

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

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

Dated: 04.12.2021

PROJECT TIE-UP REPORT

OF

GROUP HOUSING SOCIETY

ASHIANA MULBERRY (PHASE 2)

SITUATED AT

SECTOR-2, SOHNA, DISTRICT GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

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

M/S. ASHIANA DWELLINGS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, 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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VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

PART A

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION																		
1.	GENERAL DETAILS																			
a.	Report prepared for	Bank																		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram, Haryana																		
c.	Name of Owner/s	M/s. Ashiana Dwellings Pvt. Ltd.																		
d.	Name of Property Developer	M/s. Ashiana Dwellings Pvt. Ltd.																		
e.	Address & Phone Number of the owner	Regd. Office: 5F, Everest, 46/C Chowringhee Road, Kolkata-700071, West Bengal																		
f.	Type of the Property	Group Housing Society																		
g.	Type of Loan	NA																		
h.	Type of Valuation	Project Tie-up Report																		
i.	Report Type	Project Tie-up Report																		
j.	Date of Inspection of the Property	16 November 2021																		
k.	Date of Valuation Report	4 December 2021																		
l.	Surveyed in presence of	Builder's Representative Mr. Ankit Modi (+91-8826696890)																		
m.	Purpose of the Valuation	Project Tie-up Report																		
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.																		
o.	Out-of-Scope of Report	<ol style="list-style-type: none">1. Verification of authenticity of documents from originals or cross checking from any Govt. department2. 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 up to sample random measurement.7. Drawing Map & design of the property.																		
p.	Documents provided for perusal	<table><tr><th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr><tr><td>Total 04 documents requested</td><td>Total 03 documents provided</td><td>-</td></tr><tr><td>Project Approvals and building plans</td><td>Approve Map</td><td>Dated: 09/02/2015</td></tr><tr><td>Copy of RERA Certificate</td><td>Copy of RERA Registration Certificate</td><td>No. RC/REP/HARERA/GGM/2018/22 Date:23/10/2018</td></tr><tr><td>Required NOC's for Project</td><td>Provided</td><td>Pl. refer page 19</td></tr><tr><td>Project Land Title Deeds</td><td>Not provided</td><td>-</td></tr></table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 documents requested	Total 03 documents provided	-	Project Approvals and building plans	Approve Map	Dated: 09/02/2015	Copy of RERA Certificate	Copy of RERA Registration Certificate	No. RC/REP/HARERA/GGM/2018/22 Date:23/10/2018	Required NOC's for Project	Provided	Pl. refer page 19	Project Land Title Deeds	Not provided	-
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Required NOC's for Project	Provided	Pl. refer page 19																		
Project Land Title Deeds	Not provided	-																		

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q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property
		<input checked="" type="checkbox"/>	Identified by the Owner/ Builder 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
			NA

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.



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 ad measuring 10.25 Acres (41,520.75 m²/ 4,46,490.00 ft²) and net plot area as per zoning 9.47 Acres (38,352.05 m²)

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 11 high rise towers. **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. Construction in Phase 2 and Phase 3 is yet to start. Site photograph of envisaged land for Phase 2 is attached with this report.

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

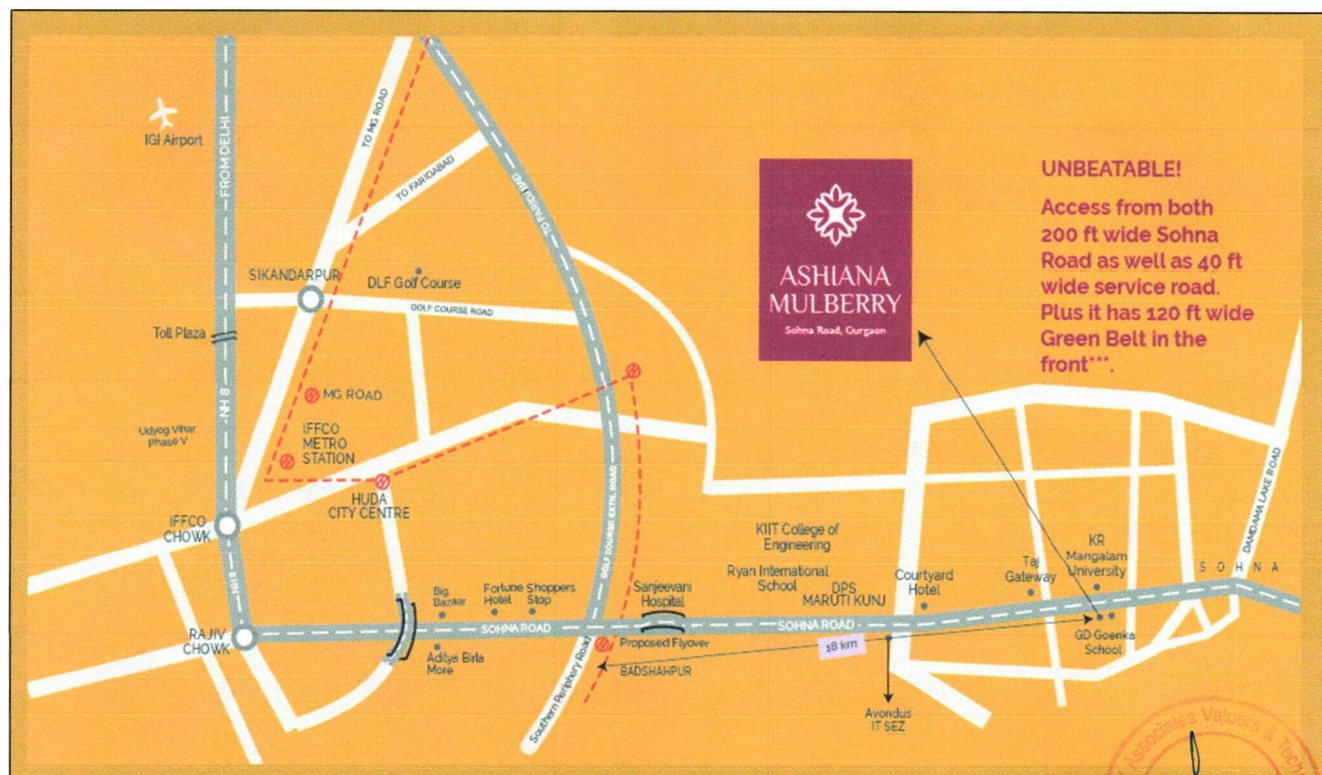
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Towers/Block	No. Of Dwelling Units (DU's)	No. of Floors
Tower A1 (1) - Phase 1	55 DU's	G+13
Tower B1 (2) - Phase 1	70 DU's	G+17
Tower A2 (3) - Phase 1	55 DU's	G+13
Tower A3 (4) - Phase 2	55 DU's	G+13
Tower B2 (5) - Phase 2	70 DU's	G+17
Tower A4 (6) - 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 4, 70 DU's are located in Tower 5, 55 Du's are located in Tower 6** aggregating to a total of **180 Nos of DU's belonging to Phase 2**. This Tie up report has been prepared for **Phase 2 only**.

