

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

File No.: VIS (2021-22)-PL642-557-714

Dated: 06.12.2021

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY

ASHIANA MULBERRY (PHASE-1)

SITUATED AT
SECTOR-2, SOHNA, HARYANA

DEVELOPED & PROMOTED BY
M/S ASHIANA DWELLINGS PRIVATE LIMITED

- Corporate Valuers
 - Business/ Enterprise/ Equity Bank
 - Lender's Independent Engineers (LIE)
 - Techno Economic Viability Consultants (TEV)
 - Agency for Specialized Account Monitoring (ASM)
- REPORT PREPARED FOR
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

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

- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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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 Ashiana Dwellings Private Limited																						
d.	Name of Owner	M/s Ashiana Dwellings Private Limited																						
e.	Address & Phone Number of the promoter's	Regd. Office: 5F, Everest, 46/C, Chowringhee Road, Kolkata-700 071																						
f.	Type of the Property	Group Housing society																						
g.	Type of Loan	NA																						
h.	Type of Valuation	Group Housing Society Value																						
i.	Report Type	Plain Asset Valuation																						
j.	Date of Inspection of the Property	16 November 2021																						
k.	Date of Valuation Report	6 December 2021																						
l.	Surveyed in presence of	Mr. Ankit Modi	Mob.: +91 88266 96890																					
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. depts. 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	<table><tr><th>Documents Requested</th><th>Documents Provided</th><th>Document Reference No.</th></tr><tr><td>Total 05 documents requested.</td><td>Total 03 documents provided.</td><td>03</td></tr><tr><td>Approved Site Plan</td><td>Approved Site Plan</td><td>Dated 09/02/2015</td></tr><tr><td>Project NOC's issued from the concern authority</td><td>Other NOC's</td><td>Pl. refer Page No. 21</td></tr><tr><td>Property Title document</td><td>Approve Map</td><td>Dated 09/02/2015</td></tr><tr><td>Copy of TIR</td><td>None</td><td>-</td></tr><tr><td>Site Plan Approval Letter</td><td>None</td><td>-</td></tr></table>	Documents Requested	Documents Provided	Document Reference No.	Total 05 documents requested.	Total 03 documents provided.	03	Approved Site Plan	Approved Site Plan	Dated 09/02/2015	Project NOC's issued from the concern authority	Other NOC's	Pl. refer Page No. 21	Property Title document	Approve Map	Dated 09/02/2015	Copy of TIR	None	-	Site Plan Approval Letter	None	-	
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Approved Site Plan	Approved Site Plan	Dated 09/02/2015																						
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Property Title document	Approve Map	Dated 09/02/2015																						
Copy of TIR	None	-																						
Site Plan Approval Letter	None	-																						

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION
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a.

**ASHIANA MULBERRY
PHASE-1 (T1/T2/T3)
RERA REG.NO.44 OF 2017 DATED 11-08-2017**

FUTURE PHASE

PHASE-1

PHASE-2

**WHITE PETALS
ASHIANA MULBERRY PHASE-2 (T4/T5/T6)
RERA REG. NO. HARERA / GGM / 2018/22**

12.0M WIDE SERVICE ROAD
38.0M WIDE GREEN BELT
EXISTING GURGAON - SOHNA ROAD TO BE WIDENED UP TO 60.0M
38.0M WIDE GREEN BELT
12.0M WIDE SERVICE ROAD

LEGEND:

- 1. AMENITY
- 2. CLUB
- 3. ENTRANCE PLAZA
- 4. SWIMMING POOL
- 5. KIDS' POOL
- 6. INTERNAL DRIVEWAY
- 7. SMALL AMENITY
- 8. PARKING
- 9. TOWN COURT
- 10. SPORTS COURT / HALL
- 11. LAUNDRY
- 12. ELEVATOR
- 13. STAIRS
- 14. ELEVATOR
- 15. ELEVATOR
- 16. ELEVATOR
- 17. ELEVATOR
- 18. ELEVATOR
- 19. ELEVATOR
- 20. ELEVATOR

DISCLAIMER: LAYOUT PLAN IS SUBJECT TO CHANGE BY THE COMPANY AND/OR ANY OTHER COMPETENT AUTHORITY AS PER RULES & REGULATIONS.
THIS PLAN IS ONLY INDICATIVE. PLEASE REFER TO FLAT BOOK AGREEMENT FOR DETAILS.
PLEASE REFER TO THE FLAT BUYER AGREEMENT FOR DETAILS OF PROJECT PHASING.
A MAIN GURGAON-SOHNA ROAD GREEN BELT & SERVICE ROAD SHOWN AS PER THE GURGAON MASTER PLAN 2021.
THE LANDSCAPE (HARDSCAPE & SOFTSCAPE) SHOWN HERE IS TO INDICATE THE ARCHITECTURAL INTENT OF THE DEVELOPER. THE ACTUAL LOCATION, SIZE, COLOR AND SELECTION OF TREES & PLANTS MAY OR MAY NOT VARY.

SITE PLAN

As per the area statement and RERA registration certificate provided to us, the developer has proposed to develop **11 Nos. of towers** out of which **4 Towers** viz e viz Tower 1, Tower 2, Tower 3 and EWS Tower will be constructed **in Phase 1**. **3 Nos.** of Towers Viz e viz Tower 4, Tower 5 and Tower 6 will be constructed **in Phase 2** of the Project and **4 Nos.** of Towers Viz e viz Tower 7, Tower 8, Tower 9 and Tower 10 will be constructed **in Phase 3** of this Project.

