**REPORT FORMAT:** V-L7 (Project Tie-Up) | Version: 6.0\_2017

**File No.: VIS(2021-22)-PL642-557-715 Dated: 19.11.2021**

**PROJECT TIE-UP REPORT**

**OF**

**GROUP HOUSING SOCIETY**

**ASHIANA MULBERRY**

**SITUATED AT**

**WHITE PETALS AT ASHIANA MULBERRY PHASE-2, SECTOR-2, SOHNA, DISTRICT GURUGRAM, HARYANA**

**DEVELOPED & PROMOTED BY**

**M/S. ASHIANA DWELLINGS PVT. LTD.**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, HLST BRANCH, GURGAON, GURUGRAM**

***\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager***

***at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.***

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

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

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| **S.NO.** | **CONTENTS** | **DESCRIPTION** | | | | |
|  | **GENERAL DETAILS** | | | | | |
|  | Report prepared for | Bank | | | | |
|  | Name & Address of Organization | State Bank of India, HLST Branch, Gurugram, Haryana | | | | |
|  | Name of Owner/s | M/s. Ashiana Dwellings Pvt. Ltd. | | | | |
|  | Name of Property Developer | M/s. Ashiana Dwellings Pvt. Ltd. | | | | |
|  | Address & Phone Number of the owner | Regd. Office: 5F, Everest, 46/C Chowringhee Road, Kolkata-700071, West Bengal | | | | |
|  | Type of the Property | Group Housing Society | | | | |
|  | Type of Loan | NA | | | | |
|  | Type of Valuation | Project Tie-up Report | | | | |
|  | Report Type | Project Tie-up Report | | | | |
|  | Date of Inspection of the Property | 16 November 2021 | | | | |
|  | Date of Valuation Report | 4 December 2021 | | | | |
|  | Surveyed in presence of | Builder's Representative | | Mr. Ankit Modi (+91-8826696890) | | |
|  | Purpose of the Valuation | Project Tie-up Report | | | | |
|  | Scope of the Report | General assessment of the Project for Project Tie-up including its general valuation. | | | | |
|  | Out-of-Scope of Report | 1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample random measurement. 7. Drawing Map & design of the property. | | | | |
|  | Documents provided for perusal | **Documents Requested** | | **Documents Provided** | | **Documents Reference No.** |
| Total **04** documents requested. | | Total **06** documents provided. | | **-----** |
| Project Land Title Deeds | | Environmental clearance NOC from SEIAA | | Ref No. SEIAA/HR/2016/65  Dated: 22/01/2016 |
| Project Approvals and building plans | | Approve Map | | Dated: 09/02/2015 |
| Required NOC's for Project | | Copy of RERA Registration Certificate | | No. RC/REP/HARERA/GGM/2018/22  Date:23/10/2018 |
| Copy of RERA Certificate | | Provisional NOC from Fire Authority | | Memo No. DFS/F.A./2016/519/73528  Dated: -06/10/2016 |
|  | | None | | **-----** |
| Old Valuation Report | | **-----** |
| None | | **-----** |
| None | | **-----** |
| None | | **-----** |
|  | Identification of the property | ☐ | Cross checked from boundaries of the property mentioned in the deed | | | |
| ☒ | Done from the name plate displayed on the property | | | |
| ☒ | Identified by the Owner/ Builder representative | | | |
| ☐ | Enquired from local residents/ public | | | |
| ☐ | Identification of the property could not be done properly | | | |
| ☐ | Survey was not done | | NA | |

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|  | **BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION** | |
|  | This project tie-up report is prepared for the Group Housing Project “**White Petals at Ashiyana Mulberry Phase-II”** being developed on a total land area of 41520.75 sq.mtr.(10.25 Acres) and net plot area as per zoning 9.47 Acres (38352.05sq.mtr.)  As per the approved plan, the developer has planned to develop a high-rise modern housing society comprising of 10 towers, named as (A1, A2, A3, A4, B1, B2, C1, C2, C3, C4) but for marketing purposes the developer has changed the name of the tower as T1, T2, T3, T4, T5, T6, T7, T8, T9 & T10. This whole project land is in the name of M/s. Ashiana Dwellings Pvt .Ltd.  Developer has obtained most of the preliminary necessary statutory approvals from different government agencies for the development of this modern group housing society comprising of 10 high rise towers.  At present, as per the developer representative at site, the project is divided into two phases named as phase-1 & Phase-2.  ***Phase-1*** comprises of towers T1, T2, T3. The superstructure of these towers is complete and are currently under final finishing stage. ***Phase-2*** comprises of towers T4, T5, T6, and ***Phase-3*** comprises of T7, T8, T9 & T10, constructed of which is yet to start.  The developer has planned to develop 3BHK, 2BHK+study Dwelling Units with super area of 1210, 1465 & 1730 sq. ft. As per the developer’s representative, the project is likely to be completed by June, 2023.    This project is very well located in fast developing sector of Sohna, which has many land marks in the vicinity like group housing projects. | |
|  | **ENCLOSURES** | |
|  | **Part B** | **Valuation Report as per SBI Format Annexure-II** |
|  | **Part C** | **Area description of the Property** |
|  | **Part D** | **Valuation Assessment of the Property** |
|  | Enclosure 1 | Valuer’s Remark - Page No. 25 |
|  | Enclosure 3 | Google Map – Page No. 27 |
|  | Enclosure 4 | Photographs – Pages 02 |
|  | Enclosure 5 | Copy of Circle Rate – Pages 02 |
|  | Enclosure 6 | Survey Summary Sheet – Pages 00 |
|  | Enclosure 7 | Copy of relevant papers from the property documents referred in the Valuation – Pages 14 |

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| **PART B** | **SBI FORMAT OF VALUATION REPORT - ANNEXURE - II** |

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| Name & Address of Branch: | State Bank of India, HLST Branch, Gurgaon |
| Name of Developer | M/s. Ashiana Dwellings Pvt. Ltd. |

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| **S.NO.** | **CONTENTS** | **DESCRIPTION** |
|  | **INTRODUCTION** | |
|  | Name of Project Developer | M/s. Ashiana Dwellings Pvt. Ltd. |
| Address & Phone Number of the Developer | Regd. Office: 5F, Everest, 46/C Chowringhee Road, Kolkata, West Bengal-700071 |
|  | Purpose of the Valuation | Project Tie-up Report |
|  | Date of Inspection of the Property | 16 November 2021 |
|  | Date of Valuation Report | 4 December 2021 |
|  | Name of the Developer of the Property | M/s. Ashiana Dwellings Pvt. Ltd. |
| Type of Developer | Private developer promoted |

