

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

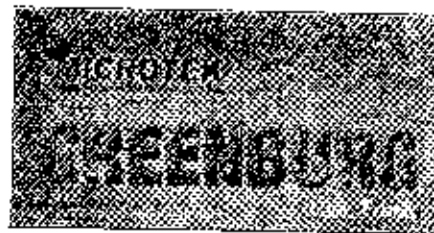
File No.: RKA/FY20-21/312

Dated: 17.11.2020

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY



SITUATED AT

SECTOR 86, VILLAGE NAKHNOULA, GURUGRAM MANESAR URBAN
COMPLEX, GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

■ Valuers
■ Chartered Engineers
■ Lender's Independent Engineer (LIE)
■ Techno Engineering Consultants
■ Business Valuations
■ Project Reports & Consultancy
■ Industry / Trade Rehabilitation Consultants
■ NPA Management
■ Account Monitoring
■ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

MS. MICROTEK INFRASTRUCTURES PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

*Important - In case of any report issue or escalation you may please contact Incident Manager
at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*Kindly sign the report and please provide your feedback on the report within 15 days of its
submission after which report will be considered to be correct.*

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

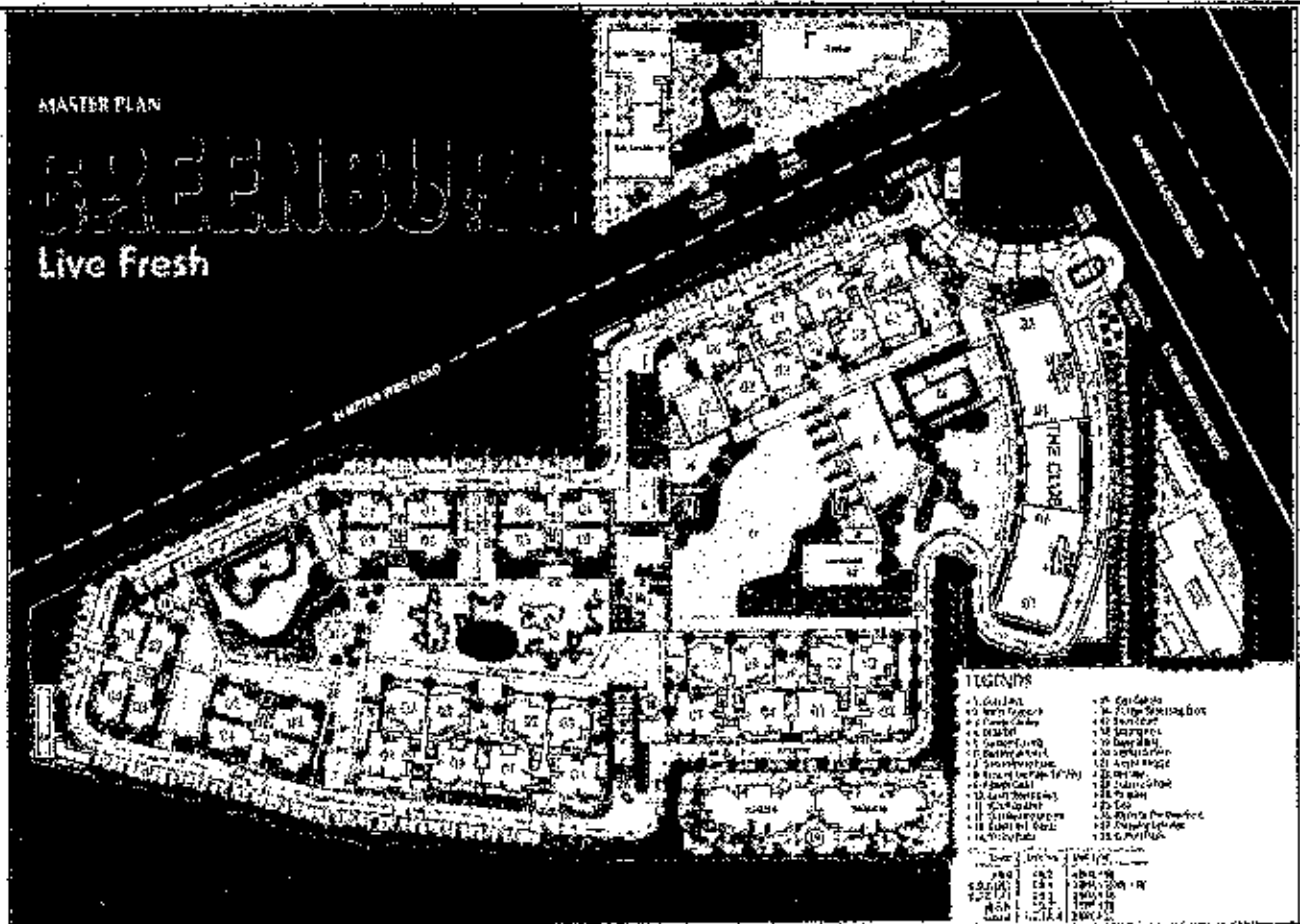
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