The Project has received renewal of License no. 16 of 2014 dated 10.06.2014 for setting up residential

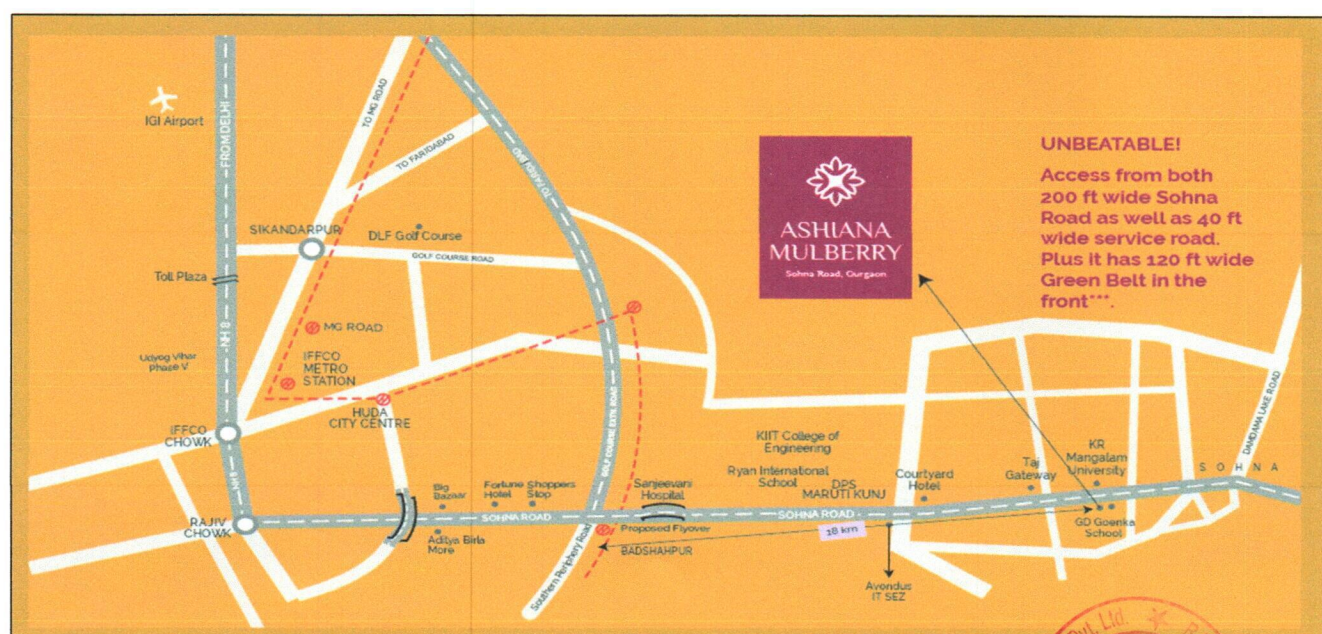
group housing colony over an area ad-measuring 10.25 Acres in the revenue estate of village Sohna, Sector 2, Sohna, Gurugram- Ashiana dwelling Pvt. Ltd up to 09.06.2026 vide Endrst No.: LC-2817/JE(MK)/2021/29006-11 dated 16-11-2021.

General Details of Towers like No. of dwelling units in each tower and No's of floors in each tower is as below:

Towers/Block	No. Of Dwelling Units (DU's)	No. of Floors
Tower A1 (1) - Phase 1	55 DU's	G+13
Tower B1 (2) - Phase 1	70 DU's	G+17
Tower A2 (3) - Phase 1	55 DU's	G+13
Tower A3 (4) - Phase 2	55 DU's	G+13
Tower B2 (5) - Phase 2	70 DU's	G+17
Tower A4 (6) - Phase 2	55 DU's	G+18
Tower C1 (7) - Phase 3	75 DU's	G+18
Tower C2 (8) - Phase 3	75 DU's	G+18
Tower C3 (9) - Phase 3	75 DU's	G+18
Tower C4 (10) - Phase 3	75 DU's	G+18
Community Building	-	G+1
Shopping	-	G
EWS- Phase 1	117 DU's	S+6
Nursery School	-	G+1
Total	777 DU's	

As per the approved site plan the project is proposed to have 777 Nos of Dwelling units (DU's) in all, out of which **55 Du's are located in Tower 1, 70 DU's are located in Tower 2, 55 Du's are located in Tower 3 and 117 units are located in EWS** aggregating to a total of **297 Nos of DU's belonging to Phase 1**. This Tie up report has been prepared for **Phase 1 only**.

The subject property is located at sector 2, Sohna, District Gugugram, Haryana which is graphically represented as below:



VALUATION REPORT

M/S ASHIANA MULBERRY (PHASE-1)

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. 29
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31
f.	Enclosure 3	Google Map – Page No. 34
g.	Enclosure 4	Photographs – Page No. 36
h.	Enclosure 5	Copy of Circle Rate – Page no. 35
i.	Enclosure 6	Survey Summary Sheet – Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xx



PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Promoter	M/s. Ashiana Dwellings Private Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Ashiana Dwellings Private Limited
	Address & Phone Number of the Owner	Regd. Office: 5F, Everest, 46/C, Chowringhee Road, Kolkata-700 071
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	16 November 2021
d.	Date of Valuation Report	14 December 2021
e.	Name of the Developer of the Property	M/s. Ashiana Dwellings Private Limited
	Type of Developer	Private developer promoted

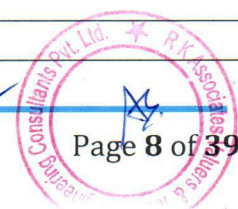
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	K.R. Manglam University
ii.	Postal Address of the Property	Sector 2, Sohna - Gurgaon Rd, Sohna, Haryana 122 103
iii.	Area of the Plot/ Land	Site area ad-measuring 10.25 Acres (41,520.68 m²/ 4,46,490.00 ft²) and Net site area ad-measuring 8.717 Acres (35,276.44 m²/ 3,79,712.52 ft²) <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°16'18.8"N 77°03'58.2"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Gurugram-Sohna road
	2. Front Road Name & width	Approx. 50 m width
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx. 20 m from Gurugram Sohna road
viii.	Description of adjoining property	Flats within the Complex and Vacant plots and road adjoining the property
ix.	Plot No./ Survey No.	Please refer to the Title Deed
x.	Zone/ Ward	Sohna
xi.	Sub registrar	Sohna
xii.	District	Gurugram
xiii.	Any other aspect	Valuation is done for the property identified to us by the

