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Dated:09.11.2021

# PROJECT TIE UP REPORT

OF

## RESIDENTIAL PLOTTED COLONY

### INDEPENDENT FLOORS AT DLF GARDEN CITY PHASE 2B

SITUATED AT

DLF GARDEN CITY, SECTOR-91/92, GURUGRAM, HARYANA

### DEVELOPED & PROMOTED BY

- Corporate Valuers M/S. DLF RESIDENTIAL PARTNERS LIMITED,
- Business/ Enterprise/ Equity Valuations M/S. DLF UTILITIES LTD. &
- Lender's Independent Engineers (LIE) M/S SAGAR DUTT BUILDERS AND DEVELOPERS PRIVATE LIMITED

- Techno Economic Viability Consultants (TEV) REPORT PREPARED FOR
- Agency for Specialized Accounting (KMD) STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Project Techno-Financial Advisors
- Chartered Engineers

- Industry/ Trade/ Public Relation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Bank

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**VALUATION REPORT**

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

**PART A****SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS		DESCRIPTION	
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram		
c.	Name of Promoter	M/s. DLF Residential Partners Limited, M/s. DLF Utilities Ltd. & M/s Sagar Dutt Builders and Developers Private Limited		
d.	Name of Owner	M/s. DLF Utilities Ltd. & M/s Sagar Dutt Builders and Developers Private Limited and Others		
e.	Address & Phone Number of the promoter's	Regd. Office:2 <sup>nd</sup> Floor, Gateway Tower, R-Block, DLF City, Phase-III, Gurugram-122002, Haryana.		
f.	Type of the Property	Residential Plotted Colony		
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	4 October 2021		
k.	Date of Valuation Report	9 November 2021		
l.	Surveyed in presence of	Promoter's Representative	Mr. Saurabh (9873382886)	
m.	Purpose of the Valuation	Project Tie-Up Report		
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total05documents requested.	Total 04 documents provided.	03
		Property Title document	RERA Registration Certificate	Dated: 15/06/2021



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		Approved Map	Scrutiny Report of Individual Plots	Dated 08/02/2021 & 20/02/2020
		Copy of TIR	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	Dated 03/06/2021
		Project Approval Letter	Layout Plan	Dated 10/10/2018
		Project NOC's issued from the concern authority	None	---
		RERA Certificate	None	---
		None	None	---
		None	None	---
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 Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

## 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.





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This Project Tie Up Report is prepared for the residential Plotted Colony project in the name of **"DLF Garden City Phase 2B"** being developed at the aforesaid address on land area of 1.047 Acres as per the RERA Certificate provided to us by the bank.

The Area details of the property is taken as per the Scrutiny report and submission drawing of the plot in the subject project. However latest construction status of the project and latest prevailing market rates of the floors is taken as per the site survey and market research done by us. The subject project is under construction and excavation work is going on in some plots.

A large residential project by the name of "DLF Garden City" owned by M/s. DLF Utilities Limited and Others is developed at this site on a total land area of 180.424 acres. This whole large project is divided into many phases in which residential accommodation of different types are being developed.

The subject project is developed & promoted by the developer M/s. DLF Residential Partners Limited, M/s. DLF Utilities Ltd. & M/s Sagar Dutt Builders and Developers Private Limited in Phase 2B of this larger project. The total area of Phase 2B is 1.047 acres. The demarcation of plots in Phase 2B is shown in the attached figure.



All the approvals & NOC's are in the name of M/s. DLF Utilities Ltd. and Others. The Developer has plan to develop 20 different types of plots in this phase. Primary approval has been taken from the concerned authority. Fire NOC and Environmental Clearance has not been provided to us. Bank has been requested to check for the same.

This Project tie- up report is being prepared only for 20 plots whose details and characteristics is tabulated below: -

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S.NO.	Plot No.	Plot Area (In Sq Yd.)	Plot Area in sq.mtr.
1	G8-7	217.86	182.17
2	G10-18	217.86	182.17
3	G8-3	218.13	182.40
4	G10-14	218.39	182.62
5	G7-24	249.96	209.01
6	G7-25	249.96	209.01
7	G7-26	249.96	209.01
8	G7-27	249.96	209.01
9	G7-28	249.96	209.01
10	G6-27	250.68	209.62
11	G6-39	254.70	212.98
12	G7-21	254.70	212.98
13	G10-2	269.17	225.08
14	G10-3	269.17	225.08
15	G10-4	269.17	225.08
16	G10-5	269.17	225.08
17	G10-6	269.17	225.08
18	G10-7	268.88	224.83
19	G6-21	274.15	229.24
20	NA-103	297.37	248.66
Total		5068.37	4238.12

In this Garden City Phase 2B, the developer is constructing a building of 4 residential floors on each plot. Each plot will have basement, stilt, first, second, third and fourth floors. The basement will be provided common to all 3 floors for storage and other purposes, the stilt will be for car parking and the three upper floors will be independent residential floors. A total of 20 plots are proposed to be constructed upon in this Phase 2B but this project tie-up report is prepared for builder floors on 20 plots only.

This Garden City phase 2B is one of the low-density projects which is spread over 1.047 acres of the land and is a part of township named "DLF Garden City" which is spread over 180.424 acres.

The Independent Floors at Garden City Phase 2B are of 3BHK and 4 BHK with a lift. The sizes of floors vary from 1811 to 2346 square feet.

