

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

File No.: VIS (2021-22)-PL459-411-933

Dated:01.03.2022

# PROJECT TIE UP REPORT

OF

## GROUP HOUSING SOCIETY

### PARK VIEW SANSKRUTI

SITUATED AT

SECTOR-92, GURGAON MANESAR URBAN COMPLEX, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. BESTECH INDIA PVT. LTD.

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

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](mailto: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.*

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - [valuers@rkassociates.org](mailto:valuers@rkassociates.org) | Website: [www.rkassociates.org](http://www.rkassociates.org)

FILE NO.: VIS (2021-22)-PL459-411-933

Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra



**PART A**

**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION												
<b>1.</b>	<b>GENERAL DETAILS</b>													
a.	Report prepared for	Bank												
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram												
c.	Name of Promoter	M/s. Bestech India Pvt. Ltd.												
d.	Name of Owner	M/s. Bestech India Pvt. Ltd. along with M/s. Spring Water Properties Pvt. Ltd.												
e.	Address & Phone Number of the promoter's	Corporate Office: Plot 51, Bhagwan Mahaveer Marg, Sector 44, Gurugram, Haryana 122 002												
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	19 February 2022												
k.	Date of Valuation Report	1 March 2022												
l.	Surveyed in presence of	No one was present from owner/promoter's side.												
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.												
p.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 documents requested.</td><td>Total 04 documents provided.</td><td>04</td></tr> <tr> <td>Property Title document</td><td>LC1331</td><td>License No. 13 of 2009</td></tr> <tr> <td>Approved Map</td><td>Approved Map</td><td>Dated-03/01/2013</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 documents requested.	Total 04 documents provided.	04	Property Title document	LC1331	License No. 13 of 2009	Approved Map	Approved Map	Dated-03/01/2013
Documents Requested	Documents Provided	Documents Reference No.												
Total 04 documents requested.	Total 04 documents provided.	04												
Property Title document	LC1331	License No. 13 of 2009												
Approved Map	Approved Map	Dated-03/01/2013												



		Occupancy Certificate	Form BR-VII-Occupation Certificate	Dated: - 19/06/2018
		Other NOC's	NOC'S and other Approvals	refer project approval details
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input 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.



This project tie-up report is prepared for group housing project **"Park View Sanskruti"** developed at the aforesaid address. The Project has obtained occupancy certificate vide Memo. No. ZP-577/SD(BS)/2018/18105 Dated 19.06.2018 for a total of 717 Dwelling units out of which EWS contains 110 No. of Dwelling units.



The information like ownership, NOCs and other technical data regarding the subject project is taken from the Occupation Certificate and old valuation repor. However latest Project status has been taken as per the site survey carried out by our engineer.

As per copy of approved Building plan provided to us the project is having a total land are admeasuring of **11.3555 acres/ 45954 sq. mtr.** However as per **Occupancy certificate the project is having total land area ad measuring 12.7875 acres/ 51,749.18 sq. mtr.** which is after deduction of area for road widening, as per the old valuation report provided to us. However, the land area as per Land Schedule provided to us ad measures 10.0375 acres.

TO BE READ WITH LICENSE NO. 13 OF 2009 (LC1331)									
SR. NO	NAME OF OWNER	VILLAGE	RECTANGLE NO.	KHASRA NO.	AREA		SHARE	AREA TAKEN	
					K	M		K	M
1	Spring Water Properties Pvt. Ltd	Wazirabad	95	15	8	0			
				16	8	0			
				17/2	6	8			
				13/2	4	0			
				14	8	0			
				17/1	1	12			
				18/1	4	0			
				23/2	4	0			
				24	8	0			
				25	8	0			
			96	20/2	4	0			
				21	8	0			
			100	4/2	4	0			
				7/1	4	0			
				14/2	3	6			
				<b>TOTAL</b>	<b>80</b>	<b>6</b>			
<b>OR 10.0375 ACRES</b>									

As per the Land Schedule provided to us the land is owned by M/s. Spring Water Properties Pvt. Ltd. This land was developed by M/s. Bestech India Pvt. Ltd. The developer of the project has developed a modern group housing project with all the basic amenities by the name of 'Park View Sanskruti'. As per the master plan and occupation certificate, the project comprises of eight high rise towers and one EWS Tower. At present the superstructure and finishing work has been completed and project is ready to move in. The details of each towers are tabulated below:

S. No.	Tower Details	Total No. of Floors	Total No. of Dwellig Units (As per Occupation Certificate)	Total No. of Dwellig Units (As per Approve Map)
1	Tower-1	19	77	74
2	Tower-2	19	78	78
3	Tower-3	19	77	74
4	Tower-4	19	73	74
5	Tower-5	19	74	74
6	Tower-6	19	76	78
7	Tower-7	19	76	78
8	Tower-8	19	76	78
<b>TOTAL</b>			<b>607</b>	<b>608</b>



As per the approved Building plan dated 03/01/2013 the total 608 main Dwelling units have been sanctioned. However as per the occupation certificate dated 19/06/2018, 607 DU's have been declared fit for occupation.

The type of flats along with their respective areas are tabulated below:

Type of Flat	Super Area (sq.ft)
03 BHK	1920
03 BHK + Servant Room	1995, 2120
03 BHK + Servant Room + Store	2375
04 BHK + Servant Room	2475

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

This tie up report has been prepared based on Occupancy certificate and Old valuation report only since our engineer was not allowed to conduct the survey from inside. Therefore we will not be able to report any change in the construction status as per the layout plan approved for the project due to practical difficulties faced during the survey. However, as per outside survey conducted by our engineer it has been observed that people are living in this group housing society.