		<p>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 demarcatedby 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	
	5. Characteristics of the locality	Ordinary	Within developing Residential zone	
	6. Property location classification	Corner	On Wide Road	Property on Highway
	7. Property Facing	East Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	22,945.03 m ² (2,46,978.25 ft ²)		
		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.		



c. Boundaries Schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.	
ii.	Directions	As per Old Valuation Report	Actual found at Site
	East	Not Available	Entry/Road
	West	Not Available	Village Road
	North	Not Available	Open Land
	South	Not Available	Super Tech project

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 Apartment in multistoried building	
	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		The project is yet to obtain the Occupancy certificate.	The project is yet to obtain the Occupancy certificate.
d.	Comment on unauthorized construction if any		Project is Still Under Construction.	
e.	Comment on Transferability of developmental rights		As per regulation of DTCP (Department of town and Country Planning)	
f.	i. Planning Area/ Zone		DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force		DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits		Municipal Corporation Of Gurugram	
g.	Developmental controls/ Authority		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 information available on encroachment
ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY		
a.	Ownership documents provided	None	
b.	Names of the Legal Owner/s	M/s. Ashiana Dwellings Private 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, as per information in public domain	
f.	Notification of road widening if any and area under acquisition	No, as per information in public domain	
g.	Heritage restrictions, if any	No, as per information in public domain	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available with us. Bank to obtain details from the developers.	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No information available with us. Bank to obtain details from the developer	
k.	Building plan sanction:		
	i. Authority approving the plan	DTCP, Gurugram and HUDA	
	ii. Name of the office of the Authority	DTCP, Gurugram and HUDA	
	iii. Any violation from the approved Building Plan	Not applicable since the project is still under construction.	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	--
		Receipt number	--
		Receipt in the name of	--
		Tax amount	--
	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 copy of TIR is not made available to us.	
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us.	

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

5. ECONOMIC ASPECTS OF THE PROPERTY

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

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Description of the functionality & utility of the property in terms of :				
	i. Space allocation		Yes		
	ii. Storage spaces		Yes		
	iii. Utility of spaces provided within the building		Yes		
	iv. Car parking facilities		Yes		
	v. Balconies		Yes		
b.	Any other aspect				
	i. Drainage arrangements		Yes		
	ii. Water Treatment Plant		Yes (Proposed)		
	iii. Power Supply arrangements	Permanent	Permanent connection will be sought after completion of the project.		
		Auxiliary	Yes, D.G sets		
	iv. HVAC system		No HVAC system is present in the project. However, it's on the discretion of flat owner(s) to Install/Not install the same in their flats.		
	v. Security provisions		Yes. Private security guards		
	vi. Lift/ Elevators		Yes		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes		
	ix. Internal development				
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall
Yes		Yes	Yes	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes. If provided by the Municipal Corporation			
	ii. Sewerage/ sanitation system			Underground			
	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)
	1 Km	3.7 Km	4Km	1.5km	26 Km	22km	39Km
	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.	
b.	Any other aspect which has relevance on the value or marketability of the property	Yes. The property is situated on Gurgaon-Sohna road which is also a spur road of National Highway 48 and is known as NH-248A	
	i. Any New Development in surrounding area	Yes	Construction of many other group housing societies are 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	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good	
		External -Good	
	iii. Roof	Floors/ Towers	Type of Roof
		High rise Towers	RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Wooden works (Proposed)	
	vi. Doors/ Windows	Aluminum and UPVC Windows (Proposed)	
	vii. Interior Finishing	Simple Plastered Walls as per site survey	
	viii. Exterior Finishing	Simple plastered walls as per site survey	
	ix. Interior decoration/ Special architectural or decorative feature	NA	
	x. Class of electrical fittings	Internal: Normal quality fittings used	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings used	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	New Building	
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years	
g.	Extent of deterioration in the structure	No deterioration observed in the structure during	


		survey.
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available
i.	Protection against natural disasters viz. earthquakes etc.	The project has been designed to withstand seismic zone 4 Load conditions.
j.	Visible damage in the building if any	No visible damages in the structure
k.	System of air conditioning	Individual AC as per buyers requirement
l.	Provision of firefighting	Yes
m.	Status of Building Plans/ Maps	Approved Site plan provided is expired.
	i. Is Building as per approved Map	Project is Still 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	NA
b.	Provision of rainwater harvesting	Yes (Proposed)
c.	Use of solar heating and lighting systems, etc.	NA
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes. Minor construction and vehicular pollution can be seen at site.

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.	Plain looking simple structure

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Ashiana Dwellings Private Limited
b.	Name of the Architect	Mr. Manoj Tevatia
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	December 2021 (Phase 1) as per information gathered during site survey.
e.	Progress of the Project	Superstructure of Phase 1 is completed. Finishing works are under progress.
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

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/Circle Rate	Rs.87,17,00,000/- (Land Value Only)
	1. Land	Rs.87,17,00,000/-
	2. Building	-
	ii. Prospective Fair Market Value	Rs.70,03,00,000/-
	iii. Expected Realizable Value	Rs.59,52,55,000/-
	iv. Distress Value	Rs.52,52,25,000/-
	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)	i. The information provided is true and correct to the best of my knowledge and belief. 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. 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. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 16 November 2021 in the presence of the developer's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. 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	SURVEYED BY: AE Harshit Mayank	
		PREPARED BY: SE. Tejas Bharadwaj 	
		REVIEWED BY: HOD Valuations	



17.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	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)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Valuation Assessment of the Property</p> <p>iii. Assumption, Remarks & Limiting conditions</p> <p>iv. Valuer's Remark - Page No.29</p> <p>v. Google Map – Page No. 34</p> <p>vi. Photographs – Pages 36</p> <p>vii. Copy of Circle Rate – Pages 35</p> <p>viii. Survey Summary Sheet – Pages xx</p> <p>ix. Copy of relevant papers from the property documents referred in the Valuation – Pages xx</p>



PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total Site Area			10.25 Acres (41,480.278 m²/ 4,46,490.00 ft²)	
2.	Net Plot area after Road Widening			9.477 Acres (38,352.06 m²/ 4,12,818.12 ft²)	
3.	Net Plot area after Internal Road Widening			8.717 Acres (35,276.44 m²/ 3,79,712.52 ft²)	
4.	Ground Coverage Area	Permitted (Complete Project)		13,423.20 m ² (1,44,486.12 ft²)	
		Proposed (Complete Project)		8,023.56 m ² (8,63,64.88 ft²)	
		Proposed (Phase-1)		2,410.73 m ² (25,948.88 ft²) <i>Incl. Covered area of T1, T2, T3 and EWS Block</i>	
5.	Covered Area	UNDER FAR		Proposed	Current Status
		Residential (Phase 1)		17,595.20 m ² (1,89,393.46 ft²)	Superstructure is completed for Residential Towers (T1, T2, and T3).
		EWS (Phase 1)		2,840.22 m ² (30,571.87 ft²)	
		TOTAL	Proposed FAR area	20,435.42 m ² (2,19,965.03 ft²)	
		UNDER NON FAR			
		Residential (Phase 1)		1,959.66 m ² (21,093.60 ft²)	Finishing works are under Progress for Normal Residential Towers (T1, T2, and T3). EWS Residential block is yet to be constructed.
		EWS (Phase 1)		549.95 m ² (5,919.61 ft²)	
		Total	Proposed Non FAR Area	2,509.61 m ² (27,013.21 ft²)	
		6.	Open/ Green Area	Minimum Required (Complete Project)	
Proposed (Complete Project)				5,767.01 m ² (62,075.58 ft²)	
7.	Density	Permitted		100 PPA to 400 PPA	
		Proposed		387 PPA	
8.	Plinth/ Built-up Area (As per IS 3861-1966) (FAR+NON FAR)			22,945.03 m ² (2,46,978.25 ft²)	
9.	Total No. of Dwelling Units (DU's)			777 DU's	
10.	Carpet Area			NA	
11.	Net Floor Area			NA	
12.	Super Area			NA	
13.	Shed Area			NA	
14.	Salable Area			NA	



Total Blocks/ Floors/ Flats				
1.	Approved as per Sanction Plan and Phase Bifurcation		Actually provided	
	Tower A1 (1)-Phase 1 Tower B1 (2)-Phase 1 Tower A2 (3)-Phase 1 Tower A3 (4)-Phase 2 Tower B2 (5)-Phase 2 Tower A4 (6)-Phase 2 Tower C1 (7)-Phase 3 Tower C2 (8)-Phase 3 Tower C3 (9)-Phase 3 Tower C4 (10)-Phase 3 Community Building Shopping Complex EWS-Phase 1 Nursery School		Tower A1 (1)-Phase 1 Tower B1 (2)-Phase 1 Tower A2 (3)-Phase 1 EWS-Phase 1 Project is still Under Construction. Therefore Construction as per Final layout plan of the project cannot be ascertained at this Point of time.	
			Project is still Under Construction. However, Superstructure of Tower 1, Tower 2 and Tower 3 are completed and finishing works for the same are under progress. Construction works on EWS block are yet to be started.	
2.	Total no. of Flats/ Units	Main Units	As per the approved site plan, the Project is proposed to have 777 Nos of Dwelling units (DU's) in Towers out of which 55 Du's are located in Tower 1, 70 DU's are located in Tower 2, 55 Du's are located in Tower 3 and 117 units are located in EWS aggregating to a total of 297 Nos of Dwelling units which belongs to Phase 1 of the project.	
	Parking		Required	990 ECS
			Proposed	Approx.1060 ECS
3.	Types of Flats (as per Company Website and Project Brochure)		Type A	3 Bedroom + 3 Toilets Carpet Area: 92.36 m ² (994.16 ft²)
			Type B	2 Bedrooms+Study+2 Toilets Carpet Area: 77.57 m ² (834.96 ft²)
			Type C	2 Bedrooms+2 Toilets Carpet Area: 64.83 m ² (697.83 Ft²)



ABSTRACT						
TOTAL SITE AREA			10.26 ACRES		41520.68 sq m	
SITE AREA AFTER ROAD WIDENING			9.47 ACRES		38351.93 sq m	
PARAMETERS FOR HOUSING			PERMISSIBLE / REQUIRED		PROPOSED	
					TOTAL	
F.A.R.			175%		174.96%	
			67,116.22 sq m		67101.55 sq m	
GROUND COVERAGE			35%		20.91%	
			13,423.20 sq m		8023.55 sq m	
No. of TOTAL UNITS			660		660 Units	
No. of UNITS (Service Personal)			66		68 Units	
			10% of TOTAL UNITS			
No. of UNITS (EWS)			117 Units		117 Units	
			15.00% of TOTAL UNITS			
POPULATION						
660 Population @			5 person per unit		3300 persons	
68 Population @			2 person per unit		136 persons	
117 Population @			2 person per unit		234 persons	
TOTAL POPULATION					3670 persons	
TOTAL DENSITY			100 PPA (minimum)		387.25 PPA	
			to PPA 400 (maximum)			
INFRASTRUCTURE						
Convenient shopping			191.76 sqm.		191.70 sqm.	
@ 0.5% of the total area site						
GREEN AREA						
Total Maintained Green Area						
Required @ 15%			5752.80 sq.m		5767.01 15.05 % of the Net site area	

S.No.	Bldg Type	No. of Floors	No. of Bldgs.	No. of Apartments at Typical floor	Total No. of Apartments
			A	B	C
1	Tower-A1 (1)	(G+13)	1	4	55
2	Tower-B1 (2)	(G+17)	1	4	70
3	Tower-A2 (3)	(G+13)	1	4	55
4	Tower-A3 (4)	(G+13)	1	4	55
5	Tower-B2 (5)	(G+17)	1	4	70
6	Tower-A4 (6)	(G+13)	1	4	55
7	Tower-C1 (7)	(G+18)	1	4	75
8	Tower-C2 (8)	(G+18)	1	4	75
9	Tower-C3 (9)	(G+18)	1	4	75
10	Tower-C4 (10)	(G+18)	1	4	75
11	COMMUNITY BLDG.	G+1	1	---	---
12	SHOPPING	(G)	1	---	---
13	EWS	(S+6)	1	---	117
14	NURSERY SCHOOL	G+1	1	---	---
15	BASEMENT		1		
TOTAL					777

