

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

File No.: VIS(2021-22)-PL474-563-723

Dated: 24.11.2021

PROJECT TIE-UP REPORT

OF

GROUP HOUSING SOCIETY

DIGI HOMES

SITUATED AT

EMAAR DIGI HOMES, SECTOR-62, GURUGRAM, HARYANA 122413

DEVELOPED & PROMOTED BY

M/S. EMAAR MGF LAND LIMITED

- 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

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

VIS(2021-22)-PL474-563-723

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

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

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PART A

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION															
1.	GENERAL DETAILS																
a.	Report prepared for	Bank															
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram, Haryana															
c.	Name of Promoter	M/s. Emaar MGF Land Limited															
d.	Name of Property Owner	M/s. Juhi Promoters Pvt. Ltd. & M/s. Garland Estates Pvt. Ltd.															
e.	Address & Phone Number of the Promoter	C-2, District Centre, Saket, New Delhi-110017															
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	18 November 2021															
k.	Date of Valuation Report	24 November 2021															
l.	Surveyed in presence of	None ---															
m.	Purpose of the Valuation	Project Tie-up Report															
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.															
o.	Out-of-Scope of Report	<ol style="list-style-type: none"> 1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample random measurement. 7. Drawing Map & design of the property. 															
p.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 documents requested.</td><td>Total 09 documents provided.</td><td>-----</td></tr> <tr> <td>Project Land Title Deeds</td><td>Collabration Agreement</td><td>-----</td></tr> <tr> <td>Required NOC's for Project</td><td>Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP</td><td>-----</td></tr> <tr> <td>Copy of RERA Certificate</td><td>Approve Map</td><td>-----</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 documents requested.	Total 09 documents provided.	-----	Project Land Title Deeds	Collabration Agreement	-----	Required NOC's for Project	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	-----	Copy of RERA Certificate	Approve Map	-----
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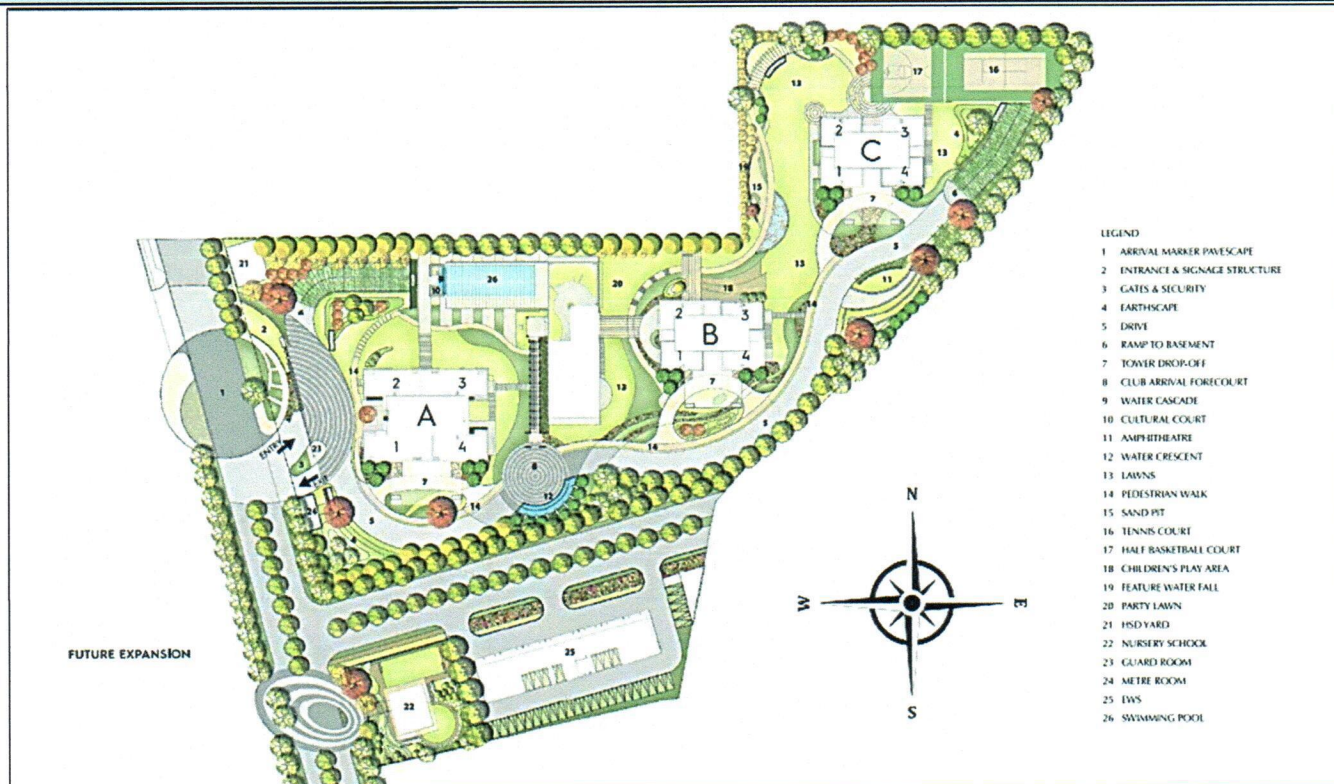
VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

