

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

File No.: VIS (2021-2022)-PL675-586-756

Dated: 29.11.2021

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY

THE CAMELLIAS, GURUGRAM

SITUATED AT

DLF CITY PHASE V, SECTOR 42, GOLF COURSE ROAD, GURUGRAM,
HARYANA 122011

DEVELOPED & PROMOTED BY

M/S. DLF LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Valuers (LIV)
- 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

FILE NO.: VIS(2021-22)-PL675-586-756

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.

CORPORATE OFFICE:

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PART A

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION									
1.	GENERAL DETAILS										
a.	Report prepared for	Bank									
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram									
c.	Name of Promoter	M/s. DLF Limited									
d.	Name of Owner	M/s. DLF Limited									
e.	Address & Phone Number of the promoter's	Regd. Office: Shopping Mall, 3 rd Floor, Arjun Marg, Phase 1, DLF City, Gurugram, Haryana.									
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	26 November 2021									
k.	Date of Valuation Report	29 November 2021									
l.	Surveyed in presence of	Promoter's Representative Mr. Hemant (+91-9810910803)									
m.	Purpose of the Valuation	Project Tie-Up Report									
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative									
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.									
p.	Documents Provided	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Document Reference No.</th></tr> <tr> <td>Total 05 documents requested.</td><td>Total 03 documents provided.</td><td>03</td></tr> <tr> <td>Property Title document</td><td>Provisional Approved revised Building plan</td><td>Dated 08/02/2018</td></tr> </table>	Documents Requested	Documents Provided	Document Reference No.	Total 05 documents requested.	Total 03 documents provided.	03	Property Title document	Provisional Approved revised Building plan	Dated 08/02/2018
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Property Title document	Provisional Approved revised Building plan	Dated 08/02/2018									

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		Environmental Clearance	Environment clearance	SEIAA/HR//2013/607 Dated 04/09/2013
		Form of Occupation Certificate	Form of Occupation Certificate	Memo No. ZP-914-Vol. II/SD(BS)/2017/18068 Dated 27/07/2017
		RERA Certificate	Other Approval & NOCs	---
		Environment Clearance	--	---
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.



This Project Tie Up Report is prepared for the Ultra Luxury Group Housing project developed in the name of “**The Camellias**” by M/s DLF limited at Dlf Phase V, Sector 42, Golf Course Road, Gurugram, Haryana. The project is having a total site area ad-measuring 71,803.37 m² (17.743 Acres) as per Khasra details provided by the company.

The Area details of the property is taken as per the Provisional approved site plan dated 08/02/2018.

“The Camellias” has obtained Occupancy certificate (OC) for all the 429 Dwelling units on 27/07/2017 vide Memo No. ZP-914-Vol II/SD (BS)/2017/18068.

Details of Dwelling units which have obtained OC in different blocks of the project is as below:

Tower/Block No.	No. of Dwelling Units
Building A1 (Block 9)	21
Building A (Block 6, 7 & 8)	222
Building B (Block 5)	42
Building C (Block 1, 2, 3 and Block 4)	144
Total	429

The developer has constructed 4 buildings in The Camellias which are further divided into 9 Blocks. Details of Floor configurations in the buildings is as below:

Building A1 - (Stilt/Ground Floor to 23rd Floor)

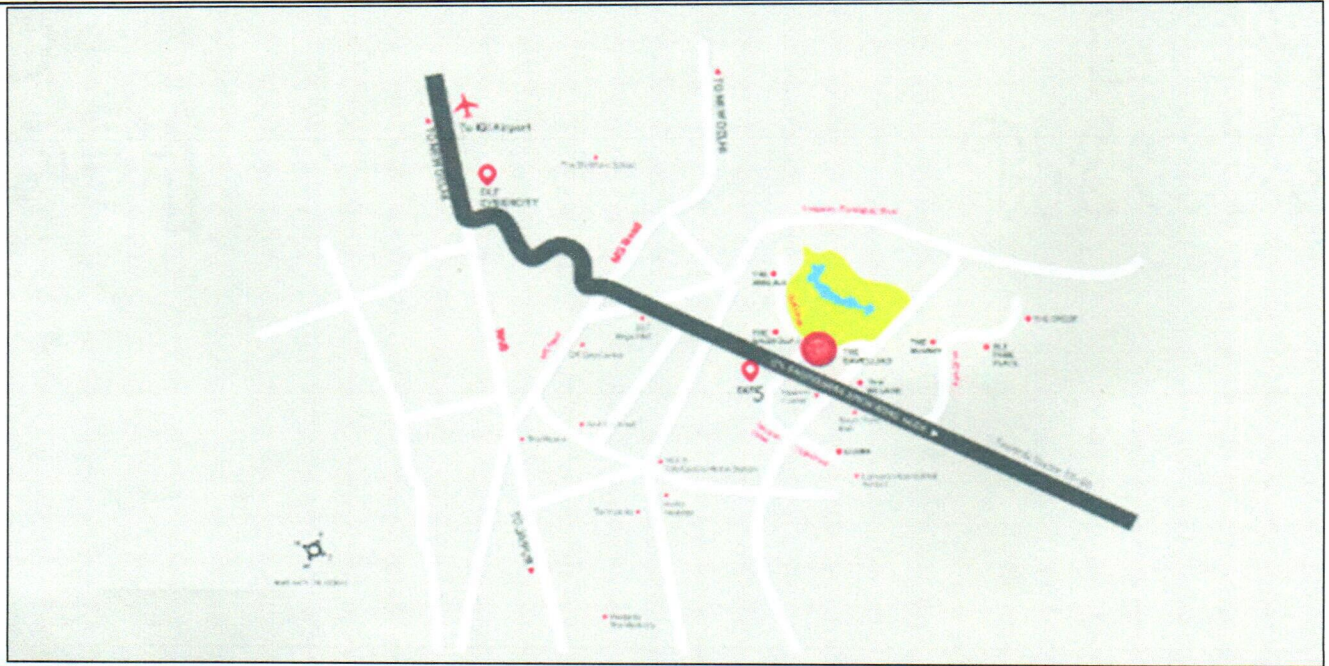
Building A - (Stilt/Ground Floor to 38th Floor)

