

File No.: RKA/FY18-19/817

Dated:06.02.2019

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY



SITUATED AT
SECTOR-36 A, GURUGRAM, HARYANA 122004

PROMOTER

KRISHNA GROUP & SUMITOMO CORPORATION

REPORT PREPARED FOR
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

***Important - In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

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 ofOwner/s	M/s. BluejaysRealtech Pvt. Ltd.		
d.	Name of Developer	M/s. KRISUMI Corporation		
e.	Address & Phone Number of the promoter's	Corporate Office:-Plot no.461, 462, Phase III, Sector 22A, Sector 20, Gurugram, Haryana 122016		
f.	Type of the Property	Group Housing society		
g.	Type of Loan	NA		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	22 January 2019		
k.	Date of Valuation Report	6 February 2019		
l.	Surveyed in presence of	Promoter's Representative	Mr. Gulshan (+91-9810277224)	
m.	Purpose of the Valuation	Project Tie-Up Report		
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
Documents provided for perusal		Documents Requested	Documents Provided	Documents Reference No.
		Total06documents requested.	Total08documents provided.	07
		Property Title document	Letter of renewal of Licence granted for development of Group Housing Colony	License No. 39 of 2013

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		Approved Map	Site plan	Dated 09/09/2017
		Copy of TIR	Approval for revised Building Plan from DTCP	Dated 12/01/2018
		Project Approval Letter	Height Clearance NOC from Airport Authority of India	Dated 01/08/2013
		Project NOC's issued from the concern authority	Environmental clearance NOC from SEIAA	Dated 30/01/2018
		RERA Certificate	Copy of RERA Registration certificate	Dated 19/04/2017
		None	Letter from Tehsildar through the office of D.C	Dated 3/09/2013
		None	Inventory List of Tower A,B & C	----
p.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION			
a.				
	<u>Snapshot of the Asset/ Property Under Valuation</u>			

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This project Tie-up report is prepared for the Group Housing Project '**KRISUMI WATERFALL RESIDENCY**' being developed on total land area of 26.3659 Acre (1,06,698.05 sq.mtr.) out of which proposed Towers named A, B & C are a part of phase-1 of this project. As per the copy of RERA Certificate total registered land area for Phase-I is 5.4375 Acres (22,005 sq.mtr.)

At present this project is being promoted & developed by a Joint venture of M/s. Krishna Group & M/s. Sumitomo Corporation, Japan, named as '**KRISUMI Corporation**'. The major consultant of this project is a famous Architect consultant of Japan '**NIKKEN SEKKEI LTD**'.

As per the documents provided to us by the client the ownership of the land & all the NOC's are in the name of M/s Bluejays Realtech Pvt. Ltd.

As per the verbal information provided to us by the client the project is proposed to be developed in four phases.

At present developer has launched phase-I of the projects having land area 5.4375 Acres comprising of three towers i.e. tower- A, B & C. **However, in our valuation exercise in this report, we have considered the whole project land area and proposed covered area for the whole project, since no separate layout plan has been given to us for this phase-I separately.**

As per the inventory list provided to us by the client, Towers A, B & C are proposed to comprise of the following dwelling units: -

	Floors	Type of units	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)	No. of DU
Tower A	G+24	2 LDK, 3 LDK, 2LDK+S, 3LDK+S, 4LDK+S+P, 4LDK+S	1,25,830.11	2,43,697.47	111

	Floors	Type of units	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)	No. of DU
Tower B	G+27	2 LDK, 3 LDK, 2LDK+S, 3LDK+S, 4LDK+S+P, 4LDK+S	1,43,563.12	2,78,134.19	128

	Floors	Type of units	Carpet Area	Saleable Area	No. of DU
Tower C	G+34	2 LDK, 3 LDK, 2LDK+S, 3LDK+S, 4LDK+S+P, 4LDK+S	2,04,564.28	3,99,704.96	194

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The developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a modern group housing society comprising of all the basic & urban facilities & amenities.

The construction work of the project is in excavation stage & no structure construction has been done yet. The project is proposed to be completed by the year December 2023.

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 and metro connecting with Delhi is also proposed for future. This project is located at Sector-36 A in Gurugram, a new and fast upcoming residential area of Gurugram.

3. ENCLOSURES		
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.28,29
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Pages2
h.	Enclosure 5	Copy of Circle Rate – Page no. 32
i.	Enclosure 6	Survey Summary Sheet – Pages 2
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages6

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PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Developer	M/s. KRISUMI Corporation

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. BluejaysRealtech Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office: 3rd Floor. Central Plaza Mall. Sector 53, Gurgaon 122 002. Haryana.
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	22 January 2019
d.	Date of Valuation Report	6 February 2019
e.	Name of the Developer of the Property	M/s. KRISUMI Corporation
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Saint Paul School	
ii.	Postal Address of the Property	Sector-36 A, Gurugram, Haryana 122004	
iii.	Area of the Plot/ Land	Total Licensed area of the Project :- 25.10 Acre Area of Phase-I :- 5.4375 Acre <i>Also please refer to Part-B Area description of the property.All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>	
iv.	Type of Land	Solid/ On road level	
v.	Independent access/ approach to the property	Clear independent access is available	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°25'09.6"N 76°58'10.8"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Dwarka Expressway	Approx. 120meter
	2. Front Road Name & width	Proposed Internal road	---
	3. Type of Approach Road	Proposed Bituminous Road	
	4. Distance from the Main Road	500 meter	
viii.	Description of adjoining property	Vacant plots, proposed to be developed into Group Housing societies.	
ix.	Plot No./ Survey No.	Please refer to the sale deeds	
x.	Zone/ Village	Residential	Sihi&Harsaru
xi.	Sub registrar	Harsaru	
xii.	District	Gurugram	
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/	

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		<p>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 have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the promoter's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	The subject phase is a part of a whole project named as Krisumi waterfall residency.		
	4. City Categorization	NA		
	5. Characteristics of the locality	Metro City	Urban developing	
	6. Property location classification	Good	Within developing Residential zone	
	7. Property Facing	Near to Dwarka Expressway	None	None
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p><i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i></p>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	Not Available	Vacant land	
	West	Not Available	Sales Office/Proposed road	

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	North	Not Available	Vacant land
	South	Not Available	Vacant 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	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
	ii. Current activity done in the property	Currently the project is in excavation stages which is proposed to be used as Group Housing Society in future.	
	iii. Is property usage as per applicable zoning	Yes	
	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	Not Applicable since construction of the project is going on	NA
d.	Comment on unauthorized construction if any	None, since construction work is being started so far.	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	NA	
k.	Comment on Compounding/ Regularization proceedings	NA	
l.	Any other aspect	NA	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

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4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	License's	RERA Certificate	None
b.	Names of the Legal Owner/s	M/s. BluejaysRealtech Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No		
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	Not Known to us	-----	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us	-----	
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	None, since construction work is being started so far.		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	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	No information available		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not known		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not Known to us		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since no copy of TIR is made available to us.		
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us. Legal aspects or Title verification of the property arenot done at our end.		

