

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

File No.: VIS(2021-22)-PL481-454-574

Dated:09.11.2021

PROJECT TIE UP REPORT

OF

RESIDENTIAL PLOTTED COLONY

INDEPENDENT FLOORS AT DLF GARDEN CITY PHASE-1A

SITUATED AT

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

DEVELOPED & PROMOTED BY

M/S. DLF LUXURY HOMES LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

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

CORPORATE OFFICE:

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E-mail - valuers@rkassociates.org | rk@rkassociates.org | www.rkassociates.org

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VALUATION REPORT

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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												
c.	Name of Promoter	M/s DLF Luxury Homes Limited												
d.	Name of Owner	M/s DLF Luxury Homes Limited												
e.	Address & Phone Number of the promoter's	Regd. Office: 2 nd Floor, Gateway Tower, R-Block, DLF City, Phase 3, Gurugram-122002, Haryana (India)												
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	<table><tr><th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr><tr><td>Total 03 documents requested.</td><td>Total 03 documents provided.</td><td>03</td></tr><tr><td>Property Title document</td><td>RERA Registration Certificate</td><td>RERA-GRG-PROJ-817-2021 Dated 22nd March 2021</td></tr><tr><td>Approved Map</td><td>Approved Layout plan for approx. 180.30</td><td>-</td></tr></table>	Documents Requested	Documents Provided	Documents Reference No.	Total 03 documents requested.	Total 03 documents provided.	03	Property Title document	RERA Registration Certificate	RERA-GRG-PROJ-817-2021 Dated 22 nd March 2021	Approved Map	Approved Layout plan for approx. 180.30	-
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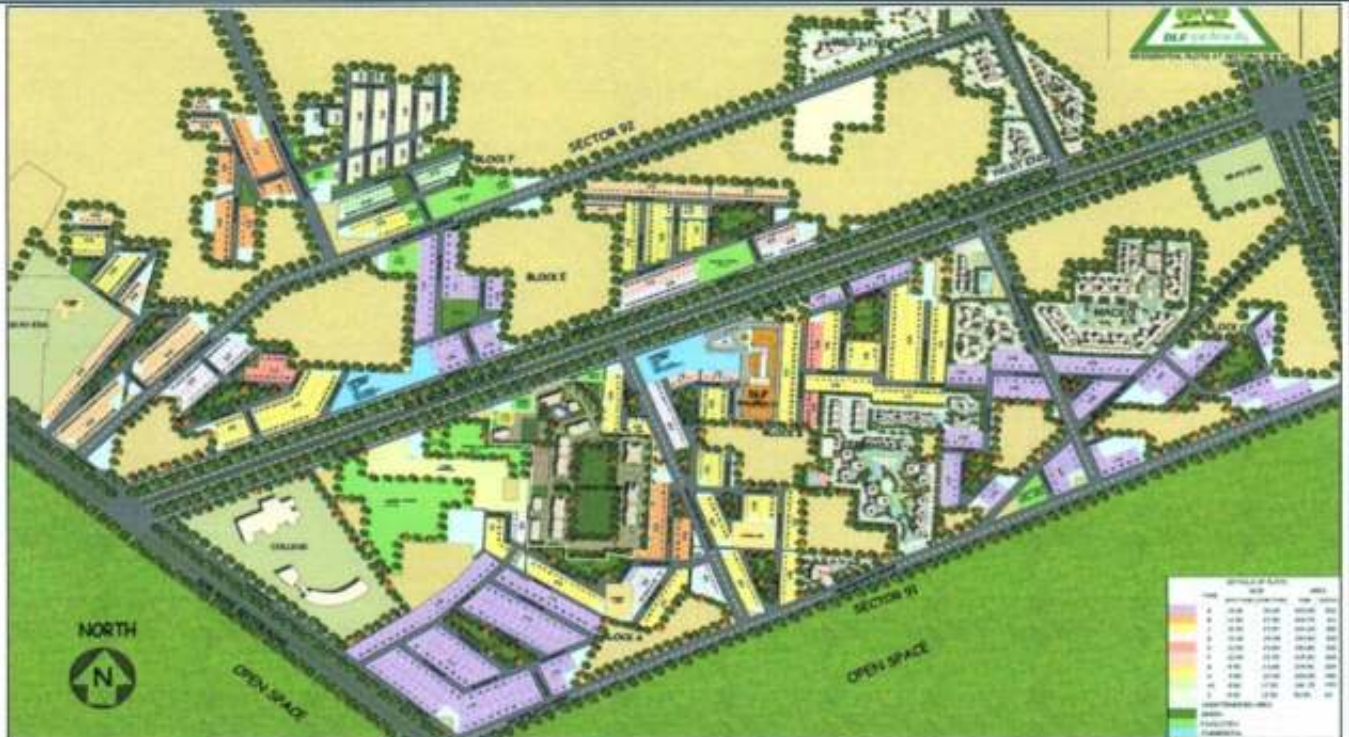
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		Acre		
		Copy of TIR	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	-
		RERA Certificate	RERA Certificate	RC/REP/HARE RA/GGM/444/176/2021/12 Dated 22 nd March 2021
q.	Identification of the property	<input type="checkbox"/>	Cross 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.