The subject project is located in midst of developing sector-91/92, Gurugram. The subject project can be clearly approached from 60 mtr. wide road and there are other group housing projects under construction and many are already being inhabited.





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## 3. ENCLOSURES

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



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## PART B

## SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Promoter	M/s. DLF Residential Partners Limited, M/s. DLF Utilities Ltd. & M/s Sagar Dutt Builders and Developers Private Limited.

S.NO.	CONTENTS	DESCRIPTION
1.	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. DLF Utilities Ltd. & Others
	Address & Phone Number of the Owner	Regd. Office: Regd. Office:2nd Floor, Gateway Tower, R-Block, DLF City, Phase-III, Gurugram-122002, Haryana.
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	4 October 2021
d.	Date of Valuation Report	9 November 2021
e.	Name of the Developer of the Property	M/s. DLF Residential Partners Limited
	Type of Developer	Private developer promoted

2.	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a.	<b>Location attribute of the property</b>	
i.	Nearby Landmark	New Town Heights, Sector 92, Gurugram
ii.	Postal Address of the Property	DLF Garden City Phase-2B, Sector-91/92, Gurugram, Haryana
iii.	Area of the Plot/ Land	4237.05 m <sup>2</sup> (1.047 Acres) <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°24'05.3"N 76°55'21.0"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Sector Road Approx. 60 meter
	2. Front Road Name & width	Sector Road Approx. 24 meter
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	200 mtr. from main road
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/ Ward	Residential
xi.	Sub registrar	Gurugram
xii.	District	Gurugram



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





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	East	Not Available	Park View Sanskruti
	West	Not Available	Other Land
	North	Not Available	60m Road
	South	Not Available	Other Land

3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use		Residential
	i. Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
	ii. Current activity done in the property	Used as Residential Plotted Colony	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable		<div>PERMITTED</div> <div>CONSUMED</div>
	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		<div>No information provided</div> <div>No information provided</div>
d.	Comment on unauthorized construction if any		Cannot comment since the subject property is in under construction stage
e.	Comment on Transferability of developmentalrights		As per regulation of DTCP
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority		Haryana Urban Development Authority (HUDA)
h.	Zoning regulations		Residential
i.	Comment on the surrounding land uses & adjoining properties in terms of uses		Other Group Housing Societies
j.	Comment of Demolition proceedings if any		NA
k.	Comment on Compounding/ Regularization proceedings		NA
l.	Any other aspect		NA
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	



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4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	License	Submission Drawing	RERA Certificate
b.	Names of the Legal Owner/s	M/s. DLF Utilities Ltd. & Others		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No		
f.	Notification of road widening if any and area under acquisition	No		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us	-----	
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	Not Known to us	-----	
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	DTCP, Gurugram		
	ii. Name of the office of the Authority	DTCP, Gurugram		
	iii. Any violation from the approved Building Plan	Cannot comment since property is 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 ( <i>property tax, water tax, electricity bill</i> )	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No information available		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not known		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not Known to us		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since no copy of TIR is made available to us.		
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us.  Legal aspects or Title verification of the property are not done at our end.		





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

### 5. ECONOMIC ASPECTS OF THE PROPERTY

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

### 6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

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

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes, (proposed)
	ii. Storage spaces	Yes, (proposed)
	iii. Utility of spaces provided within the building	Yes, (proposed)
	iv. Car parking facilities	Yes, (proposed)



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	v. Balconies		Yes , (proposed)		
b.	Any other aspect				
	i. Drainage arrangements		Yes, (proposed)		
	ii. Water Treatment Plant		No		
	iii. Power Supply arrangements	Permanent	Yes, used for construction purpose at present.		
		Auxiliary	No		
	iv. HVAC system		No		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes, (proposed)		
	vii. Compound wall/ Main Gate		Yes (proposed)		
	viii. Whether gated society		Yes (proposed)		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes, (proposed)	Yes, (proposed)	Yes	Yes, (proposed)	Yes, (proposed)

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, (proposed)			
	ii. Sewerage/ sanitation system			Underground, (proposed)			
	iii. Storm water drainage			Yes, (proposed)			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes , (proposed)			
	ii. Electricity			Yes , (proposed)			
	iii. Road and Public Transport connectivity			Yes , (proposed)			
	iv. Availability of other public utilities nearby			Public transport, Market, Hospital etc. available nearby			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI Airport, New Delhi)
	02 km.	03 km	03 km.	02 km.	7 Km	NA	33 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 supply of the kind of the subject property in the area	Good demand of such properties in the market.
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.





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b.	Any other aspect which has relevance on the value or marketability of the property	No	
	i. Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

## 10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab, (proposed)	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good), (proposed)	
	ii. Appearance/ Condition of structures	Internal -Good, (proposed)	
		External -Good, (proposed)	
	iii. Roof	<b>Floors/ Towers</b>	<b>Type of Roof</b>
		Low rise (B+S+4), (Proposed)	RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, (proposed)	
	vi. Doors/ Windows	Wooden frame with glass panel windows, Aluminum flushed doors & windows, (proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls, (proposed)	
	viii. Exterior Finishing	Simple plastered walls, (proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure., (proposed)	
	x. Class of electrical fittings	Internal/ Normal quality fittings, (proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings, (proposed)	
d.	Maintenance issues	Under Construction	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years	Approx. 60-65 Years
g.	Extent of deterioration in the structure	Under Construction	
h.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
i.	Protection against natural disasters viz. earthquakes etc.	No information available	
j.	Visible damage in the building if any	Under Construction Property	
k.	System of air conditioning	Individual AC as per buyer's requirement, (Proposed)	
l.	Provision of firefighting	Yes, (Proposed)	