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



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3.	ENCLOSURES	
i.	Part B	Valuation Report as per SBI Format Annexure-II
ii.	Part C	Area description of the Property
iii.	Part D	Valuation Assessment of the Property
iv.	Enclosure 1	Valuer's Remark - Page No. 27 & 28
v.	Enclosure 3	Google Map – Page No. 29
vi.	Enclosure 4	Photographs – Pages 34
vii.	Enclosure 5	Copy of Circle Rate – Pages 32
viii.	Enclosure 6	Survey Summary Sheet – Pages xx
ix.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 28 onwards

PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

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

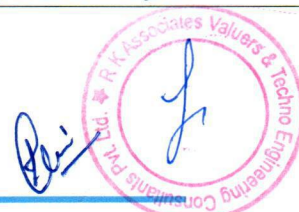
S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Project Developer	M/s. Ashiana Dwellings Pvt. Ltd.
	Address & Phone Number of the Developer	Regd. Office: 5F, Everest, 46/C Chowringhee Road, Kolkata, West Bengal-700071
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the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

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	K R Mangalam University
ii.	Postal Address of the Property	White Petals at Ashiana Mulberry Phase-2, Sector-2, Sohna, District Gurugram, Haryana
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.</i>
iv.	Type of Land	Solid
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°16'18.4"N 77°03'58.3"E
vii.	Details of the roads abutting the property	

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	1. Main Road Name & Width	Gurugram-Sohna Road	60 mtr wide	
	2. Front Road Name & width	Gurugram Sohna Road	60 mtr wide	
	3. Type of Approach Road	Bituminous Road		
	4. Distance from the Main Road	Approximate 20 m from Gurugram Sohna road		
viii.	Description of adjoining property	Flats within the complex and other Group Housing societies		
ix.	Plot No./ Survey No.	Please refer Copy of Title Deed		
x.	Zone/ Village	Residential	Dhunela	
xi.	Sub registrar	Sohna, Haryana		
xii.	District	Gurugram, Haryana		
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 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.		
	• City Categorization	Tehsil		Urban developing
	• Characteristics of the locality	Ordinary		Within developing Residential zone
	• Property location classification	On Wide Road	Property on Highway	NA
	• Property Facing	East Facing		
b.	Covered Built-up área description (Plinth/ Carpet/ Saleable Area)	19,797.2 m ² (FAR + Non FAR) (21,3095.28 ft²) Also please refer to Part C - Area description of the property.		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	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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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	Construction of Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes/ proposed to be used as residential as per zoning	
	iv. Any notification on change of zoning regulation	No	
	v. Street Notification	Highway	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Not Applicable as the structures are still under construction	Not Applicable as the structures are still under construction
d.	Comment on unauthorized construction if any	None, as per visual observation	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	Sohna Final Development Plan-FDP 2031 AD	
	ii. Master Plan currently in force	Sohna Final Development Plan-FDP 2031 AD	
	iii. Municipal limits	Municipal Corporation of Gurugram	
g.	Developmental controls/ Authority	Director of Town & Country Planning, Haryana	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment on Demolition proceedings if any	Not in our knowledge	
k.	Comment on Compounding/ Regularization proceedings	Not in our knowledge	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

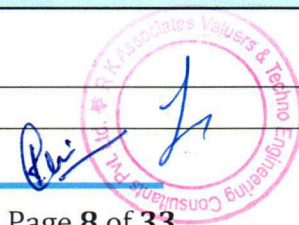
4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	License	None	NA
b.	Names of the Legal Owner/s	M/s. Ashiana Dwellings Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		