This Project Tie Up Report is prepared for the residential Plotted Colony project in the name of **"Independent floors at DLF Garden City"** being developed at Sector 91 & 92, Gurugram on land area ad-measuring 0.986 Acres as per the RERA Certificate provided to us by the bank. The project land comprises of 16 Number of Residential Plots.

The Area details of the property has been considered as per the Scrutiny reports and submission

[Signature]
[Stamp]

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drawings of the plots 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 "Independent floors at DLF Garden City" is owned by M/s DLF Luxury Homes Limited. This whole large project is divided into many phases in which residential accommodation of different types are being developed. This valuation report has been prepared for Phase 1A of the Project.

The subject project is developed & promoted by the developer M/s DLF Luxury Homes Limited in Phase 1A of this larger project. The total area of Phase 1A is 0.986 acres (3990.20 m²).

This Garden City phase 1A is one of the low density projects which is spread over 0.986 acres of the land and is a part of prestigious township named "DLF Garden City" which is spread over approx. 180.30 acres. The Developer has planned to develop 16 different types of residential 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.

In this Garden City Phase 1A, 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 common for all the floors for storage and other purposes. The stilt will constructed for car parking and other floors will be independent residential floors. A total of 16 no. of plots are proposed to be constructed in this phase. Accordingly this project tie-up report is prepared for builder floors to be constructed on 16 no. of plots only.

The Independent Floors at Garden City Phase-1A are 4 BHK types with a common lift serving each floor. 4 BHK flats is having an approx. Carpet area ad-measuring 1532 Ft² and another 4 BHK types with Approx. Carpet area ad-measuring 1395 Ft².

This Project tie- up report is being prepared only for 16 Number of plots. Area of these Plots is as below:

Sr. No.	Plot No.	Plot Size
		(sq mtr)
1	G11-5	250.80
2	G1-16	248.64
3	G11-6	250.80
4	G11-4	250.80
5	G11-3	250.80
6	G11-2	250.80
7	NA-99	248.64
8	NA-98	248.64
9	NA-97	248.64
10	NA-96	248.64
11	G1-18	248.64
12	NA-95	248.64
13	G1-19	248.64
14	G1-20	248.64
15	G1-14	248.64
16	G1-17	248.64
Total		3989.04

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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

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.26 and Page No. 27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.28
f.	Enclosure 3	Google Map – Page No. 29
g.	Enclosure 4	Photographs – Pages No. 34
h.	Enclosure 5	Copy of Circle Rate – Page no. 30
i.	Enclosure 6	Survey Summary Sheet – Pages 01
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 02

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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 Luxury Homes Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s DLF Luxury Homes Limited
	Address & Phone Number of the Owner	Regd. Office: 2 nd Floor, Gateway Tower, R-Block, DLF City, Phase 3, Gurugram-122002, Haryana (India)
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 Luxury Homes Limited
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	New Town Heights, Sector 92, Gurugram
ii.	Postal Address of the Property	DLF Garden City, Ph-1A, Sector 91 and 92, Gurugram
iii.	Area of the Plot/ Land	3990.20 m ² (0.986 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. 12 Meter
	2. Front Road Name & width	Sector Road Approx. 12 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.	G1-14, G1-16, G1-17, G1-18, G1-19, G1-20, NA-95, NA-96, NA-97, NA-98, NA-99, G-11-2, G-11-3, G-11-4, G-11-5, G-11-6
x.	Zone/ Ward	Residential
xi.	Sub registrar	Gurugram
xii.	District	Gurugram
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct

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		<p>property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	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	<p>No, it is an independent single bounded property</p> <p>The Property is a part of Bigger Project of Garden City which comprises of other plots as well. Therefore, this project has been designated as Phase 1A of the bigger project.</p>		
	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.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, Boundaries are not mentioned in the Documents.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	Not Available	Park View-sanskriti Project	
	West	Not Available	Other land	

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	North	Not Available	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	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	No information provided	No information provided
d.	Comment on unauthorized construction if any	None	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	NA	
k.	Comment on Compounding/ Regularization proceedings	NA	
l.	Any other aspect	NA	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	




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4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	License	Submission Drawing	RERA Certificate
b.	Names of the Legal Owner/s	M/s. DLF Luxury Homes Limited		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No		
f.	Notification of road widening if any and area under acquisition	No		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us		
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us		
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, 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. deptt. is not carried out at our end and the copy of the documents provided to us by Bank/ customer has been relied upon in good faith.
i.	Since how long owners owing the Property	Please refer to the copy of title deeds
ii.	Year of Acquisition/ Purchase	Please refer to the copy of title deeds
iii.	Property presently occupied/ possessed by	Owners/Developer
iv.	Title verification	To be done by the competent Advocate
v.	Details of leases if any	NA

5. ECONOMIC ASPECTS OF THE PROPERTY

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

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

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



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	v. Balconies		Yes , (Proposed)		
b.	Any other aspect				
	i. Drainage arrangements		Yes, (Proposed)		
	ii. Water Treatment Plant		No		
	iii. Power Supply arrangements	Permanent	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	Floors/ Towers	Type of Roof
		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	The Structure is proposed to be constructed as RCC structure. As per Construction practices RCC structure are structurally stable.	
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 buyers requirement (Proposed)	
l.	Provision of firefighting	Yes, (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	



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i. Is Building as per approved Map	Buildings in the Project are Under Construction.	
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 Luxury Homes 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