VALUATION REPORT

M/S ASHIANA MULBERRY (PHASE-1)

Plot Area				9.477		Acres			
FSI (1.75)									
PLOT AREA AVAILABLE AFTER ROAD WIDENING				8.7177		Acres			
Density						400 Person/Acre			
S.No.	Bldg Type	Description		No. of Bldgs.		No. of Apartments at Typical floor	Total No. of Apartments	No. of Servant Apartments in each Bldg.	Ground Coverage (in Sqm)
		No. of Floors	Building Heights						
			Terrace Level(MM)	M.ROOM Level(MM)					
			TOS	TOS	A	B	C	D	E
1	Tower-A1 (1)	(G+13)	44000	49850	1	4	55	0	630.42
2	Tower-B1 (2)	(G+17)	56200	62050	1	4	70	0	646.04
3	Tower- A2 (3)	(G+13)	44000	49850	1	4	55	0	630.42
4	Tower- A3 (4)	(G+13)	44000	49850	1	4	55	0	630.42
5	Tower-B2 (5)	(G+17)	56200	62050	1	4	70	0	646.04
6	Tower- A4 (6)	(G+13)	44000	49850	1	4	55	0	630.42
7	Tower-C1 (7)	(G+18)	59250	65100	1	4	75	17	566.57
8	Tower- C2 (8)	(G+18)	59250	65100	1	4	75	17	566.57
9	Tower-C3 (9)	(G+18)	59250	65100	1	4	75	17	566.57
10	Tower- C4 (10)	(G+18)	59250	65100	1	4	75	17	566.57
11	COMMUNITY BLDG.	G+1	9750	---	1	---	---	---	986.37
12	SHOPPING	(G)	4250	---	1	---	---	---	242.86
13	EWS	(S+6)	20950	26850	1	---	117	---	503.85
14	NURSERY SCHOOL	G+1	8200	11200	1	---	---	---	210.44
15	BASEMENT				1				
GrandTotal =							777	68	8023.56

Ashiana Group Housing , SEC-2					
BUILT-UP AREA STATEMENT					
S.No.	Building Type	Description	FAR (in Sqm.)	NON FAR (in Sqm.)	B/UP AREA (in sq.m)
		No. of Floors			
			G	H	I
1	Tower-A1 (1)	(G+13)	5627.25	577.00	6204.25
2	Tower-B1 (2)	(G+17)	6340.70	805.66	7146.36
3	Tower- A2 (3)	(G+13)	5627.25	577.00	6204.25
4	Tower- A3 (4)	(G+13)	5627.25	577.00	6204.25
5	Tower-B2 (5)	(G+17)	6340.70	805.66	7146.36
6	Tower- A4 (6)	(G+13)	5627.25	577.00	6204.25
7	Tower-C1 (7)	(G+18)	7101.51	640.06	7741.58
8	Tower- C2 (8)	(G+18)	7101.51	640.06	7741.58
9	Tower-C3 (9)	(G+18)	7101.51	640.06	7741.58
10	Tower- C4 (10)	(G+18)	7101.51	640.06	7741.58
11	COMMUNITY BLDG.	G+1	473.16	618.32	1091.48
12	SHOPPING	(G)	191.70	51.16	266.97
13	EWS	(S+6)	2840.22	549.95	3383.71
14	NURSERY SCHOOL	G+1	404.28*	37.28	441.55
15	BASEMENT			28288.30	28288.30
Grand Total =			67101.55	36024.58	103548.05
* Nursery School FAR not included in Total FAR Calculation					



PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Approved Building Plans from HUDA	Document Dated 09/02/2015	Approved
2.	Provisional NOC from Fire Authority	Memo No. DFS/F.A./2016/519/73528 Dated 06/10/2016	Approved
3.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)*	Memo No.: LC-2817-JE-(S)2013/52334 Dated: 19.09.2013	Obtained as per Old Valuation report
4.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Renewal of License no. 16 of 2014 dated 10.06.2014 up to 09.06.2026 vide Endrst. No.: LC-2817/JE(MK)/2021/29006-11 dated 16-11-2021.	Approved
5.	Approval of Building Plans letter from HUDA*	BR III: Memo No. ZP-1062/AD(RA)/2015/4931 Dated:26.03.2015	Obtained as per Old Valuation report
6.	NOC for Height Clearance from Airport Authority of India*	AAI/RHQ/NR/ATM/NOC/2014/513/5255 Dated: 01.01.2016	Obtained as per Old Valuation report
7.	NOC for Aravali hills*	Sr. No. 36 Dated: 07-01-2005	Obtained as per Old Valuation report
8.	Consent to Establish from Pollution Control Board	-	Not Provided
9.	Environmental clearance NOC from SEIAA	-	Not Provided
10.	Structural Stability Certificate for Phase 1	-	Not Provided
11.	Final Fire NOC for Phase 1	-	Not Provided
12.	Consent to Operate from pollution control board for PHASE 1	-	Not Provided
13.	Lift NOC for Phase 1	-	Not provided

OBSERVATION's: Project does not meet the preliminary Statutory Approvals stage.

(*) Copies of major statutory approvals like LC III, Building plans approval Letter, Consent to Establish for Phase 1, Consent to Operate for Phase 1, Structure stability certificate for Phase 1, Final Fire NOC for Phase 1, Occupancy certificate for Phase 1, Lift NOC for phase-1 has not been provided to us. Bank is advised to fetch the current status of these approvals.



PART E

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Residential Plotted Colony			
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	Ordinary	Property on Highway	Not Applicable
			Property within developing Residential zone	Sunlight facing	
				On wide approach road	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development	No new development observed in the Project surroundings.		
h.	Any specific advantage/ drawback in the property	Projects	Is located on Main Spur road of NH 48 i.e. Highway No. 248A		
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 Tehsil Sohna, District Gurugram (Year 2021-2022) (Sohna- R Zone)			
		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			

whom enquiries have been made.

