

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

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Dated:13.12.2021

# PROJECT TIE -UP REPORT

OF

## GROUP HOUSING SOCIETY

SITUATED AT

SATYA HERMITAGE, SECTOR-103, GURUGRAM, HARYANA-122 006

DEVELOPED & PROMOTED BY

M/S. SATYA DEVELOPERS PVT. LTD.

- 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

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](mailto: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

SATYA HERMITAGE, SECTOR 103, GURUGRAM

## PART A

## SUMMARY OF THE PROJECT TIE-UP 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. Satya developers Pvt. Ltd.	
d.	Name of Property Owner	M/s. Satya developers Pvt. Ltd.	
e.	Address & Phone Number of the owner	Regd. Office: - 34 Babar Lane, Bengali Market, New Delhi-110001	
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	10 December 2021	
k.	Date of Valuation Report	13 December 2021	
l.	Surveyed in presence of	Promoter's representative	Mr. Dileep Kumar (+91-9152241140)
m.	Purpose of the Valuation	Project Tie-up for individual Flat Financing	
n.	Scope of the Report	Project Tie- Up Report	
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work.	
p.	Documents provided for perusal	Documents Requested	Documents Provided
		Total 05 documents requested.	Total 03 documents provided.
		Property Title document	Approve Map
		Approved Map	Approve Map
		Project Approval Letter	NOC's & Approvals
			Refer Project Detail Approval section



		Project NOCs issued from the concern authority	None	---
		Copy of TIR	-	---
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 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. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project “**The Hermitage**” being developed at the Sector 103, Gurugram, Haryana-122006 address with the land area admeasuring 10.20 acres (**41,277.870 m<sup>2</sup>**) approved for the Project as per Land schedule and copy of approved plan provided by the bank..



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

TO BE READ WITH LICENSE NO. 28 OF 2011 (LC-2415)									
REVISED LAND SCHEDULE OF SATYA DEVELOPERS PVT. LTD.									
SR. NO	NAME OF OWNER	VILLAGE	RECTANGLE NO.	KHASRA NO.	AREA		SHARE	AREA TAKEN	
					K	M		K	M
1	Satya Developers Pvt. Ltd.	Daultabad	73	6/2	0	15			
				7/1	6	0			
				14/2	6	8			
				15/1	0	16			
				7/2	1	10			
				8/2	2	18			
				13	8	0			
				14/1	1	12			
			74	11/2	2	4			
				20	8	0			
			73	29/2	0	6			
			74	1	8	0			
				10/3	6	1			
				11/1	3	18			
			73	6/1	6	16			
				15/2	6	19			
				29/1	0	6			
			74	10/1	1	3			
				11/4	1	4			
				12	8	0			
				10/2	0	8			
				11/3	0	8			
TOTAL					81	12	OR 10.2 ACRES		

**Note:** Transfer of Licence No. 28 of 2011 dated 28.03.2011 in favour of Satya Developers Pvt. Ltd. vide this office Endst. No. 14076-86 dated 21.09.2012

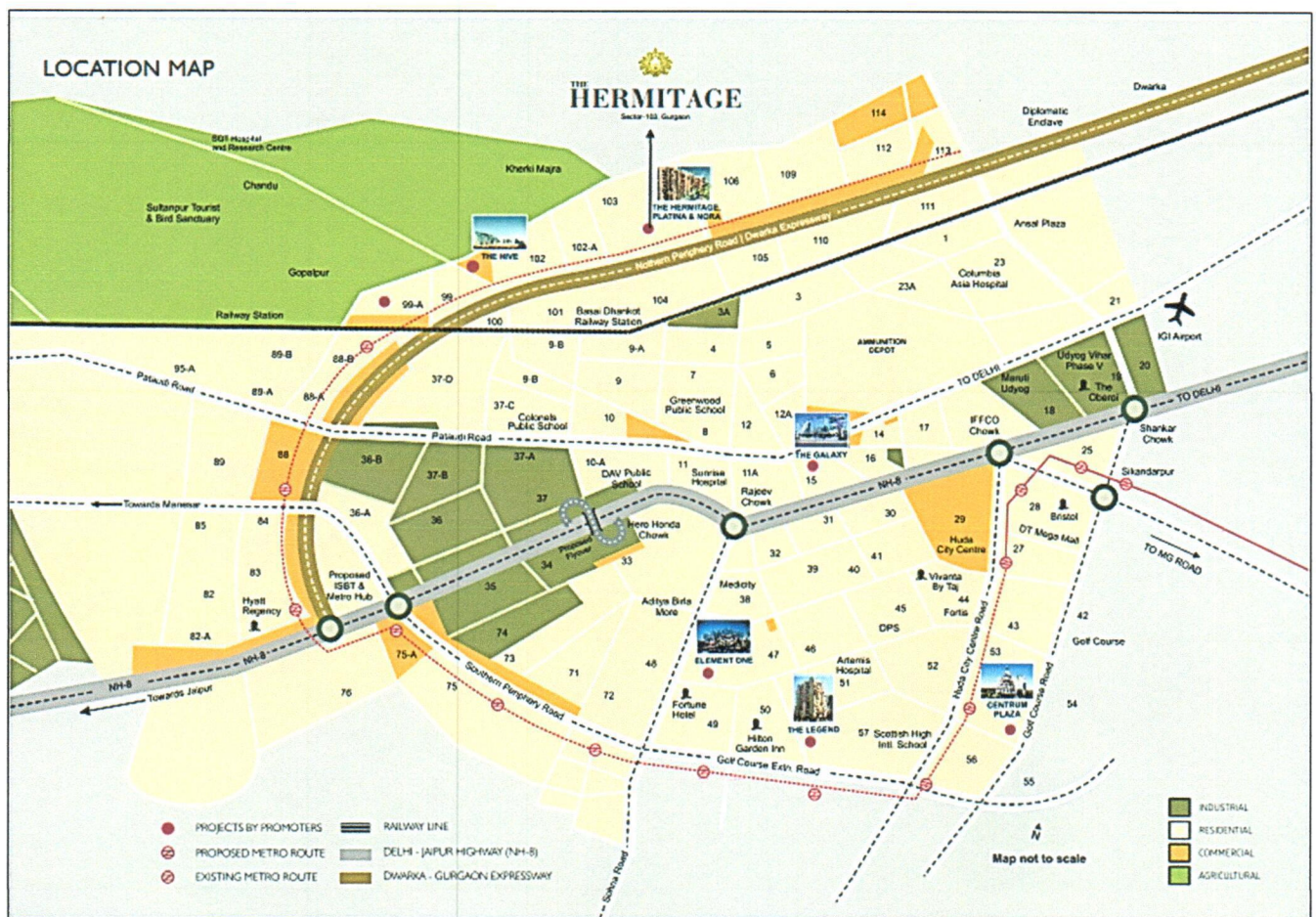
The developer of the project has proposed to develop a group housing project with all the basic amenities in the name of "The Hermitage". As per the copy of Site plan, this project comprises of 8 high rise towers, 13 Independent units, 2 EWS blocks, 1 Studio Apartment, 1 Community Building, and 1 Commercial block. In total the project is having 665 No. of Dwelling units. Basement is common for all the structures and is having 2 levels. Details of Each tower and their designated dwelling units is as below,

BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER OF DUs	POPULATION
CLUSTER 1 & 2	2	G+11+PH&G+9+PH	683.110	14479.30	92	460 ( 5 persons)
CLUSTER 3 & 6	2	G+11+PH&G+9+PH	651.936	14232.44	96	480 ( 5 persons)
CLUSTER 4 & 5	2	G+11+PH&G+10+PH	682.826	15106.89	96	480 ( 5 persons)
CLUSTER 7	1	G+11+PH	743.983	9748.16	78	390 ( 5 persons)
CLUSTER 8	1	G+10+PH	835.445	9842.57	93	465 ( 5 persons)
UNIT TYPE-A	6X2=12	G+1	342.497	3993.32	12	60 ( 5 persons)
UNIT TYPE-B	1	G+1	101.659	188.06	1	5 ( 5 persons)
EWS-BLOCK-1	1	G+3	276.565	1099.37	48	96 ( 2 persons)
EWS-BLOCK-2	1	G+2.75	276.565	1045.51	45	90 ( 2 persons)
STUDIO APPARTMENTS	1	G+5	316.558	1705.12	44	220 ( 5 persons)
SERVANT ROOM	-	-	-	-	60	120 ( 2 persons)
COMMUNITY BUILDING	1	G+1	326.137	567.62		
COMMERCIAL	1	G	206.154	206.15		
<b>TOTAL</b>	<b>26</b>		<b>11228.77</b>	<b>72214.52</b>	<b>665</b>	<b>2866</b>



The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society. However we have not received the copies of Consent to operate, Final Fire NOC and Lift NOC.