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m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	i. Is Building as per approved Map	Yes appears to be as per visual observation	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	NA	

## 11. ENVIRONMENTAL FACTORS:

a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes, (proposed)
b.	Provision of rainwater harvesting	Yes, (proposed)
c.	Use of solar heating and lighting systems, etc.	Yes, (proposed)
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present

## 12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:

a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure, (proposed)
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## 13. PROJECT DETAILS:

a.	Name of the Developer	M/s. DLF Residential Partners Limited
b.	Name of the Architect	M/s. Arcop Associates
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 Under construction
e.	Progress of the Project	Project is Under construction
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 type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

## 14. VALUATION:

a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors</b> of the report
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b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'o' of Point 1 of Part 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.6,28,20,000/- (Land Value Only)</b>
	<b>1. Land</b>	<b>Rs.6,28,20,000/-</b>
	<b>2. Building</b>	NA
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.39,27,00,00/-</b> <b>(After completion of Phase 2B Project)</b>
	<b>iii. Expected Realizable Value</b>	<b>Rs.33,37,95,000/-</b> <b>(After completion of Phase 2B Project)</b>
	<b>iv. Distress Value</b>	<b>Rs.29,45,25,000/-</b> <b>(After completion of Phase 2B Project)</b>
	<b>v. Valuation of structure for Insurance purpose</b>	NA
e.	<b>i. Justification for more than 20% difference in Market &amp; Circle Rate</b>	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>ii. Details of last two transactions in the locality/ area to be provided, if available</b>	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 report for reference.

<b>15.</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, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks &amp; Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of AE Sachin Pandey has visited the subject property on 4 October 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>
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# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

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.**

## 16. VALUATION COMPANY DETAILS:

a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	39	
d.	Engineering Team worked on the report	<i>SURVEYED BY: AE Sachin Pandey</i>	
		<i>PREPARED BY: AE Abhishek Sharma</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

## 17. ENCLOSED DOCUMENTS:

a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Not Available
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, 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)	<ul style="list-style-type: none"><li>i. <b>Part C: Area Description of the Property</b></li><li>ii. <b>Part D: Valuation Assessment of the Property</b></li><li>iii. Assumption, Remarks &amp; Limiting conditions</li><li>iv. Valuer's Remark - Page No.27,28</li><li>v. Google Map - Page No.30</li><li>vi. Photographs - Pages2</li><li>vii. Copy of Circle Rate - Pages1</li><li>viii. Survey Summary Sheet - Pages 02</li><li>ix. Copy of relevant papers from the property documents referred in the Valuation - Pages6</li></ul>



# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

## PART C

## AREA DESCRIPTION OF THE PROPERTY

Total Blocks/ Floors/ Flats					
1.	Approved as per Submission drawing/Scrutiny Report		Actually provided (as per inventory list/ brochure)		Current Status
	Please refer to attached sheet		Refer to attached sheet		
The Subject Project is under construction. Excavation work is going on the site at present.					
2.	Total no. of Flats/ Units	Main Units	80 Dwelling Units		
	Number of Car Parking available		Required	--	
			Proposed	--	

GROUND COVERAGE							FAR / FSI					NON FAR			
Sr. No.	Plot No.	Plot Size (sq.mtr)	Permissible (sq.mtr)	%age	Provided (sq.mtr)	%age	Permissible (sq.mtr)	%age	Purchased (sq.mtr)	%age	Total Permissible (sq.mtr)	%age	Provided (sq.mtr)	%age	(sq.mtr)
1	G10-3	225.06	148.54	66%	145.24	64.53%	326.34	145%	267.82	119%	594.16	264%	593.05	264%	430.54
2	G10-14	182.60	120.52	66%	113.99	62.43%	254.77	145%	217.29	119%	482.06	264%	481.22	264%	351.61
3	G7-26	209.00	137.94	66%	133.74	63.99%	303.05	145%	248.71	119%	551.76	264%	548.64	263%	382.05
4	NA/103	248.64	164.1	66%	160.07	64.38%	360.53	145%	295.88	119%	656.41	264%	655.01	263%	471.93
5	G7-21	212.96	140.55	66%	136.56	64.12%	308.79	145%	253.42	119%	562.21	264%	558.75	262%	390.74
6	G6-27	209.72	138.42	66%	134.25	64.01%	304.09	145%	249.42	119%	553.51	264%	552.45	263%	235.78
7	G8-3	182.38	120.37	66%	113.8	62.40%	264.45	145%	217.03	119%	481.48	264%	480.45	263%	321.67
8	G8-7	182.16	120.23	66%	113.8	62.47%	264.13	145%	216.77	119%	480.90	264%	480.46	264%	321.58
9	G10-4	225.06	148.54	66%	145.24	64.53%	326.34	145%	267.82	119%	594.16	264%	593.04	264%	430.54
10	G7-27	209.00	137.94	66%	133.74	63.99%	303.05	145%	248.71	119%	551.76	264%	548.64	263%	382.05
11	G10-6	225.06	148.54	66%	145.24	64.53%	326.34	145%	267.82	119%	594.16	264%	593.04	264%	430.54
12	G10-5	225.06	148.54	66%	145.24	64.53%	326.34	145%	267.82	119%	594.16	264%	593.05	264%	430.54
13	G10-7	224.82	148.38	66%	144.89	64.45%	325.99	145%	267.53	119%	593.52	264%	592.77	264%	428.09
14	G10-2	225.06	148.54	66%	145.24	64.53%	326.34	145%	267.82	119%	594.16	264%	593.29	264%	430.54
15	G7-25	209.00	137.94	66%	133.74	63.99%	303.05	145%	248.71	119%	551.76	264%	548.64	263%	382.05
16	G10-18	182.16	120.23	66%	113.8	62.47%	264.13	145%	216.77	119%	480.90	264%	480.46	264%	321.58
17	G6-21	229.22	151.29	66%	148.26	64.68%	332.37	145%	272.77	119%	605.14	264%	603.77	263%	440.75
18	G7-28	209.00	137.94	66%	134.18	64.20%	303.05	145%	248.71	119%	551.76	264%	550.40	263%	382.93
19	G7-24	209.00	137.94	66%	133.74	63.99%	303.05	145%	248.71	119%	551.76	264%	548.64	263%	382.05
20	G6-39	212.96	140.55	66%	136.56	64.12%	308.79	145%	253.42	119%	562.21	264%	558.75	262%	390.74
Total		4237.92	2797.04		2711.32		6144.99		5042.95		11187.94		11154.52		7738.30

