

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

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Dated: 30.11.2021

# PROJECT TIE-UP REPORT

OF

## GROUP HOUSING SOCIETY

### TULIP VIOLET PHASE-II

SITUATED AT

TULIP VIOLET PHASE-II, SECTOR- 69 & 70, BADSHAHPUR, GURUGRAM,  
HARYANA

### DEVELOPED & PROMOTED BY

M/S.TULIP INFRATECH PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- 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

*\*\*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)



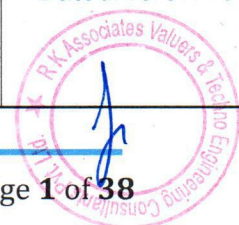
# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

## PART A

## SUMMARY OF THE PROJECT TIE-UP 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. Tulip Infratech Pvt. Ltd.												
d.	Name of Property Owner	M/s. Tulip Infratech Pvt. Ltd.												
e.	Address & Phone Number of the owner	Regd. Office: 1201-1204, Indraprakash Building, 21 Barakhamba Road New Delhi- 110001												
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	20 November 2021												
k.	Date of Valuation Report	30 November 2021												
l.	Surveyed in presence of	Promoter's representative Mr. Varun Jha (+91-9654444039)												
m.	Purpose of the Valuation	Project Tie-up for individual Flat Financing												
n.	Scope of the Report	Project Tie- Up Report												
o.	Out-of-Scope of Report	<ul style="list-style-type: none"><li>i. Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end.</li><li>ii. Legal aspects of the property are out-of-scope of this report.</li><li>iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</li><li>iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end.</li><li>v. Measurement is only limited upto sample random measurement.</li><li>vi. Measurement of the property as a whole is not done at our end.</li><li>vii. Drawing Map &amp; design of the property is out of scope of the work.</li></ul>												
p.	Documents provided for perusal	<table><tr><th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr><tr><td>Total 03 documents requested.</td><td>Total 03 documents provided.</td><td>03</td></tr><tr><td>Property Title document</td><td>BR-VII (Form of Occupation Certificate)</td><td>Dated: 05/07/2019, 16/10/2019</td></tr><tr><td>Approved Map</td><td>BR-III - Approval of building plans Letter</td><td>Dated: 15/07/15</td></tr></table>	Documents Requested	Documents Provided	Documents Reference No.	Total 03 documents requested.	Total 03 documents provided.	03	Property Title document	BR-VII (Form of Occupation Certificate)	Dated: 05/07/2019, 16/10/2019	Approved Map	BR-III - Approval of building plans Letter	Dated: 15/07/15
Documents Requested	Documents Provided	Documents Reference No.												
Total 03 documents requested.	Total 03 documents provided.	03												
Property Title document	BR-VII (Form of Occupation Certificate)	Dated: 05/07/2019, 16/10/2019												
Approved Map	BR-III - Approval of building plans Letter	Dated: 15/07/15												



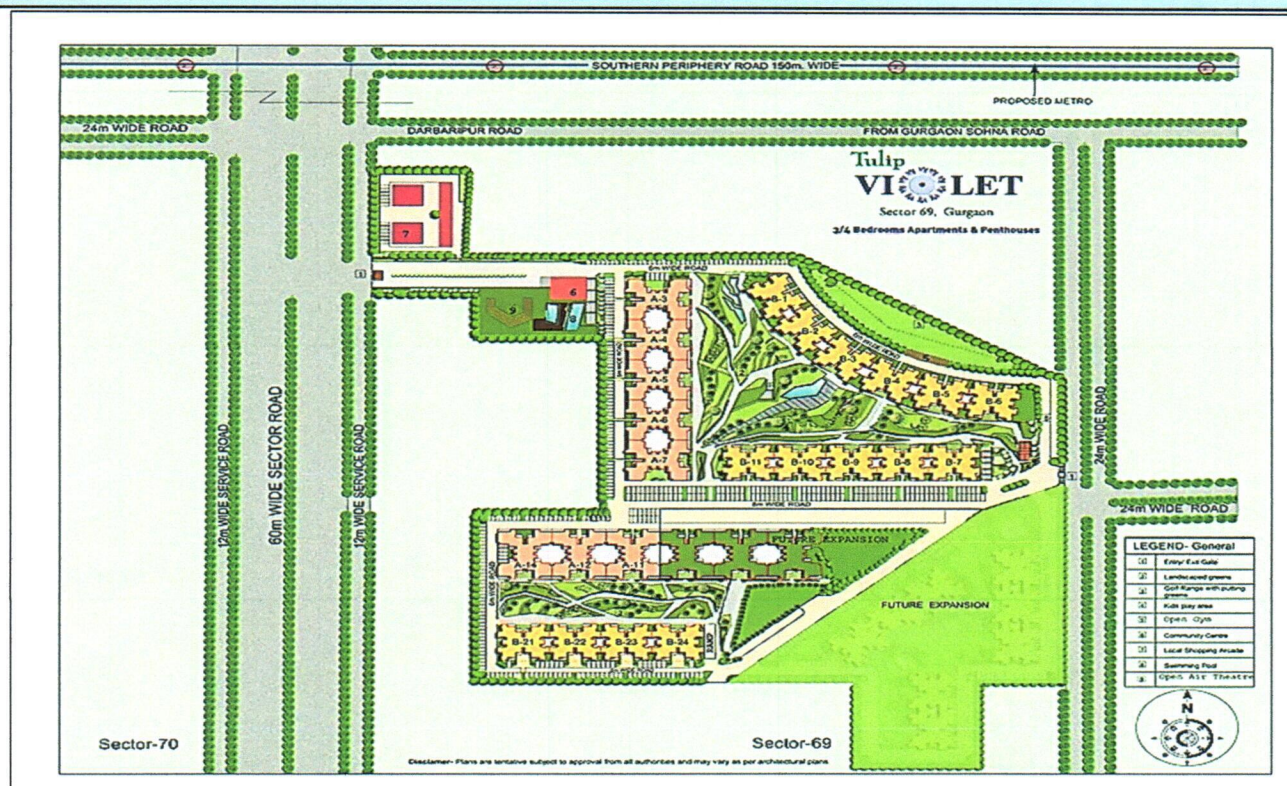


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TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

			from DTCP (HR Govt.)	
		Other NOC's	Other Authorities	-
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the 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. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project Tie-up report is prepared for the Group Housing Project 'Tulip Violet Phase-II' situated at the Sector 69 & Sector 70, Badshahpur, Gurugram, Haryana having a **total Licensed land area of 1,02,951.86 m<sup>2</sup> (25.44 Acres)** and as per approved map the total land area is 1,01,760.06 m<sup>2</sup> (25.14 acres).

All the information regarding project land area, NOC's & Approvals have been taken from the documents which were provided by the bank.

This is a Group housing project developed by the company M/s. Tulip Infratech Pvt. Ltd. This project is comprised of 23 towers namely Tower - A3, A4, A5, A6, A7, A11, A12, A14 & B1 to B11 & B21 to B24 consisting of a total of 1588 DU having two different types of flats i.e. 3BHK & 4 BHK. In this report we





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

have only considered Phase –II of Tulip Violets which consists both 3 & 4 BHK Dwelling Units in total of 10 towers namely – A3, A6, A7, A14, B1, B2, B5, B6, B7 & B11

As on date the whole project is complete and ready to move. The project has also obtained Occupancy certificate for a total of 576 no's of dwelling units constructed in 10 towers namely – A3, A6, A7, A14, B1, B2, B5, B6, B7 & B11 vide OC no. 25720 and OC No. 15983.