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|  | **PHYSICAL CHARACTERISTICS OF THE PROPERTY** | | | | | | |
|  | **Location attribute of the property** | | | | | | |
|  | Nearby Landmark | | K R Mangalam University | | | | |
|  | Postal Address of the Property | | White Petals at Ashiana Mulberry Phase-2, Sector-2, Sohna, District Gurugram, Haryana | | | | |
|  | Area of the Plot/ Land | | 35276.39 sq.mtr. (8.717 Acres) | | | | |
| *Also please refer to Part-B Area description of the property.* | | | | |
|  | Type of Land | | Solid | | | | |
|  | Independent access/ approach to the property | | Clear independent access is available | | | | |
|  | Google Map Location of the Property with a neighborhood layout map | | Enclosed with the Report | | | | |
| Coordinates or URL: 28°16'18.4"N 77°03'58.3"E | | | | |
|  | Details of the roads abutting the property | | | | | | |
|  | * Main Road Name & Width | | Sohna Road | | | 60 mtr wide | |
|  | * Front Road Name & width | | Sohna Road | | | 60 mtr wide | |
|  | * Type of Approach Road | | Bituminous Road | | | | |
|  | * Distance from the Main Road | | Nil | | | | |
|  | Description of adjoining property | | Other Residential Project nearby | | | | |
|  | Plot No./ Survey No. | | Please refer Copy of Title Deed | | | | |
|  | Zone/ Village | | Residential | | | Dhunela | |
|  | Sub registrar | | Sohna, Haryana | | | | |
|  | District | | Gurugram, Haryana | | | | |
|  | Any other aspect | |  | | | | |
|  | * City Categorization | | Tehsil | | | Urban developing | |
|  | * Characteristics of the locality | | Ordinary | | | Within developing Residential zone | |
|  | * Property location classification | | On Wide Road | | NA | | NA |
|  | * Property Facing | | East Facing | | | | |
|  | Covered Built-up área description  *(Plinth/ Carpet/ SaleableArea)* | | Please Refer Area Chart / layout plan attached | | | | |
| *Also please refer to Part C - Area description of the property.* | | | | |
|  | **Boundaries schedule of the Property** | | | | | | |
|  | Are Boundaries matched | | No, since no concerned documents provided. | | | | |
|  | **Directions** | **As per Title Deed/TIR** | | **Actual found at Site** | | | |
| East | ------ | | Entry/ Road | | | |
| West | ------ | | Village Road/open Land | | | |
| North | ------ | | Vacant land | | | |
| South | ------ | | Supertech Project | | | |

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|  | **TOWN PLANNING/ ZONING PARAMETERS** | | |
|  | Master Plan provisions related to property in terms of Land use | Residential | |
| 1. 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 | |
| 1. Current activity done in the property | Construction of Group Housing Society | |
| 1. Is property usage as per applicable zoning | Yes/ proposed to be used as residential as per zoning | |
| 1. Any notification on change of zoning regulation | No | |
| 1. Street Notification | Highway | |
|  | Provision of Building by-laws as applicable | **PERMITTED** | **CONSUMED** |
| 1. FAR/ FSI | Please refer to area chart description | Please refer to area chart description |
| 1. Ground coverage | ----------------do------------- | ----------------do------------- |
| 1. Number of floors | ----------------do------------- | ----------------do------------- |
| 1. Height restrictions | ----------------do------------- | ----------------do------------- |
| 1. Front/ Back/ Side Setback | ----------------do------------- | ----------------do------------- |
|  | Status of Completion/ Occupational certificate | Not Applicable as the structures are still under construction | Not Applicable as the structures are still under construction |
|  | Comment on unauthorized construction if any | None, as per visual observation | |
|  | Comment on Transferability of developmental rights | As per regulation of DTCP | |
|  | 1. Planning Area/ Zone | DTCP GGN SOHNA FDP | |
| 1. Master Plan currently in force | DTCP GGN SOHNA FDP 2031 | |
| 1. Municipal limits | Municipal Council, Sohna | |
|  | Developmental controls/ Authority | Director of Town & Country Planning, Haryana | |
|  | Zoning regulations | Residential | |
|  | Comment on the surrounding land uses & adjoining properties in terms of uses | All adjacent properties are used for residential purpose | |
|  | Comment on Demolition proceedings if any | Not in our knowledge | |
|  | Comment on Compounding/ Regularization proceedings | Not in our knowledge | |
|  | Any other aspect |  | |
| 1. Any information on encroachment | No | |
| 1. Is the area part of unauthorized area/ colony | No (As per general information available) | |

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|  | **DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY** | | | | | |
|  | Ownership documents provided | License | None | | | NA |
|  | Names of the Legal Owner/s | M/s. Ashiana Dwellings Pvt. Ltd. | | | | |
|  | Constitution of the Property | Free hold, complete transferable rights | | | | |
|  | Agreement of easement if any | Not required | | | | |
|  | Notice of acquisition if any and area under acquisition | No, as per the general information available on public domain | | | | |
|  | Notification of road widening if any and area under acquisition | No, as per the general information available on public domain | | | | |
|  | Heritage restrictions, if any | No | | | | |
|  | Comment on Transferability of the property ownership | Free hold, complete transferable rights | | | | |
|  | Comment on existing mortgages/ charges/ encumbrances on the property, if any | No Information available to us. Bank to obtain details from the Company | | | NA | |
|  | Comment on whether the owners of the property have issued any guarantee*(personal or corporate)* as the case may be | No Information available to us. Bank to obtain details from the Company | | | NA | |
|  | **Building plan sanction:** | | | | | |
| 1. Authority approving the plan | HUDA, Panchkula | | | | |
| 1. Name of the office of the Authority | HUDA, Panchkula | | | | |
| 1. Any violation from the approved Building Plan | Not applicable since the subject project is under construction | | | | |
|  | Whether Property is Agricultural Land if yes, any conversion is contemplated | No, not an agricultural property | | | | |
|  | Whether the property SARFAESI complaint | Yes | | | | |
|  | 1. Information regarding municipal taxes *(property tax, water tax, electricity bill)* | Tax name | | NA | | |
| Receipt number | | NA | | |
| Receipt in the name of | | NA | | |
| Tax amount | | NA | | |
| 1. Observation on Dispute or Dues if any in payment of bills/ taxes | Not known to us | | | | |
| 1. Is property tax been paid for this property | Not available. Please confirm from the owner. | | | | |
| 1. Property or Tax Id No. | Not provided | | | | |
|  | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged | No information provided to us | | | | |
|  | Qualification in TIR/Mitigation suggested if any | Cannot comment since copy of TIR not provided to us | | | | |
|  | Any other aspect |  | | | | |
| 1. Since how long owners owing the Property | Please refer copy of title deed | | | | |
| 1. Year of Acquisition/ Purchase | Please refer copy of title deed | | | | |
| 1. Property presently occupied/ possessed by | Developer | | | | |
| 1. Title verification | To be done by the competent Advocate | | | | |
| 1. Details of leases if any | NA | | | | |

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|  | **ECONOMIC ASPECTS OF THE PROPERTY** | |
|  | Reasonable letting value/ Expected market monthly rental | Not Applicable |
|  | Is property presently on rent | No |
| 1. Number of tenants | Not Applicable |
| 1. Since how long lease is in place | Not Applicable |
| 1. Status of tenancy right | Not Applicable |
| 1. Amount of monthly rent received | NA |
|  | Taxes and other outgoing | Not Applicable |
|  | Property Insurance details | Please ask to the company |
|  | Monthly maintenance charges payable | Not Applicable |
|  | Security charges, etc. | Not Applicable |
|  | Any other aspect | Not Applicable |

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|  | **SOCIO - CULTURAL ASPECTS OF THE PROPERTY** | |
|  | 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 |
|  | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |

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|  | **FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES** | | | | | | |
|  | Description of the functionality & utility of the property in terms of : | | | | | | |
|  | 1. Space allocation | | | | Yes, Proposed | | |
| 1. Storage spaces | | | | Yes, Proposed | | |
| 1. Utility of spaces provided within the building | | | | Yes, Proposed | | |
| 1. Car parking facilities | | | | Yes, Proposed | | |
| 1. Balconies | | | | Yes, Proposed | | |
|  | Any other aspect | | | | | | |
|  | 1. Drainage arrangements | | | | Yes, Proposed | | |
| 1. Water Treatment Plant | | | | No | | |
| 1. Power Supply arrangements | | Permanent | | Will be obtained by individual flat owners as per required capacity | | |
| Auxiliary | | DG Sets will be installed | | |
| 1. HVAC system | | | | No | | |
| 1. Security provisions | | | | Yes/ Private security guards | | |
| 1. Lift/ Elevators | | | | Yes, Proposed | | |
| 1. Compound wall/ Main Gate | | | | Yes | | |
| 1. Whether gated society | | | | Yes, Proposed | | |
| 1. Internal development | | | | | | |
| Garden/ Park/ Landscaping | Water bodies | | Internal roads | | Pavements | Boundary Wall |
| Yes, Proposed | Yes, Proposed | | Yes, Proposed | | Yes, Proposed | Yes |

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|  | **INFRASTRUCTURE AVAILABILITY** | | | | | | | |
|  | Description of Aqua Infrastructure availability in terms of: | | | | | | | |
|  | 1. Water Supply | | | | Yes, by the local competent authority (Proposed) | | | |
| 1. Sewerage/ sanitation system | | | | Underground, Proposed | | | |
| 1. Storm water drainage | | | | Yes, Proposed | | | |
|  | Description of other Physical Infrastructure facilities in terms of: | | | | | | | |
|  | 1. Solid waste management | | | | Yes, by the municipal authorities (proposed) | | | |
| 1. Electricity | | | | Yes, for construction and administrative purposes at present | | | |
| 1. Road and Public Transport connectivity | | | | Yes | | | |
| 1. Availability of other public utilities nearby | | | | Transport, Market, Hospital etc. are available in the close vicinity. | | | |
|  | Proximity & availability of civic amenities & social infrastructure | | | | | | | |
|  | School | Hospital | Market | Bus Stop | | Railway Station  *(Ghaziabad)* | Metro  *(HUDA City)* | Airport  *(IGI Airport)* |
| 01 Km | 3.7 km. | 4 km. | 1.5 km | | 27 km | 25 | 40 km |
|  | Availability of recreation facilities (parks, open spaces etc.) | | | It is a developing area and recreational facilities are planned to be developed nearby | | | | |

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|  | **MARKETABILITY ASPECTS OF THE PROPERTY:** | | | | |
|  | Marketability of the property in terms of | | | | |
|  | 1. Location attribute of the subject property | Normal | | | |
| 1. Scarcity | Similar kind of properties are not easily available in this area. | | | |
| 1. 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. | | | |
| 1. Comparable Sale Prices in the locality | Please refer to Part C: Valuation Assessment of the Property. | | | |
|  | Any other aspect which has relevance on the value or marketability of the property | Good developing area | | | |
|  | 1. Any New Development in surrounding area | Other development | Many others Group Housing Societies are coming up fast in this area and many are already in habited. | | |
| 1. Any negativity/ defect/ disadvantages in the property/ location | No | NA | | |
|  | **ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:** | | | | |
|  | Type of construction & design | RCC framed pillar beam column structure on RCC slab (Proposed) | | | |
|  | Method of construction | Construction done using professional contractor workmanship based on architect plan(Proposed) | | | |
|  | Specifications | | | | |
| 1. Class of construction | Class B construction (Proposed) | | | |
| 1. Appearance/ Condition of structures | Internal : Phase I – Under Finishing  Phase II – Construction yet to start | | | |
| External : Phase I – Under Finishing  Phase II –Construction yet to start | | | |
| 1. Roof | **Floors/ Blocks** | | | **Type of Roof** |
| High Rise Towers | | | RCC (Proposed) |
| 1. Floor height | 10 ft. for each floor (Proposed) | | | |
| 1. Type of flooring | Vitrified tiles, Ceramic Tiles, Granite (Proposed) | | | |
| 1. Doors/ Windows | Aluminum flushed doors & windows, Wooden frame & panel doors (Proposed) | | | |
| 1. Interior Finishing | Neatly plastered and putty coated walls (Proposed) | | | |
| 1. Exterior Finishing | Simple plastered walls (Proposed) | | | |
| 1. Interior decoration/ Special architectural or decorative feature | Good looking interiors. Medium use of interior decoration. (Proposed) | | | |
| 1. Class of electrical fittings | Internal/ Normal quality fittings (Proposed) | | | |
| 1. Class of sanitary & water supply fittings | Internal/ Normal quality fittings (Proposed) | | | |
|  | Maintenance issues | Not Applicable since construction of phase-II is not yet started and Phase-1 is under finishing | | | |
|  | Age of building/ Year of construction | Under Construction | | Under Construction | |
|  | Total life of the structure/ Remaining life expected | Approx. 65-70 years | | Approx. 65-70 years  *(after completion)* | |
|  | Extent of deterioration in the structure | Not Applicable, since the subject project is under construction | | | |
|  | Structural safety | Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained | | | |
|  | Protection against natural disasters viz. earthquakes etc. | Should be able to withstand moderate intensity earthquakes | | | |
|  | Visible damage in the building if any | Not Applicable since the subject project is under construction | | | |
|  | System of air conditioning | Under construction property | | | |
|  | Provision of firefighting | With sprinkler including manual alarm system (proposed) | | | |
|  | Status of Building Plans/ Maps | Building plans are approved by the development authority | | | |
|  | 1. Is Building as per approved Map | Not applicable since the subject project is under construction | | | |
| 1. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | ☐ Permissible Alterations | | | NA |
| ☐ Not permitted alteration | | | NA |
| 1. Is this being regularized | NA | | | |

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|  | **ENVIRONMENTAL FACTORS:** | |
|  | Use of environment friendly building materials like fly ash brick, other Green building techniques if any | Yes, being used |
|  | Provision of rainwater harvesting | Yes |
|  | Use of solar heating and lighting systems, etc. | Yes |
|  | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any | Yes, normal vehicular & construction pollution present |

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|  | **ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:** | |
|  | 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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|  | **PROJECT DETAILS:** | |
|  | Name of the Developer | M/s. Ashiana Dwellings Pvt. Ltd. |
|  | Name of the Architect | Mr. Anoj Tevatia(CA/95/18739) |
|  | Developer market reputation | Ashiana Group is a well- known and reputed builder |
|  | Proposed completion date of the Project | June, 2023 (As per developer’s representative) |
|  | Progress of the Project | Phase I – Superstructure completed, internal finishing in progress  Phase II – Construction yet to start |
|  | Other Salient Features of the Project | ☐ High end modern apartment, ☒ Ordinary Apartments, ☐ Affordable housing, ☒ Club, ☒ Swimming Pool, ☒ Play Area, ☐ Walking Trails, ☒ Gymnasium, ☒ Convenient Shopping, ☒ Parks, ☒ Multiple Parks, ☒ Kids Play Area, |

