12 Floors		Block -A:- S/ G+12= 48 DU Block -B:- S/ G+13= 109 DU Block -C:- S/ G+13= 109 DU Block -D:- S/ G+12= 101 DU Block -E:- S/ G+12= 101 DU Block -F:- S/ G+12= 101 DU Block -G:- S/ G+12= 101 DU Block -H:- S/ G+12= 73 DU		The project work will be started very shortly.	
2.	Total no. of Flats/ Units	Main Units in all towers EWS	743 DU		---	
3.	Type of Flats		Type of Flat	Carpet Area (Per Sq. ft.)	Built Up Area (Per Sq. ft.)	
			2 BHK	562	648	
			2 BHK + Study Room	657	783	
4.	Number of Car Parking available		Required Parking	372 ECS		
			Open Parking	458 ECS		
			Still	62 ECS		
			Total No. of Parking Proposed	520 ECS		



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PART D**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO. / DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	Memo No. LC-3231-PA(SN)-2017/5137 Dated: 16.03.2017	Approved
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 76 of 2017 Memo No. LC-3231-PA(SN)-2017/22542-556 Dated: 11.09.2017	Approved
3.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	---	Approved
4.	Approved Building Plans from HUDA	Memo No. 3382 Dated: 24.01.2018	Approved
5.	NOC for Height Clearance from Airport Authority of India	---	NA
6.	Environmental clearance NOC from SEIAA	File No. SEIAA/HR/2017/360 Dated: 3.11.2017	Applied For
7.	NOC from Pollution Control Board	---	NA
8.	Provisional NOC from Fire Authority, Municipal Corporation, Sonapat	---	Pending
9.	NOC from Forest Deaprtment (if applicable)	Memo No. 108 Dated: 12.04.2017	Approved
10.	NOC issued from Electrical Department	Memo. 193/MS-I Dated: 08.11.2016	Approved
11.	HRERA Registration	Memo No. HRERA-1077/2017/1807 Dated: 02.11.2017	Approved
12.	Structural Stability Certificate	---	NA

OBSERVATIONS:

- Project meets preliminary necessary compliance statutory approvals



PART D

VALUATION OF THE PROPERTY

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
		Irregular	Large	Above Road Level
				Frontage to depth ratio
				Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification
		Scale-C City	Good	On wide approach road
			Property within developing Residential zone	NA
				NA
g.	Any New Development in surrounding area	Other development		Many other group housing societies are coming up fast in this sector 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>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)			
	1.	NA		
	2.	NA		
	3.	NA		



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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/- cr. to Rs.3/- cr. per acre. The subject land is approved land for construction of Group 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/- psf to Rs.3,500/- psf. Based on all this information we are of the opinion that adopting Rs.410/- psf will be reasonable for this area of Global FSI. This transformed to 4.05 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	4 X Rs. 86,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs. 4,00,00,000/- to 4,10,00,000/- per Acres
	Rate adopted considering all characteristics of the property	Rs. 3,44,00,000/- per acre	Rs. 4,05,00,000/- per Acres
c.	Total Development Land Area considered (documents vs site survey whichever is less)	20234.25 m ² (5.00 acres)	20234.25 m ² (5.00 acres)
d.	Total Proposed FAR	45940.804 m ² (494502.69 ft. ²)	45940.804 m ² (494502.69 ft. ²)
e.	Total Value of land (A)	5.00 x Rs. 3,44,00,000/- per acre Rs. 17,20,00,000/-	5.00 x Rs. 4,05,00,000/- per Acres Rs. 20,25,00,000/-

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. 1,500/- sq. per ft.	Rs. 1,000/- per sq. ft.
	Covered Area		45949.121 m ² (494592.22 ft. ²)	2265.104 m ² (24381.37 ft. ²)
	Valuation Calculation		494592.22 ft. ² x Rs. 1,500/-per sq. ft.	24381.37 x Rs. 1,000/-per sq. ft.
	Total Value		Rs. 74,18,88,330/-	Rs. 2,43,81,370/-
b.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
c.	Age Factor		Vacant Plot	
d.	Structure Type/ Condition		RCC framed structure	
e.	Construction Depreciated Replacement Value (B)		Rs. 76,62,69,700/-	