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e.	Notice of acquisition if any and area under acquisition	No, as per the general information available on public domain	
f.	Notification of road widening if any and area under acquisition	No, as per the general information available on public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Company	NA
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Company	NA
k.	Building plan sanction:		
	i. Authority approving the plan	HUDA, Panchkula and DTCP, Gurugram	
	ii. Name of the office of the Authority	HUDA, Panchkula and DTCP Gurugram	
	iii. Any violation from the approved Building Plan	Not applicable since the subject 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	NA
		Receipt number	NA
		Receipt in the name of	NA
		Tax amount	NA
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.	
	iv. Property or Tax Id No.	Not provided	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us	
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not provided to us	
q.	Any other aspect		
	i. Since how long owners owing the Property	Please refer copy of title deed	
	ii. Year of Acquisition/ Purchase	Please refer copy of title deed	
	iii. Property presently occupied/ possessed by	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	Not Applicable	
b.	Is property presently on rent	No	



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WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

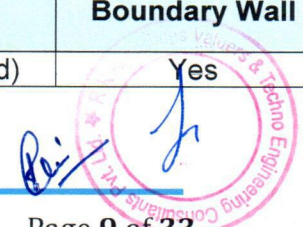
	i. Number of tenants	Not Applicable
	ii. Since how long lease is in place	Not Applicable
	iii. Status of tenancy right	Not Applicable
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Not Applicable
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	Not Applicable
f.	Security charges, etc.	Not Applicable
g.	Any other aspect	Not Applicable

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :				
	i. Space allocation		Yes (Proposed)		
	ii. Storage spaces		Yes (Proposed)		
	iii. Utility of spaces provided within the building		Yes (Proposed)		
	iv. Car parking facilities		Yes (Proposed)		
	v. Balconies		Yes (Proposed)		
b.	Any other aspect				
	i. Drainage arrangements		Yes (Proposed)		
	ii. Water Treatment Plant		Yes (Proposed)		
	iii. Power Supply arrangements	Permanent	Will be obtained by individual flat owners as per required capacity		
		Auxiliary	DG Sets will be installed		
	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, Proposed		
	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes, Proposed		
	ix. Internal development				
	Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes



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8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply	Yes, by the local competent authority (Proposed)					
	ii. Sewerage/ sanitation system	Underground, Proposed					
	iii. Storm water drainage	Yes (Proposed)					
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management	Yes, by the municipal authorities (proposed)					
	ii. Electricity	Yes, for construction and administrative purposes at present					
	iii. Road and Public Transport connectivity	Yes					
	iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. are available in the close vicinity.					
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station (Ghaziabad)	Metro (HUDA City)	Airport (IGI Airport)
	01 Km	3.7 km.	4 km.	1.5 km	26 km	22 Km	39 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Normal	
	ii. Scarcity	Similar kind of properties are not easily available in this area.	
	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	Other development	Many others Group Housing Societies are coming up fast in this area and many are already in habited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA



10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab (Proposed)	
b.	Method of construction	Construction is proposed to done using professional contractor workmanship based on architect plan.	
c.	Specifications		
	i. Class of construction	Class B construction (Proposed)	
	ii. Appearance/ Condition of structures	Internal : Construction yet to start External : Construction is yet to start	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC (Proposed)
	iv. Floor height	10 ft. for each floor (Proposed)	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Granite (Proposed)	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	x. Class of electrical fittings	Internal/ Normal quality fittings (Proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings (Proposed)	
d.	Maintenance issues	Not Applicable since construction of phase-II is not yet started and Phase-1 is under finishing	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (after completion)
g.	Extent of deterioration in the structure	Not Applicable, since the subject project is under construction	
h.	Structural safety	Can't comment due to unavailability of technical information As construction works have not yet started in the project.	
i.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	Not Applicable since the subject project is under construction	
k.	System of air conditioning	Under construction property	
l.	Provision of firefighting	With sprinkler including manual alarm system (proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority. However the same have expired.	
	I. Is Building as per approved Map	Not applicable since the subject project is 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	



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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.	Yes (Proposed)
d.	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

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure (proposed)

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Ashiana Dwellings Pvt. Ltd.
b.	Name of the Architect	Mr. Manoj Tevatia (CA/95/18739)
c.	Developer market reputation	Ashiana Group is a well- known and reputed builder
d.	Proposed completion date of the Project	June, 2023 (As per developer's representative)
e.	Progress of the Project	Construction yet to start
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,



VALUATION REPORT

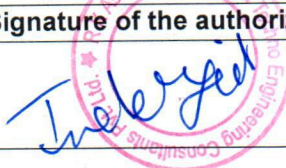

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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Point 1 (K, L & M) of the Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Point ' L ' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point ' K ' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs. 87,17,00,000/-
	• Land	Rs. 87,17,00,000/-
	• Building	NA
	ii. Prospective Fair Market Value	Rs. 41,73,00,000/-
	iii. Expected Realizable Value	Rs. 35,47,05,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 31,29,75,000/-
	v. Valuation of structure for Insurance purpose	NA
e.	vi. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	vii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point L of the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of Er. Harshit Mayank has surveyed the subject property on 16 November 2021 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM</p>
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VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

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	34	
Engineering Team worked on the report	SURVEYED BY: Er. Harshit Mayank	
	PREPARED BY: A.E. Abhishek Sharma	
	REVIEWED BY: HOD Valuations 	