[Signature]

[Circular Stamp: R.K. Associates Pvt. Ltd. Registered Office: DLF Garden City, Phase 1A, Sector 91, Gurugram, Haryana. 122002. Phone: 011-26100000. Email: rkassociates@rediffmail.com]

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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.5,91,60,000/- (Land Value Only)
	1. Land	Rs.5,91,60,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.37,00,00,000/-
	iii. Expected Realizable Value	Rs.31,45,00,000/-
	iv. Distress Value	Rs.27,75,00,000/-
	v. Valuation of structure for Insurance purpose	NA
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of 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>
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VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

- vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.
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		
d.	Engineering Team worked on the report	<i>SURVEYED BY: AE Sachin Pandey</i> <i>PREPARED BY: SE Tejas Bharadwaj</i> <i>REVIEWED BY: HOD Valuations</i>	

Tejas
Inderyat

17. ENCLOSED DOCUMENTS:

a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	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)	<i>i. Part C: Area Description of the Property</i> <i>ii. Part D: Valuation Assessment of the Property</i> <i>iii. Assumption, Remarks & Limiting conditions</i> <i>iv. Valuer's Remark - Page No.26 and Page No. 27</i> <i>v. Google Map – Page No. 28</i> <i>vi. Photographs – Pages No. 34</i> <i>vii. Copy of Circle Rate – Pages 30</i> <i>viii. Survey Summary Sheet – Pages</i> <i>ix. Copy of relevant papers from the property documents referred in the Valuation – Pages</i>

Tejas



VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, 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 Project is under construction. Excavation work is going on the site at present.
2.	Total no. of Flats/ Units	Main Units	64 Dwelling Units	
	Number of Car Parking available		Required	--
			Proposed	--

DLF GARDEN CITY PHASE 1A															
		GROUND COVERAGE					FAR / FSI								NON FAR
Sr. No.	Plot No.	Plot Size	Permissible		Provided		Permissible		Purchased		Total Permissible		Provided		(sq.mtr)
		(sq.mtr)	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	(sq.mtr)	%age	
1	G1-14	248.64	164.10	66%	160.32	64.48%	360.53	145%	295.88	119%	656.41	264%	656.09	264%	471.77
2	G1-16	248.64	164.1	66%	160.23	64.44%	360.53	145%	295.88	119%	656.41	264%	656.37	264%	472.44
3	G1-17	248.64	164.1	66%	160.23	64.44%	360.53	145%	295.88	119%	656.01	264%	656.37	264%	471.77
4	G1-18	248.64	164.10	66%	160.32	64.56%	360.53	145%	295.87	119%	656.40	264%	656.01	264%	472.45
5	G1-19	248.64	164.10	66%	160.32	64.48%	360.53	145%	295.88	119%	656.41	264%	656.01	264%	472.45
6	G1-20	248.64	164.10	66%	160.32	64.48%	360.53	145%	295.88	119%	656.41	264%	656.01	264%	472.45
7	G11-2	250.80	150.48	60%	147.51	58.82%	313.5	125%	288.42	115%	601.92	240%	601.72	240%	443.36
8	G11-3	250.80	150.48	60%	147.51	58.82%	313.5	125%	288.42	115%	601.92	240%	601.72	240%	443.36
9	G11-4	250.80	150.48	60%	147.51	58.82%	313.5	125%	288.42	115%	601.92	240%	601.72	240%	443.36
10	G11-5	250.80	150.48	60%	147.51	58.82%	313.5	125%	288.42	115%	601.92	240%	601.72	240%	443.36
11	G11-6	250.80	150.48	60%	147.51	58.82%	313.50	125%	288.42	115%	601.92	240%	601.72	240%	443.36
12	NA-95	248.64	164.10	66%	160.51	64.56%	360.53	145%	295.88	119%	656.41	264%	656.76	264%	472.84
13	NA-96	248.64	164.51	66%	160.51	64.56%	360.53	145%	295.88	119%	656.41	264%	656.76	264%	472.84
14	NA-97	248.64	164.10	66%	160.51	65.56%	360.53	145%	295.88	119%	656.41	264%	656.76	264%	472.84
15	NA-98	248.64	164.1	66%	160.51	64.56%	360.53	145%	295.88	119%	656.41	264%	656.76	264%	472.84
16	NA-99	248.64	164.1	66%	160.51	64.54%	360.53	145%	295.88	119%	656.41	264%	656.76	264%	472.84
Total		3988.04	2557.91		2501.84		5533.33		4696.77		10229.70		10229.26		7414.33

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 1A, Sector 91/92, Gurugram, Haryana.