		Project Approvals and building plans		Enviromental clearance NOC from SEIAA	----
		None		Water Assurance Letter for Group Housing Colony Project.	----
		None		NOC from Deputy Conserver of Forests, Gurgaon (Haryana)	----
		None		Height Clearance NOC from Airport Authority of India	----
		None		Noc from Forest Officer for Aravali Hills conservation area confirmly	----
		None		Grant of permission for disposal of mineral extracted incidental to development activities	----
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed		
		<input type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the owner/promoter's security guard at the site		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done	NA	

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.



This project tie up report is prepared for the Group housing project named 'Emaar MGF DigiHomes'. As per the copy of Collaboration Agreement provided to us by the bank, the owners of the project land are **M/s. Juhi Promoters Pvt. Ltd. & M/s. Garland Estates Pvt. Ltd.** The total land area of the project is 14.025 Acres. Description of the project land is attached below: -

TO BE READ WITH LICENSE NO. 265 OF 2007 (LC1027A)												
SR. NO	NAME OFOWNER	VILLAGE	RECTANGLE NO.	KHASRA NO.	AREA		SHARE	AREA TAKEN				
					K	M		K	M			
1	Juhi Promoters Pvt. Ltd	Nangli Umarpur	17	10	3	6						
			18	6	8	0						
				11	8	0						
				12	8	0						
				13	8	0						
				14	8	0						
				15	5	14						
				17	7	14						
				18	8	0						
				19	8	0						
				20	8	0						
				21/1	8	9						
				22/1	6	13						
				23/1	4	13						
				23/3	0	6						
				24/1	2	2						
				24/3	1	7						
			TOTAL				104	4				
			OR 13.025 ACRES									
2	Garland Estates Pvt. Ltd	Nangli Umarpur	19	15	8	0						
TOTAL				112	4							
GRAND TOTAL												
OR 1.00 ACRES												
14.025 ACRES												

The subject project is proposed to comprise of three towers named Tower A, B, & C which are proposed to be Ground + 32 Floor structures each, the details of the proposed flats in each tower are given below:

Tower	No. of Floor	Unit per Floor	Type of Unit	No. of Unit
Tower-A	G+29	4	3 BHK Type-1	58
			3 BHK Type-2	58
	30	3	3 BHK Type-1	1
			3 BHK Type-2	2
	31	2	3 BHK Type-1	1
			3 BHK Type-2	1
	32	2	3 BHK Type-1	1
			3 BHK Type-2	1
Tower-B	G+29	4	2 BHK	116
Tower-B	30	3	2 BHK	3
Tower-B	31	2	2 BHK	2
Tower-B	32	2	2 BHK	2
Tower-C	G+29	4	2 BHK	116
Tower-C	30	3	2 BHK	3
Tower-C	31	2	2 BHK	2
Tower-C	32	2	2 BHK	2

The subject project is in under finishing stage. Tower A & B is completed and only finishing work is left whereas the top floors of the Tower C are still under construction as per the information provided to us by the developer representative, the subject project is proposed to be completed by 31st March 2024.

Most of the NOC'S & mandatory approvals have been obtained by the client. The RERA certificate of the said project has not been provided to u. Bank is advised to take the final approved copy of the RERA certificate.



The subject project is located in Sector-62 of Gurugram which is a fast growing and developing area.

VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

Many new group housing projects are planned to developed nearby. Metro Station is also proposed to be developed in this sector. All the basic and civic amenities are available in the nearby vicinity of the subject project. The access road to the subject property is internal sector road which further connects it to the Maidawas Road having road width of approx. 60 meter.