The location of the subject project is in a good developing area of Sector-103 of Gurugram in which other group housing projects are also developing and some are proposed in future. Subject project is located on Service Road which is approx. 40 ft. wide. Subject project is located near Indiabulls Centrum Park and nearest main road to the subject Project is Dwarka Expressway which is about 1 KM away and has good connectivity to the subject Property.



No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the project tie up assessment of the project shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.





# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

3.	ENCLOSURES	
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No. 29-30
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 31-32
f.	Enclosure 3	Google Map – Page No. 33
g.	Enclosure 4	Photographs – Page No. 34-35
h.	Enclosure 5	Copy of Circle Rate – Page no. 36
i.	Enclosure 6	Survey Summary Sheet – Pages x
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 04



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

## PART B

## SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Satya Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
i.	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Satya Developers Pvt. Ltd.
	Address & Phone Number of the Owner	Regd. Office: 34 Babar Lane, Bengali Market, New Delhi-110001
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	11 December 2021
d.	Date of Valuation Report	13 December 2021
e.	Name of the Developer of the Property	M/s. Satya Developers Pvt. Ltd.
	Type of Developer	Private developer promoted

ii.	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
1.	<b>Location attribute of the property</b>	
i.	Nearby Landmark	Indiabulls Centrum Park
ii.	Postal Address of the Property	The Hermitage, Sector-103, Village- Daultabad, Gurgaon-Manesar Urban Complex, Haryana
iii.	Area of the Plot/ Land	10.20 Acres ( <b>41,277.93 m<sup>2</sup>/ 4,44,311.94 ft<sup>2</sup></b> ) <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°29'46.5"N 76°59'20.1"E
vii.	Details of the roads abutting the property	
	a. Main Road Name & Width	Service Road      Approx. 40 ft. wide
	b. Front Road Name & width	Dwarka Expressway      Approx. 30 mtr. wide
	c. Type of Approach Road	Bituminous Road
	d. Distance from the Main Road	Approx. 1 Km
viii.	Description of adjoining property	Flats within the complex and other Group Housing societies
ix.	Plot No./ Survey No.	As per the title document
x.	Zone/ Village	Residential      Daultabad
xi.	Sub registrar	Kadipur
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



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

		<p>property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	a. 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 developer'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	
	b. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	c. Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		NA		
	d. City Categorization	Metro City		Urban developing
	e. Characteristics of the locality	Good		Within developing Residential zone
	f. Property location classification	On Wide Road		Near to Highway      None
	g. Property Facing	East Facing		
	h. Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	1,03,964.02 m <sup>2</sup> (11,16,153.14 ft <sup>2</sup> )		
		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.		
2.	<b>Boundaries schedule of the Property</b>			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	<b>Directions</b>	<b>As per Title Deed/TIR</b>	<b>Actual found at Site</b>	
	North	NA	Village	
	South	NA	Open Land	
	East	NA	Entry	
	West	NA	Open Land	



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

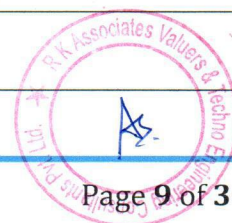
iii. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Yes, since license has been taken for setting up of group housing project	
	ii. Current activity done in the property	Group Housing Society	
	iii. 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	<b>PERMITTED</b>	<b>CONSUMED</b>
	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 (OC)	OC Obtained for complete Project except for Service rooms (60 DU's).	Ready to Move in
d.	Comment on unauthorized construction if any	None	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP Haryana	
f.	a. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	b. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	c. Municipal limits	Municipal Corporation of Gurugram	
g.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
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	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	No information available to us	
l.	Any other aspect		
	• Any information on encroachment	No	
	• Is the area part of unauthorized area/ colony	No (As per general information available)	



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

iv. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided	Occupational Certificate	Building plans sanction letter	None
b.	Names of the Legal Owner/s	M/s. Satya developers Pvt. Ltd.		
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 general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the 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 Developer		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 Developer.		NA
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	Director of Town and Country Planning, Haryana		
	iii. Any violation from the approved Building Plan	NA		
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	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iii. 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	Yes		
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment		
q.	Any other aspect			
	a. Since how long owners owing the Property	As per the Title Document		
	b. Year of Acquisition/ Purchase	As per the Title Document		
	c. Property presently occupied/ possessed by	Developer		





**VALUATION REPORT**

SATYA HERMITAGE, SECTOR 103, GURUGRAM

d. Title verification	To be done by the competent Advocate
e. Details of leases if any	NA

**v. ECONOMIC ASPECTS OF THE PROPERTY**

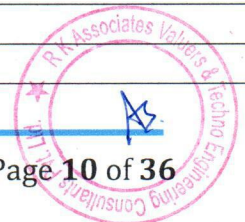
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer Company to provide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

**vi. 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

**vii. 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 arrangements	Permanent Will be obtained as per required capacity by individual flat owners
		Auxiliary DG sets
	iv. HVAC system	No
	v. Security provisions	Yes/ Private security guards
	vi. Lift/ Elevators	Yes
	vii. Compound wall/ Main Gate	Yes





**VALUATION REPORT**

SATYA HERMITAGE, SECTOR 103, GURUGRAM

viii. Whether gated society	Yes				
ix. Internal development					
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall	
Yes	Yes	Yes	Yes	Yes	

viii INFRASTRUCTURE AVAILABILITY													
a. Description of Aqua Infrastructure availability in terms of:													
i. Water Supply		Yes, by the Authority											
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, done by the authority											
ii. Electricity		Yes											
iii. Road and Public Transport connectivity		Yes											
iv. Availability of other public utilities nearby		Transport, Market, Hospital etc. are available in a radius of 3-4 Km.											
c. Proximity & availability of civic amenities & social infrastructure													
School		Hospital		Market		Bus Stop		Railway Station		Metro		Airport	
01 km		05 km		200 mtr.		01 km		3.2 km		11 km		21 km	
Availability of recreation facilities (parks, open spaces etc.)						It is a developing area and recreational facilities are planned to be developed nearby							

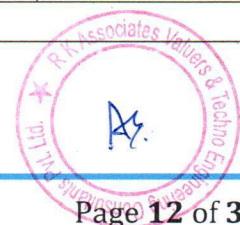
<b>ix.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>			
a.	Marketability of the property in terms of			
	a. Location attribute of the subject property	Good		
	b. Scarcity	Similar kind of properties are easily available on demand.		
	c. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.		
	d. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.		
c.	Any other aspect which has relevance on the value or marketability of the property	No		
	1. Any New Development in surrounding area	Yes	Construction of many other group housing societies is in progress. However, many are already inhabited.	
	2. Any negativity/ defect/ disadvantages in the property/ location	No	NA	