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		Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith.
	i. Since how long owners owing the Property	Please refer to the copy of title deeds
	ii. Year of Acquisition/ Purchase	Please refer to the copy of title deeds
	iii. Property presently occupied/ possessed by	Owners/Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	Please ask to the developer
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, proposed
	ii. Storage spaces	Yes, proposed
	iii. Utility of spaces provided within the building	Yes, proposed
	iv. Car parking facilities	Yes, proposed

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	v. Balconies		Yes, proposed		
b.	Any other aspect				
	i. Drainage arrangements		Yes, proposed		
	ii. Water Treatment Plant		No		
	iii. Power Supply arrangements	Permanent	Will be taken when the construction is complete		
		Auxiliary	D.G setsto be installed (proposed)		
	iv. HVAC system		No		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes, proposed		
	vii. Compound wall/ Main Gate		Yes, proposed		
	viii. Whether gated society		Yes, proposed		
	ix. Internal development				
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall
Yes, proposed		Yes, proposed	Yes, proposed	Yes, proposed	Yes, proposed

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, proposed			
	ii. Sewerage/ sanitation system			Underground(proposed)			
	iii. Storm water drainage			Yes, proposed			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, proposed			
	ii. Electricity			Yes, proposed			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Public transport, Market, Hospital etc. available nearby			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 Km.	2 km.	2 km.	2 km.	13 Km.	18 Km	30 km. (IGI)
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	ii. Scarcity	Similar kind of properties are easily available on demand.
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.

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b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, 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. (proposed)	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan(proposed)	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good)(Proposed)	
	ii. Appearance/ Condition of structures	Internal -NA, structures not yet come up External -NA, structures not yet come up	
	iii. Roof	Floors/ Towers	Type of Roof
		High rise Towers	RCC (Proposed)
	iv. Floor height	Approx. 10 feet (Proposed)	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles (Proposed)	
	vi. Doors/ Windows	Wooden frame with glass panel windows, Aluminum flushed doors & windows (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure. (Proposed)	
	x. Class of electrical fittings	External/ Normal quality fittings (proposed)	
	xi. Class of sanitary & water supply fittings	External/ Normal quality fittings(proposed)	
d.	Maintenance issues	Not Applicable since construction work of the project is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years (after completion)	Approx. 60-65 Years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable since construction work of the project is in progress	
h.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
i.	Protection against natural disasters viz. earthquakes etc.	Completed structures should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	Under Construction Property	
k.	System of air conditioning	Under Construction Property	
l.	Provision of firefighting	Proposed	

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m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	i. Is Building as per approved Map	No Building construction, currently plot is vacant	
	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	Yes to be used	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	Yes (proposed)	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present	

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. KRISUMI Corporation	
b.	Name of the Architect	M/s NIKKEN SEKKEI LTD.	
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
d.	Proposed completion date of the Project	December-2023	
e.	Progress of the Project	Land Excavation Stage	
f.	Other Salient Features of the Project (Proposed)	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area	

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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	
	1. Land	Rs. 153,29,13,426/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs. 533,00,00,000/-
	iii. Expected Realizable Value	Rs. 453,05,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 399,75,00,000/-
	v. Valuation of structure for Insurance purpose	Rs. 75,00,00,000/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<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, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of JE Sachin Pandey has visited the subject property on 22 January 2019 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p>
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		<p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM.</p>
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16.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures		
d.	Engineering Team worked on the report	SURVEYED BY: JE Sachin Pandey	
		PREPARED BY: Er. Gaurav Sharma	
		REVIEWED BY: HOD Valuations	

17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Site Plan
c.	Floor Plan	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Valuation Assessment of the Property</p> <p>iii. Assumption, Remarks & Limiting conditions</p> <p>iv. Valuer's Remark - Page No.27,28</p> <p>v. Google Map – Page No.30</p> <p>vi. Photographs – Pages2</p> <p>vii. Copy of Circle Rate – Pages1</p> <p>viii. Survey Summary Sheet – Pages 02</p> <p>ix. Copy of relevant papers from the property documents referred in the Valuation – Pages6</p>

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total area of site	27.48125 Acre (1,11,211.67sq.mtr.)	
2.	Total Site area for calculation	26.3659 Acre (1,06,698.05sq.mtr.)	
3.	Land Area of the Subject Phase (as per RERA)	5.4375 Acres (22,005 sq.mtr.)	
4.	Ground Coverage Area	Proposed	6,092.741 sq.mtr. (35%)
		Permissible	37,344.595 sq.mtr. (5.71%)
5.	Covered Area	UNDER FAR	
			Proposed
		Present Status	
		Residential including Community Building	62,865.68 sq.mtr.
		EWS	1,745.311 sq.mtr.
		Commercial	108 sq.mtr.
		Community	----
		TOTAL	Proposed
			64,718.99 sq.mtr. (696635ft.²)
		TOTAL	Permissible
			1,86,722.974sq.mtr. (20,09,886ft.²)
		UNDER NON-FAR	
		Basement Area	Lower Basement :- 293 ECS = 293 x 35 sq.mtr. = 10,255 sq.mtr. Upper Basement :- 291 ECS = 10185 sq.mtr.
		Stilt	33 ECS. = 33 x 32 sq.mtr. =1,056 sq.mtr.
		TOTAL	Proposed
			No information available
		TOTAL	Permissible
			No information available
6.	Open/ Green Area	Proposed	4,938.308 sq.mtr.
		Minimum Required	3,300.71 sq.mtr.
7.	Density	Proposed	No information available
		Permissible	No information available
8.	Plinth/ Built-up Area (As per IS 3861-1966)	86,214.987sq.mtr. (928018 sq.ft.)	
9.	Carpet Area	NA	
10.	Net Floor Area	NA	
11.	Super Area	NA	
12.	Shed Area	NA	
13.	Salable Area	NA	