The break-up of Type of Unit & Size in this project is as below:

TULIP VIOLET- PHASE-II					
S.No.	Tower Name	Type of Unit	No. of Dwelling Units	Super Area (sq. ft.)	Carpet Area (sq. ft.)
1	A3	3BHK	1	1850	1140
			4	1970	1256
		4BHK	53	2010	1256
			2	2087	1256
2	A6	3BHK	1	1850	1140
			4	1970	1256
		4BHK	53	2010	1256
			2	2087	1256
3	A7	3BHK	1	1850	1140
			4	1970	1256
		4BHK	53	2010	1256
			2	2087	1256
4	A14	3BHK	1	1850	1140
			4	1970	1256
		4BHK	53	2010	1256
			2	2087	1256
5	B1	2BHK	1	1350	844
			3	1538	1017
		3BHK	1	1568	1043
			33	1578	1017
			12	1608	1043
			2	1638	1017
			3	3156	2022
			1	3216	2073
		4BHK	3	3156	2022
			1	3216	2073
6	B2	2BHK	1	1350	844
			3	1538	1017
		3BHK	1	1568	1043
			33	1578	1017
			12	1608	1043
			2	1638	1017
			3	3156	2022
			1	3216	2073
		4BHK	3	3156	2022
			1	3216	2073

TULIP VIOLET- PHASE-II							
S.No.	Tower Name	Type of Unit	No. of Dwelling Units	Super Area (sq. ft.)	Carpet Area (sq. ft.)		
7	B5	2BHK	1	1350	844		
			3	1538	1017		
		3BHK	1	1568	1043		
			33	1578	1017		
			12	1608	1043		
			2	1638	1017		
			3	3156	2022		
		4BHK	1	3216	2073		
8	B6		2BHK	1	1350	844	
		3		1538	1017		
		3BHK	1	1568	1043		
			33	1578	1017		
			12	1608	1043		
			2	1638	1017		
			3	3156	2022		
		4BHK	1	3216	2073		
9	B7		2BHK	1	1578	1017	
		1		1350	844		
		3	1538	1017			
		1	1568	1043			
		33	1578	1017			
		11	1608	1043			
		1	1638	1017			
		1	1668	1043			
		4BHK	3	3156	2022		
			1	3216	2073		
10	B11	2BHK	1	1578	1017		
			1	1350	844		
		3	1538	1017			
		1	1568	1043			
		33	1578	1017			
		11	1608	1043			
		1	1638	1017			
		1	1668	1043			
		4BHK	3	3156	2022		
			1	3216	2073		
		Ttotal			576	132072	84208

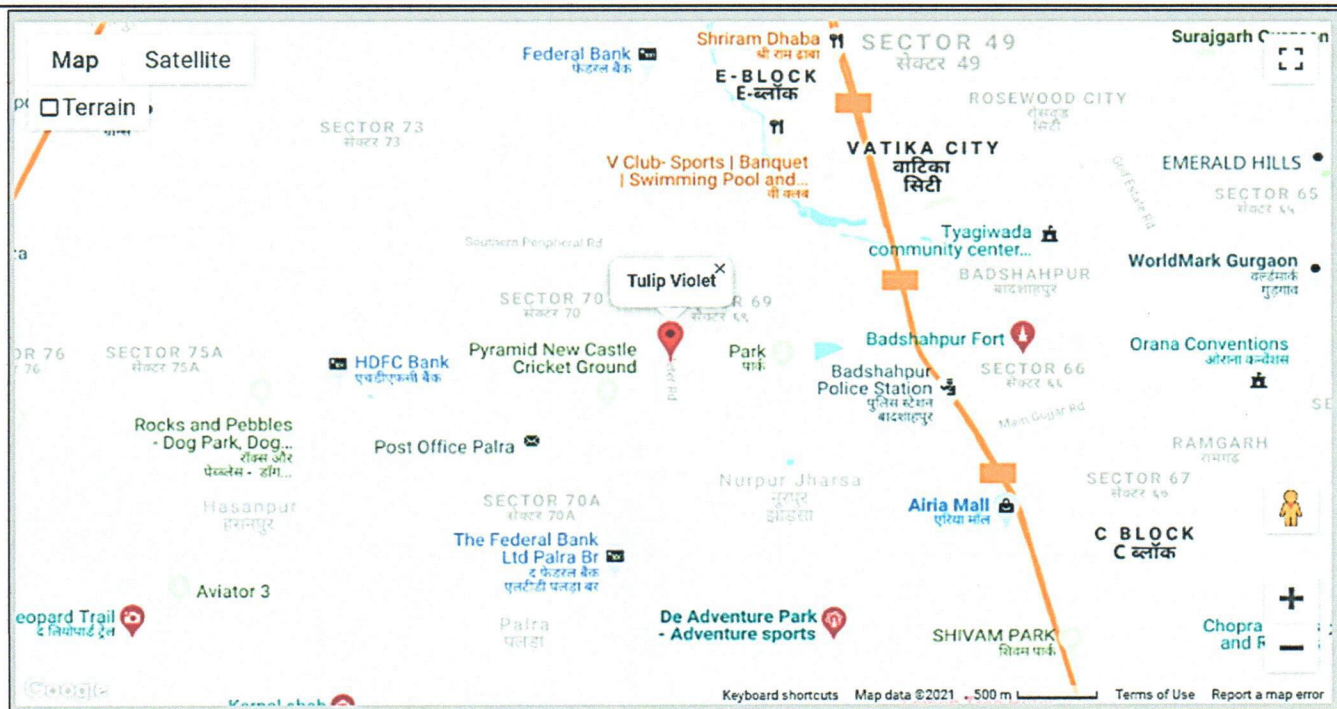
This project is very well located in fast developing sector of Gurugram, Haryana, which has many land marks in the vicinity like group housing projects and metro connecting with Delhi is also proposed for future. This project is located at Sector-69 & 70 in Gurugram, a new and fast upcoming residential area of Gurugram.





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM



## 3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 27-28
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 29-32
f.	Enclosure 3	Google Map – Page No. 33
g.	Enclosure 4	Photographs – Page No. 34-37
h.	Enclosure 5	Copy of Circle Rate – Page no. 38
i.	Enclosure 6	Survey Summary Sheet – Pages x





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## PART B

## SBI FORMAT OF VALUATION REPORT

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

S.NO.	CONTENTS	DESCRIPTION
i.	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Tulip Infratech Pvt. Ltd.
	Address & Phone Number of the Owner	Regd. Office: 1201-1204, Indraprakash Building, 21 Barakhamba Road New Delhi- 110001
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	20 November 2021
d.	Date of Valuation Report	30 November 2021
e.	Name of the Developer of the Property	M/s. Tulip Infratech Pvt. Ltd.
	Type of Developer	Private developer promoted

ii.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
1.	Location attribute of the property		
i.	Nearby Landmark	Near- Tulip Purple Apartment	
ii.	Postal Address of the Property	Tulip Phase-II, Sector- 69 & 70, Badshahpur, Gurugram, Haryana	
iii.	Area of the Plot/ Land	25.145 acres (1,01,760.06 m <sup>2</sup> )	
		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.	
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°23'33.1"N 77°02'00.3"E	
vii.	Details of the roads abutting the property		
	a. Main Road Name & Width	60 meter Road	Approx. 60 meter
	b. Front Road Name & width	Tulip Violet Road	Approx. 60 meter
	c. Type of Approach Road	Bituminous Road	
	d. Distance from the Main Road	Approx. 250 mtrs	
viii.	Description of adjoining property	Flats within the complex and other Group Housing societies	
ix.	Plot No./ Survey No.	Please refer to the sale deeds	
x.	Zone/ Village	Residential	Residential
xi.	Sub registrar	Badshahpur	
xii.	District	Gurugram	
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct	



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TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

		<p>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>			
	a. Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the developer'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		
	b. Is property clearly demarcatedby permanent/ temporary boundary on site	Yes, the complete Tulip Violets project is demarcated. However, within the project, Phase-I & Phase-II are not demarcated separately.			
	c. Is the property merged or colluded with any other property	No, it is an independent single bounded property			
		NA			
	d. City Categorization	Metro City		Urban developing	
	e. Characteristics of the locality	Good		Within developing Residential zone	
	f. Property location classification	On Wide Road		None	None
	g. Property Facing	West Facing			
h.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	1,35,186.72 m <sup>2</sup> (14,55,137.74 ft <sup>2</sup> )			
		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.			