Building B - (Stilt/Ground Floor to 22nd Floor)

Building C - (Stilt/Ground Floor to 22nd Floor)

The subject project is located overlooking Golf Course. The subject project can be easily approached from wide roads and there are other group housing projects adjacent to this property which are already inhabited.





3.	ENCLOSURES
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a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 29 and Page no. 30
f.	Enclosure 3	Google Map – Page No. 31
g.	Enclosure 4	Photographs – Page No. 33
h.	Enclosure 5	Copy of Circle Rate – Page no. 32
i.	Enclosure 6	Survey Summary Sheet – Pages
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages



PART B

SBI FORMAT OF VALUATION REPORT

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

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. DLF Limited
	Address & Phone Number of the Owner	Regd. Office: Shopping Mall, 3 rd Floor, Arjun Marg, Phase 1, DLF City, Gurugram, Haryana.
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	26 November 2021
d.	Date of Valuation Report	29 November 2021
e.	Name of the Developer of the Property	M/s. DLF Limited
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Adjacent to "DLF-The Magnolias". Although the project is itself also a landmark property.
ii.	Postal Address of the Property	Sector 42, Golf Course Road, Gurugram, Haryana 122011
iii.	Area of the Plot/ Land	71,803.37 m ² (17.743 Acres) <i>Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°27'06.2"N 77°06'03.4"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Golf Course Road 60 m Width
	2. Front Road Name & width	Golf Course Road 60 m Width
	3. Type of Approach Road	Cement Concrete Road
	4. Distance from the Main Road	Subject Property is on Main Golf Road
viii.	Description of adjoining property	Other Group Housing Projects
ix.	Plot No./ Survey No.	As per the Title Documents/Sale Deeds
x.	Zone/ Ward	Residential and Commercial
xi.	Sub registrar	Gurugram
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

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		<p>solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the promoter's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Metro City	Urban	
	5. Characteristics of the locality	Very Good	Within Posh Residential locality	
	6. Property location classification	Park Facing	On Wide Road	Near to Metro Station
	7. Property Facing	West Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the attached sheet below.</p> <p><i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i></p>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched		Yes from the available documents	
ii.	Directions	As per Old Valuation Report	Actual found at Site	
	East	Golf Course	Golf Course	
	West	Golf Course Road	Horizon Centre/Road	
	North	Mangolias/Aralias	The Magnolias	
	South	Country Avenue Eve	The Belaire	

3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
	ii. Current activity done in the property	Used as Residential Apartment in multistoried building	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Obtained	Obtained
d.	Comment on unauthorized construction if any	Not Applicable as Occupancy certificate is already issued by the authority	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP (Department of town and Country Planning)	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	NA	
k.	Comment on Compounding/ Regularization proceedings	NA	
l.	Any other aspect	NA	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	



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4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Occupation Certificate	Provisional Approved Map	None
b.	Names of the Legal Owner/s	M/s. DLF Limited		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per information in public domain		
f.	Notification of road widening if any and area under acquisition	No, as per information in public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available with us. Bank to obtain details from the developers.		
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No information available with us. Bank to obtain details from the developer		
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Gurugram and HUDA		
	ii. Name of the office of the Authority	DTCP, Gurugram and HUDA		
	iii. Any violation from the approved Building Plan	No violations in the project since the company has already received OC for this project.		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	--	
		Receipt number	--	
		Receipt in the name of	--	
		Tax amount	--	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No information available		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not known		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not Known to us		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR is not made available to us.		
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us. Legal aspects or Title verification of the property are not done at our end.		



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

5. ECONOMIC ASPECTS OF THE PROPERTY

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

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

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

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

a.	Description of the functionality & utility of the property in terms of :	
	i. Space allocation	Yes
	ii. Storage spaces	Yes
	iii. Utility of spaces provided within the building	Yes
	iv. Car parking facilities	Yes
	v. Balconies	Yes
b.	Any other aspect	
	i. Drainage arrangements	Yes
	ii. Water Treatment Plant	Yes
	iii. Power Supply	Permanent
		No details provided by the company



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arrangements	Auxiliary	Silent DG Sets
iv. HVAC system		HVAC system is only erected in Common Mobility Areas.
v. Security provisions		Yes/ Private security guards
vi. Lift/ Elevators		Yes
vii. Compound wall/ Main Gate		Yes
viii. Whether gated society		Yes
ix. Internal development		
Garden/ Park/ Land scraping	Water bodies	Internal roads
	Pavements	Boundary Wall
Yes all the above amenities are present at the project premises.		