16.	Enclosed Documents (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">a. Part C: Area Description of the Propertyb. Part D: Valuation Assessment of the Propertyc. Assumption & Remarks 20d. Valuer's Remark - Page No. 27 & 28e. Google Map – Page No. 29f. Photographs – Pages 34g. Copy of Circle Rate – Page No. 32h. Survey Summary Sheet – Pages xxi. Copy of relevant papers from the property documents referred in the Valuation – Page xx
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VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		10.25 Acres (41,480.28 m ²)		
2.	Development Land Area as per Zoning		8.717 Acres (35,276.39 m ²)		
3.	Ground Coverage Area	Permitted	13,423.20 m ² (35%) (for whole Project) (1,44,48612 ft ²)		
		Proposed	8,023.56 m ² (20.91%) (for whole Project) (86,364.88 ft ²)		
4.	Covered Built-up Area	UNDER FAR		Proposed	Present Status
		Residential		17,595.20 m ² (1,89,393.46 ft ²)	Not yet started
		Commercial Shopping		191.70 m ² (2,063.4416 ft ²)	Not yet started
		Total	Proposed	17,787 m ² (1,91,457.67 ft ²)	Not yet started
			Permitted	11,416.320 m ² (1,22,884.25 ft ²) (registered under RERA)	Not yet started
		Green Belt Area		Proposed	Present Status
		Total	Proposed (for whole Project)	5,767.01 m ² (62,075.58 ft ²)	Green belt is under development
			Minimum Required (for whole Project)	5,752.80 m ² (61,922.62 ft ²)	
		UNDER NON FAR		Proposed	Present Status
		Residential		1,959.66 m ² (21,093.60 ft ²)	Not yet started
		Shopping Complex		51.16 m ² (550.68 ft ²)	Not yet started
		Total	Proposed	2010.82 m ² (21,644.26 ft ²)	Not yet started
			Permitted	NA	Not yet started
5.	Open/ Green Area	Minimum Required	5,752.80 m ² (61,922.62 ft ²)		
		Proposed	5,767.01 m ² (62,075.58 ft ²)		
6.	Plinth/ Built-up Area (As per IS 3861-1966)		19,797.2 m ² (FAR + non-FAR) (21,3095.28 ft ²)		
7.	Carpet Area		NA		
8.	Net Floor Area		NA		
9.	Super Area		NA		
10.	Shed Area		NA		
11.	Salable Area		NA		



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

Total Blocks/ Floors/ Flats			
1.	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+13 Floors= 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 DU 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
2.	Total no. of Flats/ Units	Main Units	180 DU (Phase-II)
3.	Type of Flats	Please refer to attached Map below	

ASHIANA White Petal, Sohna, Sector 2				
S.No.	Tower	Type	Super Area (in sq ft)	Carpet Area (in sq ft)
01	T4	A	1730	994.16
		B	1465	834.96
		C	1210	697.83
02	T5	B	1465	834.96
		C	1210	697.83
03	T6	A	1730	994.16
		B	1465	834.96
		C	1210	697.83



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

ABSTRACT					
TOTAL SITE AREA		10.26	ACRES	41520.68	sq m
SITE AREA AFTER ROAD WIDENING		9.477	ACRES	38351.99	sq m
PARAMETERS FOR HOUSING		PERMISSIBLE / REQUIRED		PROPOSED	
				TOTAL	
F.A.R.		175%		174.96%	
		67,116.12	sq m	67101.55	sq m
GROUND COVERAGE		35%		20.91%	
		13,423.20	sq m	8023.56	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	15.03 %of the Net site area

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					

VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

SITE AREA	38351.99	SQ.M
MINIMUM REQUIRED GREEN AREA @15%	5752.80	SQ.M
GREEN AREA PROPOSED	5767.01	SQ.M
	15.03	%

POPULATION DENSITY CALCULATION											
Plot Area	9.477	Acre									
Permissible Density	100-400	PPA						Achieved density	387.25		
S.No.	Bldg Type	No. of Floors	No. of Bldgs.	No. of Apartments at Typical floor	Total No. of Apartments	No. of Servant Apartments in each Bldg.	POPULATION BREAK UP			TOTAL POPULATION	
							Main Population	EWS Population	Service Population		
							5 Person/Unit	2 Person/Unit	2 Person/Unit		
			A	B	C	D	K	L	M	N	
1	Tower-A1 (1)	(G+13)	1	4	55	0	275	0	0	0	275
2	Tower-B1 (2)	(G+17)	1	4	70	0	350	0	0	0	350
3	Tower-A2 (3)	(G+13)	1	4	55	0	275	0	0	0	275
4	Tower-A3 (4)	(G+13)	1	4	55	0	275	0	0	0	275
5	Tower-B2 (5)	(G+17)	1	4	70	0	350	0	0	0	350
6	Tower-A4 (6)	(G+13)	1	4	55	0	275	0	0	0	275
7	Tower-C1 (7)	(G+18)	1	4	75	17	375	0	34	409	
8	Tower-C2 (8)	(G+18)	1	4	75	17	375	0	34	409	
9	Tower-C3 (9)	(G+18)	1	4	75	17	375	0	34	409	
10	Tower-C4 (10)	(G+18)	1	4	75	17	375	0	34	409	
11	COMMUNITY BLDG.	G+1	1	---	---	---	---	0	0	---	
12	SHOPPING	(G)	1	---	---	---	---	0	0	---	
13	EWS	(S+6)	1	---	117	---	---	234	0	234	
14	NURSERY SCHOOL	G+1	1	---	---	---	---	---	---	---	
15	BASEMENT		1	---	---	---	---	---	---	---	
TOTAL					777	68	3300	234	136	3670	
DENSITY ACHIEVED										387.25	PPA