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. Microtek Infrastructures Private Limited															
d.	Name of Property Owner	M/s. Deepanshu Projects Pvt. Ltd.															
e.	Address & Phone Number of the owner	Registered Office: Vatika City Point, 3 rd Floor, M.G. Road, Gurugram															
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	9 November 2020															
k.	Date of Valuation Report	17 November 2020															
l.	Surveyed in presence of	Developer's Representative Mr. Deepak Garg (9990221303)															
m.	Purpose of the Valuation	Project Tie- up Report															
n.	Scope of the Report	Project Tie- Up Report															
o.	Out-of-Scope of Report	<p>i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end.</p> <p>ii. Legal aspects of the property are out-of-scope of this report.</p> <p>iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end.</p> <p>v. Measurement is only limited upto sample random measurement.</p> <p>vi. Measurement of the property as a whole is not done at our end.</p> <p>vii. Drawing Map & design of the property is out of scope of the work.</p>															
p.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents 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>Old Valuation Report</td><td>Dated 22/11/2017</td></tr> <tr> <td>Approved Map</td><td>Occupation Certificate (Obtained from DTCP Haryana website)</td><td>Dated 27/07/2017</td></tr> <tr> <td>Copy of TIR</td><td>Revised building plan from DTCP</td><td>Dated:</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 documents requested.	Total 03 documents provided.	03	Property Title document	Old Valuation Report	Dated 22/11/2017	Approved Map	Occupation Certificate (Obtained from DTCP Haryana website)	Dated 27/07/2017	Copy of TIR	Revised building plan from DTCP	Dated:
Documents Requested	Documents Provided	Documents Reference No.															
Total 05 documents requested.	Total 03 documents provided.	03															
Property Title document	Old Valuation Report	Dated 22/11/2017															
Approved Map	Occupation Certificate (Obtained from DTCP Haryana website)	Dated 27/07/2017															
Copy of TIR	Revised building plan from DTCP	Dated:															

			Haryana (Obtained from DTCP Haryana website)	07/05/2015
		Project Approval Letter	None	—
		Project NOC's issued from the concern authority	None	—
		None	None	—
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 "Microtek Greenburg" being developed at the aforesaid address having total site area admeasuring 14.643 Acres/ 59258.025 sq.mtr. as per the approved map obtained from the DTCP Haryana website.

All the information like ownership, FAR details, Non-FAR details, covered area details, NOCs and other technical data regarding the subject project is taken as per old valuation report provided to us by the bank and approved map & occupation certificate obtained from DTCP Haryana Website. We have only been provided with old valuation report by the bank. However, latest construction updates and market rates of the flats have been taken as per the site survey and market research carried out by our engineer.

This project is developed and promoted by M/s. Microtek Infrastructures Private Limited. But the license and occupation certificate are issued in the name of M/s. Deepanshu Projects Pvt. Ltd. The developer has obtained most of the preliminary statutory approvals from different authorities to develop this group housing project as per the old valuation report and also occupation certificate has been issued by the concerned authority. This is a modern group housing society developed with all the basic & urban facilities and amenities.

The developer is developed modern group housing project which comprised of fourteen high rise towers having total of 740 DUs as per approved building plan but the occupation certificate has been issued for 738 DUs only. For marketing purpose, For marketing purpose the developer has renamed the Tower-T1A, T1B, T2A, T2B, T2C, T2D, T3A, T3B, T4A, T4B, T5A, T5B, T6A, T6B as Tower-A, B, C, D, E, F, G, H, I, J, K, L, M, N respectively as per the old valuation report.. The tower wise details of the flats are tabulated below: -

Types of Flat	Tower	Super Area (in sq.ft.)
03 BHK	G,H,I&J	1480
03 BHK + SQ	C,D,E,F,K,M&N	1895
03 BHK + Study + SQ	C,D,E,F,K&L	2285
04 BHK + SQ	A & B	3060

As per the observation during site survey and information provided by the developer's representative, the subject project is completed and ready to move and occupation certificate is also issued by the concerned authority.

The location of the subject project is in a good developing Sector-86, Gurugram in which other group housing projects are also under development. Subject project is located on Manesar Road which is 24 mtr. wide and 2.5 km from the main NH-8. More infrastructure developments are proposed in this area in future.

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. 26-27
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.28-31
f.	Enclosure 3	Google Map - Page No.32
g.	Enclosure 4	Photographs - Pages 02
h.	Enclosure 5	Copy of Circle Rate - Page 02
i.	Enclosure 6	Survey Summary Sheet - Pages xx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation - Pages 04



PART B

SBI FORMAT OF VALUATION REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Microtek Infrastructures Private Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Deepanshu Projects Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office: Vatika City Point, 3 rd Floor, M.G. Road, Gurugram
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	9 November 2020
d.	Date of Valuation Report	17 November 2020
e.	Name of the Developer of the Property	M/s. Microtek Infrastructures Private Limited
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near Bestech Park View
ii.	Postal Address of the Property	Microtek Greenburg, Sector-86, Village Nakhnola, Gurugram Manesar Urban Complex, Gurugram, Haryana
iii.	Area of the Plot/ Land	Total Site area: 14.643 Acres/ 59258.025 sq.mtr. <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°23'37.1"N 76°56'43.4"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Delhi-Jaipur Road 60 mtr wide road
	2. Front Road Name & width	Manesar Road 24 mtr wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	2.5 Km from Delhi-Jaipur Road
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to the copy of deeds
x.	Zone/ Sector	Residential Sector-86
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

		<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>		
	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 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. 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 developing
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	On Wide Road	None	None
	7. Property Facing	South Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the area description section of the report</p> <p>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.</p>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	Not applicable since boundaries are not mentioned in the provided documents		
ii.	Directions	As per Sale Deed/ TIR	Actual found at Site	
	North	NA	Vacant Land	
	South	NA	Manesar Road	