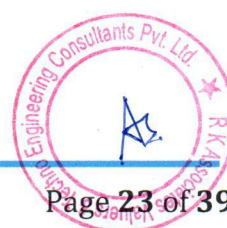
o. References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)

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 FSI rate is prevailing in this sector is between Rs.1,200/- to 1,600/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs.1,400/- per sq. ft., which is reasonable in our view.



1.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.2,50,00,000/- per Acre	Rs.1,200/ per ft ² to Rs.1,600/- per ft ²
b.	Rate adopted considering all characteristics of the property	4 X Rs.2,50,00,000/- per Acre	Rs.1,400/-* per ft ²
c.	Total Development Land Area considered <i>(documents Vs site survey whichever is less)</i>	8.717 Acres (35,276.44 m ² / 3,79,712.52 ft ²)	8.717 Acres (35,276.44 m ² / 3,79,712.52 ft ²)
d.	Total permissible FAR as per Approved Plan	20,435.42 m ² (2,19,965.03 ft ²)	20,435.42 m ² (2,19,965.03 ft ²)
e.	Total Value of land (A)	4 X Rs.2,50,00,000/- per Acre X 8.717 Acres Rs.87,17,00,000/-	Rs.1,400/- per ft ² X 2,19,965.03 ft ² Rs.30,79,51,042/-

(*) Floor space Index (FSI) Rate

2.	VALUATION OF BUILDING CONSTRUCTION		
	Particulars	Expected Building Construction Value	
		FAR	NON FAR
	Rate range	Rs.1,400/- per ft ² to 1,800/- per ft ²	Rs.1000/- per ft ² to 1,500/-per ft ²
	Rate adopted	Rs.1,500/- per ft ²	Rs.1,200/- per ft ²
	Covered Area	20,435.42 m ² (2,19,965.03 ft ²)	2,509.61 m ² (27,013.21 ft ²)
	Valuation Calculation	Rs.1,500/- per ft ² X 2,19,965.03 ft ²	Rs.1200/- per ft ² X 27,013.21 ft ²
	Total Value	Rs.32,99,47,545/-	Rs.3,24,15,852 /-
a.	Depreciation percentage <i>(assuming salvage value % per year)</i>	NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor	0-2 years old construction	
c.	Structure Type/ Condition	RCC framed structure	
d.	Construction Depreciated Replacement Value (B)	Rs.36,23,63,397/-	

3.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(add lump sum cost)</i>	----	---
b.	Add extra for fittings & fixtures <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	----	Rs.1,00,00,000 /-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	----	Rs.1,50,00,000 /-
d.	Add extra for internal & external development <i>(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)</i>	----	Rs.50,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.3,00,00,000/-

4. <u>MARKET/ SALABLE VALUE OF THE FLATS</u>		
a.	Total No. of Dwelling Units	The Project has a total of 777 Nos of Dwelling units (DU's) in Towers out of which a total of 297 Nos of Dwelling units belongs to Phase 1 of the project.
b.	Total No. of EWS Units	117 Dwelling Units
c.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,500/- per ft ² on Super Area
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,000/- to Rs.7,000/- per ft ² on Super Area.
e.	Remark	The market value of the flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is an ultra-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 rates for these flats may vary in between Rs.4,500/- to Rs.7,000/- per Ft ² 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 Voltaic System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.

5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.87,17,00,000/-	Rs.30,79,51,042/-
b.	Structure Construction Value(B)	NA	Rs.36,23,63,397/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.3,00,00,000/-
d.	Total Add (A+B+C)	Rs.87,17,00,000/- (Land Value Only)	Rs.70,03,14,439/-
e.	Additional Premium if any Details/ Justification	----- -----	----- -----
f.	Deductions charged if any Details/ Justification	----- -----	----- -----
g.	Total Prospective Fair Market Value[#]	NA	Rs.70,03,14,439/-
h.	Rounded Off	----	Rs.70,03,00,000/-
i.	Expected Realizable Value[^]	----	Rs.59,52,55,000/-
j.	Distress Value[*]	----	Rs.52,52,25,000/-
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 <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> 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 Seventy Crore Three Lakh only)

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

	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.

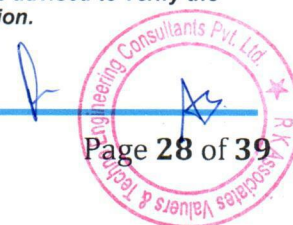
R.K ASSOCIATES IMPORTANT NOTES:

- 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.
- 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.

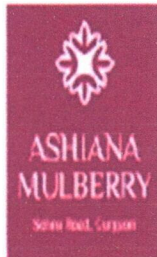


ENCLOSURE: 1- VALUER'S REMARKS

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 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.	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 <u>property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as <u>free market transaction</u> .
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these

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

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



PRICE LIST for
Ashiana Mulberry - Phase 1
(Tower - 1/2/3)
HRERA Regd. No. 44 of 2017
Down Payment Plan (DP)



W.e.f 15.04.2019

Accommodation	Type	Carpet Area (1 Sq. M. = 10.764 Sq. Ft.)	Covered / Built-up Area (1 Sq. M. = 10.764 Sq. Ft.)	Super Built-up Area (1 Sq. M. = 10.764 Sq. Ft.)	All Inclusive Price*
3 BR + 3 Toilets	A	994.16 Sq. Ft. (92.36 Sq. Mtr.)	1354.36 Sq. Ft. (126.61 Sq. Mtr.)	1730 Sq. Ft. (160.72 Sq. Mtr.)	Rs. 90,82,500/-
2 BR + 2 Toilets + Study	B	834.96 Sq. Ft. (77.57 Sq. Mtr.)	1175.97 Sq. Ft. (109.28 Sq. Mtr.)	1465 Sq. Ft. (136.10 Sq. Mtr.)	Rs. 76,91,250/-
2 BR + 2 Toilets	C	697.83 Sq. Ft. (64.83 Sq. Mtr.)	961.03 Sq. Ft. (89.14 Sq. Mtr.)	1210 Sq. Ft. (112.41 Sq. Mtr.)	Rs. 63,52,500/-

*GST, PLC (Mentioned Below) & Possession Charges (Mention Below) are Extra.