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Total Blocks/ Floors/ Flats					
1.	Approved as per Sanctioned Plan		Actually provided (as per inventory list/ brochure)	Current Status	
	No information available		Please refer the annexure attached below	The project is in very initial stages only excavation work is under progress.	
2.	Total no. of Flats/ Units	Main Units	433 DU		
		EWS	77 DU		
3.	Type of Flats		Type of Flat	Project Name	Super Area (Sq. ft.)
			Please refer the sheet attached below	KRISUMI Waterfall Residency	Please refer the annexure attached below

	Floors	Type of units	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)	No. of DU
Tower A	G+24	2 LDK, 3 LDK, 2LDK+S, 3LDK+S, 4LDK+S+P, 4LDK+S	1,25,830.11	2,43,697.47	111

	Floors	Type of units	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)	No. of DU
Tower B	G+27	2 LDK, 3 LDK, 2LDK+S, 3LDK+S, 4LDK+S+P, 4LDK+S	1,43,563.12	2,78,134.19	128

	Floors	Type of units	Carpet Area	Saleable Area	No. of DU
Tower C	G+34	2 LDK, 3 LDK, 2LDK+S, 3LDK+S, 4LDK+S+P, 4LDK+S	2,04,564.28	3,99,704.96	194

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences

Tower A

BLOCK STATEMENT

Sl. no.	Level	Flat No.	Apartment type	Carpet Area (Sft.)	External Wall area (Sft.)	Balcony area (Sft.)	TOTAL AREA (Sft.)	Saleable area (Sft.)
1	01	A 101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
2		A 102	2 LDK+S	1,009.23	149.30	323.03	1,481.56	1,955.66
3		A 104	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
4	02	A 201	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
5		A 202	2 LDK+S	1,009.23	149.30	323.03	1,481.56	1,955.66
6		A 204	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
7	03	A 301	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
8		A 302	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
9		A 303	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
10	04	A 401	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
11		A 402	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
12		A 403	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
13	05	A 501	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
14		A 502	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
15		A 503	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
16	06	A 601	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
17		A 602	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
18		A 603	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
19	07	A 701	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
20		A 702	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
21		A 703	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
22	08	A 801	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
23		A 802	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
24		A 803	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
25	09	A 901	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
26		A 902	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
27		A 903	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
28	10	A 1001	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
29		A 1002	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
30		A 1003	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
31	11	A 1101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
32		A 1102	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
33		A 1103	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
34	12	A 1201	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
35		A 1202	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
36		A 1203	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
37	13	A 1301	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
38		A 1302	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
39		A 1303	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53



817 - Excel (Product Activation Fail)

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences								
Tower A								
STOCK STATEMENT								
Sl. no.	Level	Flat No.	Apartment type	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
				(Sft.)	(Sft.)	(Sft.)	(Sft.)	(Sft.)
40	09	A 903	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
41		A 904	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
42		A 905	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
43	10	A 1001	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
44		A 1002	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
45		A 1003	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
46		A 1004	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
47		A 1005	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
48	11	A 1101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
49		A 1102	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
50		A 1103	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
51		A 1104	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
52		A 1105	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
53	12	A 1201	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
54		A 1202	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
55		A 1203	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
56		A 1204	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
57		A 1205	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
58	14	A 1401	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
59		A 1402	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
60		A 1403	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
61		A 1404	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
62		A 1405	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
63	15	A 1501	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
64		A 1502	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
65		A 1503	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
66		A 1504	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
67		A 1505	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
68	16	A 1601	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
69		A 1602	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
70		A 1603	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
71		A 1604	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
72		A 1605	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
73	17	A 1701	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
74		A 1702	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
75		A 1703	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
76		A 1704	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
77		A 1705	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
78	18	A 1801	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
79		A 1802	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
80		A 1803	2LDK	720.76	134.33	265.01	1,120.10	1,478.53
81		A 1804	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54



VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences								
Tower A								
STOCK STATEMENT								
Sl. no.	Level	Flat No.	Apartment type	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
				(Sft.)	(Sft.)	(Sft.)	(Sft.)	(Sft.)
82		A 1803	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
83	19	A 1901	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
84		A 1902	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
85		A 1903	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
86		A 1904	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
87		A 1905	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
88	20	A 2001	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
89		A 2002	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
90		A 2003	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
91		A 2004	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
92		A 2005	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
93	21	A 2101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
94		A 2102	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
95		A 2103	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
96		A 2104	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
97		A 2105	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
98	22	A 2201	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
99		A 2202	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
100		A 2203	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
101		A 2204	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
102		A 2205	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
103	23	A 2301	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
104		A 2302	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
105		A 2303	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
106		A 2304	3 LDK+S	1,325.69	181.59	408.28	1,915.56	2,528.54
107		A 2305	3 LDK	1,033.88	141.23	321.84	1,496.95	1,975.97
108	24+25	A 2401	4 LDK+S	2,247.95	322.82	784.91	3,355.68	4,429.50
109		A 2402	4 LDK+S+P	2,898.96	614.62	1,299.32	4,812.90	6,353.03
110		A 2403	4 LDK+S	2,247.95	352.63	769.73	3,370.31	4,448.81
111		A 2404	4 LDK+S	1,852.27	274.70	655.74	2,782.71	3,673.18
		TOTAL		125,830.11	18,149.78	40,639.52	184,619.41	243,697.47



VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM



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Waterfall Residences

Tower B

STOCK STATEMENT

Sl. no.	Level	Flat No.	Apartment type	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
				(Sft.)	(Sft.)	(Sft.)	(Sft.)	(Sft.)
1	01	B 101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
2		B 102	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
3		B 103	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
4		B 104	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
5	02	B 201	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
6		B 202	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
7		B 203	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
8		B 204	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
9	03	B 301	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
10		B 302	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
11		B 303	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
12		B 304	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
13	04	B 401	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
14		B 402	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
15		B 403	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
16		B 404	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
17	05	B 501	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
18		B 502	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
19		B 503	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
20		B 504	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
21	06	B 601	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
22		B 602	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
23		B 603	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
24		B 604	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
25	07	B 701	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
26		B 702	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
27		B 703	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
28		B 704	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34



VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences

Tower B

STOCK STATEMENT

Sl. no.	Level	Flat No.	Apartment type	Carpet Area (Sft.)	External Wall area (Sft.)	Balcony area (Sft.)	TOTAL AREA (Sft.)	Saleable area (Sft.)
34		B 705	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
35	08	B 801	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
36		B 802	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
37		B 803	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
38		B 804	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
39		B 805	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
40	09	B 901	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
41		B 902	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
42		B 903	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
43		B 904	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
44		B 905	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
45	10	B 1001	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
46		B 1002	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
47		B 1003	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
48		B 1004	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
49		B 1005	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
50	11	B 1101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
51		B 1102	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
52		B 1103	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
53		B 1104	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
54		B 1105	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
55	12	B 1201	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
56		B 1202	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
57		B 1203	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
58		B 1204	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
59		B 1205	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
60	14	B 1401	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
61		B 1402	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
62		B 1403	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
63		B 1404	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
64		B 1405	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
65		B 1501	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39

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KRISUMI CORPORATION PVT. LTD.
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VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences								
Tower B								
STOCK STATEMENT								
Sl. no.	Level	Flat No.	Apartment type	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
				(Sft.)	(Sft.)	(Sft.)	(Sft.)	(Sft.)
66	15	B 1502	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
67		B 1503	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
68		B 1504	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
69		B 1505	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
70	16	B 1601	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
71		B 1602	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
72		B 1603	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
73		B 1604	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
74		B 1605	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
75	17	B 1701	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
76		B 1702	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
77		B 1703	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
78		B 1704	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
79		B 1705	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
80	18	B 1801	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
81		B 1802	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
82		B 1803	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
83		B 1804	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
84		B 1805	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
85	19	B 1901	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
86		B 1902	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
87		B 1903	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
88		B 1904	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
89		B 1905	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
90	20	B 2001	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
91		B 2002	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
92		B 2003	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
93		B 2004	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
94		B 2005	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
95	21	B 2101	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
96		B 2102	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
97		B 2103	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
98		B 2104	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
99		B 2105	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02



VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences								
Tower B								
STOCK STATEMENT								
Sl. no.	Level	Flat No.	Apartment type	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
				(Sft.)	(Sft.)	(Sft.)	(Sft.)	(Sft.)
100	22	B 2201	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
101		B 2202	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
102		B 2203	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
103		B 2204	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
104		B 2205	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
105	23	B 2301	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
106		B 2302	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
107		B 2303	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
108		B 2304	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
109		B 2305	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
110	24	B 2401	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
111		B 2402	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
112		B 2403	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
113		B 2404	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
114		B 2405	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
115	25	B 2501	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
116		B 2502	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
117		B 2503	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
118		B 2504	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
119		B 2505	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
120	26	B 2601	3 LDK+S	1,322.36	165.87	408.28	1,896.51	2,503.39
121		B 2602	3 LDK	1,009.23	149.30	323.03	1,481.56	1,955.66
122		B 2603	2 LDK	720.76	134.33	265.01	1,120.10	1,478.53
123		B 2604	3 LDK+S	1,325.69	175.67	420.87	1,922.23	2,537.34
124		B 2605	3 LDK	1,033.96	147.07	309.14	1,490.17	1,967.02
125	27+28	B 2701	4 LDK+S	2,283.58	354.57	784.91	3,423.06	4,518.44
126		B 2702	4 LDK+S+P	2,911.77	614.62	1,299.32	4,825.71	6,369.94
127		B 2703	4 LDK+S	2,283.80	340.57	782.33	3,406.70	4,496.84
128		B 2704	4 LDK+S	1,817.93	317.43	643.04	2,778.40	3,667.49
		TOTAL		143,563.12	20,786.12	46,358.71	210,707.95	278,134.19

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KRISUMI CORPORATION PVT. LTD.
GURUGRAM

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences							
Tower C							
STOCK STATEMENT							
Sl. no.	Level	Flat no.	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
			(Sft.)		(Sft.)	(Sft.)	(Sft.)
1	01	C 101	1,325.69	175.67	420.87	1,922.23	2,537.34
2		C 102	1,007.30	155.32	310.43	1,473.05	1,944.43
3		C 104	1,322.14	181.59	408.28	1,912.01	2,523.85
4		C 105	1,009.23	149.30	323.03	1,481.56	1,955.66
5		C 106	720.76	134.33	265.01	1,120.10	1,478.53
6	02	C 201	1,325.69	175.67	420.87	1,922.23	2,537.34
7		C 202	1,007.30	155.32	310.43	1,473.05	1,944.43
8		C 204	1,322.14	181.59	408.28	1,912.01	2,523.85
9		C 205	1,009.23	149.30	323.03	1,481.56	1,955.66
10		C 206	720.76	134.33	265.01	1,120.10	1,478.53
11	03	C 301	1,325.69	175.67	420.87	1,922.23	2,537.34
12		C 302	1,009.23	155.22	310.43	1,474.88	1,946.84
13		C 303	720.76	134.33	242.19	1,097.28	1,448.41
14		C 304	1,325.69	181.59	408.28	1,915.56	2,528.54
15		C 305	1,009.23	149.30	323.03	1,481.56	1,955.66
16		C 306	720.76	134.33	265.01	1,120.10	1,478.53
17	04	C 401	1,325.69	175.67	420.87	1,922.23	2,537.34
18		C 402	1,009.23	155.22	310.43	1,474.88	1,946.84
19		C 403	720.76	134.33	242.19	1,097.28	1,448.41
20		C 404	1,325.69	181.59	408.28	1,915.56	2,528.54
21		C 405	1,009.23	149.30	323.03	1,481.56	1,955.66
22		C 406	720.76	134.33	265.01	1,120.10	1,478.53
23	05	C 501	1,325.69	175.67	420.87	1,922.23	2,537.34
24		C 502	1,009.23	155.22	310.43	1,474.88	1,946.84
25		C 503	720.76	134.33	242.19	1,097.28	1,448.41
26		C 504	1,325.69	181.59	408.28	1,915.56	2,528.54
27		C 505	1,009.23	149.30	323.03	1,481.56	1,955.66
28		C 506	720.76	134.33	265.01	1,120.10	1,478.53
29	06	C 601	1,325.69	175.67	420.87	1,922.23	2,537.34
30		C 602	1,009.23	155.22	310.43	1,474.88	1,946.84
31		C 603	720.76	134.33	242.19	1,097.28	1,448.41
32		C 604	1,325.69	181.59	408.28	1,915.56	2,528.54
33		C 605	1,009.23	149.30	323.03	1,481.56	1,955.66
34		C 606	720.76	134.33	265.01	1,120.10	1,478.53