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

x. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
d.	Type of construction & design	RCC framed structure	
e.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
f.	Specifications		
	1. Class of construction	Class B construction (Good)	
	2. Appearance/ Condition of structures	Internal - Average	
		External - Average	
	3. Roof	Floors/ Towers	Type of Roof
		High rise towers	RCC
	4. Floor height	Approx. 10 feet	
	5. Type of flooring	Ceramic Tiles, Vitrified tiles, Simple marble	
	6. Doors/ Windows	Wooden frame & panel doors	
	7. Interior Finishing	Neatly plastered and putty coated walls	
	8. Exterior Finishing	Simple plastered walls	
	9. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	10. Class of electrical fittings	Internal/ Normal quality fittings	
	11. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
g.	Maintenance issues	No maintenance issue, structure is maintained properly	
h.	Age of building/ Year of construction	4-5 years	2016, 2017 & 2018
i.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 55-60 years
j.	Extent of deterioration in the structure	Any normal depletion in the structure is taken care through regular maintenance	
k.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
l.	Protection against natural disasters viz. earthquakes etc.	Proposed to be designed for seismic consideration for Zone IV	
m.	Visible damage in the building if any	None	
n.	System of air conditioning	As per requirement by individual flat owners on their own	
o.	Provision of firefighting	Yes	
p.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	1. Is Building as per approved Map	Yes	
	2. 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
	3. Is this being regularized	Yes	





# VALUATION REPORT

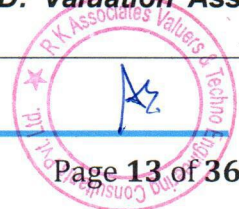
SATYA HERMITAGE, SECTOR 103, GURUGRAM

xi.	<b>ENVIRONMENTAL FACTORS:</b>	
b.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us
c.	Provision of rainwater harvesting	No information available to us
d.	Use of solar heating and lighting systems, etc.	No information available to us
e.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

xii.	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
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 Buildings

4.	<b>PROJECT DETAILS:</b>	
a.	Name of the Developer	M/s. Satya Developers Pvt. Ltd.
b.	Name of the Architect	M/s. Gian P. Mathur & Associates Pvt. Ltd. (CA-80/5769) as per approved map.
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	The Entire project is ready to move in apart from Service rooms, since the service rooms have not yet been issued an occupancy certificate.
e.	Progress of the Project	Ready to Move in
f.	Other Salient Features of the Project (Proposed)	<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

xiii.	<b>VALUATION:</b>	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors</b> 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 <b>Part D: Valuation Assessment Factors</b> of the report and the screenshot annexure in the report.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Point 1, 2, 3 &amp; 4 of the Part D: Valuation Assessment Factors</b> of the report.





	<b>i. Guideline Value</b>	<b>Rs.102,00,00,000/- (land Value only)</b>
	<b>i. Land</b>	<b>Rs.102,00,00,000/-</b>
	<b>ii. Building</b>	<b>NA</b>
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.291,00,00,000/- (For complete and ready to move in project)</b>
	<b>iii. Expected Realizable Value</b>	<b>Rs.247,35,00,000/-</b>
	<b>i. Distress Value</b>	<b>Rs.218,25,00,000/-</b>
	<b>iv. Valuation of structure for Insurance purpose</b>	<b>NA</b>
e.	a. 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.
	b. 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 <b>Point 'o' of Part D: Valuation Assessment Factors</b> of the report and the screenshots of the references are annexed in the report for reference.

<b>5.</b>	<b>Declaration</b> (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 o A.E. Harshit Mayank has surveyed the subject property on 11 December 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 <b>STATE BANK OF INDIA, HLST BRANCH, GURUGRAM</b></p>
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# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

xiv	VALUATION COMPANY DETAILS:		
1.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
d.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 <sup>nd</sup> Floor, Sector-02, Noida 201301	2303/ 1988	
e.	Total Number of Pages in the Report with enclosures	34	
f.	Engineering Team worked on the report	SURVEYED BY AE Harshit Mayank	
		PREPARED BY AE Abhishek Sharma	
		REVIEWED BY: HOD Valuations	

xv.	ENCLOSED DOCUMENTS:	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<div><div>i. Part C: Area Description of the Property</div><div>ii. Part D: Valuation Assessment of the Property</div><div>iii. Assumption, Remarks &amp; Limiting conditions</div><div>iv. Valuer's Remark - Page No.29-30</div><div>v. Google Map – Page No.33</div><div>x. Photographs – Page No. 34-35</div><div>xi. Copy of Circle Rate – Page No. 36</div><div>vi. Survey Summary Sheet – Pages x</div><div>vii. Copy of relevant papers from the property documents referred in the Valuation – Pages 04</div></div>



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

## PART C

## AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site	10.20 Acres (41,277.87 m <sup>2</sup> / 4,44,311.94 ft <sup>2</sup> )
	Development Land Area as per Zoning	10.20 Acres (41,277.87 m <sup>2</sup> / 4,44,311.94 ft <sup>2</sup> )

AREA SUMMARY		AREA IN SQ.MTRS	
TOTAL PLOT AREA	10.20	ACRES	
	ie 41277.870	SQ.MTRS.	
PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA		=	14447.2545
PROPOSED GROUND COVERAGE		=	11228.772
			27.203%
PERMISSIBLE FAR @ 175%		=	72236.273
PROPOSED FAR		=	72214.518
			174.947%
PERMISSIBLE DENSITY	=	3060	300 PPA
PROPOSED DENSITY	=	2866	280.98
			PPA
PROPOSED Dus	=	512	NO.
EWS TO BE PROVIDED	=	512	* 15/85
	=	90.35	
EWS PROPOSED	=	93	NO.
REQUIRED SERVANTS ROOM @ 10% OF DU'S	=	51.20	NO. SAY = 52
PROPOSED	=	60	NO.
MINIMUM REQUIRED ECS	=	768	NO.
PROPOSED ECS	=	1017	NO.
REQUIRED ORGANIZED GREEN @ 15%	=	6191.6805	sq mtrs.
PROPOSED GREEN	=	9213.84	sq mtrs.
			22.32%
PERMISSIBLE SHOPPING AREA @ 0.5%	=	206.389	sq mtrs.
PROPOSED SHOPPING AREA	=	206.15	sq mtrs.
PROPOSED TOTAL BASEMENT AREA	=	30670.14	sq mtrs.
PROPOSED CUMMUNITY	=	1	NO.
PROVIDED NURSERY SCHOOL	=	0.2 Acres	

FAR CALCULATIONS OF EACH BUILDING BLOCKS												
BUILDING BLOCK	CLUSTER 1&2 G+11+PH&G+9+PH G	CLUSTER 3,6 G+11+PH&G+9+PH G	CLUSTER 4,5 G+11+PH&G+10+PH	CLUSTER 7 G+11+PH	CLUSTER 8 G+10+PH	UNITS-1+PE-A	UNIT-TYPE-B	EWS-BLOCK-1	EWS-BLOCK-2	UHO APARTMENT	COMMUNITY BUILDING	COMMERCIAL
TOTAL BLOCKS	2	2	2	1	1	6X2+12	1	1	1	1	1	1
FLOORS												
GRD FLR	246.740	521.567	246.740	727.468	561.265	342.057	101.659	274.843	274.843	312.341	326.14	206.154
1st FLR	603.339	564.374	603.339	713.788	805.190	323.057	86.401	274.843	274.843	306.941	241.687	
2nd FLR	603.339	564.374	603.339	713.788	805.190			274.843	274.843	306.941		
3rd FLR	603.339	564.374	603.339	713.788	805.190			274.843	220.966	306.941		
4th FLR	603.339	564.374	603.339	713.788	805.190					306.941		
5th FLR	603.339	564.374	603.339	713.788	805.190					165.011		
6th FLR	603.339	564.374	603.339	713.788	805.190							
7th FLR	603.339	564.374	603.339	713.788	805.190							
8th FLR	603.339	564.374	603.339	713.788	805.190							
9th FLR	603.339	564.374	603.339	713.788	805.190							
10th FLR	603.339	564.374	603.339	713.788	805.190							
11th FLR	456.320	448.617	603.339	713.788	805.190							
12th FLR	285.565	284.905	452.338	708.856	424.222							
13th FLR	217.631	216.971	217.631	460.162								
TOTAL	7239.65	7116.22	7553.44	9748.16	9842.57	665.55	188.06	1099.37	1045.51	1705.12	567.62	206.15
TOTAL-FAR IN BLOCKS	14479.30	14232.44	15106.89	9748.16	9842.57	3993.12	188.06	1099.37	1045.51	1705.12	567.62	206.15
TOTAL		72214.518										