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|  | **VALUATION:** | |
|  | Methodology of Valuation – Procedures adopted for arriving at the Valuation | Please refer to ***Point 1 (K, L & M) of the Part D: Valuation Assessment Factors*** of the report. |
|  | Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites | Please refer to the Point ***‘L’ of the Part D: Valuation Assessment Factors*** of the report and the screenshot annexure in the report. |
|  | Guideline Rate obtained from Registrar’s office/ State Govt. gazette/ Income Tax Notification | Please refer to the Point ***‘K’ of the Part D: Valuation Assessment Factors*** of the report and the screenshot annexure in the report. |
|  | **Summary of Valuation** | For detailed Valuation calculation please refer to ***Point 2, 3 & 4 of the Part D: Valuation Assessment Factors*** of the report. |
| 1. **Guideline Value** | **Rs. 87,17,00,000/-** |
| * **Land** | **Rs. 87,17,00,000/-** |
| * **Building** | NA |
| 1. **Prospective Fair Market Value** | **Rs. 41,73,00,000/-** |
| 1. **Expected Realizable Value** | **Rs. 35,47,05,000/-** |
| 1. **Expected Forced/ Distress Sale Value** | **Rs. 31,29,75,000/-** |
| 1. **Valuation of structure for Insurance purpose** | **NA, since these are not yet constructed** |
|  | 1. 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. |
| 1. Details of last two transactions in the locality/ area to be provided, if available | No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point Lof the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred. |

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|  | **Declaration**  *(Also see Enclosure: 1 Valuer’s Remarks)* | 1. The information provided is true and correct to the best of my knowledge and belief. 2. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work. 3. 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. 4. No employee or member of R.K Associates has any direct/ indirect interest in the property. 5. Our authorized surveyor by name of JE Sachin Pandey has surveyed the subject property on 16 May 2019 in the presence of the developer’s representative. 6. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. 7. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. 8. We have submitted Valuation report directly to the Bank. 9. This valuation work is carried out by our Engineering team on the request from **STATE BANK OF INDIA, HLST BRANCH, GURUGRAM** |

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| --- | --- | --- | --- |
|  | **Name & Address of Valuer company** | **Wealth Tax Registration No.** | **Signature of the authorized person** |
|  | M/s R.K. Associates Valuers& Techno Engineering Consultants Pvt. Ltd. G-183, PreetVihar, Delhi-110092 | 2303/ 1988 |  |
|  | **Total Number of Pages in the Report with enclosures** | 52 | |
|  | **Engineering Team worked on the report** | ***SURVEYED BY: Er. Harshit Mayank*** | |
| ***PREPARED BY: A.E. Abhishek Sharma*** | |
| ***REVIEWED BY: HOD Valuations*** | |

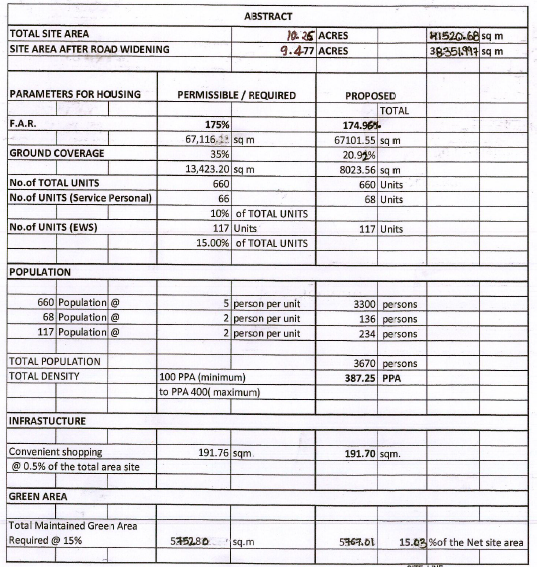
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| --- | --- | --- |
|  | **Enclosed Documents**  *(All enclosures & annexures to remain integral part & parcel of the main report)* | 1. **Part C: Area Description of the Property** 2. **Part D: Valuation Assessment of the Property** 3. Assumption & Remarks 20 4. Valuer’s Remark - Page No.25 5. Google Map – Page No. 27 6. Photographs – Pages 04 7. Copy of Circle Rate – Page No. 35 8. Survey Summary Sheet – Pages 02 9. Copy of relevant papers from the property documents referred in the Valuation – Pages 14 |

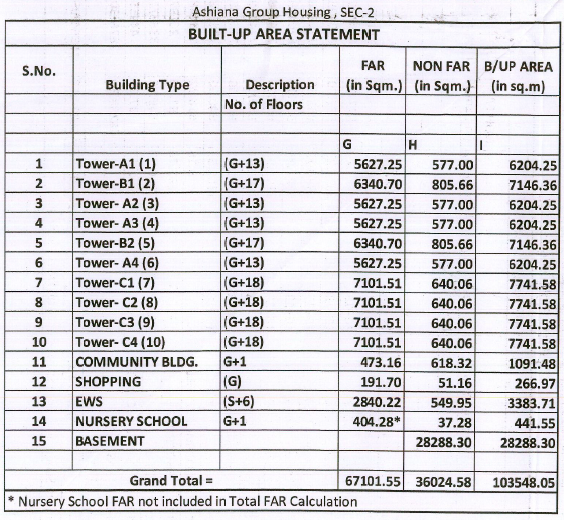
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| **PART C** | **AREA DESCRIPTION OF THE PROPERTY** |

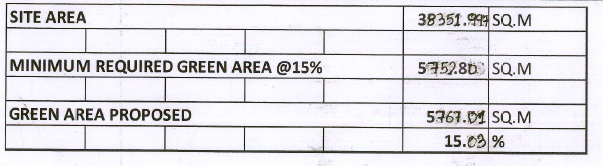
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| --- | --- | --- | --- | --- | --- |
|  | Licensed Area of Site | | | 41480.28 sq.mtr. (10.25 Acres) | |
|  | Development Land Area as per Zoning | | | 35276.39 sq.mtr. (8.717 Acres) | |
|  | Ground Coverage Area | Permitted | | 13423.20 m2 (35%) (for whole Project) | |
| Proposed | | 8023.56 m2 (20.91%) (for whole Project) | |
|  | Covered Built-up Area | **UNDER FAR** | | **Proposed** | **Present Status** |
| Residential | | 17595.2 m2 | Not yet started |
| Commercial Shopping | | 191.70 m2 | Not yet started |
| Community Building | | --- | Not yet started |
| EWS | | --- | Not yet started |
| Total | Proposed | 17787 sq.mtr. | NA |
| Permitted | 11416.320 sq.mtr.(registered under RERA) | NA |
| **Green Belt Area** | | **Proposed** | **Present Status** |
| Total | Proposed | 5767.01 m2 (62075.58 ft.2) (for whole Project) | NA |
| Minimum Required | 5752.80 m2 (61922.62 ft.2) (for whole Project) | NA |
| **EWS & LIG FAR** | | **Proposed** | **Present Status** |
| Total | Proposed | 2840.22 m2 (30571.87 ft.2) |  |
| **UNDER NON FAR** | | **Proposed** | **Present Status** |
| Basement Area | | --- | NA |
| Residential | | 1959.66 m2 |  |
| Stilt Area | | --- | NA |
| Community Building | | --- | NA |
| Shopping Complex | | 51.16 m2 | NA |
| Nursery School | | --- | NA |
| Total | Proposed | 2010.2 m2 (21644.26 ft.2) | NA |
| Permitted | **NA** | NA |
|  | Open/ Green Area | Minimum Required | | 5752.80 m2 (15%) | |
| Proposed | | 5767.01 m2 (15.03%) | |
|  | Plinth/ Built-up Area  **(As per IS** 3861-1966) | | | 19797.2 m2 (FAR + non-FAR) | |
|  | Carpet Area | | | NA | |
|  | Net Floor Area | | | NA | |
|  | Super Area | | | NA | |
|  | Shed Area | | | NA | |
|  | Salable Area | | | NA | |