	East	NA	Vacant Land
	West	NA	Nawada Fatehpur Village

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		The license has been granted by DTCP for setting up a group housing project.	
	ii. Current activity done in the property		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 since the project is completed and ready to move and occupation certificate is issued by the concerned authority	
e.	Comment on Transferability of developmental rights		As per regulation of DTCP, Haryana	
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		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		Not applicable since the project is completed and ready to move and occupation certificate is issued by the concerned authority	
l.	Any other aspect			
	i. Any information on encroachment		No	
	ii. Is the area part of unauthorized area/ colony		No (As per general information available)	

VALUATION REPORT

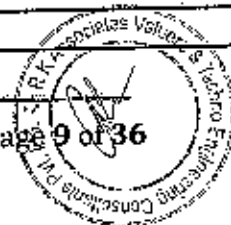
4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Occupation Certificate	None
b.	Names of the Legal Owner/s	Mr. Shiv Rattan & Mr. Mohinder Singh	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	Not required	
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 (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA
k.	Building plan sanction:		
	i. Authority approving the plan	DTCP, Haryana	
	ii. Name of the office of the Authority	Director, Town & Country Planning Haryana	
	iii. Any violation from the approved Building Plan	Not applicable since the project is completed and ready to move and occupation certificate is issued by the concerned authority	
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 (property tax, water tax, electricity bill)	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	No information provided to us	
p.	Qualification in TIR/Mitigation suggested if any	Copy of TIR not given to us, hence cannot comment	
q.	Any other aspect		
	i. Since how long owners owing the Property	Refer to Title Deeds	
	ii. Year of Acquisition/ Purchase	Refer to Title Deeds	

VALUATION REPORT

iii. Property presently occupied/ possessed by	Developer & individual flat owners
iv. Title verification	To be done by the competent Advocate
v. Details of leases if any	Not known to us as only old valuation report provided to us

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

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
a.	Description of the functionality & utility of the property in terms of :		
	i. Space allocation		Yes
	ii. Storage spaces		Yes
	iii. Utility of spaces provided within the building		Yes
	iv. Car parking facilities		Yes
	v. Balconies		Yes
b.	Any other aspect		
	i. Drainage arrangements		Yes
	ii. Water Treatment Plant		Yes
	iii. Power Supply arrangements	Permanent	Will be obtained as per required capacity by individual flat owners
		Auxiliary	DG set installed
	iv. HVAC system		No



VALUATION REPORT

v. Security provisions	Yes/ Private security guards			
vi. Lift/ Elevators	Yes			
vii. Compound wall/ Main Gate	Yes			
viii. Whether gated society	Yes			
ix. Internal development				
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes	Yes	Yes	Yes, Interlocking chequered tiles	Yes/ 6' high 9" brick wall

8. 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 5-10 Km.			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	2.5 km	8 km	3 km	6 km	16 km	20 km	30 km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9. MARKETABILITY ASPECTS OF THE PROPERTY:

a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are easily available on demand.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		No
	i. Any New Development in surrounding area	Yes	Many residential projects are proposed and some projects are in progress
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA



Page 11 of 36

VALUATION REPORT

iii. Is this being regularized

No

11. ENVIRONMENTAL FACTORS:

- | | | |
|----|--|--|
| a. | Use of environment friendly building materials like fly ash brick, other Green building techniques if any | No information available to us |
| b. | Provision of rainwater harvesting | Yes |
| c. | Use of solar heating and lighting systems, etc. | No information provided to us |
| d. | 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 |

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 |
|----|---|------------------|

13. PROJECT DETAILS:

- | | | |
|----|--|---|
| a. | Name of the Developer | M/s. Microtek Infrastructures Pvt. Ltd. |
| b. | Name of the Architect | Design Forum International |
| 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 | Project is completed and ready to move and occupation certificate has been issued by the concerned authority |
| e. | Progress of the Project | Project is completed and ready to move and occupation certificate has been issued by the concerned authority |
| 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 type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area |

14. VALUATION:

- | | | |
|----|--|--|
| a. | Methodology of Valuation – Procedures adopted for arriving at the Valuation | Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report. |
| b. | Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites | Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report. |
| c. | Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification | Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report. |



VALUATION 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	Rs.140,57,28,000/- (Land Value Only)
	1. Land	Rs.140,57,28,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.480,00,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.255,00,00,000/-
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 AE Sachin Pandey has visited the subject property on 9 November 2020 in the presence of the developer's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act - 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM.</p>
-----	--	--

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	2303/ 1988	



VALUATION REPORT

	Pvt. Ltd, D-39, 2 nd Floor, Sector-02, Noida 201301		
c.	Total Number of Pages in the Report with enclosures	36	
d.	Engineering Team worked on the report	SURVEYED BY: AE Sachin Pandey PREPARED BY: SE Jitender Sharma REVIEWED BY: HOD Valuations	

17.	ENCLOSED DOCUMENTS:		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates	
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, 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.26-27 v. Google Map - Page No.32 vi. Photographs - Pages 02 vii. Copy of Circle Rate - Pages 02 viii. Survey Summary Sheet - Pages xx ix. Copy of relevant papers from the property documents referred in the Valuation - Pages 04	