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.24,25
e.	Enclosure 3	Google Map – Page No.26
f.	Enclosure 4	Photographs – Pages 01
g.	Enclosure 5	Copy of Circle Rate – Page No. 27
h.	Enclosure 6	Survey Summary Sheet – Pages 02
i.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 10



PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram, Haryana
Name of Promoter Unit	M/s. Emaar MGF Land Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Juhi Promoters Pvt. Ltd. & M/s. Garland Estates Pvt. Ltd.
	Address & Phone Number of the Owner	C-2, District Centre, Saket, New Delhi-110017
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	18 November 2021
d.	Date of Valuation Report	24 November 2021
e.	Name of the Developer of the Property	M/s. Emaar MGF Land Limited
	Type of Developer	Private Builder

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	CRPF Road/ Self	
ii.	Postal Address of the Property	Emaar Digi Homes, Sector-62, Gurugram, Haryana 122413	
iii.	Area of the Plot/ Land	14.025 Acres	
		Also please refer to Part-B Area description of the property.	
iv.	Type of Land	Solid	
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°24'14.1"N 77°05'07.5"E	
vii.	Details of the roads abutting the property		
	• Main Road Name & Width	Maidawas Road	Approx. 60 meter
	• Front Road Name & width	Internal Sector Road	Approx. 20 meter
	• Type of Approach Road	Bituminous Road	
	• Distance from the Main Road	Around 100 meters	
viii.	Description of adjoining property	Other Residential Project nearby	
ix.	Plot No./ Survey No.	Please refer to Copy of Title Deed	
x.	Village/ Zone	Nangli Umarpur	South
xi.	Sub registrar	Gurugram	
xii.	District	Gurugram, Haryana	
xiii.	Any other aspect		
	• City Categorization	Metro City	Urban Developing
	• Characteristics of the locality	Good	Within developing Residential zone

VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

	<ul style="list-style-type: none">Property location classification	On Wide Road	None	None
	<ul style="list-style-type: none">Property Facing	South Facing		
b.	Covered Built-up área description (Plinth/ Carpet/ Saleable Area)	91,122.61 sq.mtr. (9,80,843.80 sq.mtr.) (proposed)(as per old valuation report)		
		Also please refer to Part C - Area description of the property.		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched		No, boundaries are not mentioned in the documents.	
ii.	Directions	As per Title Deed/TIR		Actual found at Site
	East	-----		Open land/ Other project
	West	-----		Open Land
	North	-----		Open Land
	South	-----		Entry / Approach

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
	ii. Current activity done in the property	Vacant Land, proposed to be used for residential purposes	
	iii. Is property usage as per applicable zoning	Yes/ Proposed to be used as residential as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not applicable	Not applicable
d.	Comment on unauthorized construction if any	Not Applicable, since there is no construction on the site till yet.	
e.	Comment on Transferability of developmental rights.	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation/ Gurgaon Zone-4 South	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose
j.	Comment on Demolition proceedings if any	No information available to us
k.	Comment on Compounding/ Regularization proceedings	No information is available to us
l.	Any other aspect	No
	i. Any information on encroachment	No
	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	Old Valuation Report only	None	None
b.	Names of the Legal Owner/s	M/s. Juhi Promoters Pvt. Ltd. & M/s. Garland Estates Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Company	NA	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Company	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Chandigarh		
	ii. Name of the office of the Authority	DTCP, Chandigarh		
	iii. Any violation from the approved Building Plan	Cannot comment since property is still under construction		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not provided		



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us
p.	Qualification in TIR/Mitigation suggested if any	TIR copy not made available to us, hence cannot comment
q.	Any other aspect	
	i. Since how long owners owing the Property	Please refer copy of title deed
	ii. Year of Acquisition/ Purchase	Please refer copy of title deed
	iii. Property presently occupied/ possessed by	Owner/Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	No

5. ECONOMIC ASPECTS OF THE PROPERTY

a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	NA
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



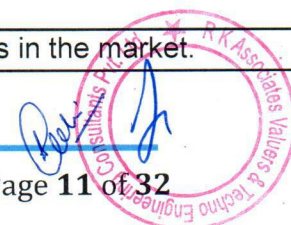
VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

	iv. Car parking facilities		Yes, Proposed		
	v. Balconies		Yes, Proposed		
b.	Any other aspect				
	i. Drainage arrangements		Proposed		
	ii. Water Treatment Plant		No		
	iii. Power Supply arrangements	Permanent	To be obtained by individual flat owners as per their requirements		
		Auxiliary	Proposed through DG Sets		
	iv. HVAC system		NA		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes, proposed.		
	vii. Compound wall/ Main Gate		Yes, temporary		
	viii. Whether gated society		Yes (proposed)		
	ix. Internal development				
	Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, proposed	Yes, proposed	Yes, proposed	Yes, proposed	Yes, proposed

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the municipal corporation & by the ground water (proposed)			
	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			No			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in the close vicinity.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI Airport)
	850 meter	800 meter.	1 Km.	1 Km.	17 Km.	5 Km.	22 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	Normal
	ii. Scarcity	Similar kind of properties are easily available on demand.
	iii. Market condition related to demand and	Good demand of such properties in the market.