[Signature]



VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

PART- C

INDEPENDENT FLOOR AREA STATEMENT

INVENTORY DETAILS OF DLF GARDEN CITY-Ph. 1A						
Unit Category	Floor No.	Plot No	Plot Area (Yd ²)	Unit No.	Unit Configuration	Carpet Area (ft ²)
Floor	1	G1-14	297.37	G1-14A	4BHK	1,532.00
	2			G1-14B		1,532.00
	3			G1-14C		1,532.00
	4			G1-14D		1,532.00
Floor	1	G1-16	297.37	G1-16A	4BHK	1,532.00
	2			G1-16B		1,532.00
	3			G1-16C		1,532.00
	4			G1-16D		1,532.00
Floor	1	G1-17	297.37	G1-17A	4BHK	1,532.00
	2			G1-17B		1,532.00
	3			G1-17C		1,532.00
	4			G1-17D		1,532.00
Floor	1	G1-18	297.37	G1-18A	4BHK	1,532.00
	2			G1-18B		1,532.00
	3			G1-18C		1,532.00
	4			G1-18D		1,532.00
Floor	1	G1-19	297.37	G1-19A	4BHK	1,532.00
	2			G1-19B		1,532.00
	3			G1-19C		1,532.00
	4			G1-19D		1,532.00
Floor	1	G1-20	297.37	G1-20A	4BHK	1,532.00
	2			G1-20B		1,532.00
	3			G1-20C		1,532.00
	4			G1-20D		1,532.00
Floor	1	NA-95	297.37	NA-95A	4BHK	1,532.00
	2			NA-95B		1,532.00
	3			NA-95C		1,532.00
	4			NA-95D		1,532.00
Floor	1	NA-96	297.37	NA-96A	4BHK	1,532.00
	2			NA-96B		1,532.00
	3			NA-96C		1,532.00
	4			NA-96D		1,532.00
Floor	1	NA-97	297.37	NA-97A	4BHK	1,532.00
	2			NA-97B		1,532.00
	3			NA-97C		1,532.00
	4			NA-97D		1,532.00
Floor	1	NA-98	297.37	NA-98A	4BHK	1,532.00
	2			NA-98B		1,532.00
	3			NA-98C		1,532.00
	4			NA-98D		1,532.00
Floor	1	NA-99	297.37	NA-99A	4BHK	1,532.00
	2			NA-99B		1,532.00
	3			NA-99C		1,532.00
	4			NA-99D		1,532.00
Floor	1	G11-2	299.96	G11-2A	4BHK	1,395.00
	2			G11-2B		1,395.00
	3			G11-2C		1,395.00
	4			G11-2D		1,395.00
Floor	1	G11-3	299.96	G11-3A	4BHK	1,395.00
	2			G11-3B		1,395.00
	3			G11-3C		1,395.00
	4			G11-3D		1,395.00
Floor	1	G11-4	299.96	G11-4A	4BHK	1,395.00
	2			G11-4B		1,395.00
	3			G11-4C		1,395.00
	4			G11-4D		1,395.00
Floor	1	G11-5	299.96	G11-5A	4BHK	1,395.00
	2			G11-5B		1,395.00
	3			G11-5C		1,395.00
	4			G11-5D		1,395.00
Floor	1	G11-6	299.96	G11-6A	4BHK	1,395.00
	2			G11-6B		1,395.00
	3			G11-6C		1,395.00
	4			G11-6D		1,395.00
Total		16 Plots		64 Units	4BHK	85,508.00

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.)	---	Not provided
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	<p>License No. 13 of 2019 Dated. 06.02.2019 Memo No. LC-2523-K/Asstt. (AK)/2019/3782 Dated: 08.02.2019 Area: 16.25 Acres Valid up to 05.02.2024</p> <p>Renewal of Licence No. 14 of 2012 Dated. 27.02.2012 Memo No. LC-2523-H-Asstt. (AK)/2020/8103 Dated: 14.05.2020 Area: 62.8435 Acres Valid up to 26.02.2025</p> <p>Renewal Of Licence No. 59 Dated: 28.06.2011 Memo No. LC 2523 (A+B+C+D)/Asstt(AK)/2020/6457 Dated: 11.03.2020 Area: 101.218 Acres Valid up to 27.06.2024</p>	Approved
3.	Renewal of License of Residential Plotted Colony from DTCP (HR Govt.)	<p>Renewal of Licence No. 14 of 2012 Dated. 27.02.2012 Memo No. LC-2523-H-Asstt. (AK)/2020/8103 Dated: 14.05.2020 Area: 62.8435 Acres Valid up to 26.02.2025</p> <p>Renewal Of Licence No. 59 Dated: 28.06.2011 Memo No. LC 2523 (A+B+C+D)/Asstt(AK)/2020/6457 Dated: 11.03.2020 Area: 101.218 Acres</p>	Approved



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		Valid up to 27.06.2024	
4.	BR-III - Approval of Building Plans Letter from DTCP (HR Govt.)	BR-III of 16 Number of plots for a total of 64 Residential Floors are provided to us.	Approved
5.	Approved Layout Plan For Approx 180.31 of Project land	Layout plan available for complete project Land.	Approved
6.	Zoning for Plotted Colony from DTCP, Haryana	Zoning Plan available for complete Project ad measuring Approx 180.30 acre	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.	----	Not provided
11.	REAR Registration	Registration No. 12of 2021 with RC/REP/HARERA/GGM/444/176/2021/12 Dated: 22.03.2021	Approved

OBSERVATIONS: 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	Medium	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	North Facing		
g.	Any New Development in surrounding area	Other development	Development of other Phases of this complete group housing project "DLF Garden city" is Under progress on total land area of approx.180.30 Acres.		
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rates of Gurugram			
		Market Value:Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from			

VALUATION REPORT

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whom enquiries have been made.

o. References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)

i.	Name:	----
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
ii.	Name:	----
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----

p. Adopted Rates Justification

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 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.