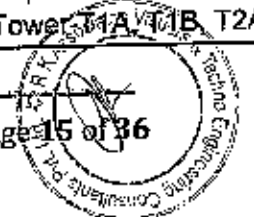


PART C
AREA DESCRIPTION OF THE PROPERTY

1.	Total Site Area	59258.025 m ² (14.643 Acres)	
2.	Ground Coverage Area	Proposed	10462.346 m ² (17.656%)
		Permissible	20740.309 m ² (35%)
3.	Covered Area	UNDER FAR	
		Proposed	Present Status (As per OC)
		Residential	100141.85 m ² 100082.661 m ²
		EWS	3254.410 m ² 3246.235 m ²
		Convenient Shopping	295.664 m ² 295.664 m ²
		TOTAL	Proposed 103891.92 m ² (1116129.45 ft. ²)
			Permissible 103701.543 m ² 103624.56 m ²
		UNDER NON FAR	
		Basement Area	47352.049 m ² 47352.049 m ²
		Stilt Area	5180.147 m ² ---
		School	1258.024 m ² ---
		Other Area	1441.59 m ² ---
		TOTAL	Proposed 55231.81 m ² (594509.67 ft. ²)
			Permissible NA 47352.049 m ²
4.	Open/ Green Area	Proposed	11537.537 m ²
		Minimum Required	8888.704 m ²
5.	Density	Proposed	286.14 PPA
		Maximum Permissible	300 PPA
6.	Plinth/ Built-up Area (As per IS 3861-1966)	158923.73 m ² (FAR + NON-FAR)	
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 Sanctioned Plan	Actually provided (as per occupation certificate)	Current Status
	Tower-T1 Tower-T1A: G+13 Floors = 26 DU Tower-T1B: G+13 Floors = 26 DU Tower-T2 Tower-T2A: G+13 Floors = 55 DU Tower-T2B: G+13 Floors = 55 DU Tower-T2C: G+13 Floors = 55 DU Tower-T2D: G+13 Floors = 55 DU	Tower-T1 (A & B): G+13 Floors = 52 DU Tower-T2 (A, B, C & D): G+13 Floors = 220 DU Tower-T3 (A & B): G+21 Floors = 174 DU Tower-T4 (A & B): G+13 Floors = 104	The towers are completed and ready to move and occupation certificate has been issued by the concerned authority. For marketing purpose the developer has renamed the Tower-T1A, T1B, T2A,



VALUATION REPORT

2.	Tower-T3 Tower-T3A: G+21 Floors = 87 DU Tower-T3B: G+21 Floors = 87 DU		DU Tower-T5 (A & B): G+21 Floors = 168 DU Tower-T6 (A & B): G+5 Floors = 20 DU		T2B, T2C, T2D, T3A, T3B, T4A, T4B, T5A, T5B, T6A, T6B as Tower-A, B, C, D, E, F, G, H, I, J, K, L, M, N respectively as per the old valuation report.	
	Tower-T4 Tower-T4A: G+13 Floors = 52 DU Tower-T4B: G+13 Floors = 52 DU					
	Tower-T5 Tower-T5A: G+21 Floors = 84 DU Tower-T5B: G+21 Floors = 84 DU					
	Tower-T6 Tower-T6A: S+6 Floors = 12 DU Tower-T6B: S+6 Floors = 12 DU					
	Total no. of Flats/ Units					
	Main Units: 742 DU		Main Units: 738 DU			
	EWS: 132 DU		EWS: 132 DU			
	Type of Flats		Types of Flat	Tower	Super Area (in sq.ft.)	
			03 BHK	G, H, I & J	1480	
			03 BHK + SQ	C, D, E, F, K, M & N	1895	
03 BHK + Study + SQ			C, D, E, F, K & L	2285		
04 BHK + SQ			A & B	3060		
Number of Car Parking available		Required	1113 ECS			
		1 st Basement	667 ECS			
		2 nd Basement	333 ECS			
		Stilt	53 ECS			
		Open	309 ECS			
		Total	1362 ECS			

(All the above details are taken as per the old valuation report provided to us by the bank, approved building plan & occupation certificate obtained from DTCP Website)



PART D

PROJECT APPROVAL DETAILS

S.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.)	---	Approved
2.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No.104 of 2010 Dated: 03/2/2010	Approved
3.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-705/JD(BS)/2012/3484 Dated: 29/02/2012	Approved
4.	Revised Building Plan from DTCP Haryana (obtained from DTCP Haryana website)	Dated: 07/05/2015	Approved
5.	Occupation Certificate (obtained from DTCP Haryana website)	Memo No. ZP-705/SD(BS)/2017/17967 Dated: 27/07/2017	Approved
6.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2011/335/2803 Dated: 20/09/2011	Approved
7.	NOC from Pollution control Board	---	Not Provided
8.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2016/995 Dated: 23/12/2016	Approved as per OC
9.	NOC from Forest Department	---	Not Provided
10.	NOC for land not falling under Aravali Hills	---	Not Provided
11.	Clarification regarding applicability of forest laws	---	Not Provided
12.	NOC from Fire Service Authority, Gurugram	Memo No. DFS/FA/2017/620/54837 Dated: 07/07/2017 Memo No. DFS/FA/2017/624/58544 Dated: 19/07/2017	Approved as per OC
13.	RERA Registration Certificates	---	Not Provided
14.	Structural Stability Certificate	---	Approved as per OC

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals since occupation certificate for complete project is obtained from DTCP, Haryana.