	supply of the kind of the subject property in the area		
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property	Good developing area	
	i. Any New Development in surrounding area	Other development	----
	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	Class A construction (proposed)	
	ii. Appearance/ Condition of structures	Internal-New construction	
		External- New construction	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers (Under finishing)	RCC (Under finishing)
	iv. Floor height	Proposed approx. 10 feet	
	v. Type of flooring	Verified Tiles	
	vi. Doors/ Windows	Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Simple plastered walls	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	x. Class of electrical fittings	Internal/Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/Normal quality fittings	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	Under Finishing	NA
f.	Total life of the structure/ Remaining life expected	65-70 Years	65-70 Years (after completion)
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Not Applicable since construction work is in progress	



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

k.	System of air conditioning	NA	
l.	Provision of firefighting	With sprinkler including manual alarm system (proposed)	
m.	Status of Building Plans/ Maps	Approved	
	I. Is Building as per approved Map	Yes	
	I. 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
	II. Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information provided	
b.	Provision of rainwater harvesting	No information provided	
c.	Use of solar heating and lighting systems, etc.	No information provided	
d.	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	

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.	Proposed, modern structure	

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Emaar MGF Land Limited	
b.	Name of the Architect	M/s. Morphogenesis Architects	
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	31 st March 2024	
e.	Progress of the Project	Earth work is under progress.	
f.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input 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 Point 1 (K, L & M) of the Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Point ' L ' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point ' K ' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.168,30,00,000/- (Land Value Only)
	• Land	Rs.168,30,00,000/-
	• Building	-----
	ii. Prospective Fair Market Value	Rs. 374,00,00,000/-
	iii. Expected Realizable Value	Rs. 299,20,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 261,80,00,000/-
	v. Valuation of structure for Insurance purpose	Rs. 120,00,00,000/-
e.	vi. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	vii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point L of the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.



15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</p> <p>iii. 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 surveyed the subject property on 18 November 2021 by himself in the presence of owner representative at the site.</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>
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VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

- viii. We have submitted Valuation report directly to the Bank.
ix. This valuation work is carried out by our Engineering team on the request from **STATE BANK OF INDIA, HLST BRANCH, GURUGRAM**

x.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
xi.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092	2303/ 1988	
xii.	Total Number of Pages in the Report with enclosures	33	
xiii.	Engineering Team worked on the report	<p>SURVEYED BY: A.E.Harshit mayank</p> <p>PREPARED BY: A.E.Abhishek Sharma</p> <p>REVIEWED BY: HOD Valuations </p>	

16.	Enclosed Documents (All enclosures & annexures to remain integral part & parcel of the main report)	<p>a. Part C: Area Description of the Property</p> <p>b. Part D: Valuation Assessment of the Property</p> <p>c. Assumption & Remarks 23,24</p> <p>d. Valuer's Remark - Page No.24,25</p> <p>e. Google Map – Page No. 26</p> <p>f. Photographs – Pages 01</p> <p>g. Copy of Circle Rate – Page No. 27</p> <p>h. Survey Summary Sheet – Pages 02</p> <p>i. Copy of relevant papers from the property documents referred in the Valuation – Pages 10</p>
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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site	14.025 Acres
2.	Development Land Area as per Zoning	14.025 Acres
3.	Ground Coverage Area	<div>Proposed</div> <div>4435.762 sq.mtr. (7.82 %)</div> <div>Permissible</div> <div>19884.975 sq.mtr. (35 %)</div>
4.	Covered Area	<div> <div>UNDER FAR</div> <div>Proposed</div> <div>Present Status</div> <div>Residential</div> <div>44,715 sq.mtr.</div> <div>Under Construction</div> <div>EWS</div> <div>3096.53 sq.mtr.</div> <div>Under Construction</div> <div>Convenient Shopping</div> <div>282.89 sq.mtr.</div> <div>Under Construction</div> <div>Gate House</div> <div>9 sq.mtr.</div> <div>Under Construction</div> <div>Community Building</div> <div>1498.38 sq.mtr.</div> <div>Under Construction</div> <div>TOTAL</div> <div>Proposed</div> <div>49,601.80 sq.mtr.</div> <div>NA</div> <div>Permissible</div> <div>1,06,135.724 sq.mtr.</div> <div>NA</div> </div> <div> <div>UNDER NON-FAR</div> <div>Basement Area</div> <div>28850.328 sq.mtr.</div> <div>Under Construction</div> <div>Residential</div> <div>10,076.73 sq.mtr.</div> <div>Under Construction</div> <div>EWS</div> <div>628.683 sq.mtr.</div> <div>Under Construction</div> <div>Community Building</div> <div>1762.136 sq.mtr.</div> <div>Under Construction</div> <div>Nursery School</div> <div>202.93 sq.mtr.</div> <div>Under Construction</div> <div>TOTAL</div> <div>Proposed</div> <div>41520.81 sq.mtr.</div> <div>NA</div> </div>
5.	Open/ Green Area	<div>Proposed</div> <div>8747.253 sq.mtr.</div> <div>Minimum Required</div> <div>8513.561 sq.mtr.</div>
6.	Density	<div>Proposed</div> <div>159.50 PPA</div> <div>Permissible</div> <div>100-300 PPA</div>
7.	Plinth/ Built-up Area (As per IS 3861-1966)	91,122.61 sq.mtr. (980843.78 sq.ft.)
8.	Carpet Area	NA
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 Sanctioned Plan				Actually provided (as per inventory list/ brochure)		Current Status
	Tower	Floor	No. of DU	Total no. of DU	Type of DU	Tower A= 123 DU'S Tower B= 123 DU'S Tower C= 123 DU'S	Tower A= Super Structure Completed, Finishing Work in Progress. Tower B= Super Structure Completed, Finishing Work in Progress. Tower C= construction work of top floor in progress. EWS = Under construction Community Building – Under Finishing.
	A	G-29	4	116	3 BHK , 2		
	A	30	3	3	BHK +		
	A	31,32	2	4	Servent		
	B	G-29	4	116	2 BHK		
	B	30	3	3			
	B	31,32	2	4			
	C	G-29	4	116	2 BHK		
	C	30	3	3			
	C	31,32	2	4			
	Total			369			
2.				Total no. of Flats/ Units	Main Units	369 DU	
					EWS	135 DU	
3.	Type of Flats				Type of Flat	Carpet Area (Sq. ft.)	Saleable Area (Sq. ft.)
					2 BHK	802.59	1,365
					3 BHK	1,296.93 : 1,307.99	2,200
4.	Number of Car Parking available				Required	586 Cars	
					Proposed	637 Cars	
					Surface	21 Cars	
					Stilt	07 Cars	
					Basement	609 Cars	
					Total	637 Cars	