<b>2.</b>	<b>Boundaries schedule of the Property</b>		
i.	Are Boundaries matched	No, since no concerned documents provided.	
ii.	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>
	North	NA	Tulip Lemon
	South	NA	Open land
	East	NA	Tulip Yellow
	West	NA	Entry





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TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Yes, since license has been taken for setting up of group housing project	
	ii. Current activity done in the property	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	No	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	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	Obtained	Not Applicable
d.	Comment on unauthorized construction if any	None, as per visual observation	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	a. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	b. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	c. Municipal limits	Municipal Corporation of Gurugram	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	No information available to us	
l.	Any other aspect	NA	
	• Any information on encroachment	No	
	• Is the area part of unauthorized area/ colony	No (As per general information available)	

iii.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Licenses	Occupation Certificate	None
b.	Names of the Legal Owner/s	M/s. Tulip Infratech Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

e.	Notice of acquisition if any and area under acquisition	No	
f.	Notification of road widening if any and area under acquisition	No	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA
k.	<b>Building plan sanction:</b>		
	i. Authority approving the plan	DTCP, Chandigarh	
	ii. Name of the office of the Authority	DTCP, Chandigarh	
	iii. Any violation from the approved Building Plan	No, As per our visual observation	
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	
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.	
	iii. 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	Yes	
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment	
q.	Any other aspect	<p>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.</p> <p>Legal aspects or Title verification of the property are not done at our end.</p> <p>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.</p>	





# VALUATION REPORT

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	a. Since how long owners owning the Property	Please refer to the copy of title deeds
	b. Year of Acquisition/ Purchase	Please refer to the copy of title deeds
	c. Property presently occupied/ possessed by	Owners/Developer
	d. Title verification	To be done by the competent Advocate
	e. Details of leases if any	NA

## iv. ECONOMIC ASPECTS OF THE PROPERTY

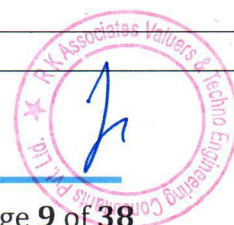
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer Company to provide this information
d.	Property Insurance details	Owner/Developer Company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer Company to provide this information
f.	Security charges, etc.	Owner/Developer Company to provide this information
g.	Any other aspect	NA

## v. 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

## vi. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes
	ii. Storage spaces	Yes
	iii. Utility of spaces provided within the building	Yes
	iv. Car parking facilities	Yes
	v. Balconies	Yes
b.	Any other aspect	
	i. Drainage arrangements	Yes
	ii. Water Treatment Plant	Yes





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	iii. Power Supply arrangements	Permanent	Yes/ Will be taken by the occupants as per their requirement		
		Auxiliary	D.G sets are present		
	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 Bituminous	Yes Chequered Tiles	Yes	

vii.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the Municipal Corporation			
	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 the Municipal Corporation			
	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 (Gurugram)	Metro	Airport (IGI Airport)
	01 Km.	05 km.	1 km.	3 km.	13 Km.	10 Km	28 km. (IGI)
	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

<b>viii.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>	
a.	Marketability of the property in terms of	
	a. Location attribute of the subject property	Normal
	b. Scarcity	Similar kind of properties are easily available on demand.
	c. 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.
	d. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

c.	Any other aspect which has relevance on the value or marketability of the property	No	
	1. Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited.
	2. Any negativity/ defect/ disadvantages in the property/ location	No	NA
<b>ix.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>		
d.	Type of construction & design	RCC framed structure	
e.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
f.	Specifications		
	1. Class of construction	Class B construction (Good)	
	2. Appearance/ Condition of structures	Internal - Good	
		External - Good	
	3. Roof	<b>Floors/ Towers</b>	<b>Type of Roof</b>
		High rise towers	RCC
	4. Floor height	Approx. 12 feet	
	5. Type of flooring	Ceramic Tiles, Vitrified tiles, Simple marble	
	6. Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors	
	7. Interior Finishing	Neatly plastered and putty coated walls	
	8. Exterior Finishing	Simple plastered walls	
	9. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	10. Class of electrical fittings	Internal/ Normal quality fittings	
	11. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
g.	Maintenance issues	Plaster of the structure is in bad condition	
h.	Age of building/ Year of construction	~2 year as per RERA	2019
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
j.	Extent of deterioration in the structure	Any normal depletion in the structure is taken care through regular maintenance	
k.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
l.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
m.	Visible damage in the building if any	No visible damages in the structure	
n.	System of air conditioning	No Aircondition installed	
o.	Provision of firefighting	With sprinkler including manual alarm system	
p.	Status of Building Plans/ Maps	Building plans are approved by the development authority	





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

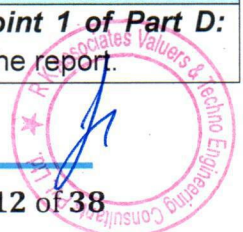
	1. Is Building as per approved Map	Yes appears to be as per visual observation.	
	2. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	3. Is this being regularized	No information provided	

x.	<b>ENVIRONMENTAL FACTORS:</b>		
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us	
c.	Provision of rainwater harvesting	Yes	
d.	Use of solar heating and lighting systems, etc.	No information available to us	
e.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

xi.	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>		
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 Buildings	

4.	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. Tulip Infratech Pvt. Ltd.	
b.	Name of the Architect	M/s Design Cosmos (Mr. Apoorv Singh CA/2008/42704)	
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	Project is completed and Occupancy Certificate has been issued	
e.	Progress of the Project	Project is completed and ready to move.	
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" 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 checked="" 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	

xii.	<b>VALUATION:</b>		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors</b> of the report.	





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

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 1of Part D: 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 D: 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 D: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.281,62,40,000/- (Land value only)</b>
	<b>i. Land</b>	<b>Rs.281,62,40,000/-</b>
	<b>ii. Building</b>	<b>NA</b>
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.524,08,00,000/-</b>
	<b>iii. Expected Realizable Value</b>	<b>Rs.445,46,80,000 /-</b>
	<b>i. Distress Value</b>	<b>Rs.393,06,00,000/-</b>
	<b>iv. Valuation of structure for Insurance purpose</b>	<b>NA</b>
e.	a. 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.
	b. 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 D: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the reportfor reference.


<b>5.</b>	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of AE Harshit Mayank has surveyed the subject property on 20 November 2021 in the presence of the developer's representative</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <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>
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# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

xiii.	VALUATION COMPANY DETAILS:		
1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
d.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 <sup>nd</sup> Floor, Sector-02, Noida 201301	2303/ 1988	
e.	Total Number of Pages in the Report with enclosures	39	
f.	Engineering Team worked on the report	SURVEYED BY AE Harshit Mayank	
		PREPARED BY Eng. Zaid Ebne Mairaj	
		REVIEWED BY: HOD Valuations	

xiv.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. <b>Part C: Area Description of the Property</b> ii. <b>Part D: Valuation Assessment of the Property</b> iii. Assumption, Remarks & Limiting conditions iv. Valuer's Remark - Page No.27-28 v. Google Map – Page No.33 x. Photographs – Page No. 34-37 xi. Copy of Circle Rate – Page No. 38 vi. Survey Summary Sheet – Pages x vii. Copy of relevant papers from the property documents referred in the Valuation – Pages xx