8. INFRASTRUCTURE AVAILABILITY

a. Description of Aqua Infrastructure availability in terms of:

i. Water Supply	Yes
ii. Sewerage/ sanitation system	Underground
iii. Storm water drainage	Yes

b. Description of other Physical Infrastructure facilities in terms of:

i. Solid waste management	Yes
ii. Electricity	Yes
iii. Road and Public Transport connectivity	Yes
iv. Availability of other public utilities nearby	Public transport, Market, Hospital etc. available nearby

c. Proximity & availability of civic amenities & social infrastructure

School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI Airport, New Delhi)
3 Km	4 Km	2 Km	1 Km	14 Km	1 Km	18 Km

Availability of recreation facilities (parks, open spaces etc.) Yes ample recreational facilities are available in the vicinity.

9. MARKETABILITY ASPECTS OF THE PROPERTY:

a. Marketability of the property in terms of

i. Location attribute of the subject property	Excellent
ii. Scarcity	Similar kind of properties are easily available on demand.
iii. Market condition related to demand and supply of the kind of the subject property in the area	Landmark property of the area and hence demand will be high of such property.
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. One of its kind ultra-luxury property facing Golf Course.

i. Any New Development in surrounding area	No	No new development observed in the Project surroundings. However many premium group housing projects are already commissioned in the area.
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	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA
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10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:
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a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	RCC: Class A construction (Very Good)	
	ii. Appearance/ Condition of structures	Internal -Very Good External -Very Good	
	iii. Roof	Floors/ Towers	Type of Roof
		Building A1: (Stilt/Ground Floor to 23 rd Floor) Building A: (Stilt/Ground Floor to 38 th Floor) Building B: (Stilt/Ground Floor to 22 nd Floor) Building C: (Stilt/Ground Floor to 22 nd Floor)	RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Various high end tiles for different sections/areas	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Architecturally designed & elevated	
	ix. Interior decoration/ Special architectural or decorative feature	Modern design & architecture using Green Building Technology	
	x. Class of electrical fittings	Internal/ High quality fittings used	
	xi. Class of sanitary & water supply fittings	Internal/ High quality fittings used	
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	4 Years since Construction in the project was completed in 2017.	
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years	
g.	Extent of deterioration in the structure	No deterioration observed in the structure during survey.	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	The project has been designed to withstand seismic zone 4 Load conditions.	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Individual AC as per buyers requirement	

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

11. ENVIRONMENTAL FACTORS:

a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes as per old valuation report
b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems, etc.	No information available to us.
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present.

12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:

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

a.	Name of the Developer	M/s. DLF Ltd.
b.	Name of the Architect	M/s. Hafeez Contractor
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
d.	Proposed completion date of the Project	Superstructure of the Project is completed and the Project has already obtained Occupancy Certificate.
e.	Progress of the Project	
f.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area



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14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value/Circle Rate	
	1. Land	Rs.212,91,60,000/-
	2. Building	--
	ii. Prospective Fair Market Value	Rs.1506,49,50,162/-
	iii. Expected Realizable Value	Rs.1280,52,50,000/-
	iv. Distress Value	Rs.1129,87,50,000/-
	v. Valuation of structure for Insurance purpose	NA
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.
15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of SE Tejas Bharadwaj has visited the subject property on 26 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>

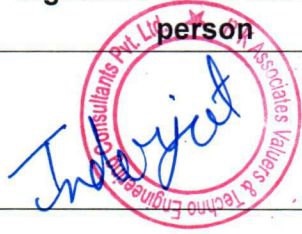




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viii. We have submitted Valuation report directly to the Bank.

ix. This valuation work is carried out by our Engineering team on the request from **STATE BANK OF INDIA, HLST BRANCH, GURUGRAM.****16. VALUATION COMPANY DETAILS:**

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

17. ENCLOSED DOCUMENTS:

a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Not Available
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	i. Part C: Area Description of the Property ii. Part D: Valuation Assessment of the Property iii. Assumption, Remarks & Limiting conditions iv. Valuer's Remark - Page No. v. Google Map - Page No. vi. Photographs - Pages vii. Copy of Circle Rate - Pages viii. Survey Summary Sheet - Pages ix. Copy of relevant papers from the property documents referred in the Valuation - Pages