### 3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Project Approval Details
d.	Part E	Valuation Assessment of the project
e.	Enclosure 1	Valuer's Remark - Page No.30
f.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.32
g.	Enclosure 3	Google Map – Page No.34
h.	Enclosure 4	Copy of Circle Rate – Page no. 35
i.	Enclosure 5	Photographs – Pages 36
j.	Enclosure 6	Survey Summary Sheet – Pages xx
k.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xx





**PART B**

**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Promoter	M/s. Bestech India Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Bestech India Pvt. Ltd. along with M/s. Spring Water Properties Pvt. Ltd.
	Address & Phone Number of the Owner	Corporate Office: Plot 51, Bhagwan Mahaveer Marg, Sector 44, Gurugram, Haryana 122002
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	19 February 2022
d.	Date of Valuation Report	1 March 2022
e.	Name of the Developer of the Property	M/s. Bestech India Pvt. Ltd.
	Type of Developer	Private developer promoted

<b>2.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a.	<b>Location attribute of the property</b>	
i.	Nearby Landmark	Near DLF Regal Gardens, Sector-92, Gurugram
ii.	Postal Address of the Property	Park View Sanskruti, Group Housing At Sector-92, Gurgaon Manesar Urban Complex, Gurugram, Haryana
iii.	Area of the Plot/ Land	Total plot area as per OC: 12.7875 Acres/ 51,749.18 sq. mtr. Net plot area as per Old Valuation report and Approved Map: 11.3555 Acres/ 45,954 sq. mtr (after deduction of area for road widening) <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°24'33.3"N 76°55'38.0"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	DLF Road 100 Feet Wide road
	2. Front Road Name & width	Sector Road 60 ft. wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx. 1 Km
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to the copy of deeds



x.	Zone/ Ward	Residential	Sector-92
xi.	Sub registrar	Gurugram	
xii.	District	Gurugram, Haryana	
xiii.	Any other aspect	<p>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 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 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. Permanent Boundary wall is constructed in the project.	
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA	
	4. City Categorization	Metro City	Urban developing
	5. Characteristics of the locality	Good	Within developing Residential zone
	6. Property location classification	Near to Highway	3 Side Open Ordinary location within the locality
	7. Property Facing	East Facing	
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p>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.</p>	





c. Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since boundaries are not mentioned in the provided documents	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	East	Sale Deed Not Available	Road
	West	Sale Deed Not Available	Other Project
	North	Sale Deed Not Available	Village Road
	South	Sale Deed Not Available	Road

3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential (Group Housing/Plotted)	
	i. Any conversion of land use done	NA	
	ii. Current activity done in the property	Used as Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Occupation Certificate obtained for complete project	Occupation certificate obtained for Complete Project
d.	Comment on unauthorized construction if any	Occupation Certificate is already issued for the project	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP, Haryana	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Municipal Corporation of Gurugram	
g.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
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	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	No information available to us	
l.	Any other aspect	NA	
	i. Any information on encroachment	NA	





	ii. Is the area part of unauthorized area/ colony	No (As per general information available)
--	---------------------------------------------------	-------------------------------------------

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	LC-1331	Occupation Certificate	Approved Building Plan
b.	Names of the Legal Owner/s	Pl. refer to the title deed		
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.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	Directorate of Town and Country Planning, Haryana		
	ii. Name of the office of the Authority	Directorate of Town and Country Planning, Haryana		
	iii. Any violation from the approved Building Plan	No		
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 are not done at our end.  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	
	ii. Storage spaces		Yes	
	iii. Utility of spaces provided within the building		Yes	
	iv. Car parking facilities		Yes	
	v. Balconies		Yes	
b. Any other aspect				
	i. Drainage arrangements		Yes	
	ii. Water Treatment Plant		No	
	iii. Power Supply arrangements	Permanent	Yes	
		Auxiliary	DG sets	
	iv. HVAC system		No	
	v. Security provisions		Yes/ Private security guards	
	vi. Lift/ Elevators		Yes	
	vii. Compound wall/ Main Gate		Yes	
	viii. Whether gated society		Yes	
	ix. Internal development			
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes,	Yes	Yes	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, by local authority.			
	ii. Electricity			Yes			
	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 (IGI Airport, New Delhi)
	1 Km	7 km	2 km	500 mtr	5 km	20 km	32 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			





9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	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 E: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	No	NA
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Survey Not Done from inside	
		External -Good	
	iii. Roof	Floors/ Towers	Type of Roof
		08 High Rise Towers & 1 EWS Towers	RCC
	iv. Floor height	Cannot comment since internal survey couldn't be carried out.	
	v. Type of flooring	Cannot comment since internal survey couldn't be carried out.	
	vi. Doors/ Windows	Cannot comment since internal survey couldn't be carried out.	
	vii. Interior Finishing	Survey couldn't be done from inside	
	viii. Exterior Finishing	Simple plastered walls	
ix. Interior decoration/ Special architectural or decorative feature	Cannot comment since internal survey couldn't be carried out		
x. Class of electrical fittings	Cannot comment since internal survey couldn't be carried out/ Cannot comment since internal survey couldn't be carried out.		
xi. Class of sanitary & water supply fittings	Cannot comment since internal survey couldn't be carried out/ Cannot comment since internal survey couldn't be carried out.		



d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	Approx. 04 years	2018 (As per OC)
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years	Approx. 55-60 Years
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation from outside the society.	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Individual AC as per required by the Purchaser	
l.	Provision of firefighting	Yes, believe to be available since Occupation certificate is already achieved.	
m.	Status of Building Plans/ Maps	Yes, Building plans are approved by thre development authority	
	i. Is Building as per approved Map	Based on Occupancy Certificate, it is observed that there is slight variation in FAR area of individual towers. However total achieved FAR area of the project is within the total permissible FAR area for the project. Physical verification of the structures as per layout plan was not possible since our engineer was not allowed to conduct the visit from inside.	
	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	No information Available
b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems, etc.	No Information Available
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
----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------





13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Bestech India Pvt. Ltd.
b.	Name of the Architect	M/s Chapman Taylor
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
d.	Proposed completion date of the Project	Completed and Occupation certificate obtained.
e.	Progress of the Project	Refer Part-C
f.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input 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

14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part E: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'o' of Point 1 of Part E: Valuation Assessment Factors</b> 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 <b>Part E: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 1, 2, 3 &amp; 4 of the Part E: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.153,45,00,000/- (Land Value Only)</b>
	<b>1. Land</b>	<b>Rs.153,45,00,000/-</b>
	<b>2. Building</b>	NA
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.343,00,00,000/-</b>
	<b>iii. Expected Realizable Value</b>	<b>Rs.291,55,00,000/-</b>
	<b>iv. Distress Value</b>	<b>Rs.257,25,00,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	NA
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 <b>Point 'o' of Part E: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the report for reference.