**PART C**
**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of Site		25.44 Acres (1,02,951.86 m <sup>2</sup> / 11,08,166.40 ft <sup>2</sup> )		
2.	Development Land Area as per Zoning		25.14 Acres (1,01,760.06 m <sup>2</sup> / 10,95,098.40 ft <sup>2</sup> )		
3.	Ground Coverage Area	Permitted	35,616.02 m <sup>2</sup> (3,83,367.65 ft <sup>2</sup> ) (For whole project)		
		Proposed	12,851.75 m <sup>2</sup> (1,38,335.08 ft <sup>2</sup> ) (For whole project)		
		Phase-II	4,867.39 m <sup>2</sup> (52,392.15 ft <sup>2</sup> )		
4.	Covered Built-up Area for Phase II	UNDER FAR		Proposed	The project has achieved OC for approx. 73,930.00 m <sup>2</sup> vide OC no. 25720 and OC No. 15983.
		Residential		73,422.06 m <sup>2</sup> (7,90,308.47 Ft <sup>2</sup> )	
		Commercial Shopping		508.77 m <sup>2</sup> (5,476.35 Ft <sup>2</sup> )	
		Total	Proposed	73,930.00 m <sup>2</sup> (7,95,775.89 ft <sup>2</sup> )	
			Permitted	73,930 m <sup>2</sup> (7,95,775.89 ft <sup>2</sup> )	
		UNDER NON FAR		Proposed	Present Status
		Basement Area		58,856.72 m <sup>2</sup> (63041.21 ft <sup>2</sup> )	The Project has achieved OC for NON FAR area ad-measuring 55,031.87 m <sup>2</sup> vide OC No. 15983
		Nursery School + Basement		2,400.00 m <sup>2</sup> (25,833.39 ft <sup>2</sup> )	
		TOTAL	Proposed	61,256.72 m <sup>2</sup> (6,59,361.85 ft <sup>2</sup> )	
			Permitted	NA	
		5.	Open/ Green Area	Minimum Required	15,264.01 m <sup>2</sup> (1,64,300.45 ft <sup>2</sup> )
Proposed	-				
6.	Density	Permitted	300 PPA / 7544 persons for whole project		
		Proposed	298 PPA/ 7490 persons for whole project		
7.	Plinth/ Built-up Area (As per IS 3861-1966)	1,35,186.72 m <sup>2</sup> (14,55,137.74 ft <sup>2</sup> )			

**Total Blocks/ Floors/ Flats**

1.	Approved as per Sanctioned Plan	Actually provided (as per Occupancy Certificate)	Current Status
	Tower- A3 = B+G+14 <sup>th</sup> Floors Tower- A6 = B+G+14 <sup>th</sup> Floors Tower- A7 = B+G+14 <sup>th</sup> Floors Tower- A14 = B+G+14 <sup>th</sup> Floors Tower- B1 = B+G+14 <sup>th</sup> Floors Tower- B2 = B+G+14 <sup>th</sup> Floors Tower- B5 = B+G+14 <sup>th</sup> Floors Tower- B6 = B+G+14 <sup>th</sup> Floors Tower- B7 = B+G+14 <sup>th</sup> Floors Tower- B11 = B+G+14 <sup>th</sup> Floors Shopping Complex on Ground floor only	Tower- A3 = B+G+14 <sup>th</sup> Floors Tower- A6 = B+G+14 <sup>th</sup> Floors Tower- A7 = B+G+14 <sup>th</sup> Floors Tower- A14 = B+G+14 <sup>th</sup> Floors Tower- B1 = B+G+14 <sup>th</sup> Floors Tower- B2 = B+G+14 <sup>th</sup> Floors Tower- B5 = B+G+14 <sup>th</sup> Floors Tower- B6 = B+G+14 <sup>th</sup> Floors Tower- B7 = B+G+14 <sup>th</sup> Floors Tower- B11 = B+G+14 <sup>th</sup> Floors Shopping Complex on Ground floor only	Project is Completed. The project has also obtained Occupancy certificate for a total of 576 no's of dwelling units constructed in 10 towers namely Towers(A3, A6, A7, A14, B1,B2, B5, B6, B7 & B11) and shopping complex vide OC no. 25720 and OC No. 15983.



# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

2.	Total no. of Flats/ Units	Main Units	1348 DUs (For whole project)/ 576 (For phase-2 )		
		Service Room	135 DUs (For whole project)		
		EWS	240 DUs (For whole project)		
3.	Type of Flats	Type of Flat	Project Name	Super Area (Sq. ft.)	
		03 BHK	Tulip Violet	Pl. refer Project description.	
		04 BHK	Tulip Violet		
4.	Number of Car Parking available	Proposed	2023 ECS (For whole project)		
		Open	506 ECS (For whole project)		
		Basement	1517ECS (For whole project)		
		Total	2023 ECS (For whole project)		

AREA STATEMENT					
PLOT AREA	=	25.1455	ACERS		
	=	101760.067	SQM		
PERMISSIBLE GR. COVG 35%	=	35616.023	SQM		
PERMISSIBLE FAR 175	=	178080.117	SQM		
MINIMUM GREEN AREA 15%	=	15264.010	SQM		
PERMISSIBLE SHOPPING .5%	=	508.800	SQM		
PERMISSIBLE DENSITY	=	300	PPA		
TOTAL SITE DENSITY	=	7544	People		
TOTAL PERMISSIBLE UNITS	=	1598	UNITS		
NO OF EWS @ 15% OF MAIN UNITS	=	240	UNITS		
NO OF DU'S @ 85% OF MAIN UNITS	=	1358	UNITS		
NO OF SERVICE PERS. @ 10%	=	136	UNITS		
MAX HT	=	45	MTR.		





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

PROPOSED DENSITY				
NO OF UNITS	NO OF BLK	Unit/BLK	T. UNITS	Density
TYPE - A ( BLK./A3 )	1	60	60	300
TYPE - A ( BLK./A4, A5, A6, A11, A12)	5	60	300	1500
TYPE - A ( BLK./A7, A14)	2	60	120	600
TYPE - B ( BLK./B1 )	1	56	56	280
TYPE - B ( BLK./B2 )	1	56	56	280
TYPE - B ( BLK./B3 )	1	60	60	300
TYPE - B ( BLK./B4 )	1	60	60	300
TYPE - B ( BLK./B5 )	1	56	56	280
TYPE - B ( BLK./B6 )	1	56	56	280
TYPE - B ( BLK./B7 )	1	56	56	280
TYPE - B ( BLK./B8, B9, B23, B22)	4	60	240	1200
TYPE - B ( BLK./B10 )	1	56	56	280
TYPE - B ( BLK./B11 )	1	56	56	280
TYPE - B ( BLK./B24 )	1	60	60	300
TYPE - B ( BLK./B21)	1	56	56	280
TOTAL			1348	6740
SERVICE PER.			135	270
EWS UNITS	2	120	240	480
TOTAL DENSITY			1588	7490
DENSITY PER ACRE				298

PROPOSED GROUND COVERAGE	AREA/BLK	No. BLK	TOTAL	
TYPE - A ( BLK. A3 )	= 567.25	1	567.25	SQM
TYPE - A ( BLK. A4, A5, A6, A11, A12)	= 565.10	5	2825.51	SQM
TYPE - A ( BLK. A7, A14)	= 567.25	2	1134.50	SQM
TYPE - B ( BLK. B1 )	= 433.81	1	433.81	SQM
TYPE - B ( BLK. B2 )	= 434.05	1	434.05	SQM
TYPE - B ( BLK. B3 )	= 433.60	1	433.60	SQM
TYPE - B ( BLK. B4 )	= 433.12	1	433.12	SQM
TYPE - B ( BLK. B5 )	= 433.12	1	433.12	SQM
TYPE - B ( BLK. B6 )	= 433.52	1	433.52	SQM
TYPE - B ( BLK. B7 )	= 433.02	1	433.02	SQM
TYPE - B ( BLK. B8, B9, B23, B22)	= 432.26	4	1729.05	SQM
TYPE - B ( BLK. B10 )	= 432.26	1	432.26	SQM
TYPE - B ( BLK. B11 )	= 433.02	1	433.02	SQM
TYPE - B ( BLK. B24 )	= 433.15	1	433.15	SQM
TYPE - B ( BLK. B21 )	= 433.15	1	433.15	SQM
EWS UNITS BLOCK	= 660.43	2	1320.87	SQM
SHOPPING COMPLEX	= 508.77	1	508.77	SQM
TOTAL	=		12851.75	
			12.63	%
NURSERY SCHOOL	= 269.00	2	538.00	SQM