Preferential Location Charges (PLC) :

	Rate per Sq. Ft. on Carpet Area	Rate per Sq. Ft. on Super Built-up Area
Green Facing	Rs. 175/ Sq. Ft.	Rs. 100/ Sq. Ft.
Ground - 1 st Floor	Rs. 350/ Sq. Ft.	Rs. 200/ Sq. Ft.
2 nd - 4 th Floor	Rs. 265/ Sq. Ft.	Rs. 150/ Sq. Ft.
5 th - 8 th Floor	Rs. 175/ Sq. Ft.	Rs. 100/ Sq. Ft.
9 th - 10 th Floor	Rs. 130/ Sq. Ft.	Rs. 75/ Sq. Ft.
Extra terrace space beyond typical balcony area, on any floor, shall be charged extra @ Rs. 1500/ Sq. Ft.		

Maintenance Charges (Payable at Offer of Possession) :

	Rate per Sq. Ft. on Carpet Area	Rate per Sq. Ft. on Super Built-up Area
IPMSD (Interest Free Maintenance Security Deposit)	Rs. 35/ Sq. Ft.	Rs. 20/ Sq. Ft.
Contribution towards Sinking Fund for 24 months	Rs. 8.40/ Sq. Ft.	Rs. 4.80/ Sq. Ft.
Advance Common Area Maintenance & Management (CMM) Charges for 24 months*	Rs. 105/ Sq. Ft.	Rs. 60/ Sq. Ft.
Advance Common Area Electricity Charges for 24 months*	Rs. 36,000/- per Apartment	

* Estimated charges based on current pricing. Cost shall be determined on actual basis upon start of services and reconciled every quarter.

All amounts shall be calculated based on rates per Sq. Ft. of Super Built-up Area. Rate per Sq. Ft. on Carpet Area has been show for information purpose.

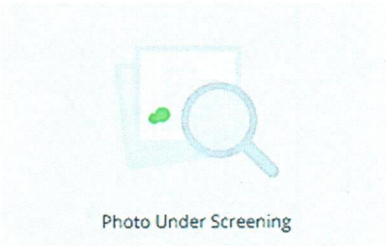


Photo Under Screening

2 BHK Apartment in Sohna
Ashiana Mulberry


₹ 56.5 L **1,210 sq.ft.** **2 BHK**
₹ 4,670/sq.ft. (112 sq.m.) Super built-up Area 2 Baths

This is an east facing under-Construction 2 bhk flat for sale in sohn... [more](#)

UNDER CONSTRUCTION RESALE RERA

Posted on 01st Dec, 2021 by RERA Registered Dealer
Agarwal Realtors

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



₹ 73.3 Lac
₹ 5013 per sqft
[See other Charges](#)

2 BHK Apartment for Sale in Ashiana Mulberry, Sohna Sector 2

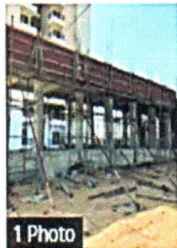
SUPER AREA	STATUS	FLOOR	TRANSACTION
1462 sqft	Possession by Nov '22	10 out of 17 floors	Resale

Ashiana Mulberry is one such residential project that makes you f... [read more](#)

Agent
Ritesh
[View Agent Profile](#)

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

Posted: Nov 20, '21



₹ 59.9 Lac
₹ 4946 per sqft
[See other Charges](#)

2 BHK Apartment for Sale in Ashiana Mulberry, Sohna Sector 2

SUPER AREA	STATUS	FLOOR	TRANSACTION
1210 sqft	Ready to Move	2 out of 14 floors	New Property


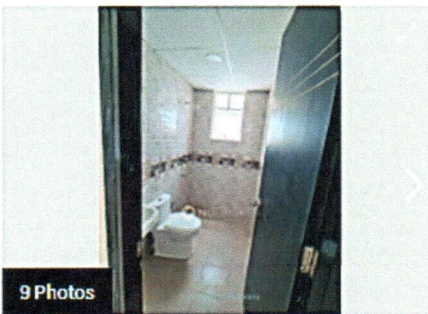
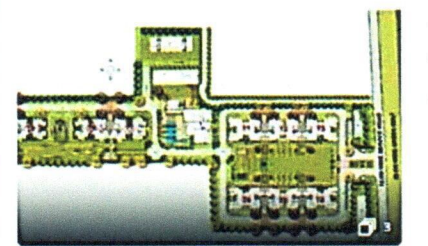
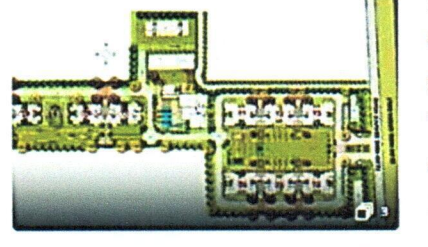
Beautifully designed for an exceptional living experience, Ashiana... [read more](#)