# VALUATION REPORT

## SATYA HERMITAGE, SECTOR 103, GURUGRAM

TOTAL	20X2 + 20X2 =		50								
DU CALCULATION (CLUSTERS, UNITS TYPE-A / B & STUDIO APARTMENTS)											
FLOOR	CLUSTER-1 G+11+PH&G+9+PH	CLUSTER-2 G+11+PH&G+9+PH	CLUSTER-3 G+11+PH&G+9+PH	CLUSTER-4 G+11+PH&G+10+PH	CLUSTER-5 G+11+PH&G+10+PH	CLUSTER-6 G+11+PH&G+9+PH	CLUSTER-7 G+11+PH	CLUSTER-8 G+10+PH	UNIT TYP-A	UNIT TYP-B	STUDIO APARTMENTS
GRD FLR	2	2	4	2	2	4	6	5	12	1	8
1st FLR	4	4	4	4	4	4	6	8			8
2nd FLR	4	4	4	4	4	4	6	8			8
3rd FLR	4	4	4	4	4	4	6	8			8
4th FLR	4	4	4	4	4	4	6	8			8
5th FLR	4	4	4	4	4	4	6	8			8
6th FLR	4	4	4	4	4	4	6	8			4
7th FLR	4	4	4	4	4	4	6	8			
8th FLR	4	4	4	4	4	4	6	8			
9th FLR	4	4	4	4	4	4	6	8			
10th FLR	4	4	4	4	4	4	6	8			
11th FLR	2	2	2	4	4	2	6	8			
12th FLR	2	2	2	2	2	2	6				
13th FLR											
TOTAL	46	46	48	48	48	48	78	93	12	1	44
TOTAL DU's (FLATS)											
= 512											
REQUIRED EWS UNITS = 512 * 15/85 = 90.35 SAY - 91											
REQUIRED SERVICE PERSONAL (SERVANT ROOM) @ 10% OF TOTAL DU'S = 51.20 SAY - 52											

PARKING CALCULATION				AREA IN SQ.MTRS				SURFACE PARKING AREA CALCULATIONS			
ECS FOR FLATS	=	512	X	1.5	=	768		P1	5.15	X	18.75
TOTAL ECS REQUIRED	=	768						P2	8.60	X	17.51
75% OF PARKING IN FLATS & EWS SHALL BE COVERED	=	75% OF 768						P3	12.27	X	17.21
ECS RESERVED FOR EWS @ 5%	=	38						P4	24.09	X	10.41
ECS OF NORMAL PARKING IN BASEMENT @ 35	=	26723.25		35	=	763.52	SAY-763	P5	12.00	X	9.00
ECS OF NORMAL PARKING IN SURFACE (OPEN) @ 25	=	6835.57		25	=	274.22	SAY-274	P6	17.19	X	60.90
PROPOSED COVERED PARKING BASEMENT+INTERMEDIATE FLOOR	=	745		A				P7	10.50	X	18.90
PROPOSED PARKING IN SURFACE (OPEN)	=	272		B				P8	4.50	X	9.60
TOTAL PARKING	=	A + B						P9	13.00	X	194.79
TOTAL ECS PROPOSED	=	1017						P10	4.50	X	7.47
								P11	10.50	X	62.80
								P12	13.00	X	4.50
								P13	16.25	X	33.50
								P14	10.00	X	24.09
								P15	10.50	X	7.00
								P16	10.50	X	7.40
								P17	10.50	X	24.00
								P18	4.50	X	13.00
								P19	9.71	X	7.50
								TOTAL	6855.57		

DENSITY -- 300 PPA						
BUILDING BLOCKS	NUMBER OF BLOCKS	STOREY	GROUND COVERAGE	TOTAL FAR	TOTAL NUMBER OF DUs	POPULATION
CLUSTER 1 & 2	2	G+11+PH&G+9+PH	683.110	14479.30	92	450 (5 persons)
CLUSTER 3 & 6	2	G+11+PH&G+9+PH	651.936	14232.44	96	480 (5 persons)
CLUSTER 4 & 5	2	G+11+PH&G+10+PH	682.826	15106.89	96	480 (5 persons)
CLUSTER 7	1	G+11+PH	743.983	9748.16	78	390 (5 persons)
CLUSTER 8	1	G+10+PH	835.445	9842.57	93	465 (5 persons)
UNIT TYPE-A	6X2=12	G+1	342.497	3993.32	12	60 (5 persons)
UNIT TYPE-B	1	G+1	101.659	188.06	1	5 (5 persons)
EWS-BLOCK-1	1	G+3	276.565	1099.37	48	96 (2 persons)
EWS-BLOCK-2	1	G+2.75	276.565	1045.51	45	90 (2 persons)
STUDIO APARTMENTS	1	G+5	316.558	1705.12	44	220 (5 persons)
SERVANT ROOM	-	-	-	-	60	120 (2 persons)
COMMUNITY BUILDING	1	G+1	326.137	567.62		
COMMERCIAL	1	G	206.154	206.15		
TOTAL	26		11228.77	72214.52	665	2866

DU CALCULATION (EWS)		
FLOOR	EWS-BLOCK-1	EWS-BLOCK-2
BLOCKS	1	1
	G+3	G+2.5
GRD FLR	12	12
1st FLR	12	12
2nd FLR	12	12
3rd FLR	12	9
TOTAL	48	45
TOTAL DU's (FLATS)		
TOTAL	= 93	

DU CALCULATION (SERVANT ROOM)		
FLOOR	CLUSTER-3&6	CLUSTER-4&5
BLOCKS	2	2
	G+11+PH&G+10+PH	G+11+PH&G+10+PH
GRD FLR	1	0
1st FLR	1	2
2nd FLR	1	2
3rd FLR	1	2
4th FLR	1	2
5th FLR	1	2
6th FLR	1	2
7th FLR	1	2
8th FLR	1	2
9th FLR	1	2
10th FLR		2
11th FLR		
12th FLR		
13th FLR		
TOTAL	10	20
TOTAL	10X2 + 20X2 = 60	