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

PROPOSED FAR		FAR/BLK	No. BLK	TOTAL	
TYPE - A ( BLK. A3 )	=	8485.860	1	8485.86	SQM
TYPE - A ( BLK. A4, A5, A6, A11, A12)	=	8453.560	5	42267.80	SQM
TYPE - A ( BLK. A7, A14)	=	8485.910	2	16971.82	SQM
TYPE - B ( BLK. B1 )	=	6590.710	1	6590.71	SQM
TYPE - B ( BLK. B2 )	=	6594.200	1	6594.20	SQM
TYPE - B ( BLK. B3 )	=	6594.440	1	6594.44	SQM
TYPE - B ( BLK. B4 )	=	6587.250	1	6587.25	SQM
TYPE - B ( BLK. B5 )	=	6581.370	1	6581.37	SQM
TYPE - B ( BLK. B6 )	=	6586.500	1	6586.50	SQM
TYPE - B ( BLK. B7 )	=	6579.020	1	6579.02	SQM
TYPE - B ( BLK. B8, B9, B22, B23)	=	6574.360	4	26297.44	SQM
TYPE - B ( BLK. B10 )	=	6567.430	1	6567.43	SQM
TYPE - B ( BLK. B11 )	=	6579.020	1	6579.02	SQM
TYPE - B ( BLK. B21 )	=	6580.820	1	6580.82	SQM
TYPE - B ( BLK. B24 )	=	6587.750	1	6587.75	SQM
EWS UNITS BLOCK	=	2641.730	2	5283.46	SQM
SHOPPING COMPLEX	=	508.767	1	508.77	SQM
TOTAL	=			172243.66	
				169.26	%
NURSERY SCHOOL + BASEMENT	=	1200.000	2	2400.00	SQM
NET BASEMENT AREA	=	58856.720	1	58856.72	SQM
COMMUNITY BUILDING	=	329.550	1	329.55	SQM
PARKING AREA CALCULATION					
REQUIRED PARKING					
TOTAL NO OF UNITSX1.5 (ECS)	=	2022	ECS		
COVERED PARKING REQUIRED 75%		1516.5	ECS		
PROPOSED COVERED PARKING					
BASEMENT-A+B+D+E		53080.40	SQM/35	1517	ECS
OPEN PARKING				506	CARS
TOTAL PARKING				2023	





**PART D**
**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Approved Building Plan from DTCP, Haryana	Dated 11/03/2015	Approved
2.	Building Plan Approval Letter from DTCP, Haryana	Memo No. ZP-663/SD(BS)/2015/12616 Dated-15/07/15 which was valid for a period of 5 years from date of issuance of Sanction.	Approved
3.	NOC for Height Clearance from Airport Authority of India	NOC ID: PALM/NORTH/B/021518/281597 Dated- 15/02/2018	Approved
4.	Environmental NOC from SEIAA	Ref No. SEIAA/HR/2016/207 Dated- 15/03/2016	Approved
5.	Consent to Establish from Pollution Control Board	Ref No. HSPCB/Consent/ : 2821216GUSOCTE3037172 Dated: 20/04/2016	Approved
6.	Provisional NOC from Fire Authority	Memo No.DFS/F.A./403/2016/27558 Dated: 15/03/2016	Approved
7.	RERA Registration Certificate	Memo No. RC/REP/HARERA/GGM2018/36 Dated:- 18/12/2018	Approved
8.	Occupancy Certificate	OC no. 25720 and OC No. 15983.issue on 16/10/2019 and 05/07/2019 respectively	Approved
9.	Assurance Certificate from DHBVN for Power Supply	-	Not Applicable
10.	NOC for Land not falling under Aravali Hills region	-	Not Applicable
11.	Renewal of Group Housing Colony License from DTCP, Haryana	-	Not Applicable
12.	Consent to Operate from Pollution Control Board	-	Not Provided
13.	Final Fire NOC	-	Not Provided
14.	Permanent Electricity Connection	-	Not Provided
15.	Permanent Water Connection	-	Not Provided

**OBSERVATIONS:** The Company has not provided copies of Consent to Operate, Final Fire NOC, Permanent Electricity connection Document and permanent water connection Document.

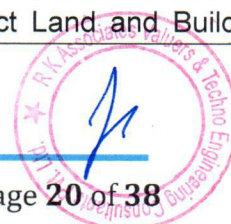




## PART E

## VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value			
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest &Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor <i>(Refer sub clause I &amp; j of Point 7)</i>	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	West Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing projects are going on. However, many are already inhabited.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector Rate of Sub tehsil Badshahpur, District Gurugram 2021-22			
		Market Value: Land Value is assessed based on comparable Global FSI method for permissible FAR of an approved Project Land and Building			





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

		Value is assessed based on expected construction cost as per proposed Built-up area <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>
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites &amp; local information)</i>	
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
	Adopted Rates Justification	<i>This land is used for the specific purpose to develop group housing society. As per the present market survey &amp; verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand &amp; current economical &amp; real estate market condition for similar kind of property. As per information available in public domain the FSI rate is prevailing in this sector is between Rs. 1,500/- 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. 1,600/- per sq. ft., which is reasonable in our view.</i>





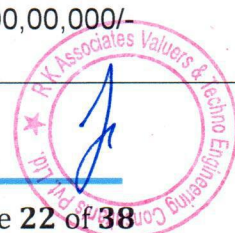
# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,80,00,000/- per acre (As per the govt. norms, the rates for Group Housing Society land is four times the collector rates of agriculture land)	Rs.1,500/- per ft <sup>2</sup> to Rs.1,800/- per ft <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.11,20,00,000/- per acre	Rs.1,600/- per ft <sup>2</sup> .
c.	Total Development Land Area considered (documents vs site survey whichever is less)	25.145 acres (1,01,760.06 m <sup>2</sup> / 10,95,316.20 ft <sup>2</sup> )	25.145 acres (1,01,760.06 m <sup>2</sup> / 10,95,316.20 ft <sup>2</sup> )
d.	Total Permissible FAR (For whole project)	1,78,080.117 m <sup>2</sup> (19,16,838.42 ft <sup>2</sup> )	1,78,080.117 m <sup>2</sup> (19,16,838.42 ft <sup>2</sup> )
e.	Total Value of land (A)	25.145 acres x Rs.11,20,00,000/- per acre	19,16,838.42 ft <sup>2</sup> X Rs.1,600/- per ft <sup>2</sup>
		Rs.281,62,40,000/-	Rs.306,69,41,472/-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR (Phase II)	NON-FAR (Phase II)
	Structure Construction Value	Rate range	Rs.1,200/- to 1,700/- per ft <sup>2</sup>	Rs.800/- to Rs.1500/- per ft <sup>2</sup>
		Rate adopted	Rs.1,550/-per ft <sup>2</sup>	Rs.1,250 per ft <sup>2</sup>
		Covered Area	73,930.00 m <sup>2</sup> (7,95,775.89 ft <sup>2</sup> )	55,031.87 m <sup>2</sup> (5,92,358.12 ft <sup>2</sup> )
		Valuation Calculation	Rs.1,550/- per ft <sup>2</sup> X 7,95,775.89 ft <sup>2</sup>	Rs.1,250 per ft <sup>2</sup> X 5,92,358.12 ft <sup>2</sup>
		Total Value	Rs.123,34,52,630 /-	Rs. 74,04,47,650/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		2-5 years old construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.197,39,00,280/-	

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	--
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.8,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.6,00,00,000/-





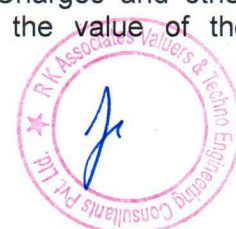
# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.6,00,00,000/-
e.	<b>Depreciated Replacement Value (C)</b>	<b>NA</b>	<b>Rs.20,00,00,000/-</b>

5.	<b>MARKET/ SALABLE VALUE OF THE FLATS</b>	
a.	Total No. of DU (Phase II)	576 DUs
b.	Total No. of EWS	-
c.	Total No. Villas	-
d.	Total No. of Studio apartments	-
e.	Total Proposed Salable Area for flats	-
f.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,500/- per ft <sup>2</sup> on Super area
	Government Circle rate (Collector Rate of Sub tehsil Badshahpur, District Gurugram 2021-22)	Rs.3,300 per ft <sup>2</sup> on Construction area
	Present Market Rate (New Booking Price) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,800 to Rs.7,300 per ft <sup>2</sup> on Super area
g.	Remark	The booking value of the Flats in this society varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a modern society and the builder has proposed to develop luxurious flats as per the information available on public domains and the brochure. As per information gathered from the public domain & market participants of that area it is found that booking value of flats in this society varies between Rs.6,800 to Rs.7,300 per ft <sup>2</sup> .