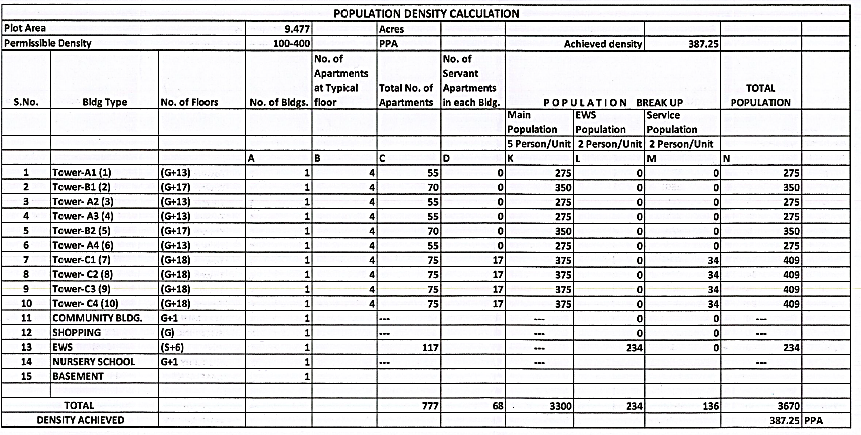
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| **Total Blocks/ Floors/ Flats** | | | | |
|  | **Approved as per Sanctioned Plan** | | **Actually provided**  *(as per inventory list/ brochure)* | **Construction Status** |
| **Whole Project**  **Tower A1: -** G+13 Floors= 55 DU **Tower B1: -** G+17 Floors= 70 DU  **Tower A2:-** G+13 Floors= 55 DU  **Tower A3 :-** G+13Floors= 55 DU  **Tower B2:-** G+17 Floors= 70  DU  **Tower A4:-** G+13 Floors= 55  DU  **Block- C1:-** G+18 Floors= 75 DU  **Block C2:-** G+18 Floors= 75  **Block C3:-** G+18 Floors = 75 DU  **Block C4:-** G+18 Floors=75 DU | | **Phase-II**  **Tower T4:-** G+13 Floors= 55 DU  **Tower T5:-** G+17 Floors= 70  DU  **Tower T6:-** G+13 Floors= 55  DU | **Phase-II**  **Tower T4: -** Not yet started  **Tower T5: -** Not yet started  **Tower T6: -** Not yet started |
|  | Total no. of Flats/ Units | **Main Units** | **180 DU (Phase-II)** | |
| **EWS** | **117 DU (whole Project)** | |
|  | Type of Flats | | ***Please refer to attached Map below*** | |

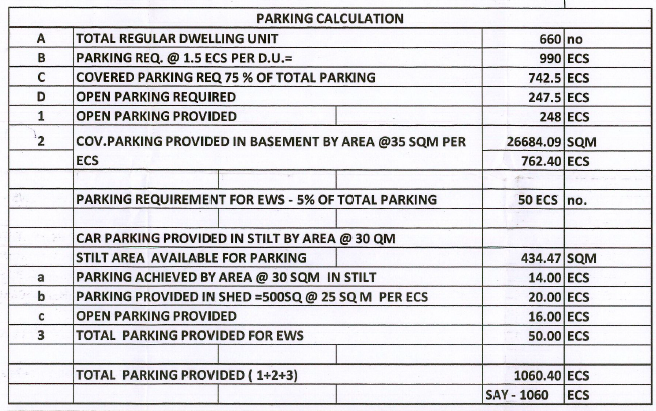












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| **PART D** | **PROJECT APPROVAL DETAILS** |

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| --- | --- | --- | --- |
| **S.No.** | **REQUIRED APPROVALS** | **REFERENCE NO./ DATE** | **STATUS**  (Approved/ Applied For/ Pending) |
|  | Approved Building Plan | Dated: 09/02/2015 | Approved |
|  | Environmental clearance NOC from SEIAA | Ref No. SEIAA/HR/2016/65  Dated: 22/01/2016 | Approved |
|  | Consent to Establish from pollution angle from Haryana State Pollution Control Board | No. HSPCB/Consent/ :2821216GUSOCTE3018788  Dated:05/04/2016 | Provided |
|  | Provisional NOC from Fire Authority | Memo No. DFS/F.A./2016/519/73528  Dated: -06/10/2016 | Provided |
|  | Approved Map | Dated: -09/12/2015 | Approved |
|  | NOC from Bank to Mortgage | Dated: - 31/03/2018 | Approved |
|  | NOC for sever connection | ---- | Not Provided |
|  | Copy of RERA Registration Certificate | No. RC/REP/HARERA/GGM/2018/22  Date:23/10/2018 | Not Provided |
|  | Structural Stability Certificate | --- | Not Provided |

***OBSERVATIONS:-*** *Project meets many of the preliminary necessary compliance statutory approvals. The bank is advised to get copies of the NOC for Height Clearance, NOC for electricity , Structural Stability Certificate from the Developer.*