PART E

VALUATION ASSESSMENT OF THE PROPERTY

1. 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 (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	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	NA	
		Property Facing		South Facing	
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on.	
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 Gurugram-2019-20			
		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			

VALUATION REPORT

	the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.	
o.	References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	
i.	Name:	NA
	Contact No.:	---
	Nature of reference:	---
	Size of the Property:	---
	Location:	---
	Rates/ Price informed:	---
	Any other details/ Discussion held:	---
ii.	Name:	NA
	Contact No.:	---
	Nature of reference:	---
	Size of the Property:	---
	Location:	---
	Rates/ Price informed:	---
	Any other details/ Discussion held:	---
	Adopted Rates Justification	This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,400/- to 1,800/- 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.1,600/- per sq. ft., which is reasonable in our view.

2. VALUATION OF LAND			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,40,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,400/- to 1,800/- per ft. ²
b.	Rate adopted considering all characteristics of the property	Rs.9,60,00,000/- per acre	Rs.1,600/- per ft. ²
c.	Total Development Land Area considered (documents vs site survey whichever is less)	59258.025 m ² (14.643 Acres)	59258.025 m ² (14.643 Acres)
d.	Total Permissible FAR	103701.543 m ² / 1116233 ft. ²	103701.543 m ² / 1116233 ft. ²
e.	Total Value of land (A)	14.643 Acres x Rs.9,60,00,000/- per acre Rs.140,57,28,000/-	1116233 ft. ² x Rs.1,600/- per ft. ² Rs.178,59,72,800/-

3. VALUATION OF BUILDING CONSTRUCTION				
Particulars		Expected Building Construction Value		
		FAR	NON FAR	
Structure	Rate range	Rs.1,200/- to 1,700/- per ft. ²	Rs.1,000/- to 1,500/- per ft. ²	



VALUATION REPORT

	Construction Value	Rate adopted	Rs.1,600/-per ft. ²	Rs.1,300/-per ft. ²
		Covered Area	103691.92 m ² / 1116129.45 ft. ²	55231.81 m ² / 594509.67 ft. ²
		Valuation Calculation	Rs.1,600/- per ft. ² X 1116129.45 ft. ²	Rs.1,300/-pr sq.ft. X 594509.67 ft. ²
		Total Value	Rs.178,58,07,120/-	Rs.77,28,62,571/-
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	0-2 years old construction		
c.	Structure Type/ Condition	RCC framed structure		
d.	Construction Depreciated Replacement Value (B)	Rs.255,86,69,691/-		

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	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.15,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	Rs.15,00,00,000/-
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.15,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.45,00,00,000/-

5.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	738 DU (as per occupation certificate)
b.	Total No. of EWS Units	132 DU
c.	Total No. Villas	NA
d.	Total No. of Studio apartments	NA
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.3,600/- per sq.ft



g.	Present Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,200/- to Rs.6,800/- per sq.ft. on super area <i>The above mentioned super area rates are for the average flats and for the flats at the premium location within the project, super area rates may be higher.</i>
i.	Remark	<i>The resale value of the proposed Flats 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 proposes to construct modern flats as per the information available on public domains. As per information gathered from the public domain & market participants of that area, and it is found that resale rate for these flats is between Rs.6,200/- to Rs.6,800/- per sq.ft. 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 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



6.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.140,57,28,000/-	Rs.178,59,72,800/-
b.	Structure Construction Value(B)	NA	Rs.255,86,69,691/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 45,00,00,000/-
d.	Total Add (A+B+C)	Rs.140,57,28,000/- (Land Value Only)	Rs.479,46,42,491/-
e.	Additional Premium if any Details/ Justification	----	----
f.	Deductions charged if any Details/ Justification	----	----
g.	Total Prospective Fair Market Value*	NA	Rs.479,46,42,491/-
h.	Rounded Off	----	Rs.480,00,00,000/-
i.	Expected Realizable Value^	----	Rs.384,00,00,000/-
j.	Distress Value*	----	Rs.336,00,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.255,00,00,000/-

(Rupees Four Hundred Eighty Crores Only)

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



VALUATION REPORT

8.	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 effect 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

VALUATION REPORT

	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 formulas 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 be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report



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-LB (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- REFERENCE FROM PUBLIC DOMAIN



2 BHK Residential Apartment in Sector-86 Gurgaon
Microtek Greenburg

₹ 92 Lac 1,480 sq.ft. 2 BHK
Ready to move

A beautiful 2 bnh apartment in sector-86, gurgaon. The property is... more

READY TO MOVE READY

Posted on 10/10/2021 by RKA Registered Dealer
jyoti Enterprises

[View Photo Number](#)

[Contact Dealer](#)



4 BHK Residential Apartment in Sector-86 Gurgaon
Microtek Greenburg

₹ 1.98 cr 3,060 sq.ft. 4 BHK
Ready to move

This 4 bnh flat in sector-86 gurgaon, chhatrapur is available for sale... more

READY TO MOVE READY

Posted on 10/10/2021 by RKA Registered Dealer
Elarus Infotech Pvt. Ltd.

[View Photo Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector-86 Gurgaon
Microtek Greenburg

₹ 1.17 cr 1,895 sq.ft. 3 BHK
Ready to move

A 3 bedroom flat located in sector-86 gurgaon, chhatrapur is available... more

READY TO MOVE READY

Posted on 10/10/2021 by RKA Registered Dealer
Elarus Infotech Pvt. Ltd.

[View Photo Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector-86 Gurgaon
Microtek Greenburg

₹ 1.39 cr 2,285 sq.ft. 3 BHK
Ready to move

This is a meticulously designed 3 bnh apartment located in sector-86, more

READY TO MOVE READY

Posted on 10/10/2021 by RKA Registered Dealer
Elarus Infotech Pvt. Ltd.