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

Total Blocks/ Floors/ Flats														
1.	Approved as per Sanctioned Plan (Floors/ Dwelling Units (DU's))		Actually provided ( Occupancy Certificate)	Current Status										
	<p>Cluster-1: G+12 floors= 46 DU's Cluster-2: G+12 floors= 46 DU's Cluster-3: G+12 floors= 48 DU's Cluster-4: G+12 floors= 48 DU's Cluster-5: G+12 floors= 48 DU's Cluster-6: G+12 floors= 48 DU's Cluster-7: G+12 floors= 78 DU's Cluster-8: G+11 floors= 93 DU's Unit Type-A: G+1=12 DU's Unit Type-B: G+1=01 DU's Studio Apartments: G+5=44 DU's Servant Rooms: 60 DU's Community Building: G+1 Commercial: Ground floor E.W.S. Block-1: G+3 floors=48 DU's E.W.S. Block-1: G+2.75 floors=45 DU's</p>		<p>Cluster-1: G+12 floors= 46 DU's Cluster-2: G+12 floors= 46 DU's Cluster-3: G+12 floors= 48 DU's Cluster-4: G+12 floors= 48 DU's Cluster-5: G+12 floors= 48 DU's Cluster-6: G+12 floors= 48 DU's Cluster-7: G+12 floors= 78 DU's Cluster-8: G+11 floors= 93 DU's Unit Type-A: G+1=12 DU's Unit Type-B: G+1=01 DU's Studio Apartments: G+5=44 DU's Community Building: G+1 Commercial: Ground floor E.W.S. Block-1: G+3 floors=48 DU's E.W.S. Block-1: G+2.75 floors=45 DU's</p>	<p>Cluster-1: Ready to move In Cluster-2: Ready to move In Cluster-3: Ready to move In Cluster-4: Ready to move In Cluster-5: Ready to move In Cluster-6: Ready to move In Cluster-7: Ready to move In Cluster-8: Ready to move In Unit Type-A: Ready to move In Unit Type-B: Ready to move In Studio Apartments: Ready to move In Community Building: G+1 Commercial: Ground E.W.S. Block-1: Ready to move In E.W.S. Block-1: Ready to move In</p> <p>The project has achieved Occupancy certificate for a total of 605 DU's incl. EWS Units, 1 Community Building, 1 Commercial Block vide Occupancy No. 1290 dated 13/06/17, OC No. 17029 dated 12/08/2016 and OC No. 8685-90 dated 13/03/2018.</p>										
2.	Total no. of Flats/ Units	Main Units	512 DUs											
		EWS Units	93 DUs											
		Servant Units	60 DUs											
3.	Type of Flats	<table><tr><th>Type Of Units</th><th>Super Area (sq.ft.)</th></tr><tr><td>2 BHK+2 T+S.Q.</td><td>1450</td></tr><tr><td>3 BHK +3T+S.Q.</td><td>1991</td></tr><tr><td>4 BHK +4T+S.Q.</td><td>2639</td></tr><tr><td>4 BHK +Study Splash Pool +S.Q.(Penthouse)</td><td>4711</td></tr></table>			Type Of Units	Super Area (sq.ft.)	2 BHK+2 T+S.Q.	1450	3 BHK +3T+S.Q.	1991	4 BHK +4T+S.Q.	2639	4 BHK +Study Splash Pool +S.Q.(Penthouse)	4711
		Type Of Units	Super Area (sq.ft.)											
2 BHK+2 T+S.Q.	1450													
3 BHK +3T+S.Q.	1991													
4 BHK +4T+S.Q.	2639													
4 BHK +Study Splash Pool +S.Q.(Penthouse)	4711													





## VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

3.	Number of Car Parking available	Required	768 ECS
		Proposed ( <i>Open</i> )	272 ECS
		Proposed (Basement and Intermediate Floor)	745 ECS
		<b>Proposed (Total)</b>	<b>1017 ECS</b>

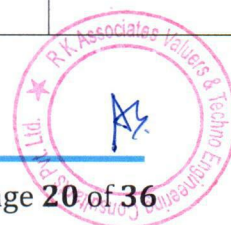




**PART D**

**PROJECT APPROVAL DETAILS**

<b>Sr. No.</b>	<b>REQUIRED APPROVALS</b>	<b>REFERENCE NO./ DATE</b>	<b>STATUS</b> (Approved/ Applied For/ Pending)
1.	Approved Building Plan	Memo No. 33690 Dated: 15/03/2013	Approved
2.	Building Plan Approval Letter	Memo No. ZP-697/JD(BS)/2011/14900 Dated: 05/10/2011  Memo No. ZP-697/JD(BS)/2013/33690 Dated: 15/03/2013	Approved
3.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/ NOC/2011/162/1504 Dated: 09/06/2011	Approved
4.	Environmental NOC from SEIAA	Memo No. SEIAA/HR/2012/528 Dated: 27/12/2012	Approved
5.	NOC from Aravali	No. 10/MB Dated: 30/01/2013	Approved
6.	Consent to Establish( from State Pollution Control Board)	Memo No. HSPCB/TAC/2013/475 Dated: 02/05/2013	Approved
7.	Provisional NOC from Fire Authority	Doc. No. FS/MCG/2012/249 Dated 24/01/2012  Memo No. DFS/F.A./2014/82/44934 Dated: 16/09/2014	Approved
8.	Form BR-VII Form of Occupation Certificate	For Tower 6,7,8, EWS Block-1, Partial Basement Memo No. ZP-697/SD(BS)/2016/17029 Dated:12/08/2016  For Tower 3,4,5, E.W.S. block-2, Community Building, Shops, Basement Memo No. ZP-697/SD(BS)/2017/12901 Dated:13/06/2017  For Cluster-1,2, Studio Apartments, Unit Type-A&B Memo No. ZP-697/SD(BS)/2018/8684 Dated:12/03/2018	Approved
9.	RERA Registration Certificate	NA	NA
10.	Group Housing Colony License	Renwal of License Memo No. LC-2415-PA(B)-2015/12284 Dated: 10/07/2015  Endst. No. LC-2415-JE(BR)-2011/3891 Dated: - 29/03/2011	Approved





**PART E**

**VALUATION ASSESSMENT OF THE PROPERTY**

11.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest &Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor <i>(Refer sub clause I &amp; j of Point 7)</i>	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	Average	On wide approach road	High Rise Building with Highest residential floor up to 13 <sup>th</sup> Level.
			Property within developing Residential zone	Near to Highway	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development		Development of another group housing project is going on. However, many are already inhabited.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rate of Sub-Tehsil Kadipur, District Gurugram 2020-21 (Daultabad Area)			
		Market Value: Land Value is assessed based on comparable Global FSI method for permissible FAR of an approved Project Land and Building			





# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

		Value is assessed based on expected construction cost as per proposed Built-up area
		<i>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 &amp; contact numbers from whom enquiries have been made.</i>
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites &amp; local information)</i>	
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
	Name:	NA
	Contact No.:	----
	Nature of reference:	----
	Size of the Property:	----
	Location:	----
	Rates/ Price informed:	----
	Any other details/ Discussion held:	----
	Adopted Rates Justification	<i>This land is used for the specific purpose to develop group housing society. As per the present market survey &amp; 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 &amp; current economical &amp; real estate market condition for similar kind of property.</i> <i>As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,400/- to 1,600/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs.1,500/- per sq. ft., which is reasonable in our view.</i>





# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,50,00,000/- per acre (As per the govt. norms, the rates for Group Housing Society land is four times the collector rates of agriculture land)	Rs.1,400/- to 1,600/- per ft <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.10,00,00,000/-per acre	Rs. 1,500/- per ft <sup>2</sup>
c.	Total Development Land Area considered (documents vs site survey whichever is less)	10.20 Acres (41,277.87 m <sup>2</sup> /4,44,311.94 ft <sup>2</sup> )	2.97 Acres (12,019.16 m <sup>2</sup> /1,29,373.20 ft <sup>2</sup> )
d.	Total Permissible FAR	72,236.273 m <sup>2</sup> (7,77,548.938 ft <sup>2</sup> )	72,236.273 m <sup>2</sup> (7,77,548.938 ft <sup>2</sup> )
e.	Total Value of land (A)	10.20 acres x Rs.10,00,00,000/-per acre Rs.102,00,00,000/-	7,77,548.938 ft <sup>2</sup> x Rs.1,500/- per ft <sup>2</sup> Rs.116,63,23,407/-

Note: The maximum permissible FAR/ FSI has been taken from the Copy of Map

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,700/-per ft <sup>2</sup>	Rs.1100/- to Rs.1300/- per ft <sup>2</sup>
		Rate adopted	Rs.1,500/-per ft <sup>2</sup>	Rs.1200/- per ft <sup>2</sup>
		Covered Area	72,214.518 m <sup>2</sup> (7,77,309.85 ft <sup>2</sup> )	31,479.51 m <sup>2</sup> (3,38,842.298 ft <sup>2</sup> )
		Valuation Calculation	Rs.1,500/-per ft <sup>2</sup> X 7,77,309.85 ft <sup>2</sup>	Rs.1200/- per ft <sup>2</sup> . X 33,8842.298 ft <sup>2</sup>
		Total Value	Rs.116,59,64,775/-	Rs.40,66,10,758/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		5-10 years old construction	
c.	Structure Type/ Condition		RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.157,25,75,533/-	