<p><b>15. Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)</p>	<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 &amp; Limiting conditions described in Part E: 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 A.E. Harshit Mayank has visited the subject property on 19 February 2022 in the presence of no one.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from <b>State Bank of India, HLST Branch, Gurugram.</b></p>
----------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>16. VALUATION COMPANY DETAILS:</b>			
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	36	
d.	Engineering Team worked on the report	SURVEYED BY A.E. Harshit mayank	
		PREPARED BY: Er. Zaid Ebne Mairaj	
		REVIEWED BY: HOD Valuations	



AS



17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Not Available
b.	Building Plan	Enclosed with the report
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, Makaan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. <b>Part C: Area Description of the Property</b> ii. <b>Part D: Project Approval Details</b> iii. <b>Part E: Valuation Assessment of the Property</b> iv. Assumption, Remarks& Limiting conditions Pg. No. 25-26 v. Valuer's Remark - Page No.27-30 vi. Google Map – Page No.31 vii. Copy of Circle Rate – Pages 32 viii. Photographs – Pages 33-34 ix. Survey Summary Sheet – Pages xx x. Copy of relevant papers from the property documents referred in the Valuation – Pages xx





**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Total plot area of site as per Occupancy Certificate		12.7875 Acre (51,749.17 m <sup>2</sup> )		
2.	Plot Area as per Approved Map		11.36 Acre (45,972.30 m <sup>2</sup> )		
3.	Ground Coverage Area (Complete Project)	Permitted	16,083.9 m <sup>2</sup> (35%) (1,73,125.65 ft <sup>2</sup> )		
		Proposed	3,462.587 m <sup>2</sup> (37,270.94 ft <sup>2</sup> )		
4.	Covered Area	UNDER FAR		Proposed as per Approved Map	Present Status as per OC (Achieved)
		Residential		77,513.673 m <sup>2</sup> (8,34,350.2322 ft <sup>2</sup> )	78,109.48 m <sup>2</sup> (8,40,763.44 ft <sup>2</sup> )
		EWS Block		2,411.254 m <sup>2</sup> (25,954.52 ft <sup>2</sup> )	2,492.06 m <sup>2</sup> (26,824.31 ft <sup>2</sup> )
		Convenient Shopping		229.69 m <sup>2</sup> (2,472.36 ft <sup>2</sup> )	239.60 m <sup>2</sup> (2,579.03 ft <sup>2</sup> )
		Community Building		130.905 m <sup>2</sup> (1,409.05 ft <sup>2</sup> )	319.57 m <sup>2</sup> (3,439.82 ft <sup>2</sup> )
		TOTAL	Proposed	80,285.525 m <sup>2</sup> (8,64,185.36 ft <sup>2</sup> )	---
			Permitted	80,419.5 m <sup>2</sup> (32,54,46,170 ft <sup>2</sup> )	81,160.71 m <sup>2</sup> (8,73,606.61 ft <sup>2</sup> )
		UNDER NON-FAR		Proposed (As per map)	Present Status as per OC (Achieved)
		Gate		Not present in map	13 m <sup>2</sup> (139.93 ft <sup>2</sup> )
		Basement-1		28,277.074 m <sup>2</sup> (3,04,371.89 ft <sup>2</sup> )	27,706.63 m <sup>2</sup> (2,98,231.68ft <sup>2</sup> )
		Basement-2		Not present in map	18,263.93 m <sup>2</sup> (1,96,591.30 ft <sup>2</sup> )
		Nursery School		809.35 m <sup>2</sup> (88711.77 ft <sup>2</sup> )	762.19 m <sup>2</sup> (8,204.14ft <sup>2</sup> )
		Swimming Pool		Not present in map	598.475 m <sup>2</sup> (6,441.93 ft <sup>2</sup> )
		TOTAL		Proposed	29,086.424 m <sup>2</sup>
5.	Open/ Green Area	Minimum Required	17,018.171 m <sup>2</sup>		
		Proposed	6,893.134 m <sup>2</sup>		
6.	Density	Permitted	298.18 Persons Per Acre		
		Proposed	300 Persons Per Acre		
7.	Plinth/ Built-up Area achieved (As per IS 3861-1966)		1,28,504.935 m <sup>2</sup> (13,83,215.60 ft <sup>2</sup> )		
8.	Carpet Area		Type of Flat	Super Area (sq.ft)	
			03 BHK	1920	
			03 BHK + Servant Room	1995, 2120	
			03 BHK + Servant Room + Store	2375	
			04 BHK + Servant Room	2475	
9.	Net Floor Area		NA		