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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 1A Land area=3990.20 m ² (0.986 Acres)	Only Phase 1A Land area=3990.20 m ² (0.986 Acres)
d.	Total permissible FAR	10228.07 m ²	10228.07 m ²
e.	Total Value of land (A)	0.986 Acres X Rs. 6,00,00,000/- per Acres Rs. 5,91,60,000/-	0.986 Acres X Rs. 7,00,00,000/- per acres Rs. 6,90,20,000/-

2.	VALUATION OF BUILDING CONSTRUCTION		
	Particulars		Expected Building Construction Value
			FAR NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,800/- Per Ft ² Rs.800/- to 1,200/- Per Ft ²
		Rate adopted	Rs.1,550/- per ft. ² Rs.1,000/- per ft. ²
		Covered Area	10229.26 m ² (1,10,100.81 Ft ²) 7414.33 m ² (79807.18 Ft ²)
		Valuation Calculation	1,10,100.81 Ft ² X Rs.1,550/- per ft. ² 79,807.18 Ft ² X Rs.1,000/- per ft. ²
		Total Value	Rs.17,06,56,255/- Rs.7,98,07,180 /-
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 (proposed)	
d.	Construction Depreciated Replacement Value (B)	Rs. 25,04,63,435/-	

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	Rs.5,00,00,000/-

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4.	<u>MARKET/ SALABLE VALUE OF THE FLATS</u>	
a.	Total No. of DUs	64 DUs
b.	Total No. of EWS	NA
c.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs. 5500 Per Ft ² on Carpet Area
	Current Market Rate	Rs. 6,200/- Per Ft ² to Rs. 7,200 Per Ft ²
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.6,200/- to Rs.7,200/- per sq. ft. on super Area. The carpet area rates of flats is not available in public domain. So we have taken the premium of approx. 25% from super area rate to arrive at carpet area rate.

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.

[Handwritten Signature]



VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

INVENTORY DETAILS OF DLF GARDEN CITY-Ph. 1A								
Unit Category	Floor No.	Plot No	Plot Area (Yd ²)	Unit No.	Unit Configuration	Carpet Area (ft ²)	Market Rate @7800/- ft ²	Market Rate @8800/- ft ²
Floor	1	G1-14	297.37	G1-14A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			G1-14B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			G1-14C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			G1-14D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	G1-16	297.37	G1-16A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			G1-16B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			G1-16C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			G1-16D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	G1-17	297.37	G1-17A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			G1-17B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			G1-17C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			G1-17D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	G1-18	297.37	G1-18A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			G1-18B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			G1-18C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			G1-18D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	G1-19	297.37	G1-19A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			G1-19B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			G1-19C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			G1-19D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	G1-20	297.37	G1-20A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			G1-20B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			G1-20C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			G1-20D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	NA-95	297.37	NA-95A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			NA-95B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			NA-95C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			NA-95D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	NA-96	297.37	NA-96A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			NA-96B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			NA-96C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			NA-96D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	NA-97	297.37	NA-97A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			NA-97B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			NA-97C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			NA-97D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	NA-98	297.37	NA-98A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			NA-98B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			NA-98C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			NA-98D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	NA-99	297.37	NA-99A	4BHK	1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	2			NA-99B		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	3			NA-99C		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
	4			NA-99D		1,532.00	₹ 1,19,49,600.00	₹ 1,34,81,600.00
Floor	1	G11-2	299.96	G11-2A	4BHK	1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	2			G11-2B		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	3			G11-2C		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	4			G11-2D		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
Floor	1	G11-3	299.96	G11-3A	4BHK	1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	2			G11-3B		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	3			G11-3C		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	4			G11-3D		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
Floor	1	G11-4	299.96	G11-4A	4BHK	1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	2			G11-4B		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	3			G11-4C		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	4			G11-4D		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
Floor	1	G11-5	299.96	G11-5A	4BHK	1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	2			G11-5B		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	3			G11-5C		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	4			G11-5D		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
Floor	1	G11-6	299.96	G11-6A	4BHK	1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	2			G11-6B		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	3			G11-6C		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
	4			G11-6D		1,395.00	₹ 1,08,81,000.00	₹ 1,22,76,000.00
Total		16 Plots		64 Units	4BHK	95,308.00	₹ 74,34,24,000.00	₹ 83,87,10,400.00

VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs. 5,91,60,000/-	Rs. 6,90,20,000/-
b.	Structure Construction Value(B)	NA	Rs. 25,04,63,435/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 5,00,00,000/-
d.	Total Add (A+B+C)	Rs. 5,91,60,000/-	Rs. 36,94,83,435/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.36,94,83,435/- (After completion of Phase 1A Project)
h.	Rounded Off	----	Rs.37,00,00,000/- (After completion of Phase 1A Project)
i.	Expected Realizable Value	----	Rs.31,45,00,000/- (After completion of Phase 1A Project)
j.	Distress Value	----	Rs.27,75,00,000/- (After completion of Phase 1A Project)
k.	Valuation of structure for Insurance purpose	NA	NA

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

[Signature]



VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, 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/ Financer 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

VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

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

R.K ASSOCIATES IMPORTANT NOTES:

- 1. DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
- 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

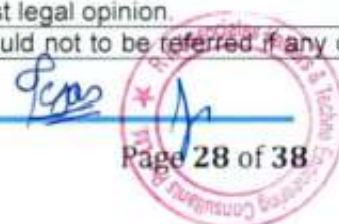
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks/ FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation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