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| --- | --- |
| **PART E** | **VALUATION OF THE PROPERTY** |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **ASSESSMENT FACTORS** | | | | | | | |
|  | Valuation Type | Land & Building Value | | | | | Group Housing Society Value | |
|  | Scope of the Valuation | To assess Project Establishment Replacement Value | | | | | | |
|  | Property Use factor | Group Housing Society Project | | | | | | |
|  | Legality Aspect Factor  *(Refer clauses 2 & 4 of Part-E)* | Positive as per documents produced to us | | | | | | |
|  | Land Physical factors | **Shape** | | **Size** | | **Level** | | **Frontage to depth ratio** |
| Irregular | | Large | | On Road Level | | Normal frontage |
|  | Property location category factor | **City Categorization** | | **Locality Categorization** | | **Property location classification** | | **Floor Level** |
| Metro City | | Good | | On wide approach road | | NA |
| Property within developing Residential zone | | NA | |
| NA | |
|  | Any New Development in surrounding area | Other development | | | Many others Group Housing Societies are coming up fast in this area and many are already in habited. | | | |
|  | Property overall usability Factor | Good | | | | | | |
|  | Comment on Property Salability Outlook | Easily sellable | | | | | | |
|  | Comment on Demand & Supply in the Market | Good demand of such properties in the market | | | | | | |
|  | Methodology/ Basis of Valuation | Land Value is assessed based on comparable sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area. | | | | | | |
| *For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.* | | | | | | |
|  | Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property *(from property search sites & local information)* | | | | | | | |
| 1. Name: | | ---- | | | | | |
| 1. Name: | | ---- | | | | | |
| 1. NA | |  | | | | | |
|  | 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 Rs.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.* | | | | | | |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **VALUATION OF LAND** | | |
|  | **Particulars** | **Govt. Circle/ Guideline Value** | **Prospective Fair Market Value** |
|  | Prevailing Market Rate range | Rs. 2,50,00,000/-per acres X 4 | Rs. 1,200/- to 1,600/- per sq.ft. |
|  | Rate adopted considering all characteristics of the property | Rs. 2,50,00,000/-per acres X 4 | Rs. 1,400/- per sq. ft. |
|  | Total Development Land Area considered *(documents vs site survey whichever is less)* | 35276.39 sq.mtr. (8.717 Acres) | 35276.39 sq.mtr. (8.717 Acres) |
|  | Total permissible FAR | 11416.320 sq.mtr. (122884.127 sq.ft.) | 11416.320 sq.mtr. (122884.127 sq.ft.) |
|  | **Total Value of land (A)** | 8.717 acres x Rs.10,00,00,000/- per acres | 122884.127 sq. ft. X Rs. 1,400/- per sq. ft. |
| **Rs. 87,17,00,000/- (for whole Project)** | **Rs. 17,20,37,778/-(for Phase-2)** |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **VALUATION OF BUILDING CONSTRUCTION** | | | |
|  | **Particulars** | | **Expected Building Construction Value** | |
| **FAR** | **NON FAR** |
| Proposed Cost of Construction of proposed Building | Rate range | Rs. 1,300/- to 1,600/- per sq. ft. | Rs. 1,000/- to 1,300/-per sq. ft. |
| Rate adopted | Rs.1,500/- per sq. ft. | Rs. 1,200/- per sq. ft. |
| Covered Area | 11416.320 sq.mtr. (122884.127 sq.ft.) | 2010.2 m2 (21644.26 ft.2) |
| Valuation Calculation | 122884.127 ft.2X Rs.1,500/-per sq. ft. | 21644.26 sq. ft. X Rs. 1,200/- per sq. ft. |
| **Total Value** | **Rs.18,43,26,191/-** | **Rs. 2,59,73,112/-** |
|  | Depreciation percentage  *(assuming salvage value % per year)* | | NA  *(Above replacement rate is calculated after deducting the prescribed depreciation)* | |
|  | Age Factor | | Construction work not started yet | |
|  | Structure Type/ Condition | | NA | |
|  | Construction Depreciated Replacement Value **(B)** | | **Rs.21,02,99,303/-** | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS** | | | |
|  | **Particulars** | **Specifications** | | **Expected Construction Value** |
|  | Add extra for Architectural aesthetic developments, improvements  *(add lump sum cost)* | ---- | | NA |
|  | Add extra for fittings & fixtures  *(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)* | ---- | | --- |
|  | Add extra for services  *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)* | ---- | | **Rs. 2,00,00,000/-** |
|  | Add extra for internal & external development and other facilities  *(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)* | ---- | | **Rs. 1,50,00,000/-** |
|  | **Expected Construction Value (C)** | **NA** | | **Rs. 3,50,00,000/-** |
|  | **MARKET/ SALABLE VALUE OF THE FLATS** | | | |
|  | Total No. of DU | | 660 DU in whole project and 118 in Phase-II | |
|  | Total No. of EWS | | 117 DU (in whole Project) | |
|  | Total Proposed Salable Area for flats | | NA | |
|  | Government Rate | | Rs. 2,900/-per sq.ft. | |
| Current Market Rate | | Rs. 5,200/- per sq. ft. to Rs. 5,500/- per sq. ft. (for super area)  Rs. 9,000/- to Rs. 9,500/- per sq. ft. (for carpet area) | |
|  | Remark | | *The market value of the proposed 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 to be 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, and it is found that present market resale rates for these flats on the basis of super area may vary in between* Rs. 5,200/- per sq. ft. to Rs. 5,500/- per sq. ft and on the basis of carpet area may vary in between Rs. 9,000/- to Rs. 9,500/- per sq. ft.** | |

|  |  |  |  |
| --- | --- | --- | --- |
| Tower | Unit Type | Area | No of Unit |
| Tower-4 | A | 1730 | 28 |
| B | 1465 | 13 |
| C | 1210 | 14 |
| Tower-5 | B | 1465 | 34 |
| C | 1210 | 36 |
| Tower-6 | C | 1210 | 14 |
| B | 1465 | 13 |
| A | 1730 | 28 |
| Total | | | 180 |

**Note:** Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a one time 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.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **CONSOLIDATED VALUE** | | |
|  | **Particulars** | **Govt. Circle/ Guideline Value** | **Prospective Fair Market Value** |
|  | Land Value (A) | **Rs. 87,17,00,000/-** | **Rs. 17,20,37,778/-** |
|  | Building Construction Value (B) | NA | **Rs.21,02,99,303/-** |
|  | Additional Building & Site Aesthetic Works Value (C) | NA | **Rs. 3,50,00,000/-** |
|  | **Total Add (A+B+C)** | **Rs. 87,17,00,000/-** | **Rs. 41,73,37,081/-** |
|  | **Rounded Off** | ---- | **Rs. 41,73,00,000/-** |
|  | Realizable/ Fetch Value(@ ~15% less) | ---- | **Rs. 35,47,05,000/-** |
|  | Distress/ Forced Sale Value (@ ~25% less) | ---- | **Rs. 31,29,75,000/-** |
|  | Market/ Salable Value of Flats\* | NA | Rs. 5,200/- per sq. ft. to Rs. 5,500/- per sq. ft. |
|  | Value for Insurance purpose | NA | **NA, since the construction hasn’t started yet** |

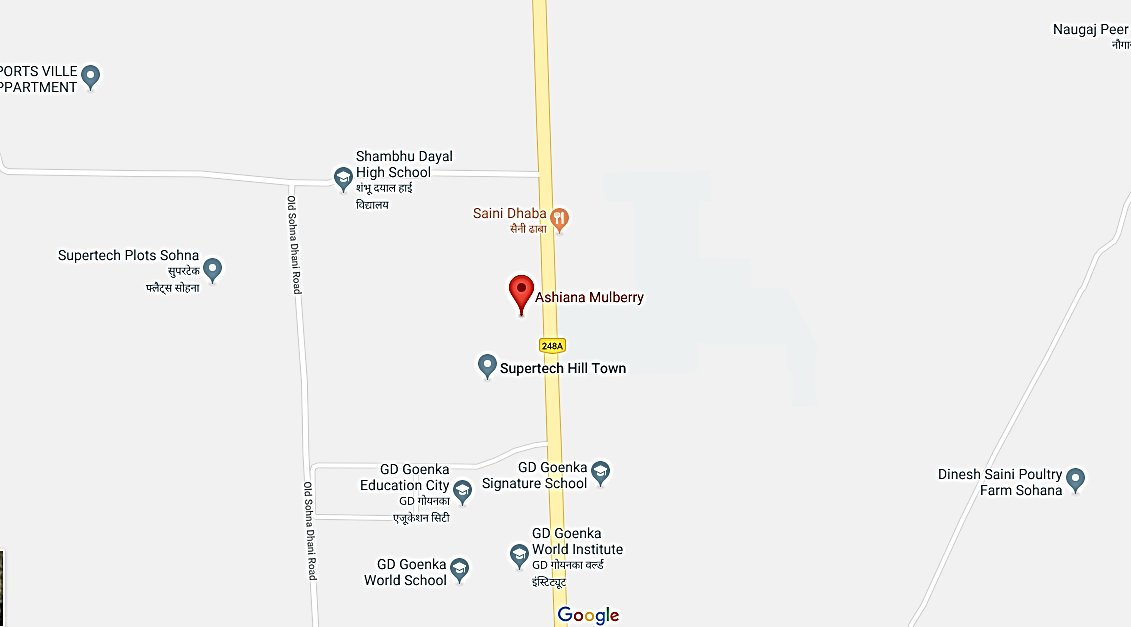
**(Rupees Forty One Crores Seventy Three Lakhs Only)**