10	Super Area	NA
11	Shed Area	NA
12	Salable Area	NA

Total Blocks/ Floors/ Flats					
1.	Approved as per Map		Actually provided (As per Occupation Certificate/ brochure)		Current Status
	Tower-1 : 2B+G+19 Floors= 74 DU Tower-2 : 2B+G+19 Floors= 78 DU Tower-3 : 2B+G+19 Floors= 74 DU Tower-4 : 2B+G+19 Floors= 74 DU Tower-5 : 2B+G+19 Floors= 74 DU Tower-6 : 2B+G+19 Floors= 78 DU Tower-7 : 2B+G+19 Floors= 78 DU Tower-8 : 2B+G+19 Floors= 78 DU		Tower-1 : 2B+G+19 Floors= 77 DU Tower-2 : 2B+G+19 Floors= 78 DU Tower-3 : 2B+G+19 Floors= 77 DU Tower-4 : 2B+G+19 Floors= 73 DU Tower-5 : 2B+G+19 Floors= 74 DU Tower-6 : 2B+G+19 Floors= 76 DU Tower-7 : 2B+G+19 Floors= 76 DU Tower-8 : 2B+G+19 Floors= 76 DU		Occupation certificate achieved.
2.	Total no. of Flats/ Units	Main Units	607 Main Dwelling Units as per Occupancy Certificate		
		EWS and LIG Units	110 EWS Units		
	Number of Car Parking available	Required	Not mentioned in the approved map		
		Proposed	Basement	742 Cars	
			Stilt	56 Cars	
			Open Car Parking	111 Cars	
			EWS car parking	50 Cars	
Total		959 Units			





**PART D**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	BR-VII–Occupation Certificate	Memo No. ZP-577/SD(BS)/2018/18105 Dated: 19/06/2018	Approved
2.	Approved Layout plan for Group Housing Project	Dated: 03/01/2013	Approved
3.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2012/222 Dated: 30/08/2012	Not Provided
4.	Form LC-V - Formal Grant of License for setting up Group Housing	---	Not Provided
6.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	---	Not Provided
7.	NOC from Forest Department	---	Not Provided
10	Consent to Operate from Uttar Pradesh state Pollution Control Board	---	Not Provided
11.	Final NOC from Fire Authority	---	Not Provided
12.	Final Electricity Connection	---	Not Provided
13.	Final Water Connection	---	Not Provided
14.	RERA Registration	---	Not Provided
15	Lifts NOC	---	Not Provided
16.	Ground water Abstraction Clearance	---	Not Provided

**OBSERVATIONS:**

- NOC from Fire Department, Consent to Operate from Pollution Control Board, Final water and electricity connection is not provided to us. However the same are assumed to be obtained for since project has obtained Occupancy Certificate.





**PART E**

**VALUATION ASSESSMENT OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Project Tie-up Report		Group Housing Project Tie-up Report	
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
		Metro City	Good	Near to Highway	Not Applicable
			Property within Posh Residential locality	On wide approach road	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	NA			
h.	Any specific advantage/ drawback in the property	NA			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.		Govt. Guideline Value: Collector rates of Gurugram			





Methodology/ Basis of Valuation	<p><b>Market Value:</b> 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'</p> <p><i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i></p>
---------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,200/- to 1,800/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs.1,500/- per sq. ft., which is reasonable in our view.</i></p>
----	-----------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------






**VALUATION REPORT**

PARK VIEW SANSKRUTI

2.	<b>VALUATION OF LAND</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Prevailing Market Rate range	Rs.3,00,00,000/- per acres.	Rs.1,200/- to Rs.1,800/- per sq. ft.
b.	Rate adopted considering all characteristics of the property	Rs.3,00,00,000/- per acres X 4 (Group Housing society factor)	Rs.1,500/- per sq. ft.
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	12.7875 Acres <b>(51,749.17 m<sup>2</sup>)</b>	12.7875 Acre <b>(51,749.17 m<sup>2</sup>)</b>
d.	Total permissible FAR	80,419.50 m <sup>2</sup> <b>(8,65,628.3 ft<sup>2</sup>)</b>	80,419.50 m <sup>2</sup> <b>(8,65,628.3 ft<sup>2</sup>)</b>
e.	<b>Total Value of land (A)</b>	12.7875 Acres. X Rs.12,00,00,000/- per acres	8,65,628.3 ft <sup>2</sup> X Rs.1,500/- per sq. ft.
		<b>Rs.153,45,00,000/-</b>	<b>Rs.129,84,41,184/-</b>

3.	<b>VALUATION OF BUILDING CONSTRUCTION</b>			
	<b>Particulars</b>		<b>Expected Building Construction Value</b>	
			<b>FAR</b>	<b>NON-FAR</b>
	Structure Construction Value	Rate range	Rs.1,300/- to 1,700/- per ft <sup>2</sup>	Rs.1,000/- to 1,300/-per ft <sup>2</sup>
		Rate adopted	Rs.1,400/- per ft <sup>2</sup>	Rs.1,100/- per ft <sup>2</sup>
		Covered Area	81,160.71 m <sup>2</sup> <b>(8,73,606.61 ft<sup>2</sup>)</b>	47,344.225 m <sup>2</sup> <b>(5,09,608.99 ft<sup>2</sup>)</b>
		Valuation Calculation	8,73,606.61 ft <sup>2</sup> X Rs.1,400/- per ft <sup>2</sup>	5,09,608.99 ft <sup>2</sup> X Rs.1,100/- per ft <sup>2</sup>
		<b>Total Value</b>	<b>Rs.122,30,49,254/-</b>	<b>Rs.56,05,69,889/-</b>
a.	Depreciation percentage <i>(assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		2-5 years old construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		<b>Rs.178,36,19,143/-</b>	

4.	<b>VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</b>		
	<b>Particulars</b>	<b>Specifications</b>	<b>Depreciated Replacement Value</b>
a.	Add extra for Architectural aesthetic developments, improvements <i>(add lump sum cost)</i>	----	---
b.	Add extra for fittings & fixtures <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)@5%</i>	----	Rs.9,00,00,000/-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)@13%</i>	----	Rs.23,00,00,000/-
d.	Add extra for internal & external development <i>(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)@2%</i>	----	Rs.3,00,00,000/-
e.	<b>Depreciated Replacement Value (C)</b>	<b>NA</b>	<b>Rs.35,00,00,000/-</b>



# VALUATION REPORT

PARK VIEW SANSKRUTI

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of Floors	2B+G+19 Floors
b.	Total No. of EWS	110 EWS Units
c.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,000/- to Rs.6,300/- per ft <sup>2</sup> on super area
d.	Remark	The market value of the Floors varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder has constructed modern flats. As per information gathered from the public domain & dealers of that area, it is found that present market rates for these flats may vary in between Rs.5,000/- to Rs.6,300/- per ft <sup>2</sup> on super area which seems reasonable.