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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)	---	---
b. Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	Rs. 3,50,00,000/-
c. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	Rs. 3,50,00,000/-
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. 2,00,00,000/-
e. Expected Construction Value (C)	NA	Rs. 9,00,00,000/-

5. MARKET/ SALABLE VALUE OF THE FLATS	
a. Total No. of DU	743 DU
b. Total No. of EWS	NA
c. Total Proposed Super Area for flats	No information available to us.
d. Builder Launch Rate (Excluding Balcony Area Rate)	Rs. 3,600/- per sq.ft.
e. Current Market Rate (Inclusive Balcony Area Rate)	Rs. 4,100/- per sq.ft.
f. Remarks	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. 17,20,00,000/-	Rs. 20,25,00,000/-
b. Building Construction Value (B)	NA	Rs. 76,62,69,700/-
c. Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 9,00,00,000/-
d. Total Add (A+B+C)	Rs. 36,10,80,000/-	Rs. 105,87,69,700/-
e. Rounded Off	---	Rs. 105,87,00,000/-
f. Realizable/ Fetch Value (@ ~20% less)	---	Rs. 84,69,60,000/-
g. Distress/ Forced Sale Value (@ ~30% less)	---	Rs. 74,10,90,000/-
h. Market/ Salable Value of Flats*	NA	NA

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i.	Value for Insurance purpose	NA	Rs. 76,62,69,700/-
1.	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	
2.	Concluding comments if any	As per the scope of the Report, Value assessment is subject to R.K Associates Important Notes and Valuer's Remarks (Enclosure: 1) & other enclosed documents with the Report.	

(Rupees One Hundred Five Crore Eighty Seven Lakhs Only)

R.K ASSOCIATES IMPORTANT NOTES:

1. 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. No written record is generally available for such market information.
2. 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.
3. Valuation is done for the property identified to us by the owner/ owner representative. Method by which identification of the property is done 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.
4. Legal aspects are not considered in this report. It is 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.
5. 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.
6. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K. Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
7. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs


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

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



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1.	Declaration	i. The information provided is true and correct to the best of my knowledge and belief. ii. Analysis and conclusions adopted in the report are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work. iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. The property was inspected by our authorized surveyor on 4 October 2017 by AE R.R Pandey in the presence of the owner's representative. vi. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. vii. We have submitted Valuation report directly to the Bank. viii. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST, UDYOG VIHAR-II, GURGAON.	
2.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
3.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2803/ 1988	
4.	Enclosed Documents	1. Valuer's Remark - Page No.18 2. Google Map – Page No. 20 3. Photographs – Pages 03 4. Copy of Circle Rate – Pages 02 5. Survey Summary Sheet – Pages 00 6. Copy of relevant papers from the property documents referred in the Valuation – Pages 00	
5.	Number of Pages in the Report	Without Enclosures	17
		With Enclosures	07
6.	Engineering Team worked on the report	SURVEYED BY: AE R R Pandey PREPARED BY: AE Sachin Agrahari REVIEWED BY: HOD Valuations	

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.
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-L4 (Large) 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.