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


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VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

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



4 BHK Independent Builder Floor in Sector-91 Gurgaon
DLF Gardencity

₹ 1.8 Cr 3,026 sq.ft. 4 BHK

Independent floors dlf garden city Sector 91, 92 gurugram Only 32... more

under construction ready to move

Residential Plot in Sector-91 Gurgaon
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


under construction ready to move

Residential Plot in Sector-91 Gurgaon
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

under construction ready to move




4 BHK Independent Builder Floor in Sector-91 Gurgaon
DLF Gardencity

₹ 1.94 Cr 3,024 sq.ft. 4 BHK

Independent floors dlf garden city sector 91, 92 gurugram only 32... more

under construction ready to move



4 BHK Apartment in Sector-91 Gurgaon
DLF Gardencity

₹ 1.77 Cr 2,665 sq.ft. 4 BHK

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

under construction ready to move

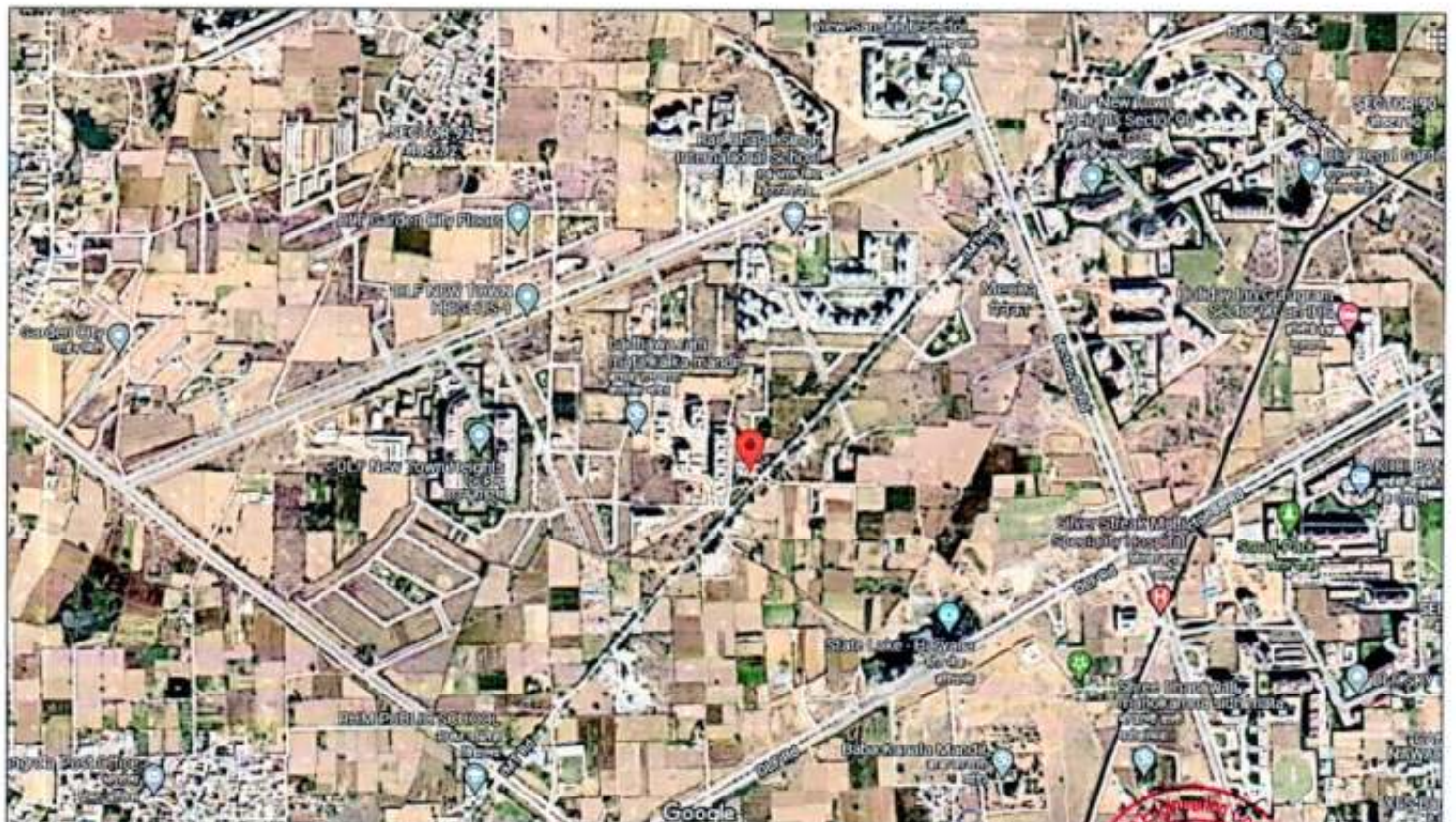
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VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