[View Photo Number](#)

[Contact Dealer](#)



3 BHK Residential Apartment in Sector 86 Gurgaon
Microtek Greenburg

₹ 1.29 cr **1,895 sq.ft.** **3 BHK**
3 BHK Apartment 1,895 sq.ft. 3 BHK Apartment

This 3 BHK flat in sector-86, gurgaon is available for sale. This is a nice... more

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

Posted on 14/07/2021 by **MySPE Consulting LLP**



3 BHK Residential Apartment in Sector 86 Gurgaon
Microtek Greenburg

₹ 1.3 cr **1,895 sq.ft.** **3 BHK**
3 BHK Apartment 1,895 sq.ft. 3 BHK Apartment

Microtek Infrastructures Pvt. Ltd. is renowned construction compa... more

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

Posted on 14/07/2021 by **Angel Realtor**



3 BHK Residential Apartment in Sector 86 Gurgaon
Microtek Greenburg

₹ 1.19 cr **1,895 sq.ft.** **3 BHK**
3 BHK Apartment 1,895 sq.ft. 3 BHK Apartment

A 3 bedroom ready flat located in sector-86, gurgaon is available. L... more

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

Posted on 14/07/2021 by **Sai Properties**



3 BHK Residential Apartment in Sector 86 Gurgaon
Microtek Greenburg

₹ 1.22 cr **1,895 sq.ft.** **3 BHK**
3 BHK Apartment 1,895 sq.ft. 3 BHK Apartment

A 3 bedroom flat located in sector-86 gurgaon. chattrapur is availa... more

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

Posted on 14/07/2021 by **Cosmos Investments**



4 BHK Residential Apartment in Sector 86 Gurgaon
Microtek Greenburg

₹ 1.88 cr **3,050 sq.ft.** **4 BHK**
4 BHK Apartment 3,050 sq.ft. 4 BHK Apartment


A beautiful 4 bHK apartment in sector-86 gurgaon. The dr... more

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

Posted on 12/07/2021 by **Abhishek Realty**



VALUATION REPORT




3 BHK Residential Apartment in Sector-85 Gurgaon
Microtek Greenburg

₹ 1.19 L **1,895 sq.ft.** **3 BHK**
2 BHK 2+1 3+1

The Apartment is well ventilated with more than 3 balconies and has more

View Phone Number [Contact Dealer](#)

Posted on 11th Aug, 2020 by **Pragati Realty**




2 BHK Residential Apartment in Sector-85 Gurgaon
Microtek Greenburg

₹ 99 L **1,480 sq.ft.** **2 BHK**
2 BHK 2+1 3+1

Microtek is fine structures Pvt. Ltd. with good construction work and more

View Phone Number [Contact Dealer](#)

Posted on 11th Aug, 2020 by **Pragati Realty**




2 BHK Residential Apartment in Sector-85 Gurgaon
Microtek Greenburg

₹ 94 L **1,480 sq.ft.** **2 BHK**
2 BHK 2+1 3+1

Any best looking 2 bnh resale flat is available in the promising locality ... more

View Phone Number [Contact Dealer](#)

Posted on 11th Aug, 2020 by **Pragati Realty**




2 BHK Residential Apartment in Sector-85 Gurgaon
Microtek Greenburg

₹ 92 L **1,480 sq.ft.** **2 BHK**
2 BHK 2+1 3+1

This is a modern and designed 2 bnh resale apartment located in ... more

View Phone Number [Contact Dealer](#)

Posted on 11th Aug, 2020 by **Pragati Realty**



3 BHK Residential Apartment in Sector-85 Gurgaon
Microtek Greenburg

₹ 1.5 L **2,285 sq.ft.** **3 BHK**
3 BHK 2+1 3+1

A 3 bedroom resale flat located in sector-85, gurgaon, is available ... more

View Phone Number [Contact Dealer](#)


Posted on 11th Aug, 2020 by **Pragati Realty**

Source: www.99acres.com

FILE NO.: RKA/FY20-21/312



VALUATION REPORT



16 Photos

₹ 2 Cr
₹ 635 per sqft
See other Charges


4 BHK Apartment for Sale in Mikrotak Greenburg, Sector 86

SUPER AREA: 3060 sqft
 STATUS: Ready to Move
 FLOOR: 4 out of 21 floors
 TRANSACTION: New Property

☒ Newly Constructed Property
 4 BHK, Mikrotak Apartment is available for Sale in Sector 86, Gurgaon for 2.0 Cr. [Read more](#)

[Contact Agent](#)
[Enquire Now](#)
[Save](#)
[Share Feedback](#)

Agent: **JLL Property Co.**
 1000+ Buyers Served



19 Photos

₹ 1.29 Cr
₹ 682 per sqft
See other Charges


3 BHK Apartment for Sale in Mikrotak Greenburg, Sector 86

SUPER AREA: 1895 sqft
 STATUS: Ready to Move
 FLOOR: 5 out of 21 floors
 TRANSACTION: Resale

☒ East Facing Property
 Mikrotak Greenburg 1895 sqft, East Facing, 5th floor, all amenities. [Read more](#)

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

Agent: **JLL Property Co.**
 1000+ Buyers Served



19 Photos

₹ 95 Lac
₹ 648 per sqft
See other Charges


2 BHK Apartment for Sale in Mikrotak Greenburg, Sector 86

SUPER AREA: 1480 sqft
 STATUS: Ready to Move
 FLOOR: 3 out of 3 floors
 TRANSACTION: New Property