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total Site Area		71,803.37 m ² (17.743 Acres)
2.	Ground Coverage Area	Proposed	23,930.686 m ² (2,57,587.70 Ft ²)
		Permissible	Information not available to us
3.	Covered Area	UNDER FAR	Proposed
		Residential	2,53,176.71 m ² (27,25,171.43 ft²)
		Community Building (Under FAR)	10,932.83 m ² (1,17,679.96 ft²)
		Miscellaneous	374.718 m ² (4033.43 ft²)
		TOTAL Proposed	2,64,484.25 m ² (28,46,882.01 ft²)
		Permissible	NA
		UNDER NON FAR	
		Stilt	-
		Basement Area	1,21,935.80 m ² (13,12,506.27 Ft²)
		Community Building (Under Non-FAR)	2863.49 m ² (30,822.35 Ft²)
		TOTAL Proposed	1,24,799.29 m ² (13,43,327.09 ft.²)
		Permissible	NA
4.	Open/ Green Area	Proposed	30,797.49 m ² (3,31,501.42 Ft²)
		Minimum Required	NA
5.	Density	Proposed	NA
		Permissible	NA
6.	Plinth/ Built-up Area (As per IS 3861-1966)		3,89,283.54 m ² (FAR + NON FAR) (41,90,209.09 Ft²)
7.	Carpet Area		NA
8.	Net Floor Area		NA
9.	Super Area		NA
10.	Shed Area		NA
11.	Salable Area		NA



Total Blocks/ Floors/ Flats				
1.	Approved as per Provisional Sanctioned Plan		Actually provided	Current Status
	Building-A: S/G+38 = 222 DUs Building-A1: S/G+23 = 21 DUs Building-B: S/G+22 = 42 DUs Building-C: S/G+22 = 144 DUs Total: 429 DUs		Building-A (Block-6, 7 & 8) – G+38 = 222 DUs Building-A1 (Block-9) – G+23 = 21 DUs Building-B (Block-5) – G+22 = 42 DUs Building-C (Block-1,2,3 & 4) – G+22 = 144 DUs Total: 429 DUs	The project has obtained Occupancy Certificate on 27/07/2017 for 429 DUs.
2.	Total no. of Flats/ Units	Main Units	429 Dwelling Units	
	Number of Car Parking available		Required Provided	No Information Available 1960 Nos.
3.	Type of Flats		Classic Residences	7,350 Ft ² (682.83 m ²) & 7,400 Ft ² (687.48 m ²)
			Signature Residences	9,719 Ft ² (902.92 m ²) & 9,459 sq. ft. (878.76 m ²)
			Imperial Residences	10,813 Ft ² (1004.56 m ²)
			Presidential Residences	13,035 Ft ² (1,210.99 m ²), 13,190 Ft ² (1,225.39 m ²) & 16,290 Ft ² (1,513.39 m ²)



PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	Memo No. DS(R)/LC-50/2014/3911 Date : 20.02.2014	Approved
2.	Occupation Certificate	Memo No. ZP-914-Vol-II/SD(BS)/2017/18068 Date : 27/07/2017	Obtained
3.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Licence No. 113, 117, 119, 120, 121, 122, 123, 125, 126, 127, 128, 131, 133 of 1995, Date : 29.12.1995 (Licence no. 110-133 were Renewed up to 28/12/2015) Licence No. 135, 140, 141, 146 of 1995, Date : 30.12.1995 (Licence no. 134-146 were Renewed up to 29/12/2015) Licence No. 43 of 1996, Date : 16.04.1996 (Licence No. 38-53 were renewed up to 15/04/2015) Licence No. 55, 58 of 1996, Date : 30.04.1996 (Licence no. 54-59 has been renewed up to 29/04/2015) Licence No. 3 of 2003, Date : 30.04.2003 (Licence no. 3 was renewed up to 29/04/2015)	Approved
4.	Revised Building Plans from HUDA	Provisional Approved Building Plan Date: 08/02/2018	Approved
5.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2008/61/4595 Date: 03/01/2012	Approved
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2013/607 Date: 04/09/2013	Approved
7.	NOC from Fire Authority, Gurgaon	Memo No. DFS/FA/2017/628/58850 Date: 21.07.2017	Approved
8.	NOC from Deputy Conserver of Forests, Gurgaon (Haryana)	Memo No. 694-G Date: 03.06.2013	Approved
9.	NOC from Pollution Control Board (Consent to Operate)	Not Provided	-
10.	Structural Stability Certificate	Not Provided	-
11.	Final Electricity Connection	Not Provided	-
12.	Final Water Connection	Not Provided	-

OBSERVATIONS: Copies of major statutory approvals like Consent to Operate, Structure stability certificate, Primary statutory approvals & NOCs has been taken from old valuation report. Final electricity connection and Final water connection has not been provided to us. However, occupation certificated has been issued by the authority.

PART E

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Residential Plotted Colony			
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative			
c.	Property Use factor	Current Use	Highest &Best Use		
		Residential Plotted Colony	Residential Plotted Colony		
d.	Legality Aspect Factor (Refer sub clause i & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Very Good	Near to Highway	Not Applicable
			Property within Posh Residential locality	Near to Metro Station	
			On wide approach road		
		Property Facing	West Facing		
g.	Any New Development in surrounding area	Other development	No new development observed in the Project surroundings. However many premium group housing projects are already commissioned in the area.		
h.	Any specific advantage/ drawback in the property	Projects Is located on Main Golf Course Road and is overlooking the Golf course.			
i.	Overall property usability Factor	Very Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rates of Gurugram 2021-2022. (Sikandarpur Ghosh Village- Nearby Area)			
		Market Value:Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from			