PARKING CALCULATION			
A	TOTAL REGULAR DWELLING UNIT	660	no
B	PARKING REQ. @ 1.5 ECS PER D.U.=	990	ECS
C	COVERED PARKING REQ 75 % OF TOTAL PARKING	742.5	ECS
D	OPEN PARKING REQUIRED	247.5	ECS
1	OPEN PARKING PROVIDED	248	ECS
2	COV. PARKING PROVIDED IN BASEMENT BY AREA @35 SQM PER ECS	26684.09	SQM
		762.40	ECS
	PARKING REQUIREMENT FOR EWS - 5% OF TOTAL PARKING	50 ECS	no.
	CAR PARKING PROVIDED IN STILT BY AREA @ 30 QM		
	STILT AREA AVAILABLE FOR PARKING	434.47	SQM
a	PARKING ACHIEVED BY AREA @ 30 SQM IN STILT	14.00	ECS
b	PARKING PROVIDED IN SHED =500SQ @ 25 SQ M PER ECS	20.00	ECS
c	OPEN PARKING PROVIDED	16.00	ECS
3	TOTAL PARKING PROVIDED FOR EWS	50.00	ECS
	TOTAL PARKING PROVIDED (1+2+3)	1060.40	ECS
	SAY - 1060		ECS



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Approved Building Plan	Dated: 09/02/2015	Approved
2.	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
3.	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
4.	Environmental clearance NOC from SEIAA	Ref No. SEIAA/HR/2016/65 Dated: 22/01/2016	Approved
5.	Consent to Establish from pollution angle from Haryana State Pollution Control Board	No. HSPCB/Consent/2821216GUSOCTE 3018788 Dated:05/04/2016	Provided
6.	Provisional NOC from Fire Authority	Memo No. DFS/F.A./2016/519/73528 Dated: 06/10/2016	Provided
7.	NOC from Bank to Mortgage	Dated: 31/03/2018	Approved
8.	NOC for sewer connection	-	Not Provided
9.	Copy of RERA Registration Certificate	No. RC/REP/HARERA/GGM/2018/22 Date:23/10/2018	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.



PART E

VALUATION OF THE PROPERTY

1.	ASSESSMENT FACTORS			
a.	Valuation Type	Land & Building Value		Group Housing Society Value
b.	Scope of the Valuation	To assess Project Establishment Replacement Value		
c.	Property Use factor	Group Housing Society Project		
d.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us		
e.	Land Physical factors	Shape	Size	Level
		Irregular	Large	On Road Level
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification
		Metro City	Good	On wide approach road
			Property within developing Residential zone	NA
				NA
g.	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.	
h.	Property overall usability Factor	Good		
i.	Comment on Property Salability Outlook	Easily sellable		
j.	Comment on Demand & Supply in the Market	Good demand of such properties in the market		
k.	Methodology/ Basis of Valuation	Land Value is assessed based on comparable sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.		
		For knowing comparable market sales, significant local enquiries 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.		
l.	Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property (from property search sites & local information)			
	1. Name:		----	
	2. Name:		----	
	3. NA			



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

m.	Adopted Justification	Rates	<p>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.</p> <p>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.</p>
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2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs. 2,50,00,000/-per acres X 4	Rs.1,200/- to 1,600/- per ft ²
b.	Rate adopted considering all characteristics of the property	Rs. 2,50,00,000/-per acres X 4	Rs.1,400/- per ft ²
c.	Total Development Land Area considered (documents vs site survey whichever is less)	8.717 Acres (35,276.39 m ²)	8.717 Acres (35,276.39 m ²)
d.	Total permissible FAR	11,416.320 m ² (1,22,884.25 ft ²)	11,416.320 m ² (1,22,884.25 ft ²)
e.	Total Value of land (A)	8.717 acres x Rs.10,00,00,000/- per acres	1,22,884.25 ft ² X Rs.1,400/- per ft ²
		Rs.87,17,00,000/- (for whole Project)	Rs.17,20,37,950/- (for Phase-2)

3.	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 ft ² Rs.1,000/- to 1,300/- per ft ²
		Rate adopted	Rs.1,500/- per ft ² Rs.1,200/- per ft ²
		Covered Area	11,416.320 m ² 2,010.82 m ² (1,22,884.25 ft ²) (21,644.26 ft ²)
		Valuation Calculation	1,22,884.25 ft ² X Rs.1,500/- per ft ² 21,644.26 ft ² X Rs.1,200/- per ft ²
		Total Value	Rs.18,43,26,375/- Rs.2,59,73,112/-
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor	Construction work not started yet	
c.	Structure Type/ Condition	NA	
d.	Construction Depreciated Replacement Value (B)	Rs.21,02,99,487/-	



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

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

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	777 DU's in whole project and 180 in Phase-II
b.	Total No. of EWS	117 DU's (in whole Project)
c.	Total Proposed Salable Area for flats	NA
d.	Government Rate	Rs.2,900/-per ft ² on constructed area
	Current Market Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.5,000/- per ft ² to Rs.7,000/- per ft ² on super area
e.	Remark	<i>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.5,000/- per ft² to Rs.7,000/- per ft².</i>



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

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.



VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land Value (A)	Rs.87,17,00,000/-	Rs.17,20,37,950/-
b.	Building Construction Value (B)	NA	Rs.21,02,99,487/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.3,50,00,000/-
d.	Total Add (A+B+C)	Rs.87,17,00,000/-	Rs.41,73,37,437/-
e.	Rounded Off	----	Rs.41,73,00,000/-
f.	Realizable/ Fetch Value	----	Rs.35,47,05,000/-
g.	Distress/ Forced Sale Value	----	Rs.31,29,75,000/-
h.	Market/ Salable Value of Flats*	NA	Rs. 5,000/- per sq. ft. to Rs. 7,000/- per sq. ft.
i.	Value for Insurance purpose	NA	NA, since the construction hasn't started yet

(Rupees Forty One Crore Seventy Three Lakhs Only)

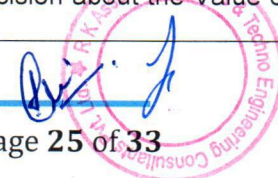


VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

7. ASSUMPTIONS/ REMARKS

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



ENCLOSURE: 1- VALUER'S REMARKS

1.	Fair Market Value suggested by the competent 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.
2.	Realizable Value is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3.	Forced/ Distress Sale Value is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
7.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
9.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
10.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
11.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
13.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
15.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
16.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.

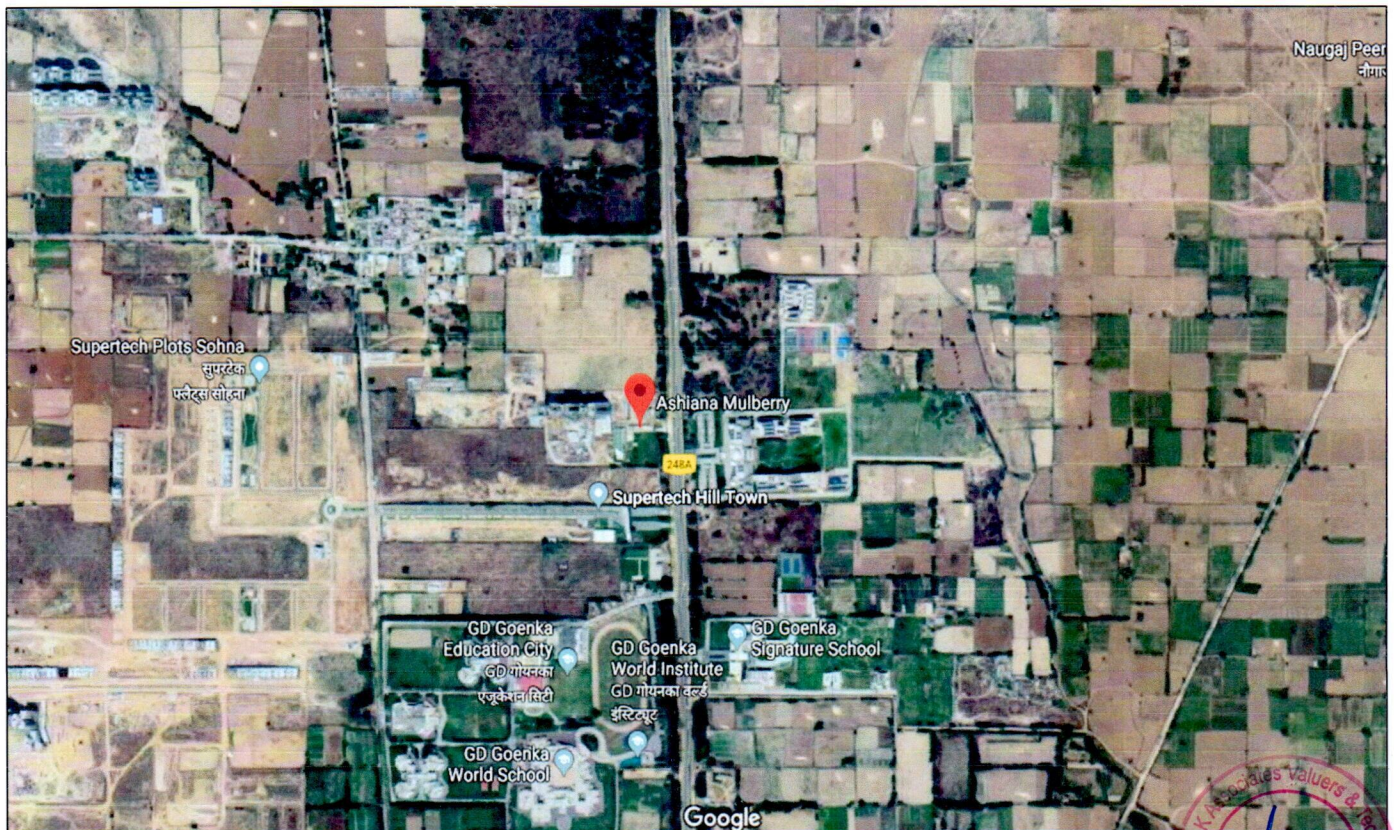
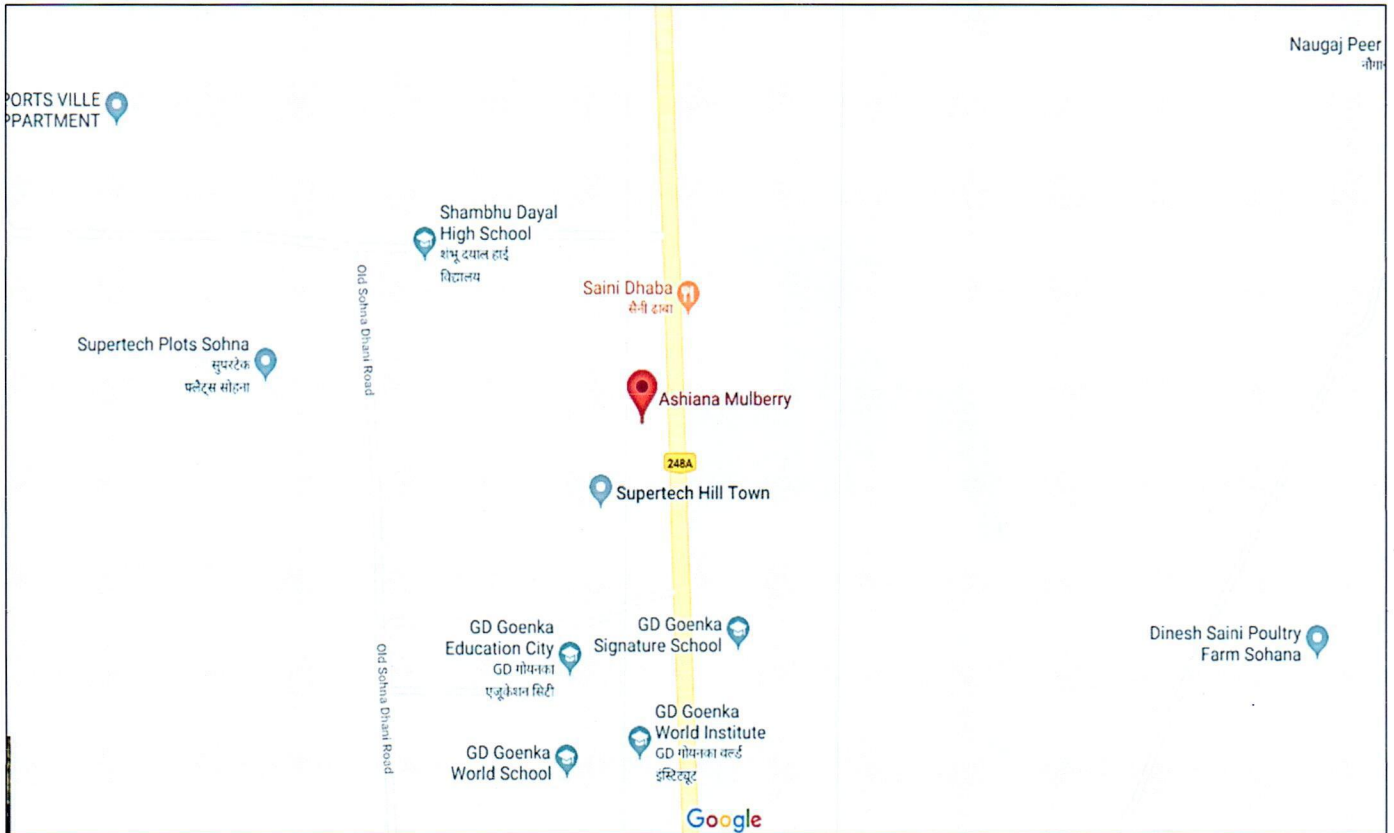
VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