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

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Waterfall Residences

Tower C

STOCK STATEMENT

Sl. no.	Level	Flat no.	Carpet Area (Sft.)	External Wall area	Balcony area (Sft.)	TOTAL AREA (Sft.)	Saleable area (Sft.)
35	07	C 701	1,325.69	175.67	420.87	1,922.23	2,537.34
36		C 702	1,009.23	155.22	310.43	1,474.88	1,946.84
37		C 703	720.76	134.33	242.19	1,097.28	1,448.41
38		C 704	1,325.69	181.59	408.28	1,915.56	2,528.54
39		C 705	1,009.23	149.30	323.03	1,481.56	1,955.66
40		C 706	720.76	134.33	265.01	1,120.10	1,478.53
41	08	C 801	1,325.69	175.67	420.87	1,922.23	2,537.34
42		C 802	1,009.23	155.22	310.43	1,474.88	1,946.84
43		C 803	720.76	134.33	242.19	1,097.28	1,448.41
44		C 804	1,325.69	181.59	408.28	1,915.56	2,528.54
45		C 805	1,009.23	149.30	323.03	1,481.56	1,955.66
46		C 806	720.76	134.33	265.01	1,120.10	1,478.53
47	09	C 901	1,325.69	175.67	420.87	1,922.23	2,537.34
48		C 902	1,009.23	155.22	310.43	1,474.88	1,946.84
49		C 903	720.76	134.33	242.19	1,097.28	1,448.41
50		C 904	1,325.69	181.59	408.28	1,915.56	2,528.54
51		C 905	1,009.23	149.30	323.03	1,481.56	1,955.66
52		C 906	720.76	134.33	265.01	1,120.10	1,478.53
53	10	C 1001	1,325.69	175.67	420.87	1,922.23	2,537.34
54		C 1002	1,009.23	155.22	310.43	1,474.88	1,946.84
55		C 1003	720.76	134.33	242.19	1,097.28	1,448.41
56		C 1004	1,325.69	181.59	408.28	1,915.56	2,528.54
57		C 1005	1,009.23	149.30	323.03	1,481.56	1,955.66
58		C 1006	720.76	134.33	265.01	1,120.10	1,478.53
59	11	C 1101	1,325.69	175.67	420.87	1,922.23	2,537.34
60		C 1102	1,009.23	155.22	310.43	1,474.88	1,946.84
61		C 1103	720.76	134.33	242.19	1,097.28	1,448.41
62		C 1104	1,325.69	181.59	408.28	1,915.56	2,528.54
63		C 1105	1,009.23	149.30	323.03	1,481.56	1,955.66
64		C 1106	720.76	134.33	265.01	1,120.10	1,478.53
65	12	C 1201	1,325.69	175.67	420.87	1,922.23	2,537.34
66		C 1202	1,009.23	155.22	310.43	1,474.88	1,946.84
67		C 1203	720.76	134.33	242.19	1,097.28	1,448.41
68		C 1204	1,325.69	181.59	408.28	1,915.56	2,528.54
69		C 1205	1,009.23	149.30	323.03	1,481.56	1,955.66
70		C 1206	720.76	134.33	265.01	1,120.10	1,478.53

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences							
Tower C							
STOCK STATEMENT							
Sl. no.	Level	Flat no.	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
			(Sft.)		(Sft.)	(Sft.)	(Sft.)
71	14	C 1401	1,325.69	175.67	420.87	1,922.23	2,537.34
72		C 1402	1,009.23	155.22	310.43	1,474.88	1,946.84
73		C 1403	720.76	134.33	242.19	1,097.28	1,448.41
74		C 1404	1,325.69	181.59	408.28	1,915.56	2,528.54
75		C 1405	1,009.23	149.30	323.03	1,481.56	1,955.66
76		C 1406	720.76	134.33	265.01	1,120.10	1,478.53
77	15	C 1501	1,325.69	175.67	420.87	1,922.23	2,537.34
78		C 1502	1,009.23	155.22	310.43	1,474.88	1,946.84
79		C 1503	720.76	134.33	242.19	1,097.28	1,448.41
80		C 1504	1,325.69	181.59	408.28	1,915.56	2,528.54
81		C 1505	1,009.23	149.30	323.03	1,481.56	1,955.66
82		C 1506	720.76	134.33	265.01	1,120.10	1,478.53
83	16	C 1601	1,325.69	175.67	420.87	1,922.23	2,537.34
84		C 1602	1,009.23	155.22	310.43	1,474.88	1,946.84
85		C 1603	720.76	134.33	242.19	1,097.28	1,448.41
86		C 1604	1,325.69	181.59	408.28	1,915.56	2,528.54
87		C 1605	1,009.23	149.30	323.03	1,481.56	1,955.66
88		C 1606	720.76	134.33	265.01	1,120.10	1,478.53
89	17	C 1701	1,325.69	175.67	420.87	1,922.23	2,537.34
90		C 1702	1,009.23	155.22	310.43	1,474.88	1,946.84
91		C 1703	720.76	134.33	242.19	1,097.28	1,448.41
92		C 1704	1,325.69	181.59	408.28	1,915.56	2,528.54
93		C 1705	1,009.23	149.30	323.03	1,481.56	1,955.66
94		C 1706	720.76	134.33	265.01	1,120.10	1,478.53
95	18	C 1801	1,325.69	175.67	420.87	1,922.23	2,537.34
96		C 1802	1,009.23	155.22	310.43	1,474.88	1,946.84
97		C 1803	720.76	134.33	242.19	1,097.28	1,448.41
98		C 1804	1,325.69	181.59	408.28	1,915.56	2,528.54
99		C 1805	1,009.23	149.30	323.03	1,481.56	1,955.66
100		C 1806	720.76	134.33	265.01	1,120.10	1,478.53
101	19	C 1901	1,325.69	175.67	420.87	1,922.23	2,537.34
102		C 1902	1,009.23	155.22	310.43	1,474.88	1,946.84
103		C 1903	720.76	134.33	242.19	1,097.28	1,448.41
104		C 1904	1,325.69	181.59	408.28	1,915.56	2,528.54
105		C 1905	1,009.23	149.30	323.03	1,481.56	1,955.66
106		C 1906	720.76	134.33	265.01	1,120.10	1,478.53