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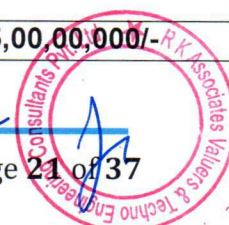
		whom enquiries have been made.
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	
	i.	Name: ----
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: ----
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
p.	Adopted Rates Justification	---



1.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	Rs.3,00,00,000/- per Acre	Rs.2500/- per ft ² to Rs.3000/- per ft ²
b.	Rate adopted considering all characteristics of the property	4 X Rs.3,00,00,000/- per Acre	Rs.2800/- per Ft ²
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	71,803.37 m ² (17.743 Acres) (Approx. 7,72,885 Ft²)	71,803.37 m ² (17.743 Acres) (Approx. 7,72,885 Ft²)
d.	Total permissible FAR as per	2,64,484.25 m ² (28,46,882.01 ft²)	2,64,484.25 m ² (28,46,882.01 ft²)
e.	Total Value of land (A)	4 X Rs.3,00,00,000/- X 17.743 Acres Rs.212,91,60,000/-	Rs.2,800/- per Ft ² X 28,46,882.01 ft ² Rs.797,12,69,628/-

2.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,400/- per Ft ² to 1,800/- per Ft ²	Rs.800/- per Ft ² to 1,500/-per Ft ²
		Rate adopted	Rs.1,650/- per ft. ²	Rs.1,300/- per ft. ²
		Covered Area	2,64,484.25 m ² (28,46,882.01 ft²)	1,24,799.29 m ² (1,34,33,27.09 Ft²)
		Valuation Calculation	Rs.1650/- per ft ² X 28,46,882.01 ft ²	Rs.1300/- per ft ² X 1,34,33,27.09 Ft ²
		Total Value	Rs.469,73,55,317/-	Rs.174,63,25,217/-
a.	Depreciation percentage <i>(assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		2-5 years old construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.644,36,80,534/-	

3.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(add lump sum cost)</i>	----	---
b.	Add extra for fittings & fixtures <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	----	Rs.25,00,00,000/-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	----	Rs.20,00,00,000/-
d.	Add extra for internal & external development <i>(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)</i>	----	Rs.20,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.65,00,00,000/-



4. MARKET/ SALABLE VALUE OF THE FLATS		
a.	Total No. of Floors	429 DUs
b.	Total No. of EWS	NA
c.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.18,500/- per Ft ² on Super Area
	Current Market Rate (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.35,000/- to Rs.40,000/- per Ft ² on Super Area.
d.	Rental	Rs.80/- per Ft ² to Rs.105/- per Ft ² on Super area Per month
e.	Remark	The market value of the flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is an ultra-modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, it is found that present market rates for these flats may vary in between Rs.35,000/- to Rs.40,000/- per Ft ² on super area.

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo 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



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5.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.212,91,60,000/-	Rs.797,12,69,628/-
b.	Structure Construction Value(B)	NA	Rs.644,36,80,534/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.65,00,00,000/-
d.	Total Add (A+B+C)	Rs.212,91,60,000/- (Land Value Only)	Rs.1506,49,62,666/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.1506,49,50,162/-
h.	Rounded Off	----	Rs.1506,50,00,000/-
i.	Expected Realizable Value[^]	----	Rs.1280,52,50,000/-
j.	Distress Value[*]	----	Rs.1129,87,50,000/-
k.	Valuation of structure for Insurance purpose	NA	NA

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



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

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

R.K ASSOCIATES IMPORTANT NOTES:

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

IF REPORT IS USED FOR BANK/ FIs

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

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



ENCLOSURE: 1- VALUER'S REMARKS

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

VALUATION REPORT

M/S DLF LIMITED (THE CAMELLIAS)

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



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

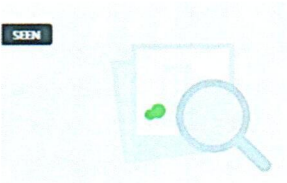


Photo Under Screening

4 BHK Apartment in Sector-42 Gurgaon
DLF The Camellias


₹ 23.19 Cr **7,361 sq.ft.** **4 BHK**
₹ 30,500/sq.ft. (684 sq.m.) Super built-up Area 7 Baths

Dlf camellias luxury apartments at dlf 5 dlf camellias is located on t... [more](#)

READY TO MOVE RESALE

Posted on 27th Nov, 2021 by RERA Registered Dealer
Transaction Point

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



5 BHK Apartment in Sector-42 Gurgaon
DLF The Camellias

₹ 29.5 Cr **9,000 sq.ft.** **5 BHK**
₹ 32,777/sq.ft. (836 sq.m.) Super built-up Area 5 Baths

We do have resale and as well as fresh booking options for dlf the c... [more](#)