Tower	No. of Floor	Unit per Floor	Type of Unit	No. of Unit	Carpet Area (in Sq.ft.)	Saleable area (in Sq.ft.)	Super area (in Sq.ft.)
Tower-A	G+29	4	3 BHK Type-1	58	1296.933	2200	2588.79
			3 BHK Type-2	58	1307.998	2200	2567.89
	30	3	3 BHK Type-1	1	1296.933	2200	2588.79
			3 BHK Type-2	2	1307.998	2200	2567.89
	31	2	3 BHK Type-1	1	1296.933	2200	2588.79
			3 BHK Type-2	1	1307.998	2200	2567.89
	32	2	3 BHK Type-1	1	1296.933	2200	2588.79
			3 BHK Type-2	1	1307.998	2200	2567.89
Tower-B	G+29	4	2 BHK	116	802.596	1365	1508.26
Tower-B	30	3	2 BHK	3	802.596	1365	1508.26
Tower-B	31	2	2 BHK	2	802.596	1365	1508.26
Tower-B	32	2	2 BHK	2	802.596	1365	1508.26
Tower-C	G+29	4	2 BHK	116	802.596	1365	1508.26
Tower-C	30	3	2 BHK	3	802.596	1365	1508.26
Tower-C	31	2	2 BHK	2	802.596	1365	1508.26
Tower-C	32	2	2 BHK	2	802.596	1365	1508.26



PART C

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	Memo No-DS-07/29721	Approved
2.	Approval of revised building plan from DTCP	Memo No. ZP-391/JD(RD)/2019/5309	Approved
3.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License no. 265 of 2007	Approved
4.	Revised Architect Building Plans	Dated 16/11/2018	Approved
5.	NOC for Height Clearance from Airport Authority of India	AAI/RHQ/HR/ATM/NOC/2014/516	Approved
6.	Environmental clearance NOC from SEIAA	SEIAA/HR/2017/520	Approved
7.	NOC from Pollution Control Board	-----	-----
8.	Provisional NOC from Fire Authority	Application ID :- 051451923000018	Applied
9.	NOC from Forest Officer for Aravali Hills conservation area conformity (if applicable)	Memo No. 3254/S.K 2	Approved
10.	Supply of 265 KLD fresh water for drinking for Group Housing Colony	Memo No. 2632	Approved
11.	Occupation Certificate issued from DTCP	-----	-----
12.	Structural Stability Certificate	-----	-----
13.	RERA Certificate	Temp. receiving no. of project :- RERA-GRG-180-2019	Applied



PART D

VALUATION OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Group Housing Society Project			
d.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	On wide approach road	NA
			Property within well-developed residential area	NA	
				NA	
g.	Any New Development in surrounding area	Other development	Many other Group Housing Societies are located in the vicinity that are already inhabited		
h.	Property overall usability Factor	Good			
i.	Comment on Property Salability Outlook	Easily sellable			
j.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
k.	Methodology/ Basis of Valuation	Land Value is assessed based on comparable sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.			
		For knowing comparable market sales, significant local enquiries have been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.			
l.	Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property (from property search sites & local information)				
	1. Name:		----		
	2. Name:		----		
	3. NA				
m.	Adopted Rates Justification	This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand & current economical & real estate market condition for similar kind of property. As per information available in public domain the FSI rate is prevailing in this			

VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

sector is between Rs.1,800 – Rs.2,200/- 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.2,000/- per sq. ft., which is reasonable in our view.