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

Waterfall Residences							
Tower C							
STOCK STATEMENT							
Sl. no.	Level	Flat no.	Carpet Area	External Wall area	Balcony area	TOTAL AREA	Saleable area
			(Sft.)		(Sft.)	(Sft.)	(Sft.)
107	20	C 2001	1,325.69	175.67	420.87	1,922.23	2,537.34
108		C 2002	1,009.23	155.22	310.43	1,474.88	1,946.84
109		C 2003	720.76	134.33	242.19	1,097.28	1,448.41
110		C 2004	1,325.69	181.59	408.28	1,915.56	2,528.54
111		C 2005	1,009.23	149.30	323.03	1,481.56	1,955.66
112		C 2006	720.76	134.33	265.01	1,120.10	1,478.53
113	21	C 2101	1,325.69	175.67	420.87	1,922.23	2,537.34
114		C 2102	1,009.23	155.22	310.43	1,474.88	1,946.84
115		C 2103	720.76	134.33	242.19	1,097.28	1,448.41
116		C 2104	1,325.69	181.59	408.28	1,915.56	2,528.54
117		C 2105	1,009.23	149.30	323.03	1,481.56	1,955.66
118		C 2106	720.76	134.33	265.01	1,120.10	1,478.53
119	22	C 2201	1,325.69	175.67	420.87	1,922.23	2,537.34
120		C 2202	1,009.23	155.22	310.43	1,474.88	1,946.84
121		C 2203	720.76	134.33	242.19	1,097.28	1,448.41
122		C 2204	1,325.69	181.59	408.28	1,915.56	2,528.54
123		C 2205	1,009.23	149.30	323.03	1,481.56	1,955.66
124		C 2206	720.76	134.33	265.01	1,120.10	1,478.53
125	23	C 2301	1,325.69	175.67	420.87	1,922.23	2,537.34
126		C 2302	1,009.23	155.22	310.43	1,474.88	1,946.84
127		C 2303	720.76	134.33	242.19	1,097.28	1,448.41
128		C 2304	1,325.69	181.59	408.28	1,915.56	2,528.54
129		C 2305	1,009.23	149.30	323.03	1,481.56	1,955.66
130		C 2306	720.76	134.33	265.01	1,120.10	1,478.53
131	24	C 2401	1,325.69	175.67	420.87	1,922.23	2,537.34
132		C 2402	1,009.23	155.22	310.43	1,474.88	1,946.84
133		C 2403	720.76	134.33	242.19	1,097.28	1,448.41
134		C 2404	1,325.69	181.59	408.28	1,915.56	2,528.54
135		C 2405	1,009.23	149.30	323.03	1,481.56	1,955.66
136		C 2406	720.76	134.33	265.01	1,120.10	1,478.53
137	25	C 2501	1,325.69	175.67	420.87	1,922.23	2,537.34
138		C 2502	1,009.23	155.22	310.43	1,474.88	1,946.84
139		C 2503	720.76	134.33	242.19	1,097.28	1,448.41
140		C 2504	1,325.69	181.59	408.28	1,915.56	2,528.54
141		C 2505	1,009.23	149.30	323.03	1,481.56	1,955.66
142		C 2506	720.76	134.33	265.01	1,120.10	1,478.53

KRISUMI CORPORATION PRIVATE LIMITED



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PART C

PROJECT APPROVAL DETAILS

Sr.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Letter of renewal of Licence granted for development of Group Housing Colony	License No. 39 of 2013	Approved
2.	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	Dated 09/09/2017	Approved
3.	Revised Approved Building Plans from HUDA	Dated 12/01/2018	Approved
4.	NOC for Height Clearance from Airport Authority of India	Dated 01/08/2013	Approved
5.	Environmental clearance NOC from SEIAA	Dated 30/01/2018	Approved
6.	NOC from Pollution Control Board	-----	Not Provided
7.	Provisional NOC from Fire Authority	-----	Not Provided
8.	NOC from Forest Officer	Dated 6/03/2013	Approved
9.	Copy of RERA Registration certificate	Dated 19/04/2017	Approved
10.	Occupation Certificate issued from DTCP	-----	Not Provided
11.	Structural Stability Certificate	-----	Not Provided

OBSERVATIONS:-

1. Project meets preliminary necessary compliance statutory approvals.
2. At present developer has launched phase-I of the projects having land area 5.4375 Acres comprising of three towers i.e. tower- A, B & C.
3. In our Valuation exercise we have considered the whole project land area and proposed covered area of the whole project since no separate layout plan has been given to us for this phase.

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PART D

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative			
c.	Property Use factor	Current Use		Highest &Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Urban developing	Average	Near to Dwarka Expressway	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	West Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on. However, many are already inhabited.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rates of Gurugram year- 2018-19			
		Market Value:Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario.			

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		Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.	
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)		
	i.	Name:	----
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
	ii.	Name:	----
		Contact No.:	----
		Nature of reference:	----
		Size of the Property:	----
		Location:	----
		Rates/ Price informed:	----
		Any other details/ Discussion held:	----
p.	Adopted Rates Justification	<p><i>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 & current economical & real estate market condition for similar kind of property.</i></p> <p><i>As per information available in public domain the FSI rate is prevailing in this sector is between Rs. 1,600/- to 2,000/- 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. 1,900/- per sq. ft., which is reasonable in our view.</i></p>	

VALUATION REPORT

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1.	VALUATION OF LAND			
	Particulars		Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range		4 x Rs. 1,45,35,000/- per acre. (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,800/- to Rs. 2,200/- per sq.ft.
b.	Rate adopted considering all characteristics of the property		Rs.5,81,40,000/- perAcres.	Rs.1,900/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)		26.3659Acre (1,06,698.05sq.mtr.)	26.3659 Acre (1,06,698.05sq.mtr.)
d.	Total permissible FAR		186722.974 sq.mtr. (2009869.36 sq.ft.)	186722.974sq.mtr. (2009869.36 sq.ft.)
e.	Total Value of land (A)		Rs.5,81,40,000/- per Acres. x 26.3659 Acre	2,00,98,84 sq.ft. xRs.1,900/- per sq.ft.
			Rs. 1,53,29,13,426/-	Rs. 3,81,87,79,600/-
2.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs. 1,200/- to 1,600/- per sq. ft.	Rs. 1,000/- 1,500 per sq. ft
		Rate adopted	Rs. 1,550/- per sq. ft.	Rs. 1,200/- per sq. ft.
		Covered Area	64718.99 sq.mtr.(6,96,635 ft. ²)	21,496sq.mtr.(231383sq.ft.)
		Valuation Calculation	6,96,635 sq.ft. x Rs. 1,550/- per sq. ft.	2,31,383sq.ft. x Rs. 1,200/- per sq. ft.
		Total Value	Rs.1,07,97,84,250/-	Rs. 27,76,59,533/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		Proposed RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.1,35,74,43,783/-	

VALUATION REPORT

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2.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	-----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs. 5,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 8,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs. 2,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs. 15,00,00,000/-

Note:- The valuation assessment is being done for the whole project as there is no specific approved site plan available for the subject towers.