READY TO MOVE RESALE

Posted on 28th Oct, 2021 by Dealer
Property Finders

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

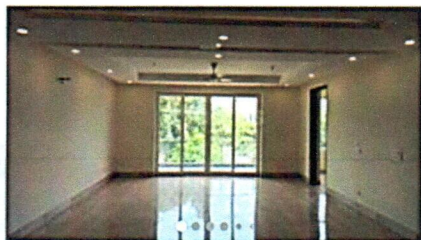
Bedrooms 4 See Dimensions	Bathrooms 4	Balconies 5	Store Room 1
Super area 7361 sqft ₹ 32,604/sqft			
Developer DLF Ltd.	Project DLF Camellias		
Status Ready to Move	Transaction type New Property Get Documents Verified	Floor 20 (Out of 38 Floors)	Car parking 2 Covered



VALUATION REPORT

M/S DLF LIMITED (THE CAMELLIAS)

Bedrooms 5 See Dimensions	Bathrooms 6	Balconies 4	Servant Room 1
Super area 9419 sqft ₹ 33,974/sqft	Carpet area 5600 sqft ₹ 57,143/sqft	Loading ① 40%	
Developer DLF Ltd.	Project DLF Camellias		
Transaction type Resale Get Documents Verified	Floor 31 (Out of 38 Floors)	Car parking 4 Covered, 1 Open	Furnished status Unfurnished



Dreamworld Properties
AGENT

4 BHK Apartment in DLF Camellias Sector 42, Gurgaon

₹ 24 Cr

35,294 / sq ft

6800

Area in sq ft

Ready to move

Construction Status

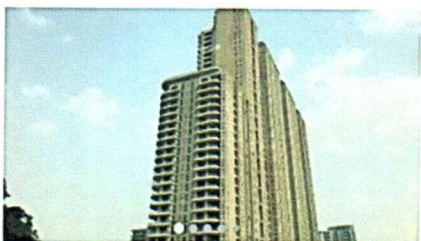
3 - 4 years old | 5 Bathrooms | Resale

4 BHK Property For Sale in DLF Camellias Sector 42: It's a 4 bkh multistorey apart... [More](#)



[View Phone](#)

[Connect Now](#)



M/S Unisel Realty Pvt L...
AGENT

4 BHK Apartment in DLF Camellias Sector 42, Gurgaon

₹ 26 Cr

35,000 / sq ft

7430

Area in sq ft

Ready to move

Construction Status

3 - 4 years old | New

4 BHK Property For Sale in DLF Camellias Sector 42: This spacious 4 bkh multistor... [More](#)



[View Phone](#)

[Connect Now](#)

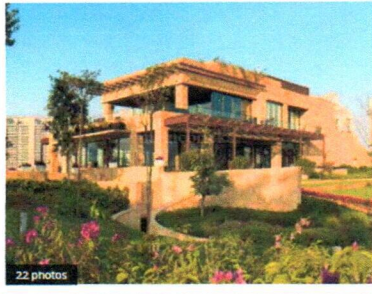
Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
4 BHK Apartment Availability*: Yes	7196 - 7430 sq.ft (668.53 - 690.27 sq.m)	NA	₹ 26 Cr - 28 Cr	NA	NA
5 BHK Apartment Availability*: Yes	9419 sq.ft (875.05 sq.m)	NA	₹ 35 Cr	NA	NA
6 BHK PentHouse Availability*: Sold out	13000 sq.ft (1207.74 sq.m)	NA	NA	NA	NA



VALUATION REPORT

M/S DLF LIMITED (THE CAMELLIAS)

₹ 6.0 Lac 4 BHK 7400 Sq-ft Flat/Apartment for ...
[See Other Charges](#) for rent in DLF Camellias, DLF City Phase 5, Gurgaon | [View on Map](#) Agent Name: Lovepreet Singh
 Certified Agent Society Expert Maximum options in DLF Camellias Pk. [Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Bedrooms 4 See Dimensions	Bathrooms 4	Balconies 3
	Project DLF Camellias	Super area 7400 sqft ₹ 81/sqft	Carpet area 6100 sqft ₹ 98/sqft
	Furnished status Semi-Furnished	Car parking 3 Covered, 1 Open	Water Availability 24 Hours Available
	Floor 15 (Out of 30 Floors)	Units on Floor 2	Lifts 3
			Status of Electricity No/Rare Powercut
			Facing North

22 photos

5 BHK Apartment for rent in Sector-42 Gurgaon
DLF The Camellias
₹ 9 L /month **9,500 sq. ft.** **5 BHK**
 Deposit 2 month(s) rent (583 sq.m) Super built-up Area 7 Baths

✓ East Facing ✓ Full Power Backup ✓ Air Conditioned ✓ Fresh Constru... ✓

Ultra modern super luxury apartment for rent in golf course roa... [more](#)