**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 Voltaic 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.





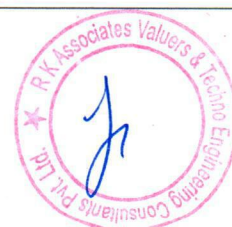
# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

6.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	<b>Rs.281,62,40,000/-</b>	<b>Rs.306,69,41,472/-</b>
b.	Structure Construction Value(B)	NA	<b>Rs.197,39,00,280/-</b>
c.	Additional Building & Site Aesthetic Works Value (C)	NA	<b>Rs.20,00,00,000/-</b>
d.	<b>Total Add (A+B+C)</b>	<b>Rs.281,56,80,000/-</b>	<b>Rs.524,08,41,752/-</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>	NA	<b>Rs.524,08,41,752/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.524,08,00,000/-</b>
i.	<b>Expected Realizable Value</b>	----	<b>Rs.445,46,80,000 /-</b>
j.	<b>Distress Value</b>	----	<b>Rs.393,06,00,000/-</b>
k.	Valuation of structure for Insurance purpose	NA	NA

**(Rupees Five Hundred Twenty Four Crore and Eight Lakhs only)**

7.	<b>Concluding comments if any</b>	<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>
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# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

8.	ASSUMPTIONS   REMARKS   LIMITING CONDITIONS
i.	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.
ii.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
iii.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
iv.	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.
v.	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.
vi.	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.
vii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
viii.	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.
ix.	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.
x.	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.
xi.	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.
xii.	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.





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

xiii.	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.
xiv.	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.
xv.	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.
xvi.	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.
xvii.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
xviii.	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.
xix.	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:**

- g. **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.
- h. **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 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.





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

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.
12.	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.
13.	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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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- REFERENCE FROM PUBLIC DOMAIN

**Tulip**  
**VIOLET**  
GURGAON  
3/4 BHK Air-conditioned Apartments

### PRICE LIST

BASIC PRICE Rs. 7,000/- per Sq. ft.

### ACCOMMODATION

3/4 BEDROOMS APARTMENTS, PENTHOUSES

### CAR PARKING CHARGES

OPEN CAR PARKING	Rs. 1,75,000/-
COVERED CAR PARKING	Rs. 3,50,000/-

\*Mandatory one covered car parking for 3BR, one covered & one open car parking for 4 BR

### PREFERENTIAL LOCATION CHARGES

GROUND FLOOR	Rs. 100/- per Sq. ft.
FIRST FLOOR	Rs. 75/- per Sq. ft.
SECOND FLOOR	Rs. 60/- per Sq. ft.
THIRD FLOOR	Rs. 50/- per Sq. ft.
TOP FLOOR	Rs. 100/- per Sq. ft.
PARK FACING	Rs. 75/- per Sq. ft.

### EDC+IDC\*

Rs. 325/- per Sq. ft.



LANDSCAPES • VASTU COMPLIANT • HIGH-SPEED ELEVATORS • 70% OPEN & GREEN • 24X7 SECURITY • FIRE SAFETY COMPLIANT

1. Cheque/Bank Draft to be issued in favor of 'TULIP INFRA TECH PVT. LTD.', payable at Delhi/New Delhi only. Outstation cheques shall not be accepted.
2. The terms & conditions of sale and prices would be as per 'Company's Flat Buyers' Agreement'.
3. The prices are subject to change without notice before Registration at the sole discretion of the Company and the prices ruling on the date of Registration shall be applicable.
4. Service tax, IGMS, Stamp Duty/Registration Charges and any other Charges/levies would be payable extra, as applicable.

ISO 9001:2008, ISO 14001:2004, B. OHSAS 18001:2007





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM



4 BHK Apartment in Sector-69 Gurgaon  
**Tulip Violet**

₹ 1.23 Cr    1,970 sq.ft.    4 BHK  
₹ 6,230/sq.ft.    (183 sq.m.) Carpet Area    4 Baths

A 4 bhk flat is available for sale in gurgaon sector-69 gurgaon. This ... [more](#)

READY TO MOVE    RESALE    RERA

Posted on 09th Oct, 2021 by RERA Registered Dealer  
**The Property Experts**

[View Phone Number](#)    [Contact Dealer](#)



4 BHK Apartment in Sector-69 Gurgaon  
**Tulip Violet**

₹ 1.25 Cr    2,010 sq.ft.    4 BHK  
₹ 6,219/sq.ft.    (187 sq.m.) Super built-up Area    4 Baths

This 4 bhk flat in sector-69 gurgaon, gurgaon is available for sale. It ... [more](#)

READY TO MOVE    RESALE    RERA

Posted on 01st Nov, 2021 by RERA Registered Dealer  
**Homeseek Realtors**

[View Phone Number](#)    [Contact Dealer](#)



4 BHK Apartment in Sector-69 Gurgaon  
**Tulip Violet**

₹ 1.35 Cr    2,010 sq.ft.    4 BHK  
₹ 6,716/sq.ft.    (187 sq.m.) Super built-up Area    4 Baths

This is an under-Construction property with possession date . It is a... [more](#)

READY TO MOVE    RESALE    RERA

Posted on 10th Oct, 2021 by Dealer  
**DHARTI REALITY**

[View Phone Number](#)    [Contact Dealer](#)



4 BHK Apartment in Sector-69 Gurgaon  
**Tulip Violet**

₹ 1.32 Cr    2,010 sq.ft.    4 BHK  
₹ 6,567/sq.ft.    (187 sq.m.) Super built-up Area    4 Baths

This is a 4 bhk frunt tower apartment located in sector-69 gurgaon,... [more](#)

READY TO MOVE    RESALE    RERA

Posted on 01st Nov, 2021 by RERA Registered Dealer  
**Homeseek Realtors**

[View Phone Number](#)    [Contact Dealer](#)



4 BHK Apartment in Sector-69 Gurgaon  
**Tulip Violet**

₹ 1.4 Cr    2,010 sq.ft.    4 BHK  
₹ 6,965/sq.ft.    (187 sq.m.) Super built-up Area    4 Baths

4 bhk 2010 sq.Ft apartment in tulip violet sector 69 of gurgaon. The... [more](#)

READY TO MOVE    RESALE    RERA

Photo not available  
[Request Photos](#)

Posted on 14th Oct, 2021 by Dealer  
**Vistaar Group**


[View Phone Number](#)    [Contact Dealer](#)





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM



**₹ 1.90 Cr** ₹ 6020 / sqft [See other charges](#)

**4 BHK Apartment for Sale in Sector 69**

[Tulip Violet](#)

CARPET AREA: 2600 sqft    BEDROOM: 4    BATHROOM: 5    Ready to Move

call 9540115522 ,available for sale pent house with roof rights in t... [read more](#)

[Contact Agent](#)   [Get Phone No.](#)   [Save](#)   [Share Feedback](#)

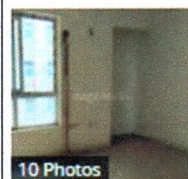
**MAKING IT VERIFIED**

The Property Experts

**Certified Agent**

**Locality Superstar**  
Maximum options in Sector 69

**VERIFIED PROPERTY**



**₹ 1.25 Cr**  
₹ 6218 per sqft  
[See other Charges](#)

**4 BHK Apartment for Sale in Tulip Violet, Sector 69**

**10 Photos**

**MAKING IT VERIFIED**

Posted: Nov 20, '21

SUPER AREA: 2010 sqft    STATUS: Ready to Move    FLOOR: 2 out of 2 floors    TRANSACTION: New Property