SATYA HERMITAGE, SECTOR 103, GURUGRAM

4.	<u>VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</u>		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.7,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.4,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.6,00,00,000/-
e.	<b>Depreciated Replacement Value (C)</b>	<b>NA</b>	<b>Rs.17,00,00,000/-</b>



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	665 DUs
b.	Total No. of EWS	93 DUs
c.	Total No. Villas	13 DUs
d.	Total No. of Studio apartments	44 DUs
e.	Total Proposed Salable Area for flats	NA
f.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Government Circle rate	Rs. 2,700/- per ft <sup>2</sup> on Construction area
	Present Market Rate (New Booking Price) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,500/- per ft <sup>2</sup> to Rs. 5,500/- per ft <sup>2</sup> on Super Area
g.	Remark	<i>The market value of the Flats in this society varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a modern society and the builder has proposed to develop modern flats as per the information available on public domains and the brochure. As per information gathered from the public domain &amp; market participants of that area it is found that resale value of flats in this society varies between Rs.4,500/- to Rs.5,500/- per ft<sup>2</sup> on super area.</i>

**Note:** Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltaic System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

12.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.102,00,00,000/-	Rs.116,63,23,407/-
b.	Structure Construction Value(B)	NA	Rs.157,25,75,533/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.17,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.102,00,00,000/-</b>	<b>Rs.290,88,98,940/-</b>
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	<b>Total Prospective Fair Market Value#</b>	<b>Rs.102,00,00,000/-</b>	<b>Rs.290,88,98,940/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.291,00,00,000/-</b>
i.	<b>Expected Realizable Value</b>	----	<b>Rs.247,35,00,000/-</b>
j.	<b>Distress Value</b>	----	<b>Rs.218,25,00,000/-</b>
k.	Valuation of structure for Insurance purpose	NA	NA

(Rupees Two Hundred and Ninety One Crore Only)

6.	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 <b><u>Assumptions, Remarks &amp; Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)&amp; other enclosed documents</u></b> with the Report which will remain part &amp; parcel of the report. Without these enclosures/ documents report shall stand null &amp; void.</p>
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# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

13. ASSUMPTIONS   REMARKS   LIMITING CONDITIONS	
i.	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.
ii.	Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.
iii.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
iv.	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.
v.	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 any 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.
vi.	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.
vii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
viii.	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.
ix.	Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ Financer which may affect their charge on the mortgage asset so that accordingly Valuation modification can be done only for that portion for which the Bank has complete charge/ rights.
x.	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.
xi.	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.
xii.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
xiii.	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.



# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

xiv.	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.
xv.	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.
xvi.	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.
xvii.	Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
xviii.	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.
xix.	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:**

g. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto: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](mailto: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.

h. **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.	<b>Fair Market Value<sup>#</sup></b> 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.	<b>Realizable Value<sup>^</sup></b> 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.	<b>Forced/ Distress Sale Value<sup>*</sup></b> 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.





# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
16.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
17.	This report is prepared on the RKA V-L6 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
12.	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.
13.	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.
18.	Defect Liability Period is <b>30 DAYS</b> . 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.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at <b>valuers@rkassociates.org</b> 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.
20.	Our Data retention policy is of <b>ONE YEAR</b> . 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.
21.	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.
22.	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.
23.	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/-.






# VALUATION REPORT

SATYA HERMITAGE, SECTOR 103, GURUGRAM

## ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN

THE HERMITAGE PRICE LIST		
PARTICULAR		BSP PER SQ.FT
2BHK + S.Q		Rs. 5500
3BHK+ S.Q		Rs. 5450
4BHK+ S.Q		Rs. 4950
PH		Rs. 4950
EDC+IDC		Rs. 350
IFMS		Rs. 50
Preferential Location Charges (PLC)		
Ground Floor		Rs. 150
First ,Second ,Third Floor		Rs. 100
Park Facing		Rs. 125
Pool Facing		Rs. 50
Green / Wide Road / Corner		Rs. 100
Penthouse		Rs. 150
Extra Charges		
2 BHK -Right to use facility for 1 Car Parking-covered in Basement		Rs. 3,00,000/-
2 BHK -Right to use facility for 1 Car Parking-Surface		Rs.2,50,000/-
3,4 BHK & PH- Right to use facility for 2 Car Parking-one surface open and one covered in Basement		Rs.5,00,000/-
3,4 BHK & PH- Right to use facility for 2 Car Parking-two surface open back to back		Rs.4,00,000/-
Club Membership (CM)		Rs. 60,000/-
Down Payment Plan (Discount 8% on BSP)		
On Booking		5 Lacs
Within 30 Days Of Booking		10% of BSP less Booking Amount
Within 60 Days Of booking		85% of BSP + EDC & IDC & PLC
On Handing Over Possession		5% of BSP+IFMS+CM+ Stamp Duty+Any Other Charges As Applicable.
Possession Linked Plan (PLP)		
On Booking		5 Lacs
Within 30 Days Of Booking		10% of BSP less Booking Amount
Within 4 Months Of booking or Commencement of 3rd Floor which ever is later.		15% of BSP + 50% of EDC & IDC + 50% of PLC
Within 12 Months Of booking or Commencement of 10th Floor which ever is later.		25% of BSP + 50% EDC & IDC + 50% of PLC
On Handing Over Possession		50% of BSP+IFMS+CM+ Stamp Duty+Any Other Charges As Applicable.
<b>Note:</b> 1. BSP refers to Basic Sale Price 2. P.L.C. (Preferential Location Charges) payable extra, as applicable. 3. Applicable Service Tax and other taxes extra. 4. Facility for usage of car parking allowed along with apartment on payment of additional cost as applicable. 5. Amount payable additional at the time of offering of possession shall interalia include- Registration , Stamp duty, Club membership Charges, Electrification / Miscellaneous charges, and other charges. 6. Maintenance charges shall be payable in advance on the basis of super area of the Apartment/Unit as determined by the company at the time of offering possession. 7.Scheme subject to revision / availability / withdrawal at anytime (T & C apply), 1 sq.mtr = 10.764 sqft.		



**₹ 65 Lac**  
₹ 4482 per sqft  
[See other Charges](#)

**2 BHK Apartment** for Sale in The Hermitage, Sector 103

SUPER AREA	STATUS	FLOOR	TRANSACTION
1450 sqft	Ready to Move	3 out of 12 floors	Resale

South east facing 2 bhk with study available for sale in Satya Her... [read more](#)

Deal Realtors

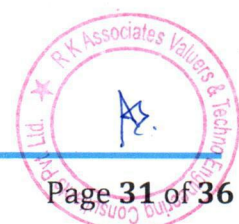
Certified Agent

Locality Superstar  
Maximum options in Sector 103

18 Photos

Posted: Dec 18, '21


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# VALUATION REPORT

## SATYA HERMITAGE, SECTOR 103, GURUGRAM




**₹ 90 Lac**  
[See other Charges](#)

**3 BHK Apartment for Sale in The Hermitage, Sector 103**

CARPET AREA	STATUS	FLOOR	TRANSACTION
1394 sqft	Ready to Move	5 out of 18 floors	Resale


Satya The Hermitage offers facilities such as Gymnasium and Lift... It also has amenities like Bad... [read more](#)

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 Crisil Bronze Agent  
Shri Sai Dwar Real Est...

Posted: Yesterday

**MAGICBRICKS EXCLUSIVE**



**₹ 59.6 Lac**  
₹ 4200 per sqft  
[See other Charges](#)

**2 BHK Apartment for Sale in The Hermitage, Sector 103**

SUPER AREA	STATUS	FLOOR	TRANSACTION
1419 sqft	Ready to Move	2 out of 14 floors	New Property

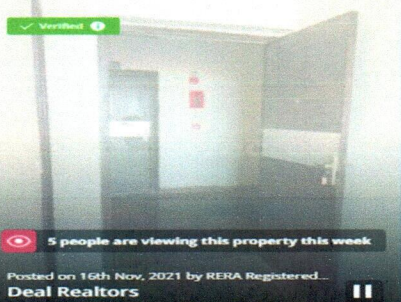
 Newly Constructed Property  
carrying lower floor & garden facing PLC. only limited 2BHK having that PLC This gorgeous 2 BHK... [read more](#)

[View with Prime](#) **Prime Exclusive**  
Owner Property

Owner  
Gautam





Posted: Dec 02, '21

Source: [Magicbricks.com](https://www.magicbricks.com)



**2 BHK Apartment in Sector-103 Gurgaon**  
**Satya The Hermitage**


**₹ 70 L** **1,450 sq. ft.** **2 BHK**  
₹ 4,827/sq. ft. (1,35 sq.m.) Super built-up Area 3 Baths

 Full Power Backup  Close To Market  Gated Society  Overlookin...