Remarks:

1. All the details has been taken from Scrutiny report of individual plot.
2. Area sheet and scrutiny report has been taken by the link shared by bank & developer/builder.
3. The Subject project is situated at the DLF Garden City, Phase 2B, Sector 91/92, Gurugram, Haryana.





# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

## PART- C

## INDEPENDENT FLOOR AREA STATEMENT

S.NO.	Plot No.	Plot Area (Sqyd.)	Independent Floor No.	Saleable Area		Carpet Area				Balcony Area (Sft.)	Carpet + Balcony Area (Sft.)	Builtup Area (Sft.)	Unit Configuration
				Sqm	Sft	Unit Area (Sft.)	Staff Area (Sft.)	Total Area (Sft.)	Store Area (Sft.)				
						(A)	(B)	(C = A + B)		(D)	(E = C + D)		
1	G8-7	217.86	G8-7A	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
			G8-7B	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
			G8-7C	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
			G8-7D	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
2	G10-18	217.86	G10-18A	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
			G10-18B	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
			G10-18C	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
			G10-18D	168.228	1811	965	124	1089	-	314	1403	8739	3 BHK
3	G8-3	218.13	G8-3A	168.452	1813	965	124	1089	-	314	1403	8751	3 BHK
			G8-3B	168.452	1813	965	124	1089	-	314	1403	8751	3 BHK
			G8-3C	168.452	1813	965	124	1089	-	314	1403	8751	3 BHK
			G8-3D	168.452	1813	965	124	1089	-	314	1403	8751	3 BHK
4	G10-14	218.39	G10-14A	168.467	1813	965	124	1089	-	315	1404	8752	3 BHK
			G10-14B	168.467	1813	965	124	1089	-	315	1404	8752	3 BHK
			G10-14C	168.467	1813	965	124	1089	-	315	1404	8752	3 BHK
			G10-14D	168.467	1813	965	124	1089	-	315	1404	8752	3 BHK
5	G7-24	249.96	G7-24A	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-24B	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-24C	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-24D	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
6	G7-25	249.96	G7-25A	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-25B	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-25C	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-25D	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
7	G7-26	249.96	G7-26A	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-26B	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-26C	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-26D	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
8	G7-27	249.96	G7-27A	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-27B	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-27C	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-27D	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
9	G7-28	249.96	G7-28A	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-28B	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-28C	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
			G7-28D	186.784	2011	1154	119	1273	138	331	1604	10400	4 BHK
10	G6-27	250.68	G6-27A	187.850	2022	1162	119	1281	107	324	1605	10316	4 BHK
			G6-27B	187.850	2022	1162	119	1281	107	324	1605	10316	4 BHK
			G6-27C	187.850	2022	1162	119	1281	107	324	1605	10316	4 BHK
			G6-27D	187.850	2022	1162	119	1281	107	324	1605	10316	4 BHK





# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

11	G6-39	254.7	G6-39A	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
			G6-39B	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
			G6-39C	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
			G6-39D	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
12	G7-21	254.7	G7-21A	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
			G7-21B	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
			G7-21C	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
			G7-21D	189.500	2040	1167	121	1288	144	338	1626	10608	4 BHK
13	G10-2	269.17	G10-2A	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-2B	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-2C	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-2D	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
14	G10-3	269.17	G10-3A	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-3B	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-3C	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-3D	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
15	G10-4	269.17	G10-4A	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-4B	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-4C	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-4D	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
16	G10-5	269.17	G10-5A	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-5B	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-5C	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-5D	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
17	G10-6	269.17	G10-6A	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-6B	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-6C	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
			G10-6D	200.379	2157	1249	123	1372	135	317	1689	11076	4 BHK
18	G10-7	268.88	G10-7A	200.398	2157	1248	123	1371	134	320	1691	11083	4 BHK
			G10-7B	200.398	2157	1248	123	1371	134	320	1691	11083	4 BHK
			G10-7C	200.398	2157	1248	123	1371	134	320	1691	11083	4 BHK
			G10-7D	200.398	2157	1248	123	1371	134	320	1691	11083	4 BHK
19	G6-21	274.15	G6-21A	202.987	2185	1268	123	1391	144	327	1718	11258	4 BHK
			G6-21B	202.987	2185	1268	123	1391	144	327	1718	11258	4 BHK
			G6-21C	202.987	2185	1268	123	1391	144	327	1718	11258	4 BHK
			G6-21D	202.987	2185	1268	123	1391	144	327	1718	11258	4 BHK
20	NA-103	297.37	NA-103A	217.964	2346	1408	124	1532	174	344	1876	12187	4 BHK
			NA-104B	217.964	2346	1408	124	1532	174	344	1876	12187	4 BHK
			NA-105C	217.964	2346	1408	124	1532	174	344	1876	12187	4 BHK
			NA-106D	217.964	2346	1408	124	1532	174	344	1876	12187	4 BHK
20 PLOTS			5068.37	20 X 4 = 80 NOS.	15189.556	156474	88956	9376	98332	8326	24920	123252	833684



**VALUATION REPORT**

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

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

Sr.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. approval)		Not provided
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Licence No. 59 of 2011 Dated 28.06.2011 Memo No. LC 2523-JE(VA)/2011/ 8644 Dated : 28.06.2011  Renewal of Licence No. 14 of 2012 Dated 27.02.2012 Memo No. LC-2523-H-JE(VA)/2012/3420 Dated : 28.02.2012	Approved
3.	Renewal of License of Residential Plotted Colony from DTCP (HR Govt.)	Renewal License No. 59 of 2011 Memo No. LC 2523(A+B+C+D)/Asstt.(AK)/2020/6457 Dated : 11.03.2020  Renewal of License No. 14 of 2012 Memo No. LC-2523-H/Asstt.(AK)/2020/8103 Dated 14.05.2020	Approved
4.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	BR III of 18 plots for 72 Floors are provided to us	Approved
5.	Approved Building Plan	Individual Plotted approved plan	Approved
6.	Approved Layout plan for Plotted Colony from DTCP, Haryana	Layout No. LAY/91-92/05(RO) Dated: -10.10.2018	Approved
7.	NOC for Height Clearance from Airport Authority of India	---	Not Applicable
8.	Environmental clearance NOC from SEIAA	---	Not provided
9.	NOC from Pollution Control Board	---	Not provided
10.	Provisional NOC from Fire Authority, Municipal Corporation, Faridabad	----	Not provided
11.	REAR Registration	Registration No. 24 of 2021 RC/REP/HARERA/GGM/456/188/20-21/24 Dated: 15/06/2021	Approved



## VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

**OBSERVATIONS:-** Project meets preliminary necessary compliance statutory approvals. However, Environmental clearance and NOC from Pollution Control Board has not been provided to us. Bank has been requested to check for the same.



**PART E****VALUATION ASSESSMENT OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Residential Plotted Colony		Residential Plotted Colony Value	
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative			
c.	Property Use factor	Current Use		Highest &Best Use	
		Residential Plotted Colony		Residential Plotted Colony	
d.	Legality Aspect Factor (Refer sub clause i & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Urban developing	Good	Ordinary location within the locality	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	South Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on. However, many are already inhabited.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.		Govt. Guideline Value: Collector rates of Gurugram			





# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

	Methodology/ Basis of Valuation	<p><b>Market Value:</b> Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'</p> <p><i>For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name &amp; contact numbers from whom enquiries have been made.</i></p>																																										
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites &amp; local information)</i>	<table> <tr> <td>i.</td><td>Name:</td><td>----</td></tr> <tr> <td></td><td>Contact No.:</td><td>----</td></tr> <tr> <td></td><td>Nature of reference:</td><td>----</td></tr> <tr> <td></td><td>Size of the Property:</td><td>----</td></tr> <tr> <td></td><td>Location:</td><td>----</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>----</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>----</td></tr> <tr> <td>ii.</td><td>Name:</td><td>----</td></tr> <tr> <td></td><td>Contact No.:</td><td>----</td></tr> <tr> <td></td><td>Nature of reference:</td><td>----</td></tr> <tr> <td></td><td>Size of the Property:</td><td>----</td></tr> <tr> <td></td><td>Location:</td><td>----</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>----</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>----</td></tr> </table>	i.	Name:	----		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----	ii.	Name:	----		Contact No.:	----		Nature of reference:	----		Size of the Property:	----		Location:	----		Rates/ Price informed:	----		Any other details/ Discussion held:	----
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	Any other details/ Discussion held:	----																																										
p.	Adopted Rates Justification	<p><i>This land is used for the specific purpose to develop group housing society. As per the present market survey &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.</i></p> <p><i>As per information available in public domain the market rate is prevailing in this sector is between Rs.6,00,00,000/- to Rs.8,00,00,000/- per acres. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs.7,00,00,000/- per acres. which is reasonable in our view.</i></p>																																										



# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

1.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	3 x Rs.2,00,00,000/- per Acres (As per government norms- for the Residential group housing, the land is three times the agricultural land)	Rs.6,00,00,000/- to 8,00,00,000/- per acres
b.	Rate adopted considering all characteristics of the property	Rs.6,00,00,000/- per Acres	Rs.7,00,00,000/- per acres
c.	Total Development Land Area considered (documents vs site survey whichever is less)	Only Phase 2B Land area 4237.02 m <sup>2</sup> (1.047 Acres)	Only Phase 2B Land area 4237.05 m <sup>2</sup> (1.047 Acres)
d.	Total permissible FAR	11187.80 m <sup>2</sup>	11187.80 m <sup>2</sup>
e.	Total Value of land (A)	1.047 acres X Rs.6,00,00,000/- per Acres <b>Rs.6,28,20,000/-</b>	1.047 X 7,00,00,000/- per acres <b>Rs.7,32,90,000/-</b>

2.	VALUATION OF BUILDING CONSTRUCTION		
	Particulars		Expected Building Construction Value
			FAR NON-FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,600/- per sq.ft. Rs.800/- to 1,200/-per sq.ft.
		Rate adopted	Rs.1,550/- per ft. <sup>2</sup> Rs.1,000/- per ft. <sup>2</sup>
		Covered Area	11154.52 m <sup>2</sup> / 120066.13 ft <sup>2</sup> 7738.30 m <sup>2</sup> / 83294.28 ft <sup>2</sup>
		Valuation Calculation	120066.13 ft <sup>2</sup> X Rs.1,550/- per ft. <sup>2</sup> 83294.28 ft <sup>2</sup> X Rs.1,000/- per ft. <sup>2</sup>
		Total Value	Rs.18,61,02,502/- Rs.8,32,94,280/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)
b.	Age Factor		Under construction
c.	Structure Type/ Condition		RCC framed structure
d.	Construction Depreciated Replacement Value (B)		<b>Rs.26,93,96,782/-</b>

3.	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.1,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.1,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.3,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	<b>Rs.5,00,00,000/-</b>



# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

4.	<u>MARKET/ SALABLE VALUE OF THE FLATS</u>	
a.	Total No. of Floors	80 DUs
b.	Total No. of EWS	NA
c.	Launch Price = (approx.) (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5500/- per sq. ft. on super area
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,000/- to Rs.7,000/- per sq.ft. on super area
d.	Remark	The market value of the Floors varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, it is found that present market resale rates for these flats may vary in between Rs.6,000/- to Rs.7,000/- per sq. ft. on super area

**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

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

S.NO.	Plot No.	Plot Area (In Sq Yd.)	Unit Category	Floor No.	Unit No.	Unit- Configur- ation	Carpet Area (In Sqft)	Super Bua (In Sqft)	Market Rate @6000 per sq.ft.	Market Rate @7000 per sq.ft.
1	G8-7	217.86	Floor	1	G8-7A	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
			Floor	2	G8-7B	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
			Floor	3	G8-7C	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
			Floor	4	G8-7D	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
2	G10-18	217.86	Floor	1	G10-18A	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
			Floor	2	G10-18B	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
			Floor	3	G10-18C	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
			Floor	4	G10-18D	3BHK	965	1811	₹ 1,08,66,000	₹ 1,26,77,000
3	G8-3	218.13	Floor	1	G8-3A	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
			Floor	2	G8-3B	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
			Floor	3	G8-3C	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
			Floor	4	G8-3D	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
4	G10-14	218.39	Floor	1	G10-14A	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
			Floor	2	G10-14B	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
			Floor	3	G10-14C	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
			Floor	4	G10-14D	3BHK	965	1813	₹ 1,08,78,000	₹ 1,26,91,000
5	G7-24	249.96	Floor	1	G7-24A	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	2	G7-24B	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	3	G7-24C	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	4	G7-24D	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
6	G7-25	249.96	Floor	1	G7-25A	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	2	G7-25B	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	3	G7-25C	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	4	G7-25D	3BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
7	G7-26	249.96	Floor	1	G7-26A	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	2	G7-26B	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	3	G7-26C	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	4	G7-26D	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
8	G7-27	249.96	Floor	1	G7-27A	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	2	G7-27B	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	3	G7-27C	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	4	G7-27D	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
9	G7-28	249.96	Floor	1	G7-28A	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	2	G7-28B	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	3	G7-28C	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
			Floor	4	G7-28D	4BHK	1154	2011	₹ 1,20,66,000	₹ 1,40,77,000
10	G6-27	250.68	Floor	1	G6-27A	4BHK	1162	2022	₹ 1,21,32,000	₹ 1,41,54,000
			Floor	2	G6-27B	4BHK	1162	2022	₹ 1,21,32,000	₹ 1,41,54,000
			Floor	3	G6-27C	4BHK	1162	2022	₹ 1,21,32,000	₹ 1,41,54,000
			Floor	4	G6-27D	4BHK	1162	2022	₹ 1,21,32,000	₹ 1,41,54,000
11	G6-39	254.7	Floor	1	G6-39A	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
			Floor	2	G6-39B	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
			Floor	3	G6-39C	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
			Floor	4	G6-39D	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
12	G7-21	254.7	Floor	1	G7-21A	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
			Floor	2	G7-21B	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
			Floor	3	G7-21C	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
			Floor	4	G7-21D	4BHK	1167	2040	₹ 1,22,40,000	₹ 1,42,80,000
13	G10-2	269.17	Floor	1	G10-2A	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	2	G10-2B	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	3	G10-2C	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	4	G10-2D	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
14	G10-3	269.17	Floor	1	G10-3A	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	2	G10-3B	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	3	G10-3C	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	4	G10-3D	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
15	G10-4	269.17	Floor	1	G10-4A	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	2	G10-4B	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	3	G10-4C	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	4	G10-4D	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
16	G10-5	269.17	Floor	1	G10-5A	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	2	G10-5B	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	3	G10-5C	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	4	G10-5D	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
17	G10-6	269.17	Floor	1	G10-6A	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	2	G10-6B	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	3	G10-6C	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	4	G10-6D	4BHK	1249	2157	₹ 1,29,42,000	₹ 1,50,99,000
18	G10-7	268.88	Floor	1	G10-7A	4BHK	1248	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	2	G10-7B	4BHK	1248	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	3	G10-7C	4BHK	1248	2157	₹ 1,29,42,000	₹ 1,50,99,000
			Floor	4	G10-7D	4BHK	1248	2157	₹ 1,29,42,000	₹ 1,50,99,000
19	G6-21	274.15	Floor	1	G6-21A	4BHK	1268	2185	₹ 1,31,10,000	₹ 1,52,95,000
			Floor	2	G6-21B	4BHK	1268	2185	₹ 1,31,10,000	₹ 1,52,95,000
			Floor	3	G6-21C	4BHK	1268	2185	₹ 1,31,10,000	₹ 1,52,95,000
			Floor	4	G6-21D	4BHK	1268	2185	₹ 1,31,10,000	₹ 1,52,95,000
20	NA-103	297.37	Floor	1	NA-103A	4BHK	1408	2346	₹ 1,40,76,000	₹ 1,64,22,000
			Floor	2	NA-104B	4BHK	1408	2346	₹ 1,40,76,000	₹ 1,64,22,000
			Floor	3	NA-105C	4BHK	1408	2346	₹ 1,40,76,000	₹ 1,64,22,000
			Floor	4	NA-106D	4BHK	1408	2346	₹ 1,40,76,000	₹ 1,64,22,000
Total							93180	163512	₹ 98,10,72,000.00	₹ 1,14,45,84,000.00



# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

5.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	Rs.6,28,20,000/-	Rs.7,32,90,000/-
b.	Structure Construction Value(B)	NA	Rs.26,93,96,782/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.5,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.6,28,20,000/-</b>	<b>Rs.39,26,86,782/-</b>
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	<b>Total Prospective Fair Market Value*</b>	<b>NA</b>	<b>Rs.39,26,86,782/- (After completion of Phase 2B Project)</b>
h.	<b>Rounded Off</b>	<b>----</b>	<b>Rs.39,27,00,00/- (After completion of Phase 2B Project)</b>
i.	<b>Expected Realizable Value^</b>	<b>----</b>	<b>Rs.33,37,95,000/- (After completion of Phase 2B Project)</b>
j.	<b>Distress Value*</b>	<b>----</b>	<b>Rs.29,45,25,000/- (After completion of Phase 2B Project)</b>
k.	Valuation of structure for Insurance purpose	NA	NA

4.	<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 <u><b>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</b></u> 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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**(Rupees Thirty-Nine Crores Twenty Seven Lakhs Only)**  
**(For DLF Garden City Phase 2B Only)**





# VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

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



## VALUATION REPORT

DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM

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

### R.K ASSOCIATES IMPORTANT NOTES:

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

### IF REPORT IS USED FOR BANK/ FIs

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

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





## ENCLOSURE: 1- VALUER'S REMARKS

1.	<b>Fair Market Value*</b> 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> 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> is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.



## VALUATION REPORT

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



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

Type	Config	Super Area	Price	Action
Type A	4 BHK	401.9 sq. yd	₹4.75 Cr*	<a href="#">Know More</a>
Type B	4 BHK	385.8 sq. yd	₹4.55 Cr*	<a href="#">Know More</a>
Type C	4 BHK	352.6 sq. yd	₹4.17 Cr*	<a href="#">Know More</a>
Type D	4 BHK	321 sq. yd	₹3.79 Cr*	<a href="#">Know More</a>
Type E	4 BHK	295 sq. yd	₹3.55 Cr*	<a href="#">Know More</a>



**4 BHK Independent Builder Floor in Sector-91 Gurugram, DLF Gardencity**

₹ 1.8 Cr • 3,026 sq.ft. • 4 BHK

Independent floors dlf garden city Sector 91, 92 gurugram Only 52 ... more

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



**Residential land / Plot in Sector-91 Gurugram, DLF Gardencity**

₹ 3.25 Cr • 4,500 sq.ft. •

Dlf garden city is a complete world in itself. The city is spread over a ... more

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



**4 BHK Independent Builder Floor in Sector-91 Gurugram, DLF Gardencity**

₹ 1.94 Cr • 3,024 sq.ft. • 4 BHK

Independent floors dlf garden city sector 91, 92 gurugram only 52 ... more

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



**4 BHK Apartment in Sector-91 Gurugram, DLF Gardencity**

₹ 1.77 Cr • 2,665 sq.ft. • 4 BHK

Independent floors at dlf garden city are strategically located in sect ... more

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



## VALUATION REPORT

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### PLAN & PRICES

#### 4 BHK

##### SIZE:

2626 - 3480 Sq. Ft.

##### Price

₹ 1.77 cr\* - 2.43 cr\*

[View Details](#)



Super Built-Up  
**1,782 sq.ft.**  
(165.55 sq.m.)