ENCLOSURE: 3- GOOGLE MAP LOCATION



VALUATION REPORT





DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

ENCLOSURE: 4 – CIRCLE RATE

14	Badli	AREA WITH IN RENT/COMMON/ INDUST./WATER ZONE'S MUSTIN NO 11/11, 14, 16 to 19, 21 to 24, 25/25, 26/26 to 29, 31/31 to 34, 35/35 to 38/38 to 41, 43/43 to 46, 47/47 to 50/50 to 53, 55/55 to 58/58 to 61, 63/63 to 66/66 to 69, 71/71 to 74/74 to 77, 79/79 to 82/82 to 85, 87/87 to 90/90 to 93, 95/95 to 98/98 to 101, 103/103 to 106/106 to 109, 111/111 to 114/114 to 117, 119/119 to 122/122 to 125, 127/127 to 130/130 to 133, 135/135 to 138/138 to 141, 143/143 to 146/146 to 149, 151/151 to 154/154 to 157, 159/159 to 162/162 to 165, 167/167 to 170/170 to 173, 175/175 to 178/178 to 181, 183/183 to 186/186 to 189, 191/191 to 194/194 to 197, 199/199 to 202/202 to 205, 207/207 to 210/210 to 213, 215/215 to 218/218 to 221, 223/223 to 226/226 to 229, 231/231 to 234/234 to 237, 239/239 to 242/242 to 245, 247/247 to 250/250 to 253, 255/255 to 258/258 to 261, 263/263 to 266/266 to 269, 271/271 to 274/274 to 277, 279/279 to 282/282 to 285, 287/287 to 290/290 to 293, 295/295 to 298/298 to 301, 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599/599 to 602/602 to 605, 607/607 to 610/610 to 613, 615/615 to 618/618 to 621, 623/623 to 626/626 to 629, 631/631 to 634/634 to 637, 639/639 to 642/642 to 645, 647/647 to 650/650 to 653, 655/655 to 658/658 to 661, 663/663 to 666/666 to 669, 671/671 to 674/674 to 677, 679/679 to 682/682 to 685, 687/687 to 690/690 to 693, 695/695 to 698/698 to 701, 703/703 to 706/706 to 709, 711/711 to 714/714 to 717, 719/719 to 722/722 to 725, 727/727 to 730/730 to 733, 735/735 to 738/738 to 741, 743/743 to 746/746 to 749, 751/751 to 754/754 to 757, 759/759 to 762/762 to 765, 767/767 to 770/770 to 773, 775/775 to 778/778 to 781, 783/783 to 786/786 to 789, 791/791 to 794/794 to 797, 799/799 to 802/802 to 805, 807/807 to 810/810 to 813, 815/815 to 818/818 to 821, 823/823 to 826/826 to 829, 831/831 to 834/834 to 837, 839/839 to 842/842 to 845, 847/847 to 850/850 to 853, 855/855 to 858/858 to 861, 863/863 to 866/866 to 869, 871/871 to 874/874 to 877, 879/879 to 882/882 to 885, 887/887 to 890/890 to 893, 895/895 to 898/898 to 901, 903/903 to 906/906 to 909, 911/911 to 914/914 to 917, 919/919 to 922/922 to 925, 927/927 to 930/930 to 933, 935/935 to 938/938 to 941, 943/943 to 946/946 to 949, 951/951 to 954/954 to 957, 959/959 to 962/962 to 965, 967/967 to 970/970 to 973, 975/975 to 978/978 to 981, 983/983 to 986/986 to 989, 991/991 to 994/994 to 997, 999/999 to 1002/1002 to 1005, 1007/1007 to 1010/1010 to 1013, 1015/1015 to 1018/1018 to 1021, 1023/1023 to 1026/1026 to 1029, 1031/1031 to 1034/1034 to 1037, 1039/1039 to 1042/1042 to 1045, 1047/1047 to 1050/1050 to 1053, 1055/1055 to 1058/1058 to 1061, 1063/1063 to 1066/1066 to 1069, 1071/1071 to 1074/1074 to 1077, 1079/1079 to 1082/1082 to 1085, 1087/1087 to 1090/1090 to 1093, 1095/1095 to 1098/1098 to 1101, 1103/1103 to 1106/1106 to 1109, 1111/1111 to 1114/1114 to 1117, 1119/1119 to 1122/1122 to 1125, 1127/1127 to 1130/1130 to 1133, 1135/1135 to 1138/1138 to 1141, 1143/1143 to 1146/1146 to 1149, 1151/1151 to 1154/1154 to 1157, 1159/1159 to 1162/1162 to 1165, 1167/1167 to 1170/1170 to 1173, 1175/1175 to 1178/1178 to 1181, 1183/1183 to 1186/1186 to 1189, 1191/1191 to 1194/1194 to 1197, 1199/1199 to 1202/1202 to 1205, 1207/1207 to 1210/1210 to 1213, 1215/1215 to 1218/1218 to 1221, 1223/1223 to 1226/1226 to 1229, 1231/1231 to 1234/1234 to 1237, 1239/1239 to 1242/1242 to 1245, 1247/1247 to 1250/1250 to 1253, 1255/1255 to 1258/1258 to 1261, 1263/1263 to 1266/1266 to 1269, 1271/1271 to 1274/1274 to 1277, 1279/1279 to 1282/1282 to 1285, 1287/1287 to 1290/1290 to 1293, 1295/1295 to 1298/1298 to 1301, 1303/1303 to 1306/1306 to 1309, 1311/1311 to 1314/1314 to 1317, 1319/1319 to 1322/1322 to 1325, 1327/1327 to 1330/1330 to 1333, 1335/1335 to 