2. VALUATION OF LAND

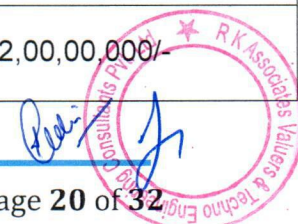
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.3,00,00,000/- per acre. (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,800 – Rs. 2,200/- per sq. ft.
b.	Rate adopted considering all characteristics of the property	Rs.12,00,00,000/-per acre	Rs.2,000/- per sq. ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	14.025 acres	14.025 acres
d.	Total permissible FAR	49,601.80 sq. mtr. (5,33,913.79 sq. ft.)	1,06,135.723 sq. mtr. (1142444.92 sq. ft.)
e.	Total Value of land (A)	14.025 acres x Rs.12,00,00,000 /- per acre Rs.168,30,00,000/-	Rs.2,000/- per sq. ft. x 1142444.92 sq.ft. Rs.228,48,89,844/-

3. VALUATION OF BUILDING CONSTRUCTION

	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,800/- per sq. ft.	Rs.800/- to 1,200/-per sq. ft.
		Rate adopted	Rs.1,600/- per sq. ft.	Rs.1,000/- per sq. ft.
		Covered Area	49,601.80 sq. mtr. (5,33,913.79 sq. ft.)	41520.81 sq. mtr. (4,46,930.01 sq. ft.)
		Valuation Calculation	Rs.1,600/- per sq. ft. x 5,33,913.79 sq.ft.	4,46,930.01 sq.ft. x Rs. 1,000/- per sq. ft.
		Total Value	Rs.85,42,62,064/-	Rs.44,69,30,010/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		New Construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.130,11,92,074/-	

4. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS

	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	Rs.3,00,00,000/-
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.2,00,00,000/-



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.5,00,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	----	Rs.5,00,00,000/-
e.	Expected Construction Value (C)	NA	Rs.15,00,00,000/-

5. MARKET/ SALABLE VALUE OF THE FLATS

a.	Total No. of DU	369 DU
b.	Total No. of EWS	135 DU
c.	Total Proposed Salable Area for flats	6,06,390 sq. ft. (as per the inventory list)
d.	Government Circle Rate	Rs.3,300/- per sq. ft.
	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.10,500/- per sq. ft.
	Current Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.10,000/- to Rs.11,000/- per sq. ft.
e.	Remark	<i>The market value of the Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, it is found that the market resale rates for these flats may vary in between Rs.10,000/- to Rs.11,000/- per sq. ft.</i>

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

M/S. EMAAR MGF LAND LIMITED

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land Value (A)	Rs. 168,30,00,000/-	Rs. 228,48,89,844/-
b.	Building Construction Value (B)	NA	Rs. 130,11,92,074/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 15,00,00,000/-
d.	Total Add (A+B+C)	Rs. 168,30,00,000/-	Rs. 373,60,81,918/-
e.	Rounded Off	----	Rs. 374,00,00,000/-
f.	Realizable/ Fetch Value(@ ~20% less)	----	Rs. 299,20,00,000/-
g.	Distress/ Forced Sale Value (@ ~30% less)	----	Rs. 261,80,00,000/-
h.	Value for Insurance purpose	NA	Rs. 120,00,00,000/-

(Rupees Three Hundred Seventy-Four Crores Only)

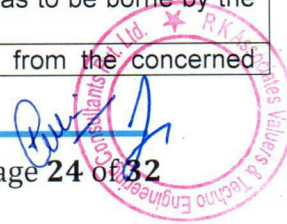


7. ASSUMPTIONS/ REMARKS

- a. Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
- b. Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
- c. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape is taken as per property documents which have been relied upon.
- d. Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
- e. This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
- f. Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
- g. In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old areas of towns, small cities & districts where property number is not assigned clearly and not displayed on the properties, also due to the presence of multiple/ parallel departments (errors for in property registration) it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and chances of error & misrepresentation by the borrower and margin & chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
- h. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
- i. Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout out of approved/ applicable limits or the properties are decades old for which no formal Building Bye-Laws were applicable. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
- j. Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various factors/ basis considered during the course of assessment before reaching to any conclusion.
- k. At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.

ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value suggested by the competent Valuer in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
2.	Realizable Value is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3.	Forced/ Distress Sale Value is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
7.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
9.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
10.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
11.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the 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.
13.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
15.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
16.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

	Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.