Possession  
**Jun, 2024**

Price  
**₹ 1.35 Cr**  
+ Govt. Charges

[Request for a callback](#)







# VALUATION REPORT


DLF GARDEN CITY, PHASE 2B, SECTOR-91,92, GURUGRAM


## ENCLOSURE: 4 – CIRCLE RATE


14	Bankola	AREA WITH IN REG./COMM./INDUST./WATER SUPPLY MUSTH. NO 2//13, 14, 15 to 19, 21 to 24, 27//13, 27//12 to 25, 7//24, 25, 9//13, 13//14 to 25, 14//23 to 25, 15//1 to 26//14 to 25, 25//14, 17, 23 to 25, 25//13 to 15, 15 to 17, 25, 26//13, 14, 15, 20, 21, 27//23, 29//13 to 14, 29//13 to 14, 24, 25, 30//13//14//15 to 14, 16, 17, 30//13, 19 to 22, 35//13 to 14, 41 to 26, 22 to 25, 30//13, 41//13 to 7, 14 to 16, 43//13 to 3, 7 to 14	20000000	15000	10000	NA	NA	NA	NA	20000000	15000	10000	NA	NA	NA	NA	
		Agriculture, Open Space, Public Utility as per Master Plan 2011	13000000	13000	10000	NA	NA	NA	NA	13000000	15000	10000	NA	NA	NA	NA	
15	Bankola	TOTAL AREA OUTSIDE R EZONE All Musth no are in with R	18/0000	1000	7000	NA	NA	NA	NA	1720000	5000	7000	NA	NA	NA	NA	
16	Mawka	Agri./Open Space, Public Utility as per Master Plan 2011	20000000	10000	17000	NA	NA	NA	NA	20000000	10000	17000	NA	NA	NA	NA	
17	Wazirpur	TOTAL AREA OUTSIDE R EZONE AREA WITH IN REG./COMM./INDUST./WATER SUPPLY MUSTH. NO 18//13, 14, 15 to 25, 19//24, 25, 27//24, 27//13, 28//12 to 28, 30//13, 31//23, 32//13 to 39//14, 15//14, 16//12 to 19, 21 to 22, 23//13 to 24, 25//14 to 18, 37//22 to 25, 44//14 to 5, 11 to 25, 47//13 to 49//14	22000000	10000	17000	NA	NA	NA	NA	22000000	10000	17000	NA	NA	NA	NA	NA
18	Wazirpur	Agri./Open Space, Public Utility as per Master Plan 2011	14300000	10000	17000	NA	NA	NA	NA	14300000	10000	17000	NA	NA	NA	NA	


Note:


- Any land for which change of land use (CLU) has been obtained the following rate will be applicable: To
- Residential Plotted Colony To Three times of Agriculture Collector rate
- Residential Group Housing To Four times of Agriculture Collector rate
- Commercial To Five times of Agriculture Collector rate
- Ware House To Two times of Agriculture Collector rates
- Institutional Land- Three times of Agriculture Collector rate
- Land falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto depth of 2 Acres.
- Land Falling on NH-48 the value of land will be 10% more upto depth of 2 Acres.
- Land less than 1000 Sq. Yd. will be treated as residential for stamp duty Collection.

  
**Joint Sub Registrar**  
 Sub Tehsil Bawana

  
**Sub-divisional officer**  
 (C) West Gurugram

  
**DDO**  
 Gurugram

  
**Additional Deputy**  
**Commissioner Gurugram**

  
**Deputy Commissioner-cum-**  
**Registrar Gurugram**

### Note:

- Any land for which change of land use (CLU) has been obtained the following rate will be applicable: To
- Residential Plotted Colony To Three times of Agriculture Collector rate .
- Residential Group Housing To Four times of Agriculture Collector rate
- Commercial To Five times of Agriculture Collector rate.
- Ware House To Two times of Agriculture Collector rates.
- Institutional Land- Three times of Agriculture Collector rate
- Land falling on SPR the value of land will be 10% more Upto Depth of 2 Acres.
- Land Falling on Gurugram Sohna Road and NH-48 the value of land will be 25% more upto depth of 2 Acres.
- Land less than 1000 Sq. Yd. will be treated as residential for stamp duty Collection.

Joint Sub Registrar  
Sub tehsil Wazirabad

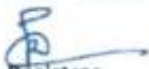



SPD (C)  
Badshapur

Gurugram



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Rate List of Sub Tehsil Harsru District Gurugram for the Year 2021-2022 (w.e.f )			
Sr. No.	Multi Story Group Housing ( Licensed) by developers/Independent Floors	Rates for the Year of 2019-2020(2nd Half)	Purposed Rates for the Year of 2021-2022
		( Rs. Per Sq. Feet)	( Rs. Per Sq. Feet)
1	Flats in Group Housing Societies in plots of Licensed Colonies in Sector 88, 88A, 89, 89A	3000	3000
2	Flats in Group Housing Societies in plots of Licensed Colonies in Sector 88B, 95, 95A, 95B, 94, 89B, 99A,90,91,92,93	2900	2900
3	Floor in License Colony / Huda Sector (in Sq. Feet)	4700	4700
4	New Town Heights,Garden City,Regal Garden	NA	5500
<div><div> Joint Sub Registrar Sub- Tehsil Harsaru</div><div> SDO (E) North Gurugram</div><div> DRO Gurugram</div><div> Additional Deputy Commisioner Gurugram</div></div>			



**ENCLOSURE: 5- PHOTOGRAPHS**





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