**Newly Constructed Property**

Invest in Ready to Move Apartments in Gurgaon... Spice up your life..While Tulip Violet Ready... [read more](#)

[Contact Agent](#)   [Get Phone No.](#)   [Share Feedback](#)

Agent: Bliss Estates

**VERIFIED PROPERTY**



**₹ 1.12 Cr**  
₹ 6965 per sqft  
[See other Charges](#)

**3 BHK Apartment for Sale in Tulip Violet, Sector 69**

**27 Photos**

**MAKING IT VERIFIED**

Posted: Yesterday

SUPER AREA: 1608 sqft    STATUS: Ready to Move    FLOOR: 5 out of 13 floors    TRANSACTION: Resale

**East Facing Property**

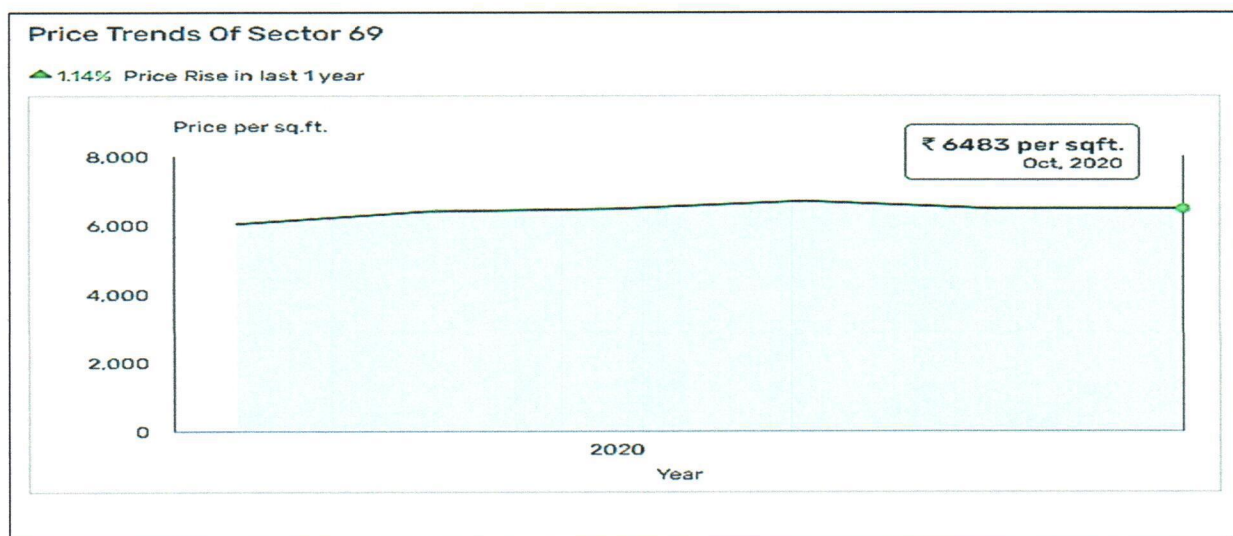
tulip violet 1608 Sft. middle floor, all included rate, best location, s... [read more](#)

[Contact Agent](#)   [Get Phone No.](#)   [Share Feedback](#)

**Vision Plus**

**Certified Agent**

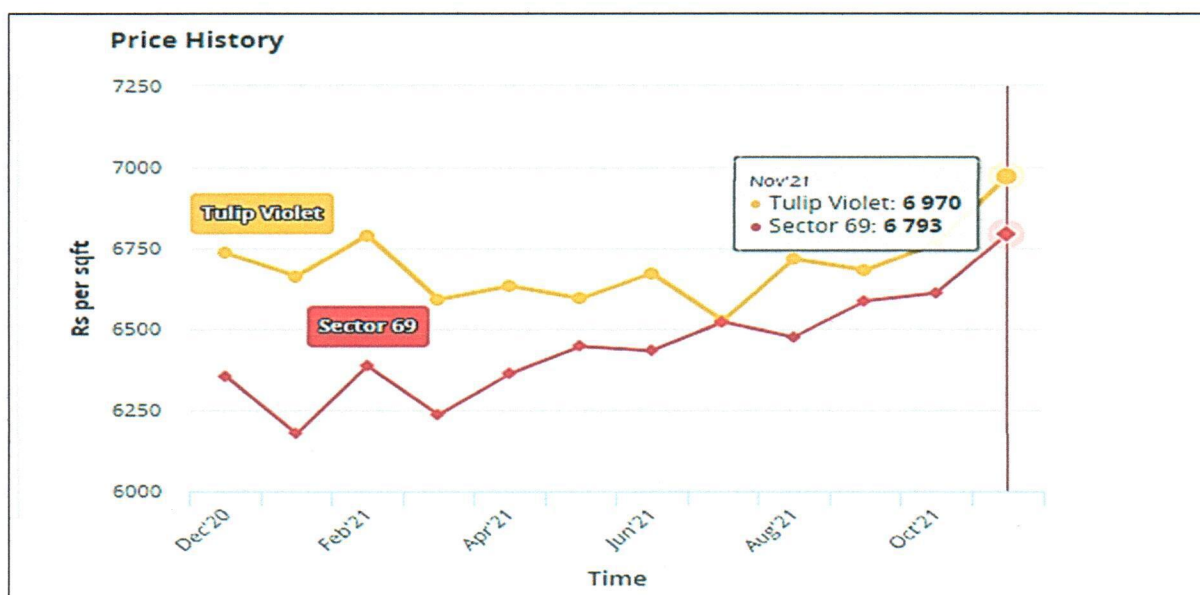
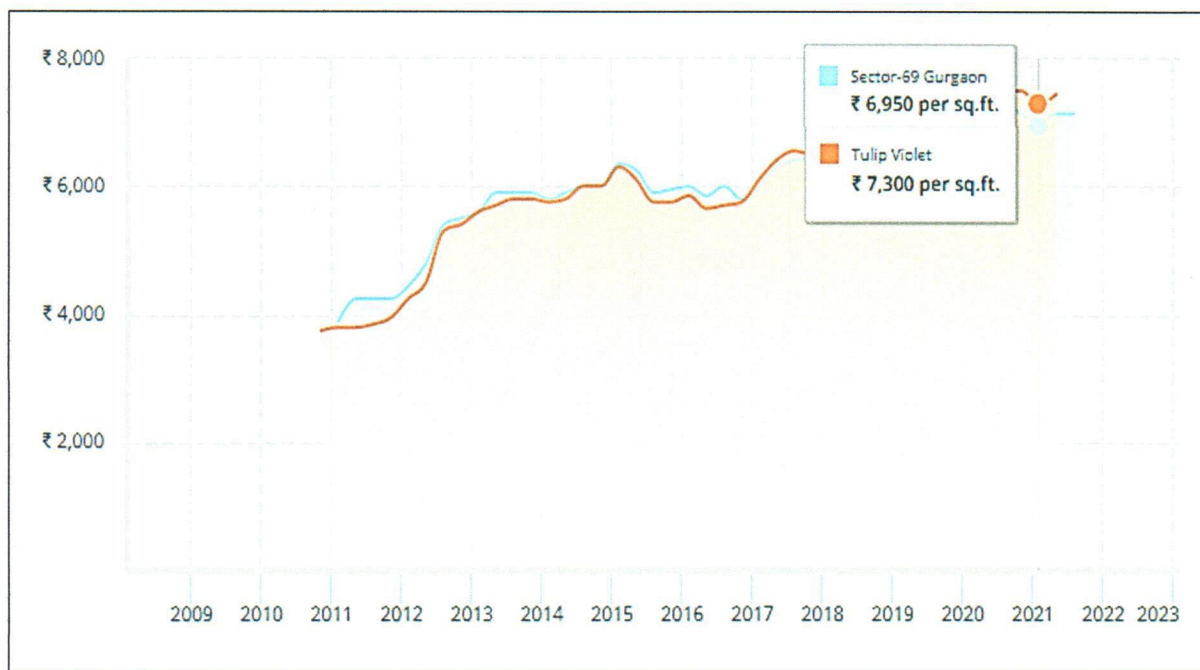
Trusted by Users  
Genuine Listings  
Market Knowledge