☒ Newly Constructed Property
 Mikrotak Greenburg is a premium residential complex located at Sector 86, Gurgaon, Haryana. [Read more](#)

[Contact Agent](#)
[Enquire Now](#)
[Save](#)
[Share Feedback](#)

Agent: **JLL Property Co.**
 1000+ Buyers Served



6 Photos

₹ 1.21 Cr
₹ 666 per sqft
See other Charges


3 BHK Apartment for Sale in Mikrotak Greenburg, Sector 86

SUPER AREA: 1895 sqft
 STATUS: Ready to Move
 FLOOR: 4 out of 19 floors
 TRANSACTION: New Property

☒ Newly Constructed Property ☒ East Facing Property
 30x16 plot, Max floor 4, all amenities, good work and location. [Read more](#)

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

Agent: **JLL Property Co.**
 1000+ Buyers Served



16 Photos

₹ 1.28 Cr
₹ 632 per sqft
See other Charges


3 BHK Apartment for Sale in Mikrotak Greenburg, Sector 86

SUPER AREA: 1895 sqft
 STATUS: Ready to Move
 FLOOR: 4 out of 15 floors
 TRANSACTION: New Property

☒ Newly Constructed Property
 Mikrotak Greenburg is a premium residential complex located at Sector 86, Gurgaon, Haryana. [Read more](#)

[Contact Agent](#)
[Enquire Now](#)
[Save](#)
[Share Feedback](#)

Agent: **JLL Property Co.**
 1000+ Buyers Served



7 Photos

₹ 93.5 Lac
₹ 637 per sqft
See other Charges

2 BHK Apartment for Sale in Mikrotak Greenburg, Sector 86

SUPER AREA: 1480 sqft
 STATUS: Ready to Move
 FLOOR: 3 out of 21 floors
 TRANSACTION: New Property

☒ Newly Constructed Property
 1480 sqft unit with attached bathroom and balcony on 3rd floor out of 15. Property area is good. [Read more](#)

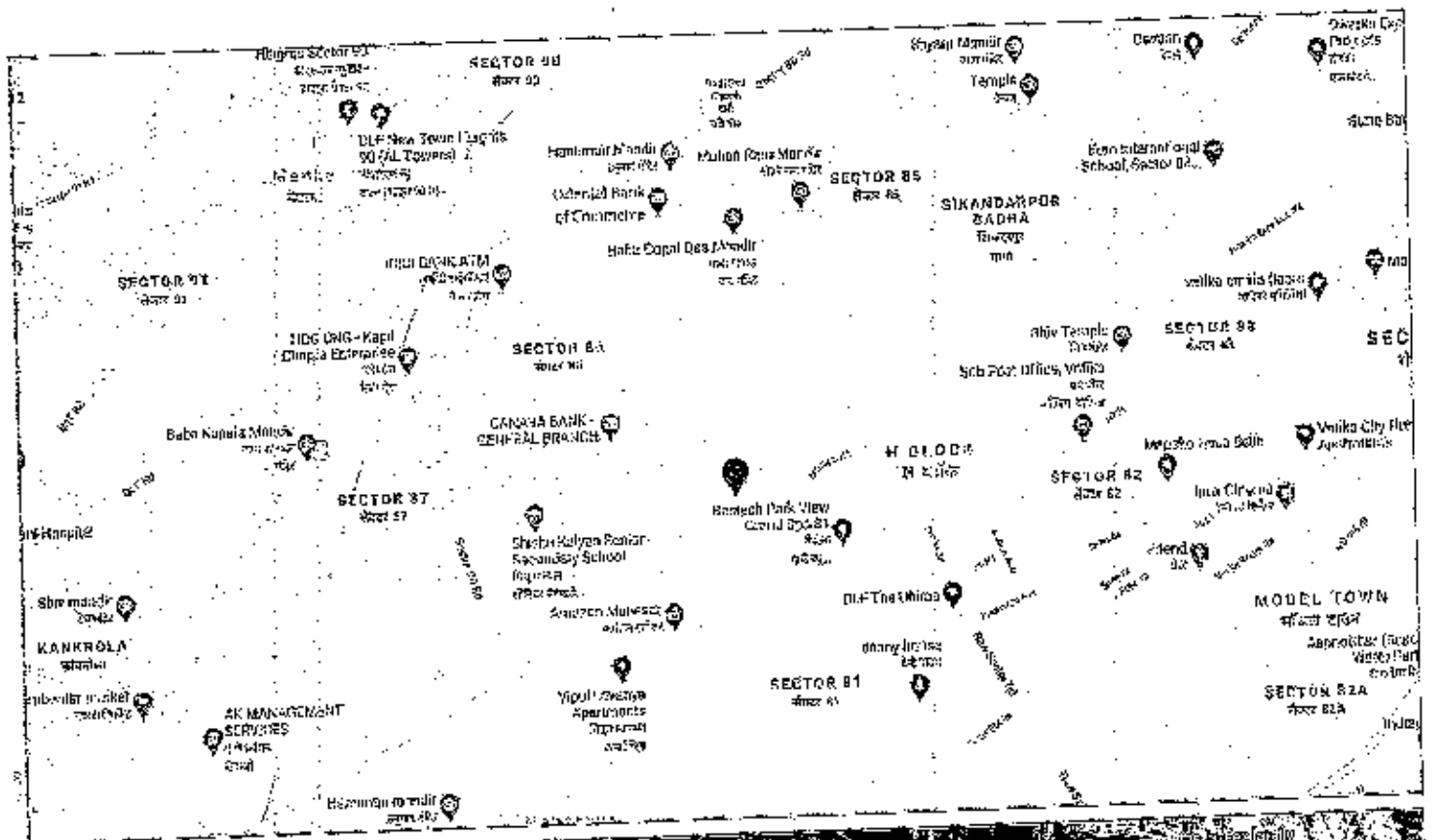
[Contact Agent](#)
[Get Phone No.](#)
[Save](#)
[Share Feedback](#)