**Note:** Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility





# VALUATION REPORT

PARK VIEW SANSKRUTI

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.153,45,00,000/-	Rs.129,84,41,184/-
b.	Structure Construction Value(B)	NA	Rs.178,36,19,143/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.35,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.153,45,00,000/-</b>	<b>Rs.343,20,60,327/-</b>
e.	Additional Premium if any	-----	-----
	Details/ Justification	-----	-----
f.	Deductions charged if any	-----	-----
	Details/ Justification	-----	-----
g.	<b>Total Prospective Fair Market Value<sup>#</sup></b>	<b>Rs.153,45,00,000/-</b>	<b>Rs.343,20,60,327/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.343,00,00,000/-</b>
i.	<b>Expected Realizable Value<sup>^</sup></b>	----	<b>Rs.291,55,00,000/-</b>
j.	<b>Distress Value<sup>*</sup></b>	----	<b>Rs.257,25,00,000/-</b>

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

(RUPEES THREE HUNDRED FORTY THREE CRORE ONLY)





**8. ASSUMPTIONS | REMARKS | LIMITING CONDITIONS**

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



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

### **R.K ASSOCIATES IMPORTANT NOTES:**

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto: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](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### **IF REPORT IS USED FOR BANK/ FIs**

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

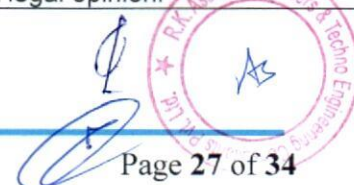
**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**





**ENCLOSURE: 1- VALUER'S REMARKS**

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



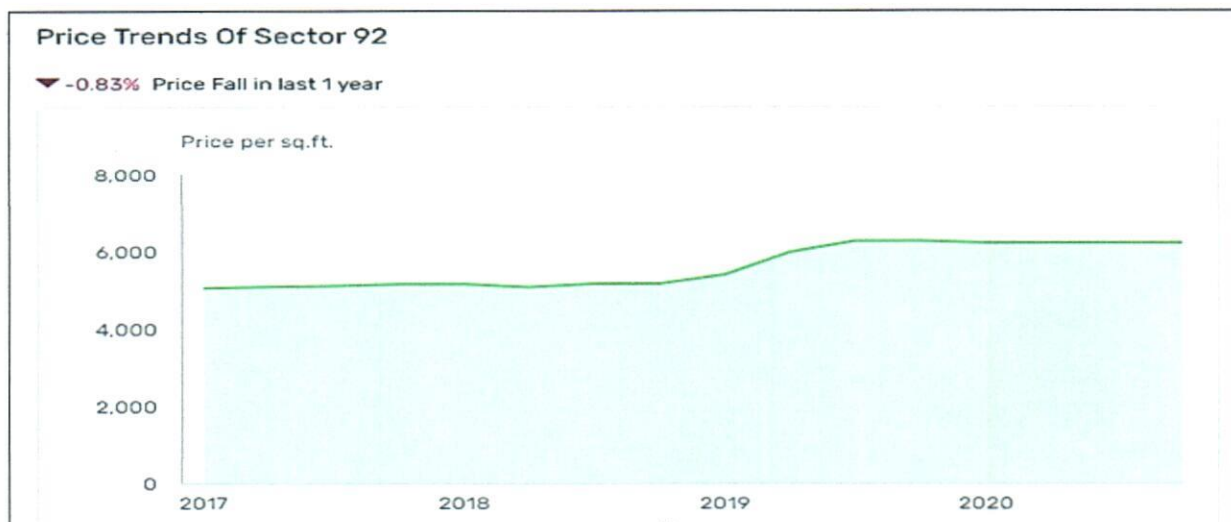
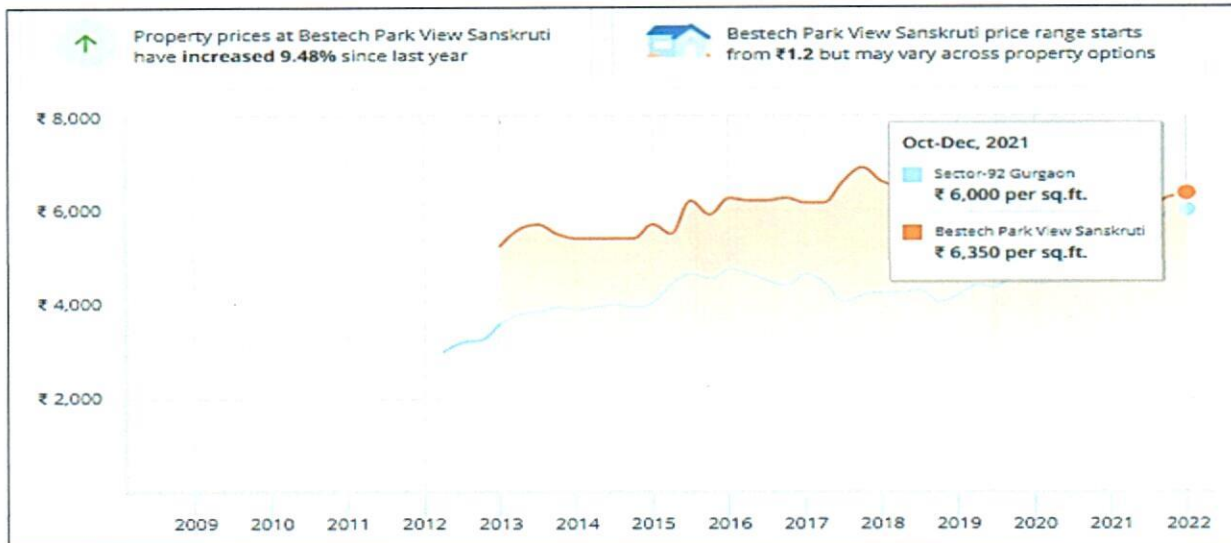