Parking area has been calculated as per the bye laws applicable for the Group Housing Society.

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3.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	433 DU
b.	Total Proposed Salable Area for flats	9,21,536 sq.ft.
c.	Government Circle Rate	Rs. 4,250/- per sq.ft.
	Launch Price = (approx.) Excluding(PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 8,500/- + G.S.T 9 (as per the verbal information provided to us by the client, however no documentary information is available till yet)
	Current Market Rate Excluding(PLC + Car Parking + EDC + IDC + Club & other charges)	Not available
d.	Remark	<i>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 proposed to be a modern society and the builder proposes to construct modern flats. Currently, the rates for the flats in this project under valuation are not being quoted in the market. As per information gathered from the public domain & dealers of that area flats in other societies in the vicinity of this project vary within the range of Rs. 5,000 – Rs. 5,500/- per sq.ft.</i>

3.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs. 153,29,13,426/-	Rs. 381,87,79,600/-
b.	Structure Construction Value(B)	NA	Rs. 1,35,74,43,783/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 15,00,00,000/-
d.	Total Add (A+B+C)	Rs. 153,29,13,426/-	Rs. 532,62,23,383/-
e.	Additional Premium if any	-----	-----
	Details/ Justification	-----	-----
f.	Deductions charged if any	-----	-----
	Details/ Justification	-----	-----
g.	Total Prospective Fair Market Value[#]	Rs. 153,29,13,426/-	Rs. 532,62,23,383/-
h.	Rounded Off	----	Rs. 533,00,00,000/-
i.	EXPECTED REALIZABLE VALUE[^](@ ~15% less)	----	Rs. 453,05,00,000/-
j.	DistressVALUE[*](@ ~25% less)	----	Rs. 399,75,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs. 75,00,00,000/-

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4.	Concluding comments if any	<p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.</p>
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(Rupees Five Hundred Thirty Three Crores Only)

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5.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.
b.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
c.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
d.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
e.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
f.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
g.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
h.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
i.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financier which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
j.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
k.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
l.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus

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	chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
m.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
n.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
o.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
p.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
q.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
r.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
s.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

R.K ASSOCIATES IMPORTANT NOTES:

- 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.
- COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
2.	Realizable Value [^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property.
3.	Forced/ Distress Sale Value [*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened <u>as free market transaction</u> .
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these

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	points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
18.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

ENCLOSURE: 2 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

₹ 18.4 Lac

[See other Charges](#)

1 BHK Apartment for Sale in AVL 36 Gurgaon, Sector 36A [What's near by](#)

CARPET AREA	STATUS	FLOOR	TRANSACTION
357 sqft	Possession by Jun '19	6 out of 10 floors	New Property

[16 Photos](#)

Posted: Yesterday

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 Certified Agent
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 Genuine Listings
 Market Knowledge

Newly Constructed Property
 East Facing Property
 1 bhk Apartment bang on Dwarka Expressway near NH8

₹ 13.7 Lac

[See other Charges](#)

1 BHK Apartment for Sale in AVL 36 Gurgaon, Sector 36A [What's near by](#)

CARPET AREA	STATUS	FLOOR	TRANSACTION
336 sqft	Possession by Feb '20	4 out of 10 floors	New Property

[3 Photos](#)