Agent
Agarwal Realt...
Crisil Certified
Operating Since: 2010
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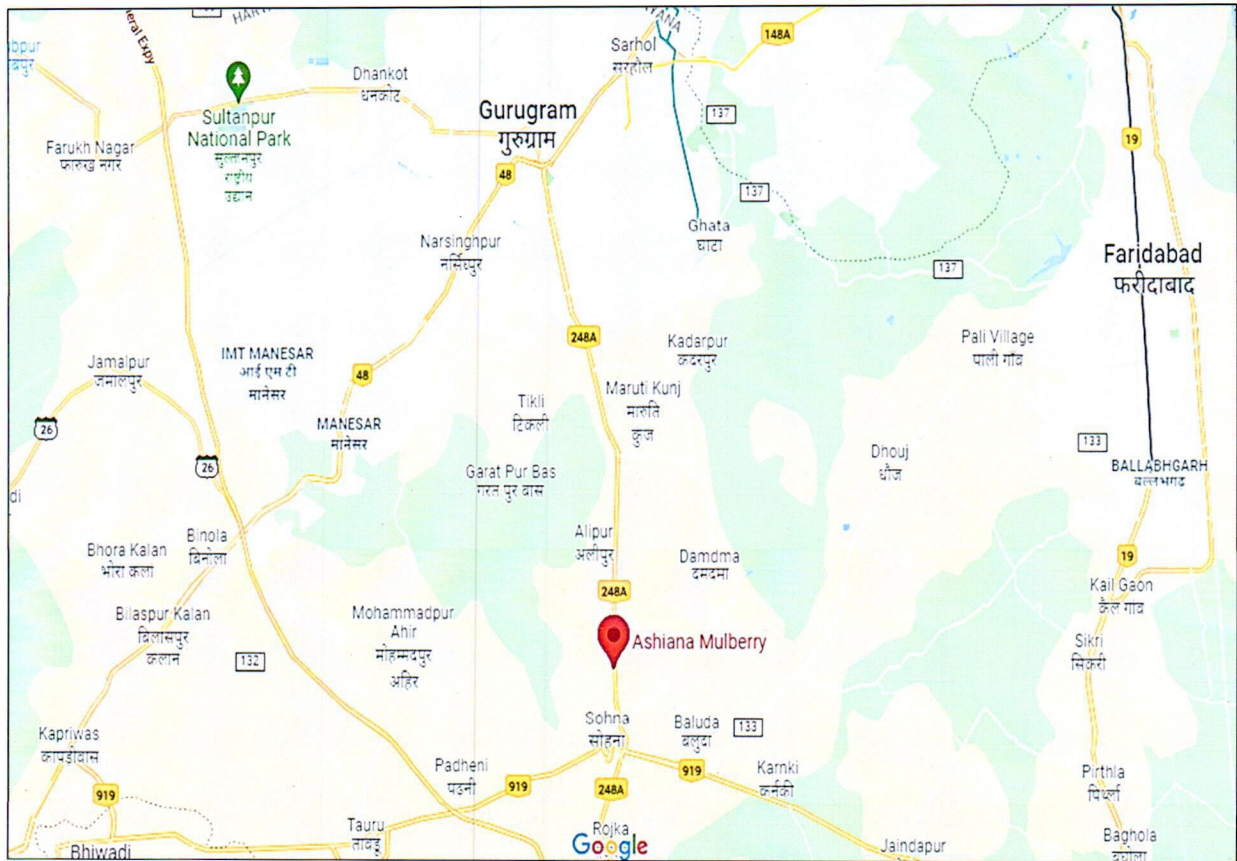
Posted: Nov 09, '21



 <p>1 Photos</p> <p>Request For Photos</p>	<p>1,720 sqft Builtup</p> <p>₹68,777/Month Estimated EMI</p> <p>₹1.2 Crores ₹6,977 per sq.ft.</p>	<p>North Facing</p> <p>3 BHK Apartment Type</p> <p>3 Bathrooms</p> <p>Car Parking</p> <p>Get Owner Details</p> <p>Heart Flag</p>
 <p>9 Photos</p>	<p>1,210 sqft Builtup</p> <p>₹37,827/Month Estimated EMI</p> <p>₹66 Lacs ₹5,455 per sq.ft.</p>	<p>Don't Know Facing</p> <p>2 BHK Apartment Type</p> <p>2 Bathrooms</p> <p>Bike and Car Parking</p> <p>Get Owner Details</p> <p>Heart Flag</p>
 <p>2 BHK Apartment in Sohna Ashiana Mulberry</p> <p>₹ 79.2 L ₹ 6,546/sq.ft.</p> <p>1,210 sq.ft. ▾ (112 sq.m.) Super built-up Area</p> <p>2 BHK 2 Baths</p> <p>Ashiana homes has been building yet another landmark in the hea... more</p> <p>READY TO MOVE RESALE RERA</p> <p>Posted on 08th Nov, 2021 by RERA Registered Dealer Census Consultant</p> <p>View Phone Number Contact Dealer</p>		
 <p>3 BHK Apartment in Sohna Ashiana Mulberry</p> <p>₹ 1.11 Cr ₹ 6,428/sq.ft.</p> <p>1,730 sq.ft. ▾ (161 sq.m.) Super built-up Area</p> <p>3 BHK 3 Baths</p> <p>Ashiana homes has been building yet another landmark in the hea... more</p> <p>READY TO MOVE RESALE RERA</p> <p>Posted on 08th Nov, 2021 by RERA Registered Dealer Census Consultant</p> <p>View Phone Number Contact Dealer</p>		



ENCLOSURE: 3- GOOGLE MAP LOCATION



Notes:	
1	Value of Land Falling on National Highway will be 25 % more upto the depth of 2 Acers
2	Value of Land Falling on State Highway and all Major Roads will be 10 % more upto the depth of 2 Acers
3	Land less then 1000Sq Y will be treated as residential for stamp duty collection.
4	Rates of Golden Height Sohna Pahar & Valley View Estate (Raiceena) 7000000/-per Acre
5	Rates of Pahar in all Villages will be 35% less than the agriculture land.
6	Any land for which change of land use (C L U) has been obtained the following rate will be Applicable
a.	Residential Ploted Colony - Three time of Aggricultrt Rate
b.	Residential Group Housesing - Four Times Of Aggricultrt Rate
c.	Commercial - Five Time of Aggricultrt Rate
d.	Warehouse - Two Times of Aggricultrt Rate
e.	Industrial - Two Times of Aggricultrt Rate
f.	Institutional/Hospitals - Three Times of Aggricultrt
7	HSIDC Udyog Kunj Alipur - 4500/- Per Sq. Yard

Joint Sub Registrar
Sohna

Sub-Registrar
Sohna

SDO (C) South
Sohna

DRO
Gurugram

Additional Deputy Commissioner
Gurugram

Deputy Commissioner-Cum-
Registrar Gurugram.



ENCLOSURE: 5- PHOTOGRAPHS