15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.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





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





**3 BHK Apartment for Sale in Park View Sanskruti, Sector 92**  
 Park View Sanskruti

CARPET AREA 1700 sqft | STATUS Ready to Move | FLOOR 3 out of 3

Bestech Park View Sanskruti in Sector92 Gurgaon, Gurgaon by Best... [Read more](#)

₹1.07 Cr @ ₹5,363 per sqft

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)



**3 BHK Apartment for Sale in Park View Sanskruti, Sector 92**  
 Park View Sanskruti

SUPER AREA 1995 sqft | STATUS Ready to Move | FLOOR 10 out of 19

Bestech Park View Sanskruti in Sector92 Gurgaon, Gurgaon by Best... [Read more](#)

₹1.10 Cr @ ₹5,514 per sqft

[Contact Agent](#) [Enquire Now](#) [Share Feedback](#)



# VALUATION REPORT

PARK VIEW SANSKRUTI



Posted: Today

Certified Agent Locality Superstar

Investor Home Solutions P...

**3 BHK Apartment for Sale in Park View Sanskruti, Sector 92**

Park View Sanskruti

CARPET AREA 1400 sqft

STATUS Ready to Move

FLOOR 11 out of 20

NEWLY CONSTRUCTED PROPERTY


2 side open apartments having sufficient air circulation due to ... [Read more](#)

**₹1.15 Cr @ ₹5,990 per sqft**

Contact Agent

Get Phone No.

Share Feedback



Posted: Mar 01, '22

Certified Agent Locality Superstar

SSTS Infra Mantra Private Li...

**3 BHK Apartment for Sale in Park View Sanskruti, New Gurgaon**

Park View Sanskruti

SUPER AREA 1920 sqft

STATUS Ready to Move

FLOOR 3 out of 19

EAST FACING PROPERTY

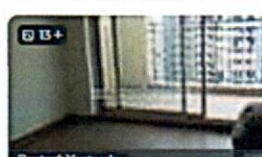
Bestech Park View Sanskruti in Sector92 Gurgaon, Gurgaon by Best... [Read more](#)

**₹95 Lac @ ₹4,948 per sqft**

Contact Agent

Get Phone No.

Share Feedback



Posted: Yesterday

Certified Agent Locality Superstar

Elbrus Infratech Private Li...

**3 BHK Apartment for Sale in Park View Sanskruti, New Gurgaon**

Park View Sanskruti

CARPET AREA 1422 sqft

STATUS Ready to Move

FLOOR 7 out of 20

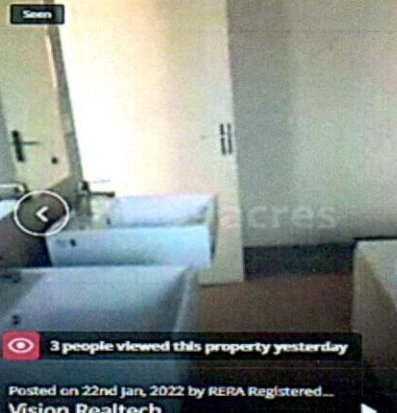
THIS IS A METICULOUSLY DESIGNED 3 BHK APARTMENT LOCATED IN SECT... [Read more](#)

**₹1.07 Cr @ ₹5,363 per sqft**

Contact Agent

Get Phone No.

Share Feedback



3 people viewed this property yesterday

Posted on 22nd Jan, 2022 by RERA Registered... Vision Realtech

**3 BHK Apartment in Sector-92 Gurgaon**

Bestech Park View Sanskruti

11 Places nearby 1 Shopping 3 Connectivitys 2 Educations

**₹1.13 Cr** **1,995sq.ft.** **3 BHK**

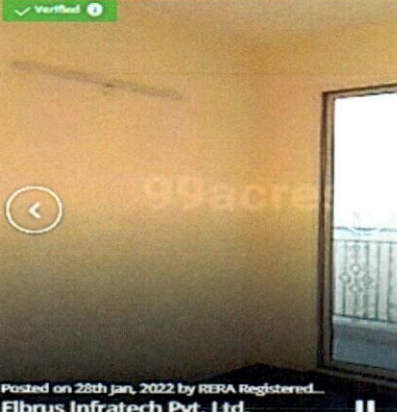
₹5,639/sq.ft. (185 sq.m.) Super built-up Area 4 Baths

✓ North Facing ✓ Private Garden ✓ Recently Renovated ✓ Gated Socie... ✓

Semi furnished, 2 covered parking, park pools facing, road fscing, ....more

READY TO MOVE RESALE

View Phone Number Contact Dealer



Posted on 28th Jan, 2022 by RERA Registered... Elbrus Infratech Pvt. Ltd.