2 bnh flat is available in the promising locality of satya hermitage... [more](#)

[READY TO MOVE](#) [RESALE](#)

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

 5 people are viewing this property this week

Posted on 16th Nov, 2021 by RERA Registered...  
**Deal Realtors**



**2 BHK Apartment in Sector-103 Gurgaon**  
**Satya The Hermitage**

**₹ 70 L** **1,450 sq. ft.** **2 BHK**  
₹ 4,827/sq. ft. (1,35 sq.m.) Super built-up Area 3 Baths

Satya the hermitage one of the peaceful society in sector-103, dwar... [more](#)

[READY TO MOVE](#) [RESALE](#)

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

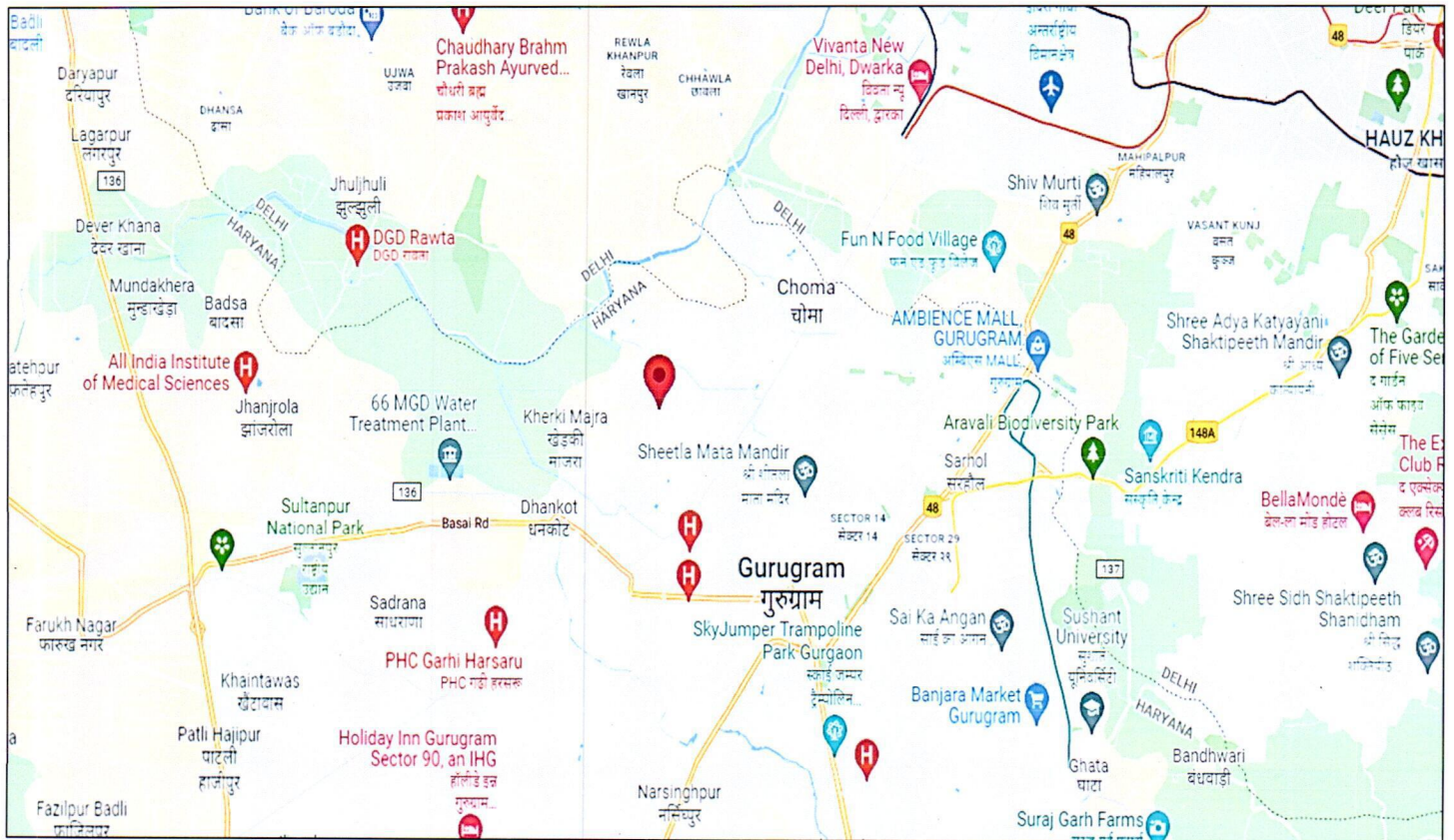
Posted on 02nd Nov, 2021 by RERA Registered Dealer  
**ISVR Consulting**

Source: [99acres.com](https://www.99acres.com)

Satya Hermitage Sector-103 Max Pricing		
Typology	Unit Size(Sq.Ft.)	Property Cost
2 BHK Apartment	1450 Sq.Ft	65- 75 Lakh*
3 BHK Apartment	1991 Sq.Ft	85- 1.25 Cr*
4 BHK Apartment	2639 Sq.Ft	1- 1.35 Cr*
4 BHK Apartment	4669 Sq.Ft	2.05- 2.12 Cr*
4 BHK Apartment	4711 Sq.Ft	2.07- 2.17 Cr*
5 BHK Penthouse	4731 Sq.Ft	2.08- 2.18 Cr*