FOR SINGLE MEN FOR SINGLE WOMEN

Posted on 29th Nov, 2021 by RERA Registered... **Sharma Estates**

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

4 BHK Apartment in DLF Camellias
 Sector 42, Gurgaon

₹ 5.45 L **6900** **Semi-Furnished**
 Price Area in sq ft Status

No Deposit | 7 bathrooms

4 BHK Rental Apartment in DLF Camellias Sector 42: Well designed 4 bnh multist... [More](#)

WOW SPACES E COM...
 AGENT

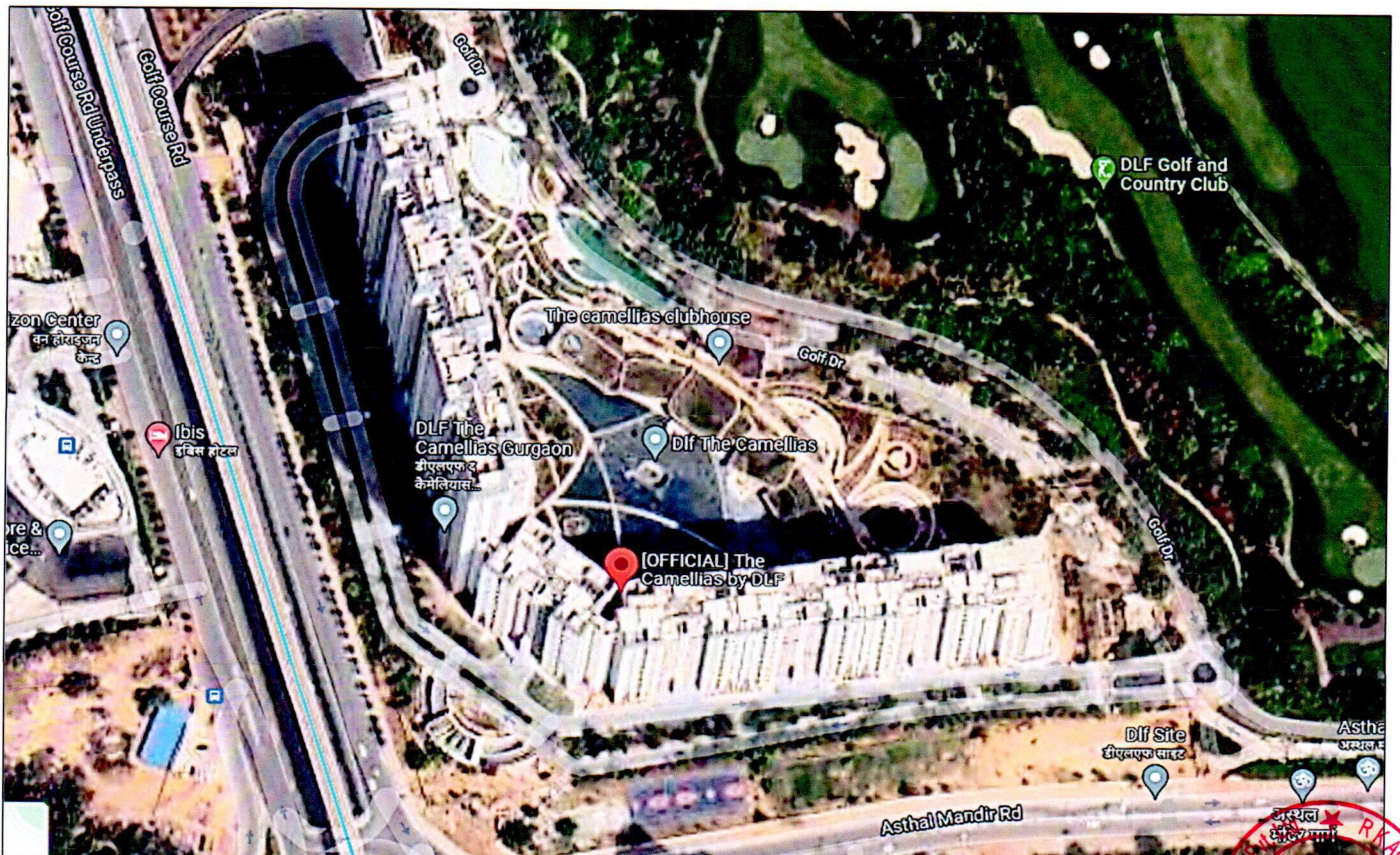
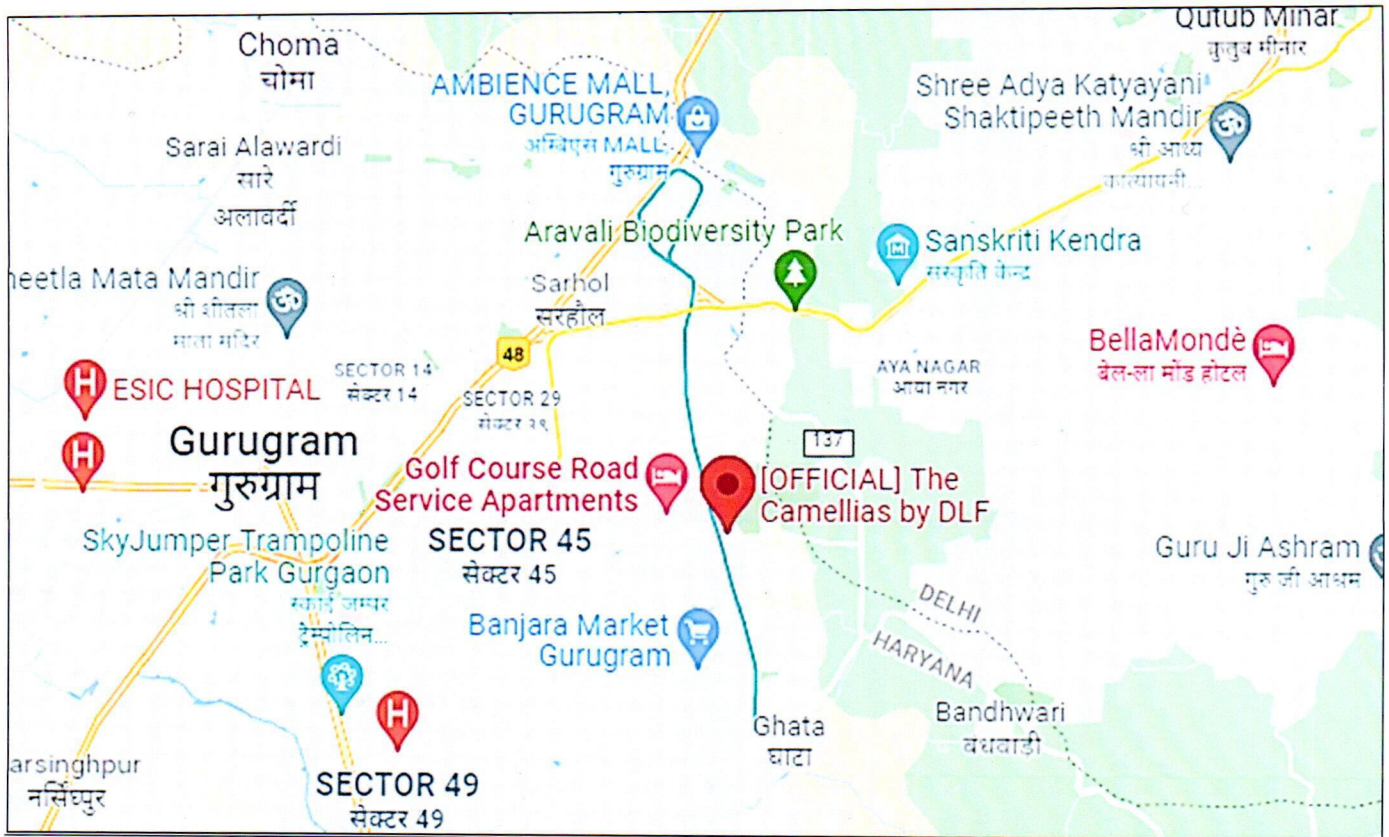
[View Phone](#) [Connect Now](#)