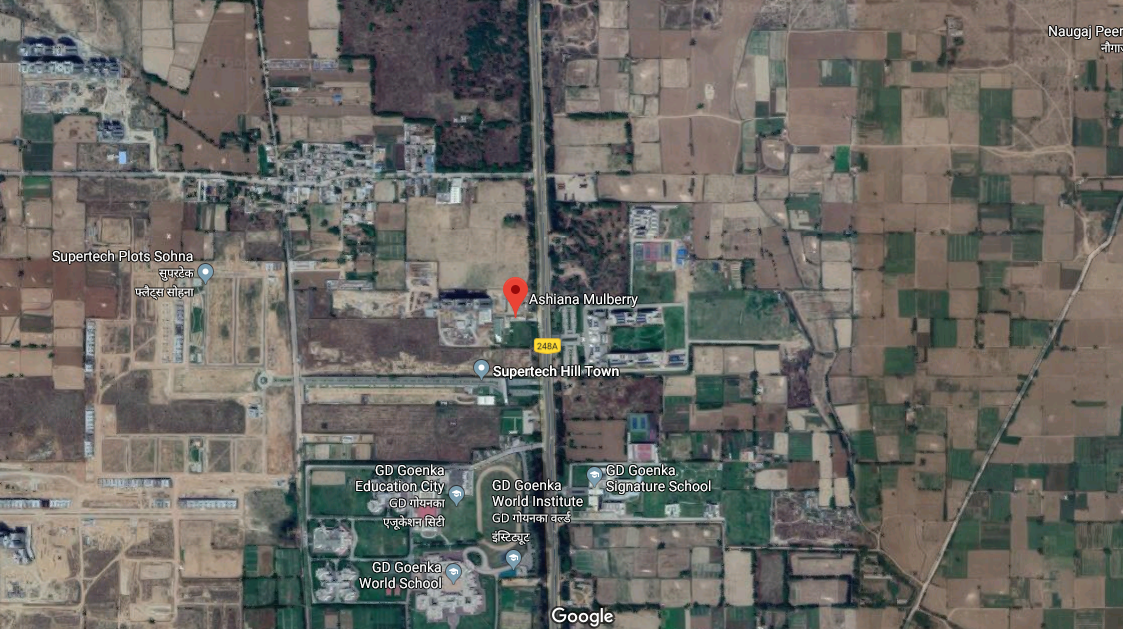
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|  | **ASSUMPTIONS/ REMARKS** |
|  | Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied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

**ENCLOSURE: 1– VALUER’S REMARKS**

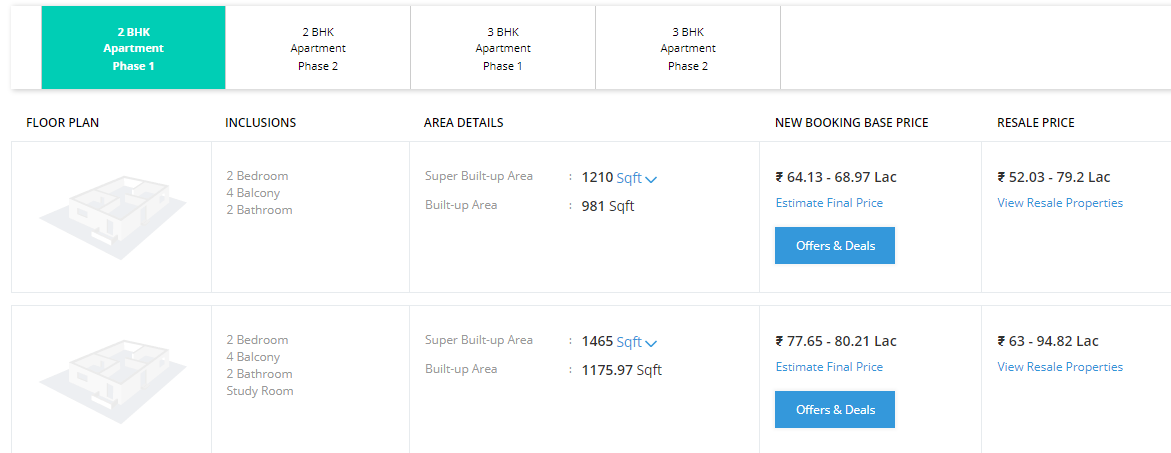
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| --- | --- |
|  | **Fair Market Value** suggested by the competent Value in his opinion is an prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm’s length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion. |
|  | **Realizable Value** is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property. |
|  | **Forced/ Distress Sale Value** is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property. |
|  | Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends. |
|  | Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it. |
|  | No employee or member of R.K Associates has any direct/ indirect interest in the property. |
|  | Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset. |
|  | 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. |
|  | 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. |
|  | 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. |
|  | Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value. |
|  | 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 originalshas 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. |
|  | Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion. |
|  | 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. |
|  | 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. |
|  | This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer. |
|  | This is just an opinion report and doesn’t hold any binding on anyone. It is requested from the concerned 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. |
|  | 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. |
|  | 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. |
|  | 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. |
|  | R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at [**valuers@rkassociates.org**](mailto: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. |
|  | 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. |
|  | 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 at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly. |
|  | 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. |
|  | 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/-. |