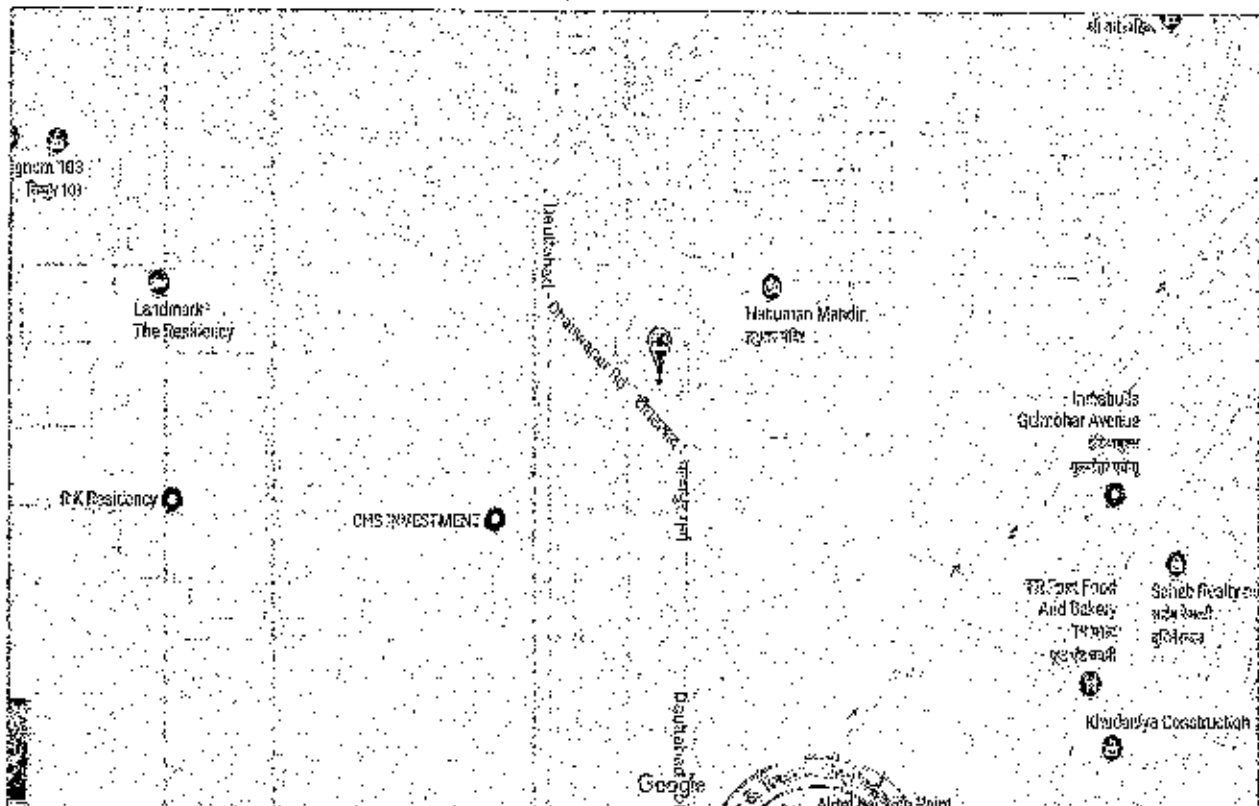
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17. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & 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: 3 – GOOGLE MAP LOCATION



ENCLOSURE: 4- ENVIRONMENTAL CLEARANCE NOC FROM SEIAA

① environmentclearanceforconstructionstateandtype=EC&status=1&stateand=Haryana								
File No	To be assigned	State	Haryana	Date of Submission for TOR	25 Nov 2017	New Construction Projects and Industrial Estates	SPR 40/04/2016 AND GSE/03/05/2016	Under examination of SEIAA
Proposed Name	Affordable Group Housing Colony in Sector-67-A, Gurgaon Phase-1, Gurgaon, Haryana	District	Gurgaon					
File No	To be assigned	State	Haryana	Date of Submission for TOR	14/6/2017	New Construction Projects and Industrial Estates	GSE/03/05/2016	Under examination of SEIAA
Proposed Name	Affordable Group Housing Colony in Village-Tarai near B-1, Panchsheel, Faridkot	District	Faridkot		25 Nov 2017			
File No	To be assigned	State	Haryana	Date of Submission for TOR	18/4/2017	New Construction Projects and Industrial Estates	SPR 40/04/2016	Under examination of SEIAA
Proposed Name	Affordable Group Housing Colony in Sector-33, Sonapat	District	Sonapat		18 Nov 2017			