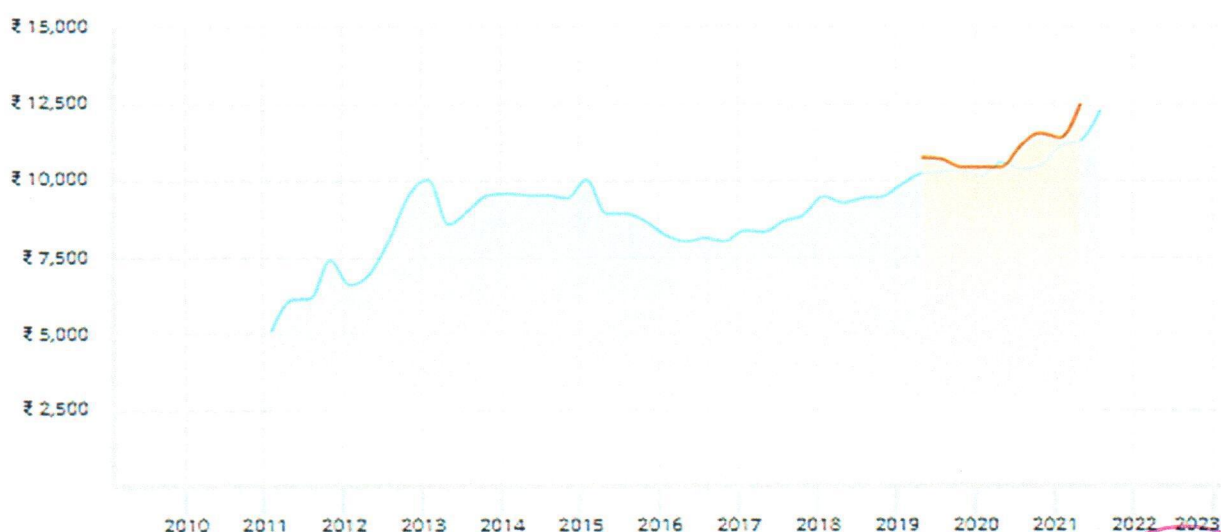
ENCLOSURE: 3– Price Trend & References available on the public domain

Price Plan

Residences	Carpet Area (Sq ft)	Price Onwards*	Get Offer
2 BHK	1508 Sq. Ft.	Rs 1.70 Cr*	On Request
3 BHK	2567 Sq. Ft.	Rs 2.80 Cr*	On Request

Typology	Super Area		Carpet Area		Balcony	
	(sq. ft)	(sq. mt)	(sq. ft)	(sq. mt)	(sq. ft)	(sq. mt)
2 BHK	1508.26	140.12	802.60	74.56	141.22	13.12
3 BHK +Utility (T-1)	2567.89	238.56	1296.93	120.49	295.15	27.42
3 BHK +Utility (T-2)	2588.79	240.50	1308.00	121.52	295.15	27.42

Compare price trends in this area



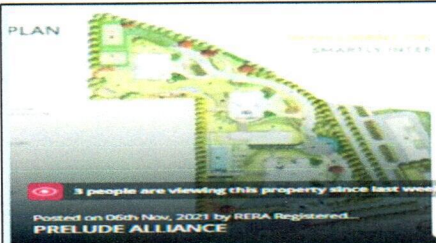
Signature
RK Associates
Valuers & Techno Engineers
Consultants Pvt. Ltd.



Pricing Sheet			
Unit Details			
Category	Typology	Typical Unit 01_2BHK_T-B	
	Project Code	Tower	Unit no.
	DGH	B	1501
Prime	Unit No.	DGH-B-1501	
	Area Approx.	Sq.mt	Sq.ft
	Carpet Area	74.6	802.6
	Terrace Area	-	-
	Balcony/Verandah Area	13.1	141.2
	Saleable Area	140.1	1508.3

Exclusive Right to Use Car park Space	1
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Details of Pricing :-		
S.No.	Particulars	Amount (INR)
A	Unit Price	14,817,358
B	EDC/IDC Charges	285,121
C	Interest Free Maintenance Security (IFMS)	150,826
D	Operational Charges	138,066
Total Consideration (INR) (A+B+C+D)		15,391,372



3 BHK Apartment in Sector-62 Gurgaon
Emaar DigiHomes

₹ 2.58 cr 2,567 sq.ft. 3 BHK

✓ North-East Facing ✓ Gated Society ✓ Corner Property ✓ Fitness Cen...


Emaar digiHomes gurgaon, situated at 62 sector. Grand 3 level 30... more

UNDER CONSTRUCTION RETAIL RERA

3 people are viewing this property since last week

Posted on 06th Nov, 2021 by RERA Registered... PRELUDE ALLIANCE

View Phone Number Contact Dealer



2 BHK Apartment in Sector-62 Gurgaon
Emaar DigiHomes

₹ 1.59 cr 1,508 sq.ft. 2 BHK

✓ North-East Facing ✓ Gated Society ✓ Corner Property ✓ Overlookin...