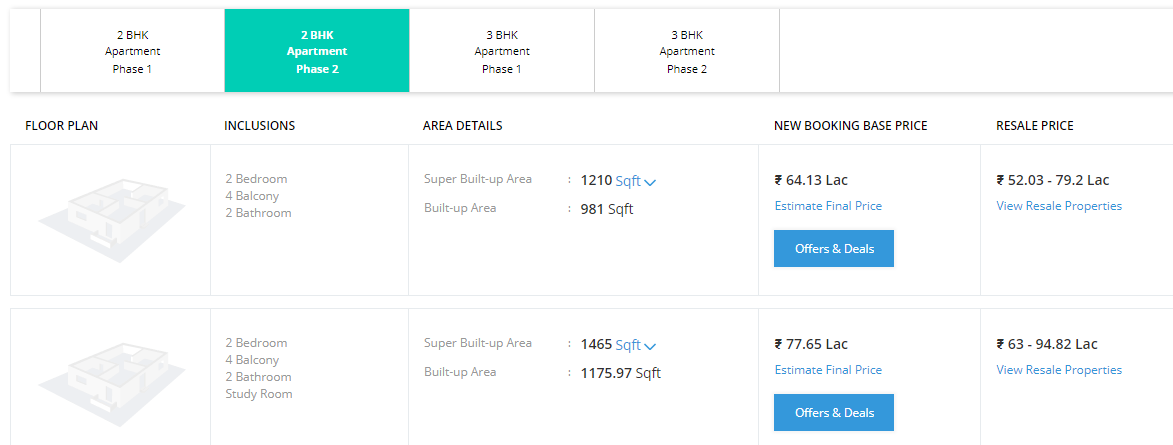
**ENCLOSURE: 2– GOOGLE MAP LOCATION**

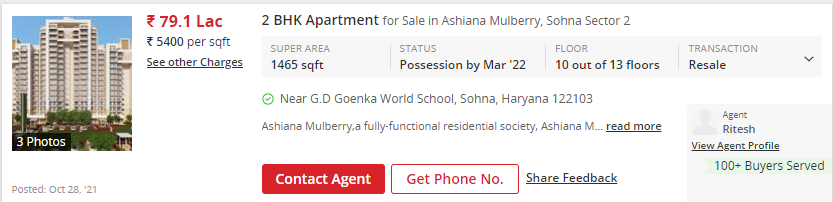
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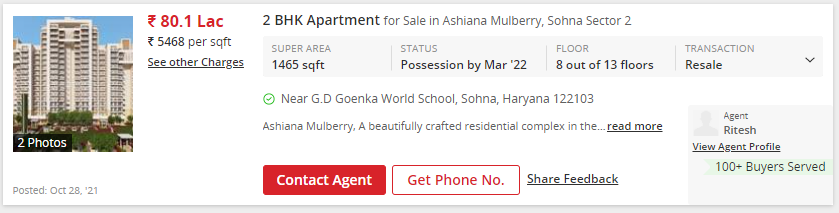
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**ENCLOSURE: 3– REFERENCES FROM PUBLIC DOMAIN**

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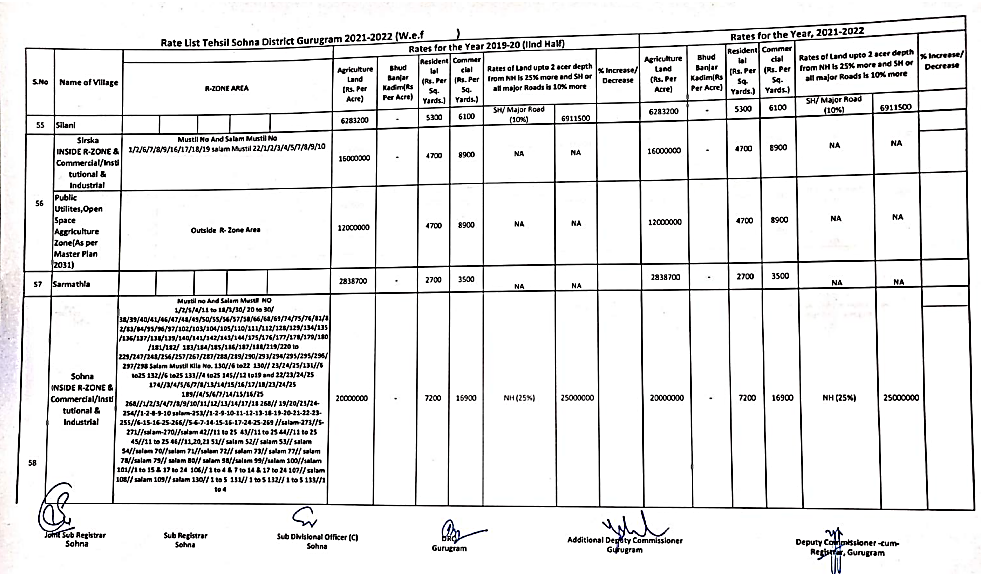
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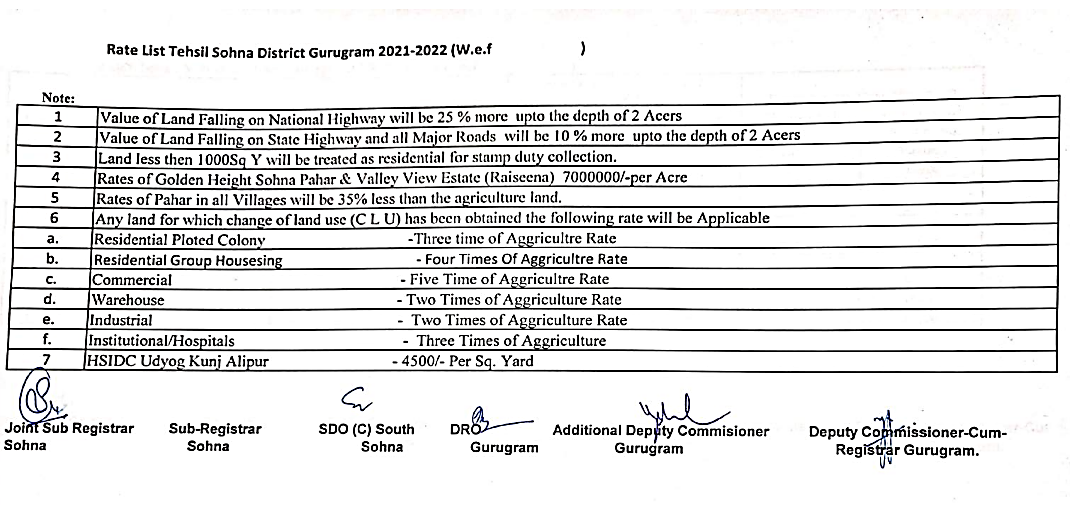
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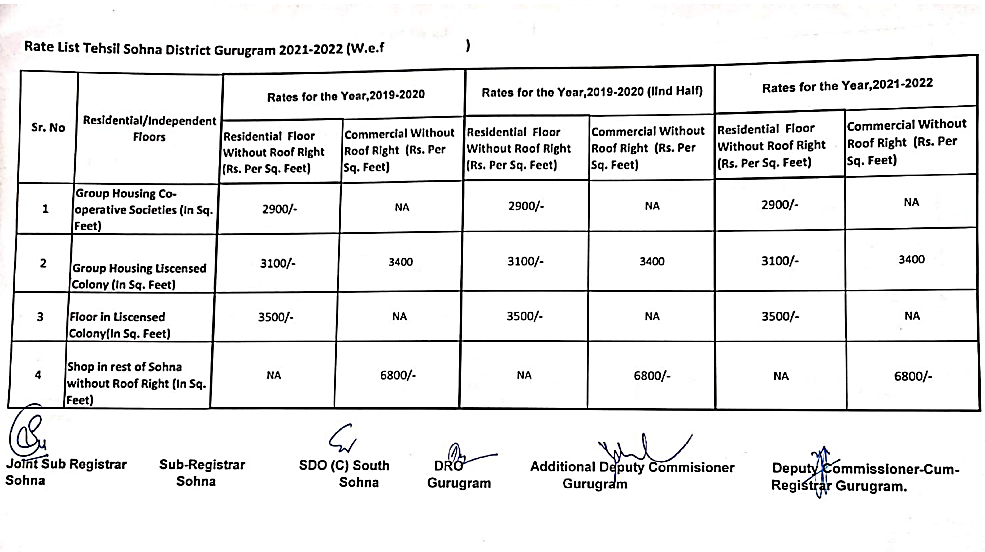
**ENCLOSURE: 5– GOVERNMENT CIRCLE RATE FOR LAND**

***FOR LAND***





***FOR FLAT:***

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**ENCLOSURE: 5– PHOTOGRAPHS**