Posted: Today

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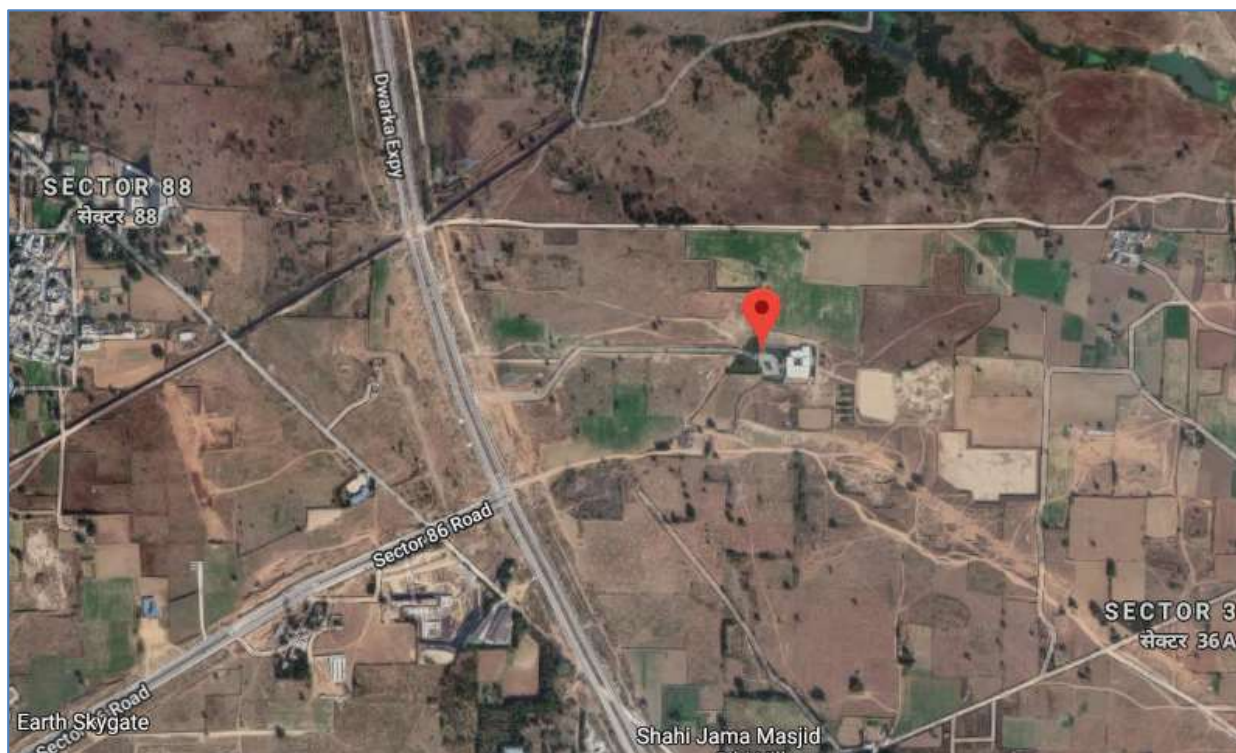
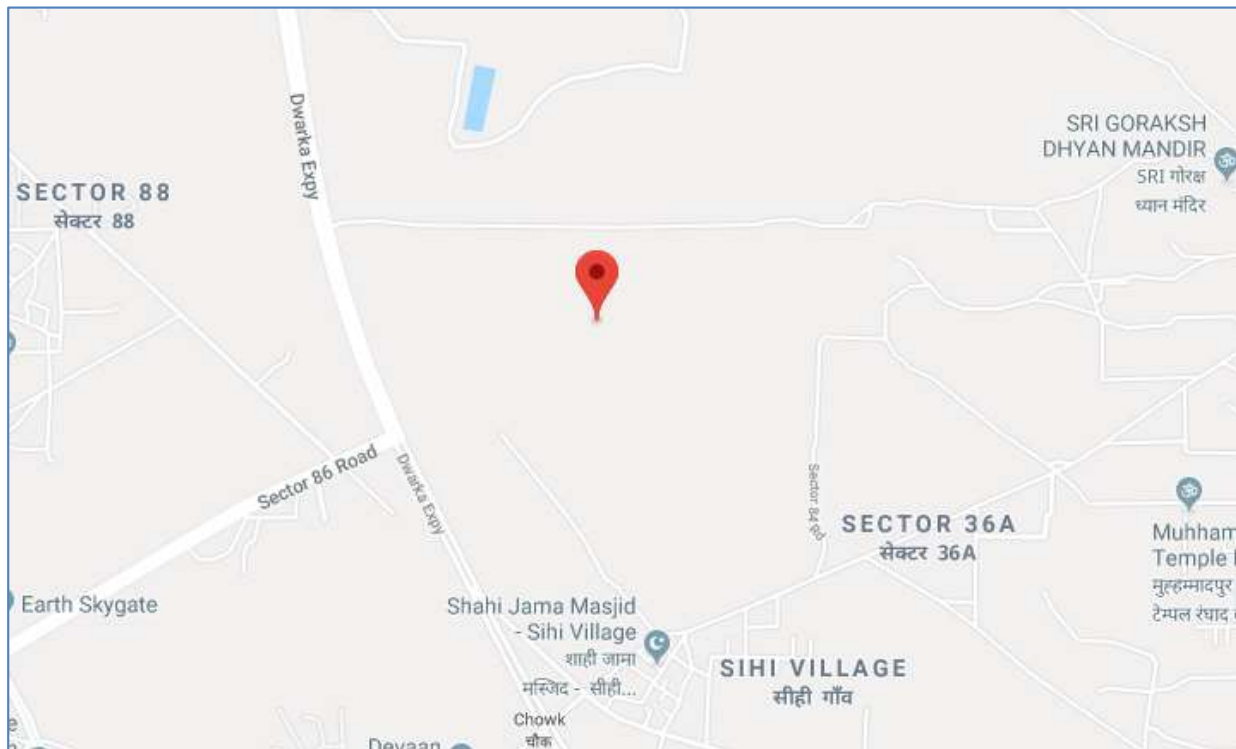
Newly Constructed Property
 East Facing Property
 Freehold Multistorey Apartment is located on 4th floor. It faces Ea...[read more](#)



VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

ENCLOSURE: 3- GOOGLE MAP LOCATION



VALUATION REPORT

M/s. KRISUMI CORPORATION, SECTOR 36, GURUGRAM

ENCLOSURE: 4- GOVERNMENT CIRCLE RATE

Rate list of Sub Tehsil Harsru District Gurugram for the year 2018-2019 w.e.f from 29.04.18.....)

S. No.	Name of Village	Rates for the year 2016-2017			Rates for the Year of 2017-2018			Rates for the Year of 2018-2019			Rates of Land upto 2 Acres depth from NH/MP 25% Major District Roads 10%			
		Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards.)	Commercial				
											NH/MP 25% Major Roads 10%			
1	Bacharia	11050000	10200	18700	10820000	10000	38500	10820000	15000	30000	NA	NA	NA	NA
2	Bacharia	15300000	11050	20400	14555000	10500	19500	14555000	15000	30000	NA	NA	NA	NA
3	Bardoli	15800000	8500	16150	15800000	8500	16150	15800000	8500	15500	NA	NA	NA	NA
4	Bhangra	11300000	11050	28350	15300000	11000	28500	15300000	15000	31000	NA	NA	NA	NA
5	Budhera	8500000	4250	5950	8345000	4200	6000	8245000	5000	7900	NA	NA	10%	9069500
6	Chandi	8500000	4250	9350	8345000	4200	9000	8245000	5000	11000	NA	NA	10%	9069500
7	Dihara	10200000	5100	9150	10200000	5000	9500	10200000	10000	20000	NA	NA	NA	NA
8	Chorke	15300000	6375	11050	15800000	8500	11000	15800000	7500	13000	NA	NA	10%	18830000
9	Harsru	15300000	8500	14875	14535000	8100	14200	14535000	10000	17500	25%	1888750	10%	1588500
10	Gaithi Harsru	12750000	7550	12750	12750000	7500	13000	12750000	8000	15000	NA	NA	NA	NA
11	Deopur	12750000	5100	8500	12112500	5000	8000	12112500	5000	10000	NA	NA	NA	NA
12	Hanipur	8500000	4250	7650	8075000	4000	7500	8075000	5000	9000	NA	NA	NA	NA
13	Hanipur	15300000	7225	13175	14535000	7000	13500	14535000	8500	15500	NA	NA	10%	1588500