17.	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.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or 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.
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- GOOGLE MAP LOCATION




VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

ENCLOSURE: 3- REFERENCES FROM PUBLIC DOMAIN

2 BHK Apartment Phase 1	2 BHK Apartment Phase 2	3 BHK Apartment Phase 1	3 BHK Apartment Phase 2
FLOOR PLAN	INCLUSIONS	AREA DETAILS	NEW BOOKING BASE PRICE
	2 Bedroom 4 Balcony 2 Bathroom	Super Built-up Area : 1210 Sqft Built-up Area : 981 Sqft	₹ 64.13 Lac Estimate Final Price Offers & Deals
	2 Bedroom 4 Balcony 2 Bathroom Study Room	Super Built-up Area : 1465 Sqft Built-up Area : 1175.97 Sqft	₹ 77.65 Lac Estimate Final Price Offers & Deals
			RESALE PRICE
			₹ 52.03 - 79.2 Lac View Resale Properties
			₹ 63 - 94.82 Lac View Resale Properties



₹ 79.1 Lac
₹ 5400 per sqft
[See other Charges](#)

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

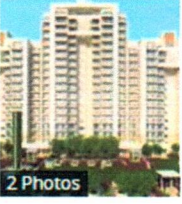
SUPER AREA: 1465 sqft | STATUS: Possession by Mar '22 | FLOOR: 10 out of 13 floors | TRANSACTION: Resale

✓ Near G.D Goenka World School, Sohna, Haryana 122103
Ashiana Mulberry, a fully-functional residential society. Ashiana M... [read more](#)

Agent: Ritesh
[View Agent Profile](#)
100+ Buyers Served

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

Posted: Oct 28, '21



₹ 80.1 Lac
₹ 5468 per sqft
[See other Charges](#)

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

SUPER AREA: 1465 sqft | STATUS: Possession by Mar '22 | FLOOR: 8 out of 13 floors | TRANSACTION: Resale

✓ Near G.D Goenka World School, Sohna, Haryana 122103
Ashiana Mulberry. A beautifully crafted residential complex in the... [read more](#)

Agent: Ritesh
[View Agent Profile](#)
100+ Buyers Served

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

Posted: Oct 28, '21



2 BHK Apartment in Sohna Ashiana Mulberry

₹ 59.85 L | 1,210 sq.ft. (112 sq.m.) Super built-up Area | 2 BHK | 2 Baths

₹ 4,947/sq.ft.