**ENCLOSURE: 3- GOOGLE MAP LOCATION**



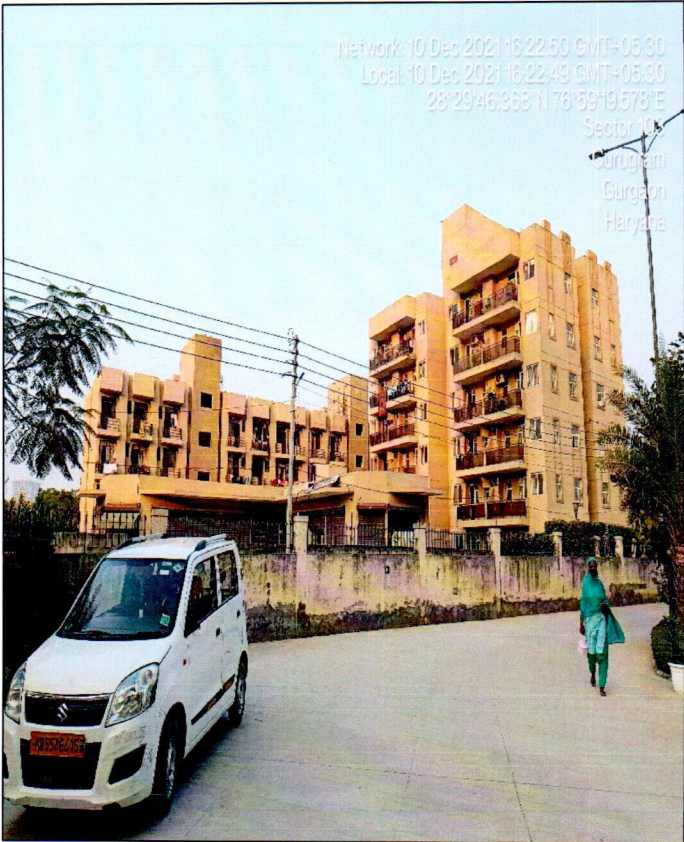
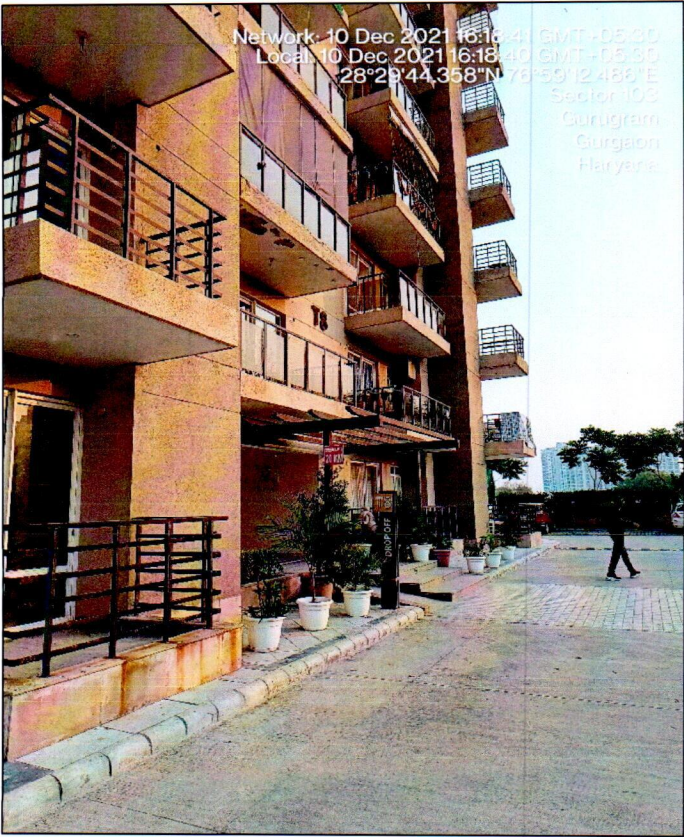


**ENCLOSURE: 4- PHOTOGRAPHS**





VALUATION REPORT  
SATYA HERMITAGE, SECTOR 103, GURUGRAM





**ENCLOSURE: 5- CIRCLE RATES**

Rate list of Sub Tehsil Kadipur District Gurugram for the year 2021-2022 w.e.f from 08/04/2021																				
Sr No	Name of Village	Area in R Zone/outside R Zone	Rates for the Year of 2019-2020 (2nd Half)						Purposed for the Year of 2021-2022											
			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rates of Land upto 2 Acres depth from NH-48 25%/Major District Roads 10%			Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial	Rates of Land upto 2 Acres depth from NH-48 25%/Major District Roads 10%								
1	Basal	Total Area in Res./Comm. Zone	20000000	14000	30000	NA	NA	25%	25000000	NA	NA	20000000	14000	30000	NA	NA	25%	25000000	NA	NA
2	Begampur Khatola	Total Area Outside/Res./Comm. Zone	25000000	15000	40000	NA	NA	NA	NA	25000000	15000	40000	NA	NA	NA	NA	NA	NA	NA	NA
		MUSP/L NO 48/19min 22min 23min 75/12, 34min 6 to 9, 12min 13 to 17, 18 min 24 min, 25, 77/1, 10, 91/19min 10min 11min 12min 13min 17min 18min 19min 23, 24min 25min, 92/15min, 17/11, 12, 18 to 24, 26, 27, 18/16 to 10, 11min 12 to 15, 18, 19 min 20min 22min 23min 25																		
		Mustil No 45/1 to 4, 6 to 19, 20min 21min 22 to 25, 46/10, 12, 19 to 2326, 27, 47/1, 2, 3, 4min 8min 9 to 12, 13 min 14min 20, 21min 48/12 to 9, 12min 13 to 17, 18min 19min 23min 24min 25, 76/14min 5min 19/16min 21min 25min 44/11min 2min 9min 10, 11, 12, 13min 17min 18, 19, 20, 75/18 to 12, 13min 18min 19 to 21, 22 min																		
		89/1, 2min 9min 10, 11min 12min 18min 19, 20, 21, 22min 23min, 97/1, 4, 5, 41/10 to 14, 16 to 26 42/16, 17, 18, 21 to 25 43/4 to 8, 13 to 17, 20, 21, 26, 27, 28, 50/1, 2, 9 to 12, 19 to 22, 26, 27, 28, 51/1 to 30, 39/25min 16min	20000000	10000	22000	NA	NA	25%	25000000	NA	NA	20000000	10000	22000	NA	NA	25%	25000000	NA	NA
		40/13min 4, 5, 6, 15, 16, 11min 12 to 14, 17 to 19, 20min 21 to 25, 54/14min 5min 6, 7min 13min 14 to 17 18min 23 to 25, 52/1 to 29, 71/1 to 26, 72/1 to 25, 73/1 to 30, 74/1, 2, 6 to 30, 80/1 to 25, 81/1 to 10, 12 to 17, 26 to 28, 82/14, 5, 6, 26, 83/1, 2, 3, 8 to 13, 18 to 22, 26, 84/1 to 25, 96/1, 2, 9 to 12, 20, 21, 69/16min 25min																		
		85/14min 5min 6, 7min 13min 14min 15, 16, 17, 18min 22min 23min 24, 25, 91/2min 3min 4, 5, 6, 7min 8min 14min 15min 16min 95/1 to 19, 20min 21min 22min 23 to 25, 93/2min 3min 4, 5, 6, 7, 8min 14min 15min 16min 94/1, 10, 11, 75/16min 7min 8min, 13min 14, 15min 16, 17, 18min 23min 24, 25, 76/20min, 21, 22min																		
		78/1, 2, 3min 4min 7min, 8to 13, 19to 23, 79/13 to 8, 9min, 12min, 13min, 14 to 17, 18min, 23min, 24, 25, 98/12min, 14, 5, 6min 7, 8, 9, 10min, 12, 13, 14, 15min 99/1, 2min, 10min																		
		Agriculture, open space, Industrial, Public Utility as per master plan 2031	13000000	10000	22000	NA	NA	25%	16250000	NA	NA	13000000	10000	22000	NA	NA	25%	16250000	NA	NA
		Mustil No 1 Kharsa No 14/1, 14/2, 15, 16, 17, 18, 21, 22, 23/1, 23/2, 24, 25, 6																		
		Mustil No 10 Kharsa No 13, 14, 15, 16, 17, 18, 19, 21, 22/1, 22/2, 23, 24, 25, 5, 6, 7																		

Joint Sub-Registrar  
Kadipur

Sub-Divisional Officer (C), West  
Gurugram

District Revenue Officer  
Gurugram

Joint Sub-Registrar  
Kadipur

Sub-Divisional Officer (C), West  
Gurugram

District Revenue Officer  
Gurugram

RATE List of Sub Tehsil Kadipur District Gurugram for the Year 2021-2022 (w.e.f )			
Sr. No.	Multi Story Group Housing ( Licensed) by developers/Independent Floors	Rates for the Year of 2019-2020 (2nd Half)	Purposed for the Year of 2021-2022
		( Rs. Per Sq. Feet)	( Rs. Per Sq. Feet)
1	Group Housing Licence Colony in Sector 9, 9A, 9B, 10, 10A, 33, 34, 35, 36, 37, 37A	5000	5000
2	Group Housing Licence Colony in Sector 72A, 73, 74, 75, 75A	3300	3300
3	Group Housing Licence Colony in Sector 99 to 110	2700	2700
4	In Case of Floor Licence Colonies/Huda Sector	5500	5500
5	Group Housing Licence Colony in Sector 37C, 37D	3700	3700
6	DLF ALMERA	NA	5500

Joint Sub-Registrar  
Kadipur

Sub-Divisional Officer (C), West  
Gurugram

District Revenue Officer  
Gurugram

Additional Deputy Commissioner  
Gurugram

Deputy Commissioner-cum-  
Registrar, Gurugram