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

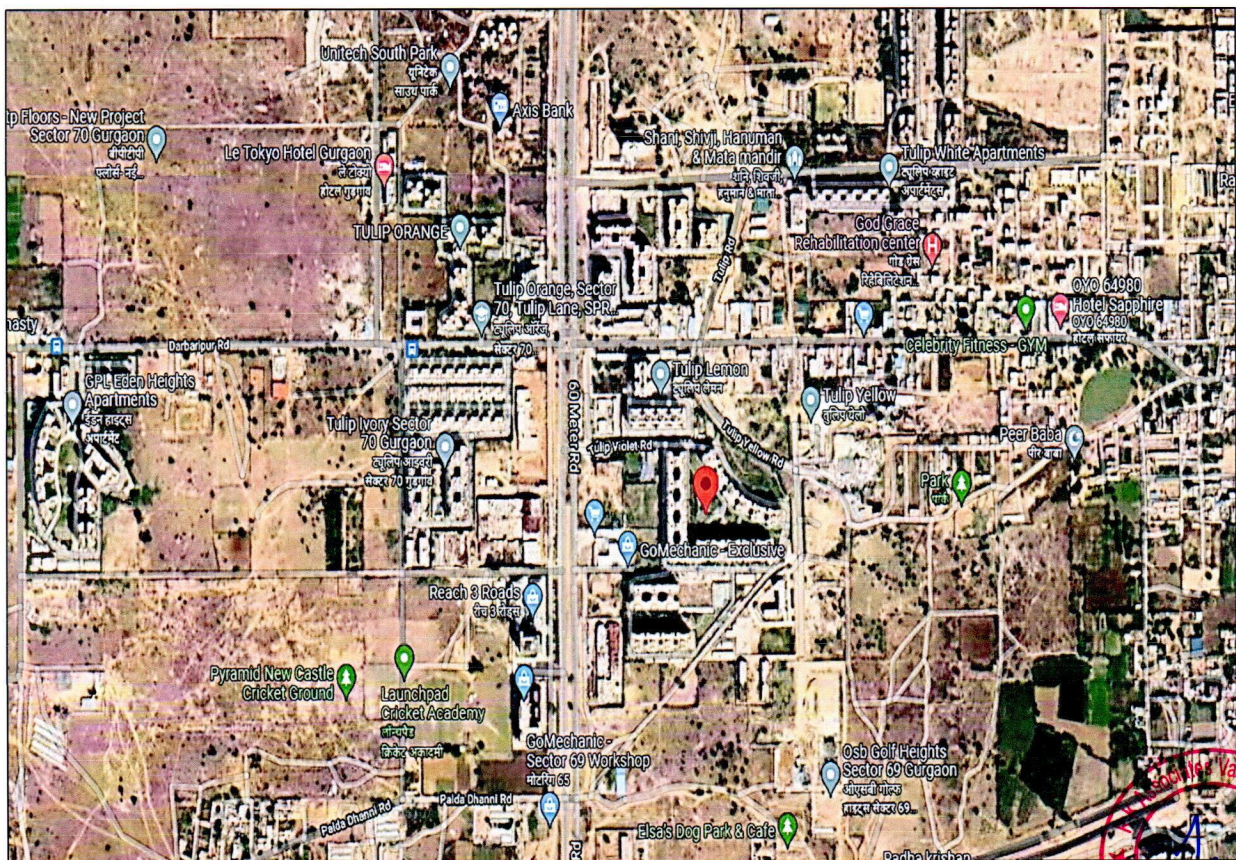




# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

## ENCLOSURE: 3- GOOGLE MAP LOCATION





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

## ENCLOSURE: 4- PHOTOGRAPHS





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM





# VALUATION REPORT

TULIP VIOLET PHASE-II, SEC-69 & 70, BADSHAHPUR, GURUGRAM

## ENCLOSURE: 5- CIRCLE RATES

Sr. No.		Name of Village	Rate List of Sub Tehsil Badshahpur, District Gurugram W.O.E.F.:- 08.04.2021															
		A ZONE AREA	Rate List of Sub Tehsil Badshahpur, District Gurugram W.O.E.F.:- 08.04.2021															
			1st Half Rates for the year 2019-20	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	2nd Half Proposed Collector Rates for the year 2019-2020	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	3rd Half Proposed Collector Rates for the year 2021-2022	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	4th Half Proposed Collector Rates for the year 2021-2022	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	5th Half Proposed Collector Rates for the year 2021-2022	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	6th Half Proposed Collector Rates for the year 2021-2022	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	7th Half Proposed Collector Rates for the year 2021-2022	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%	8th Half Proposed Collector Rates for the year 2021-2022	Revised Rates of Land upto 3 Acre depth from NH-248A, NPH, Gurugram-Sohna Road 25% Major District Road 10%
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Feet)	Commercial	Industrial (Rs. Per Sq. Feet)	Major District Road / State Highway	Minor District Road / State Highway	Major District Road / State Highway	Minor District Road / State Highway	Major District Road / State Highway	Minor District Road / State Highway	Major District Road / State Highway	Minor District Road / State Highway	Major District Road / State Highway	Minor District Road / State Highway	Major District Road / State Highway	Minor District Road / State Highway
1	A-1	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1 TO 6, 12, 13 SALAM MUSTIL															
			7/2-4-15-26-25															
			10/2-6-15-16-25															
			13/1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23	20000000	5000	31000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			14/1-2-3-4-5-6-7-8-9-10-11-12-13-14															
			18/1-2-3-4-10															
			19/1-2-3-4-5-6-7-8-9-10-11-12															
			20/2-6-15															
		Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	10901250	5000	11000												
2	A-2	INSIDE R-ZONE, Commercial, Institutional & Industries Area	MUSTIL NO. 1 TO 32, 35 TO 39, 42 TO 49, 53, 54, 55, 56, 58 TO 65, 71 TO 81, 83 TO 125, 118 TO 142, 147, 149 TO 159, 172, 174, 175 SALAM															
			34/15-16-17-18-23-24-25															
			40/14-5-6-7-13-14-15-16-17-18-23-24-25															
			57/13-4-5-6-7-8-12-13-14-15-16-17-18-19-22-23-24-25															
			66/1-10-11-12-19-20-21-22	28000000	37000	44000	25% Gurugram-Sohna Road	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
			68/2-4-5-25															
			69/23-12															
			81/2-3-4-5-6-7-8-9-12-13-14-15-16-17-18-19-22-23-24-25															
			143/1-2-3-8-9-10-11-12-13-14-16-17-18-19-20-22-23-24-25															
			186/1-10-25, 18-19-20-21															
			148/1-2-3-4-5-6-7-8-9-10-11-12-13-14-18-19-20-21															
			160/2-3-4-5-16-17-23-24-25															
			161/1-10-23															

NAIB TEHSILDAR, BADSHAHPUR  
बदशाहपुर (गुरुग्राम)

District Revenue Officer  
Gurugram

Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2021-2022				
Sr. No.	Multi Story Group Housing (Licensed) by Ddevelopers/Independent Floors	Rates for the year of 2019 to 2020 (1st half)	Rates for the year of 2019 to 2020 (2nd half)	Rates for the year of 2021 to 2022
		(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)	(Rs. Per Sq. Feet)
1	Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	5000	5000	5000
2	Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72, 70A	3300	3300	3300
3	Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	3100	3100	3100
4	Central Park Resorts, The Rooms, Tatvam Villas, Merlin, Golf Estate (M3M)	7000	7000	7000
5	In Case of floor Licensed colonies/Huda	5500	5500	5500

Naib Tehsildar,  
Badshahpur

SDO (c)  
Badshahpur  
Sub Divisional Officer (c)  
Badshahpur (Gurugram)

DRO  
Gurugram

Additional Deputy Commissioner,  
Gurugram

Deputy Commissioner-cum- Registrar,  
Gurugram.