This 2 bhk flat in sohna, gurgaon is available for sale. It is a north-E... [more](#)

UNDER CONSTRUCTION | RESALE | RERA

[Handwritten Signature]
R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA



₹ 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](#)

Posted: Nov 20, '21

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



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

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

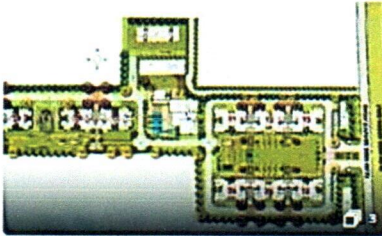
SUPER AREA	STATUS	FLOOR	TRANSACTION
1210 sqft	Ready to Move	2 out of 14 floors	New Property

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

Agent: **Agarwal Realt...**
Crisil Certified
Operating Since: 2010
[View Agent Profile](#)

Posted: Nov 09, '21

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



2 BHK Apartment in Sohna Ashiana Mulberry

₹ 79.2 L **1,210 sq.ft.** **2 BHK**
₹ 6,546/sq.ft. (112 sq.m.) Super built-up Area 2 Baths

Ashiana homes has been building yet another landmark in the hea... [more](#)

READY TO MOVE RESALE RERA

Posted on 08th Nov, 2021 by RERA Registered Dealer
Census Consultant

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



3 BHK Apartment in Sohna Ashiana Mulberry

₹ 1.11 Cr **1,730 sq.ft.** **3 BHK**
₹ 6,428/sq.ft. (161 sq.m.) Super built-up Area 3 Baths

Ashiana homes has been building yet another landmark in the hea... [more](#)

READY TO MOVE RESALE RERA

Posted on 08th Nov, 2021 by RERA Registered Dealer
Census Consultant

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



ENCLOSURE: 4- GOVERNMENT CIRCLE RATE FOR LAND

FOR LAND

Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)														
			Rates for the Year 2019-20 (11nd Half)					Rates for the Year, 2021-2022						
S.No	Name of Village	R-ZONE AREA	Agriculture Land (Rs. Per Acre)	Shud Banjer Kadiam(Rs Per Acre)	Resident ial (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Rates of Land upto 2 acer depth from NH is 25% more and SH or all major Roads is 10% more	% Increase/ Decrease	Agriculture Land (Rs. Per Acre)	Shud Banjer Kadiam(Rs Per Acre)	Resident ial (Rs. Per Sq. Yards.)	Commercial (Rs. Per Sq. Yards.)	Rates of Land upto 2 acer depth from NH is 25% more and SH or all major Roads is 10% more	% Increase/ Decrease
55	Silani		6283200	-	5300	6100	SH/ Major Road (10%)	6911500	6283200	-	5300	6100	SH/ Major Road (10%)	6911500
56	Sirsa INSIDE R-ZONE & Commercial/Insttutional & Industrial	Mustil No And Salam Mustil No 1/2/4/7/8/9/16/17/18/19 salam Mustil 22/23/24/25/8/9/10	15000000	-	4700	8900	NA	NA	16000000	-	4700	8900	NA	NA
	Public Utilities, Open Space Agriculture Zone(As per Master Plan 2031)	Outside R-Zone Area	12000000	-	4700	8900	NA	NA	12000000	-	4700	8900	NA	NA
57	Sarmathla		2838700	-	2700	3500	NA	NA	2838700	-	2700	3500	NA	NA
58	Sohna INSIDE R-ZONE & Commercial/Insttutional & Industrial	Mustil no And Salam Mustil NO 1/2/3/4/5/1 to 16/17/18/20 to 30/31 16/19/40/41/46/47/48/49/50/51/56/57/58/NA/NA/41/47/48/81/82 12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1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Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)

Note:

1	Value of Land Falling on National Highway will be 25 % more upto the depth of 2 Acres
2	Value of Land Falling on State Highway and all Major Roads will be 10 % more upto the depth of 2 Acres
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 (Raisena) 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 Aggriculre Rate
b.	Residential Group Housening - Four Times Of Aggriculre Rate
c.	Commercial - Five Time of Aggriculre Rate
d.	Warehouse - Two Times of Aggriculre Rate
e.	Industrial - Two Times of Aggriculre Rate
f.	Institutional/Hospitals - Three Times of Aggriculre
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.

VALUATION REPORT

WHITE PETALS, ASHIYANA MULBERRY-II, SECTOR-2, SOHNA

FOR FLAT:

Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)

Sr. No	Residential/Independent Floors	Rates for the Year,2019-2020		Rates for the Year,2019-2020 (IInd Half)		Rates for the Year,2021-2022	
		Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)	Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)	Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)
1	Group Housing Co-operative Societies (In Sq. Feet)	2900/-	NA	2900/-	NA	2900/-	NA
2	Group Housing Liscensed Colony (In Sq. Feet)	3100/-	3400	3100/-	3400	3100/-	3400
3	Floor in Liscensed Colony(In Sq. Feet)	3500/-	NA	3500/-	NA	3500/-	NA
4	Shop in rest of Sohna without Roof Right (In Sq. Feet)	NA	6800/-	NA	6800/-	NA	6800/-

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ENCLOSURE: 5- PHOTOGRAPHS