1338/1338 to 1341, 1343/1343 to 1346/1346 to 1349, 1351/1351 to 1354/1354 to 1357, 1359/1359 to 1362/1362 to 1365, 1367/1367 to 1370/1370 to 1373, 1375/1375 to 1378/1378 to 1381, 1383/1383 to 1386/1386 to 1389, 1391/1391 to 1394/1394 to 1397, 1399/1399 to 1402/1402 to 1405, 1407/1407 to 1410/1410 to 1413, 1415/1415 to 1418/1418 to 1421, 1423/1423 to 1426/1426 to 1429, 1431/1431 to 1434/1434 to 1437, 1439/1439 to 1442/1442 to 1445, 1447/1447 to 1450/1450 to 1453, 1455/1455 to 1458/1458 to 1461, 1463/1463 to 1466/1466 to 1469, 1471/1471 to 1474/1474 to 1477, 1479/1479 to 1482/1482 to 1485, 1487/1487 to 1490/1490 to 1493, 1495/1495 to 1498/1498 to 1501, 1503/1503 to 1506/1506 to 1509, 1511/1511 to 1514/1514 to 1517, 1519/1519 to 1522/1522 to 1525, 1527/1527 to 1530/1530 to 1533, 1535/1535 to 1538/1538 to 1541, 1543/1543 to 1546/1546 to 1549, 1551/1551 to 1554/1554 to 1557, 1559/1559 to 1562/1562 to 1565, 1567/1567 to 1570/1570 to 1573, 1575/1575 to 1578/1578 to 1581, 1583/1583 to 1586/1586 to 1589, 1591/1591 to 1594/1594 to 1597, 1599/1599 to 1602/1602 to 1605, 1607/1607 to 1610/1610 to 1613, 1615/1615 to 1618/1618 to 1621, 1623/1623 to 1626/1626 to 1629, 1631/1631 to 1634/1634 to 1637, 1639/1639 to 1642/1642 to 1645, 1647/1647 to 1650/1650 to 1653, 1655/1655 to 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1906/1906 to 1909, 1911/1911 to 1914/1914 to 1917, 1919/1919 to 1922/1922 to 1925, 1927/1927 to 1930/1930 to 1933, 1935/1935 to 1938/1938 to 1941, 1943/1943 to 1946/1946 to 1949, 1951/1951 to 1954/1954 to 1957, 1959/1959 to 1962/1962 to 1965, 1967/1967 to 1970/1970 to 1973, 1975/1975 to 1978/1978 to 1981, 1983/1983 to 1986/1986 to 1989, 1991/1991 to 1994/1994 to 1997, 1999/1999 to 2002/2002 to 2005, 2007/2007 to 2010/2010 to 2013, 2015/2015 to 2018/2018 to 2021, 2023/2023 to 2026/2026 to 2029, 2031/2031 to 2034/2034 to 2037, 2039/2039 to 2042/2042 to 2045, 2047/2047 to 2050/2050 to 2053, 2055/2055 to 2058/2058 to 2061, 2063/2063 to 2066/2066 to 2069, 2071/2071 to 2074/2074 to 2077, 2079/2079 to 2082/2082 to 2085, 2087/2087 to 2090/2090 to 2093, 2095/2095 to 2098/2098 to 2101, 2103/2103 to 2106/2106 to 2109, 2111/2111 to 2114/2114 to 2117, 2119/2119 to 2122/2122 to 2125, 2127/2127 to 2130/2130 to 2133, 2135/2135 to 2138/2138 to 2141, 2143/2143 to 2146/2146 to 2149, 2151/2151 to 2154/2154 to 2157, 2159/2159 to 2162/2162 to 2165, 2167/2167 to 2170/2170 to 2173, 2175/2175 to 2178/2178 to 2181, 2183/2183 to 2186/2186 to 2189, 2191/2191 to 2194/2194 to 2197, 2199/2199 to 2202/2202 to 2205, 2207/2207 to 2210/2210 to 2213, 2215/2215 to 2218/2218 to 2221, 2223/2223 to 2226/2226 to 2229, 2231/2231 to 2234/2234 to 2237, 2239/2239 to 2242/2242 to 2245, 2247/2247 to 2250/2250 to 2253, 2255/2255 to 2258/2258 to 2261, 2263/2263 to 2266/2266 to 2269, 2271/2271 to 2274/2274 to 2277, 2279/2279 to 2282/2282 to 2285, 2287/2287 to 2290/2290 to 2293, 2295/2295 to 2298/2298 to 2301, 2303/2303 to 2306/2306 to 2309, 2311/2311 to 2314/2314 to 2317, 2319/2319 to 2322/2322 to 2325, 2327/2327 to 2330/2330 to 2333, 2335/2335 to 2338/2338 to 2341, 2343/2343 to 2346/2346 to 2349, 2351/2351 to 2354/2354 to 2357, 2359/2359 to 2362/2362 to 2365, 2367/2367 to 2370/2370 to 2373, 2375/2375 to 2378/2378 to 2381, 2383/2383 to 2386/2386 to 2389, 2391/2391 to 2394/2394 to 2397, 2399/2399 to 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VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM

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 Commissioner Gurugram</div></div>			



ENCLOSURE: 5-- PHOTOGRAPHS



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VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM



VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM



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VALUATION REPORT

DLF GARDEN CITY, PHASE 1A, SECTOR-91,92, GURUGRAM



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