**3 BHK Apartment in Sector-92 Gurgaon**

Bestech Park View Sanskruti

11 Places nearby 1 Shopping 3 Connectivitys 2 Educations

**₹1.08 Cr** **1,920sq.ft.** **3 BHK**

₹5,625/sq.ft. (178 sq.m.) Super built-up Area 3 Baths

✓ Klay Pre Nursery School Within 250m ✓ Arvi Hospital Within 2km ✓ Be... ✓

3 bhk flat is available in the promising locality of sector-92 gurga... [more](#)

READY TO MOVE RESALE

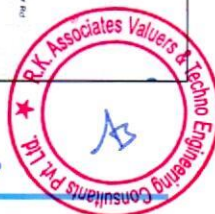
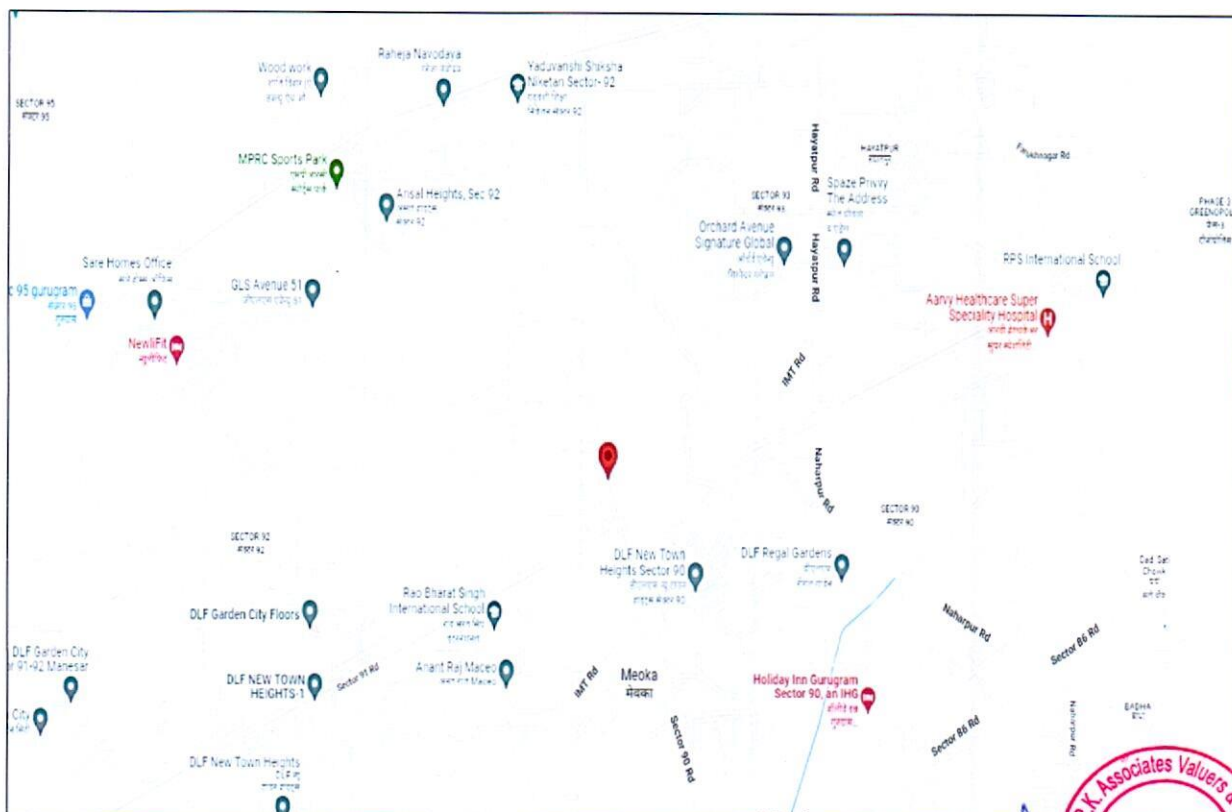
View Phone Number Contact Dealer

*[Handwritten Signature]*

*[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*



## ENCLOSURE: 3- GOOGLE MAP LOCATION





**ENCLOSURE: 4 – CIRCLE RATE**

Rate list of Sub Tehsil Haryana District Gurugram for the year 2022 w.e.f. from									
S. No	Name of Village	AREA IN R ZONE/AG/SIDE R ZONE	Rates for the Year of 2021-2022			Proposed Rates for the Year of 2022			
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rate of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10%	Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial
									Rate of Land upto 2 Acres depth from NH/NPR 25% Major District Roads 10%