₹ 10.0 Lac 5 BHK 9419 Sq-ft Flat/Apartment for ...
[See Other Charges](#) for rent in DLF Camellias, Golf Course Road, Gurgaon | [View on Map](#) Agent: Riya Suryavanshi
[Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Bedrooms 5 See Dimensions	Bathrooms 5	Balconies 5
	Project DLF Camellias	Super area 9419 sqft ₹ 106/sqft	Carpet area 7500 sqft ₹ 133/sqft
	Furnished status Furnished	Car parking 4 Covered, 2 Open	Tenants Preferred Bachelors
	Floor 5 (Out of 5 Floors)	Units on Floor 2	Lift 1
			Water Availability 24 Hours Available
			Facing North - East

4 photos

ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4 – CIRCLE RATE

11	Ullawas	AREA WITH RESI./COMME./INDUST./INSTI. ZONE'S Mustil No And Salam Mustil No 1-2-3-4-5-6-7-8-9-10-11- 12-13-14-15-16-17-18-19-20-21- 22-23-24-25-26-27-28-29-30-31- 32-33-34-35-36-37-38-39-40-42- 43-44-45-46-47 मुक्ति मार्ग है न 41/1-2-3-8-9-10-11-12-13-14min- 17min-18	30000000	12500	30500	NA	NA	NA	NA	30000000	12500	30500	NA	NA	NA	NA
		Public Utilities, Open Space Agriculture Zone[As Per Master Plan 2031]	16000000	12500	30500	NA	NA	NA	NA	16000000	12500	30500	NA	NA	NA	NA
12	Wazirabad		34000000	18000	44000	NA	NA	NA	NA	34000000	18000	44000	NA	NA	NA	NA
13	Nathupur		32000000	45000	60000	NA	NA	NA	NA	32000000	45000	60000	NA	NA	NA	NA
14	Sikanderpur Ghosi		30000000	50000	78000	NA	NA	NA	NA	30000000	50000	78000	NA	NA	NA	NA
15	Chakkarpur		30000000	18000	44000	NA	NA	NA	NA	30000000	18000	44000	NA	NA	NA	NA
16	Badshahpur		32000000	18000	44000	25% NH 48	40000000	NA	NA	65000000	20000	50000	25%	76250000/-	NA	NA

Sub Registrar, A.R.
Tehsil Wazirabad (Gurugram)

Sub Divisional Officer (C)
Badshahpur

District Revenue Officer
Gurugram

Addl. Deputy Commissioner,
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram

Scanned with CamScanner

Note:

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

Sub Registrar,
Tehsil Wazirabad (Gurugram)

Sub Divisional Officer (C)
Badshahpur (Gurugram)

District Revenue Officer
Gurugram

Addl. Deputy Commissioner,
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram



ENCLOSURE: 5- PHOTOGRAPHS