Emaar digiHomes gurgaon, situated at 62 sector. Grand 3 level 30... more

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2 BHK Apartment in Sector-62 Gurgaon
Emaar DigiHomes

₹ 1.8 cr 1,508 sq.ft. 2 BHK

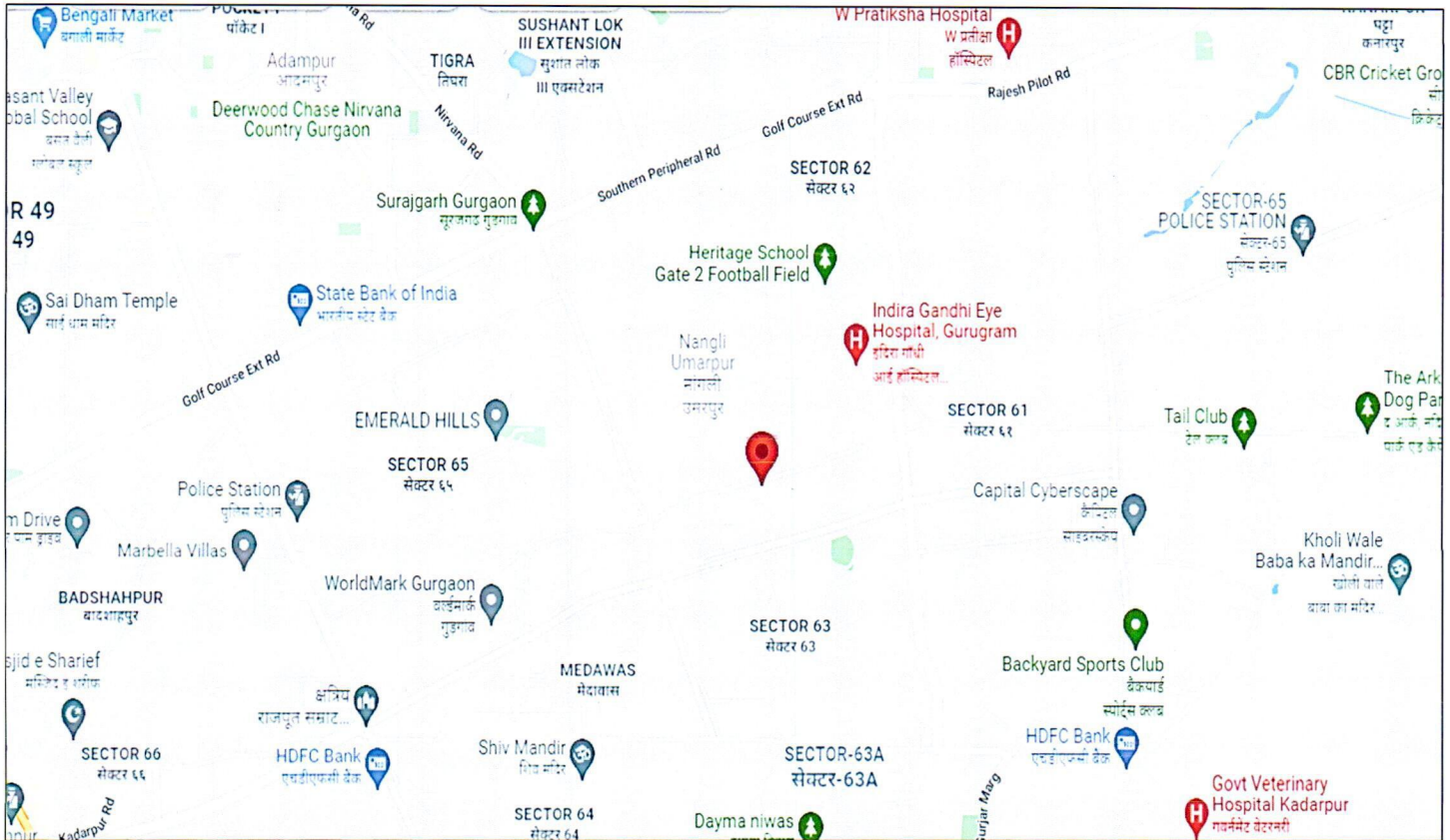
A 2 bhk flat is available for sale in gurgaon sector-62 gurgaon. This ... more

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Akaruku Advisory Private Limited

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ENCLOSURE: 3- GOOGLE MAP LOCATION



[illegible]

ENCLOSURE: 5- PHOTOGRAPHS



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED



VALUATION REPORT

M/S. EMAAR MGF LAND LIMITED