13	Havapur	AREA WITH IN RES/COMME/INDUST/INST/ ZONE'S MUSTI NO. 58 to 60, 140 to 230, 250 to 310, 320 to 410, 520, 530 Salam, 320/2, 3/2, 4/2, 5/2, 6 to 8, 9/2, 10/1, 11 to 25, 33/11/2, 12/2, 13/2, 14 to 25, 34/1/2, 17/2, 18/2, 19/2, 21 to 25, 35/2/2, 36/1, 5/6/1, 6/2, 7, 14 to 16, 55/1, 2, 8/2, 9 to 12, 18 to 21, 22/1, 22/2, 23, 24/1, 56/1, 59/1 to 74/1 Salam	22000000	8500	15500	NA	NA	NA	NA	32000000	8500	15500	NA	NA	NA	NA
		Agriculture, Open Space, Public Utility as per Master Plan 2031	14300000	8500	15500	NA	NA	NA	NA	16500000	8500	15500	NA	NA	NA	NA
14	Karkela	AREA WITH IN RES/COMME/INDUST/INST/ ZONE'S MUSTI NO. 10/11, 14, 16 to 19, 21 to 24, 50/1, 6/1/2 to 25, 70/4, 25, 40/1, 13/1/6 to 25, 14/2 to 25, 15/1 to 20/1 Salam, 23/1/6, 17, 23 to 25, 25/1 to 10, 13 to 17, 25, 26/1, 10, 11, 20, 21, 27/23, 28/2 to 6, 29/1 to 18, 24, 25, 30/1, 31/2, 32/1 to 4, 8, 9, 13, 34/1/1, 19 to 22, 25/3, 4, 6 to 8, 11 to 20, 22 to 25, 36/15, 42/1 to 7, 14 to 16, 43/1 to 3, 7 to 25	20000000	15000	30000	NA	NA	NA	NA	32000000	15000	30000	NA	NA	NA	NA
		Agriculture, Open Space, Public Utility as per Master Plan 2031	13000000	15000	30000	NA	NA	NA	NA	15000000	15000	30000	NA	NA	NA	NA
15	Mandla	AREA WITH IN RES/COMME/INDUST/INST/ ZONE'S MUSTI NO. 10/11, 14, 16 to 19, 21 to 24, 50/1, 6/1/2 to 25, 70/4, 25, 40/1, 13/1/6 to 25, 14/2 to 25, 15/1 to 20/1 Salam, 23/1/6, 17, 23 to 25, 25/1 to 10, 13 to 17, 25, 26/1, 10, 11, 20, 21, 27/23, 28/2 to 6, 29/1 to 18, 24, 25, 30/1, 31/2, 32/1 to 4, 8, 9, 13, 34/1/1, 19 to 22, 25/3, 4, 6 to 8, 11 to 20, 22 to 25, 36/15, 42/1 to 7, 14 to 16, 43/1 to 3, 7 to 25	20000000	15000	30000	NA	NA	NA	NA	32000000	15000	30000	NA	NA	NA	NA
16	Mandla	AREA WITH IN RES/COMME/INDUST/INST/ ZONE'S MUSTI NO. 10/11, 14, 16 to 19, 21 to 24, 50/1, 6/1/2 to 25, 70/4, 25, 40/1, 13/1/6 to 25, 14/2 to 25, 15/1 to 20/1 Salam, 23/1/6, 17, 23 to 25, 25/1 to 10, 13 to 17, 25, 26/1, 10, 11, 20, 21, 27/23, 28/2 to 6, 29/1 to 18, 24, 25, 30/1, 31/2, 32/1 to 4, 8, 9, 13, 34/1/1, 19 to 22, 25/3, 4, 6 to 8, 11 to 20, 22 to 25, 36/15, 42/1 to 7, 14 to 16, 43/1 to 3, 7 to 25	20000000	15000	30000	NA	NA	NA	NA	32000000	15000	30000	NA	NA	NA	NA
17	Sadhana	TOTAL AREA OUTSIDE R ZONE	8012000	9000	17500	NA	NA	NA	NA	16000000	9000	17500	NA	NA	NA	NA
18	Wazirpur	AREA WITH IN RES/COMME/INDUST/INST/ ZONE'S MUSTI NO. 18/11, 13, 14, 16 to 25, 19/24, 25, 27/24, 25, 12/20, 7, 12 to 20, 30/1, 31/2, 32/1 to 39/1, 40/14, 15/1, 16/2, 17 to 19, 21 to 22, 23/1, 23/2, 24, 25/1, 45/1/6, 17, 22 to 25, 46/14 to 19, 11 to 25, 47/1 to 6/10 Salam	22000000	10000	17500	NA	NA	NA	NA	32000000	10000	17500	NA	NA	NA	NA
		Agriculture, Open Space, Public Utility as per Master Plan 2031	14300000	10000	17500	NA	NA	NA	NA	16000000	10000	17500	NA	NA	NA	NA

Note:

- Any land for which change of land use (CLU) has been obtained the following rate will be applicable.
- Residential Plotted Colony to Three times of Agriculture Collector rate.
- Residential Group Housing to Four times of Agriculture Collector rate.
- Commercial to Five times of Agriculture Collector rate.
- Ware House to Two Times of Agriculture Collector Rates.
- Land falling on Gurugram Badi Road and Gurugram to Patna Road and Gurugram Farrahshapur Road, the value of land will be 10% more upto depth of 2 Acres.
- Land falling on NH/NPR the value of land will be 25% more upto depth of 2 Acres.
- Land less than 1000 Sq. Yd. will be treated as residential for stamp duty collection.
- Plot which are two and three side open values will be 10% extra.
- Land falling on Park Facing value will be 10% extra.
- Land falling on both P Plot and Park Facing value will be 15% extra.

Abbreviation: NH- National Highway

SHHW- State Highway

Joint Sub-Registrar  
Harsaru

Sub-Divisional Officer  
West, Gurugram

District Revenue Officer  
Gurugram

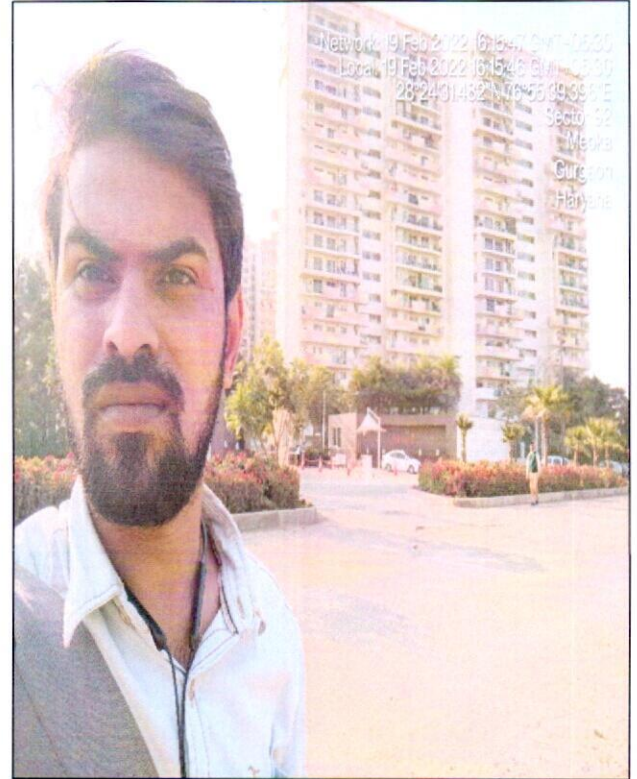
Additional Deputy Commissioner  
Gurugram

Deputy Commissioner-cum-  
Registrar Gurugram





**ENCLOSURE: 5- PHOTOGRAPHS**





# VALUATION REPORT

PARK VIEW SANSKRUTI