Agent: **Synergy Real Estate**
 1000+ Buyers Served

Source: www.magicbricks.com

FILE NO.: RKA/FY20-21/312

ENCLOSURE: 3- GOOGLE MAP LOCATION



VALUATION REPORT

ENCLOSURE: 4- CIRCLE RATES

COLLECTOR RATES OF TENDILMARAN DISTRICT MUNICIPALITY FOR THE YEAR 2019-20

DATE 10/2/2020

Residence	1/17 to 8, 12 to 19, 22 to 28/2									
	1/19 to 3/2									
	8/13, 20 to 21/2									
	4/16 to 2/2									
	5/12 to 29, 2 to 5, 12 to 19/2, 22 to 2/2									
	6/13, 17 to 20, 2, 5, 12, 19 to 20, 22 to 2/2									
	6/14 to 2/2, 2/2 to 5, 12 to 19/2, 15/1 to 18, 22 to 2/2									
	7/12 to 2/2									
	8/1, 19 to 18, 17 to 19/2									
	9/18 to 2/2									
	10/11 to 2, 13 to 14/2, 17 to 12/2, 16 to 2/2									
	11/13 to 2/2									
	12/12 to 2/2									
	13/12 to 2/2									
	14/12 to 2/2, 15 to 16, 17 to 18, 19 to 20, 21 to 22, 23 to 24, 25 to 26, 27 to 28, 29 to 30, 31 to 32, 33 to 34, 35 to 36, 37 to 38, 39 to 40, 41 to 42, 43 to 44, 45 to 46, 47 to 48, 49 to 50, 51 to 52, 53 to 54, 55 to 56, 57 to 58, 59 to 60, 61 to 62, 63 to 64, 65 to 66, 67 to 68, 69 to 70, 71 to 72, 73 to 74, 75 to 76, 77 to 78, 79 to 80, 81 to 82, 83 to 84, 85 to 86, 87 to 88, 89 to 90, 91 to 92, 93 to 94, 95 to 96, 97 to 98, 99 to 100, 101 to 102, 103 to 104, 105 to 106, 107 to 108, 109 to 110, 111 to 112, 113 to 114, 115 to 116, 117 to 118, 119 to 120, 121 to 122, 123 to 124, 125 to 126, 127 to 128, 129 to 130, 131 to 132, 133 to 134, 135 to 136, 137 to 138, 139 to 140, 141 to 142, 143 to 144, 145 to 146, 147 to 148, 149 to 150, 151 to 152, 153 to 154, 155 to 156, 157 to 158, 159 to 160, 161 to 162, 163 to 164, 165 to 166, 167 to 168, 169 to 170, 171 to 172, 173 to 174, 175 to 176, 177 to 178, 179 to 180, 181 to 182, 183 to 184, 185 to 186, 187 to 188, 189 to 190, 191 to 192, 193 to 194, 195 to 196, 197 to 198, 199 to 200, 201 to 202, 203 to 204, 205 to 206, 207 to 208, 209 to 210, 211 to 212, 213 to 214, 215 to 216, 217 to 218, 219 to 220, 221 to 222, 223 to 224, 225 to 226, 227 to 228, 229 to 230, 231 to 232, 233 to 234, 235 to 236, 237 to 238, 239 to 240, 241 to 242, 243 to 244, 245 to 246, 247 to 248, 249 to 250, 251 to 252, 253 to 254, 255 to 256, 257 to 258, 259 to 260, 261 to 262, 263 to 264, 265 to 266, 267 to 268, 269 to 270, 271 to 272, 273 to 274, 275 to 276, 277 to 278, 279 to 280, 281 to 282, 283 to 284, 285 to 286, 287 to 288, 289 to 290, 291 to 292, 293 to 294, 295 to 296, 297 to 298, 299 to 300, 301 to 302, 303 to 304, 305 to 306, 307 to 308, 309 to 310, 311 to 312, 313 to 314, 315 to 316, 317 to 318, 319 to 320, 321 to 322, 323 to 324, 325 to 326, 327 to 328, 329 to 330, 331 to 332, 333 to 334, 335 to 336, 337 to 338, 339 to 340, 341 to 342, 343 to 344, 345 to 346, 347 to 348, 349 to 350, 351 to 352, 353 to 354, 355 to 356, 357 to 358, 359 to 360, 361 to 362, 363 to 364, 365 to 366, 367 to 368, 369 to 370, 371 to 372, 373 to 374, 375 to 376, 377 to 378, 379 to 380, 381 to 382, 383 to 384, 385 to 386, 387 to 388, 389 to 390, 391 to 392, 393 to 394, 395 to 396, 397 to 398, 399 to 400, 401 to 402, 403 to 404, 405 to 406, 407 to 408, 409 to 410, 411 to 412, 413 to 414, 415 to 416, 417 to 418, 419 to 420, 421 to 422, 423 to 424, 425 to 426, 427 to 428, 429 to 430, 431 to 432, 433 to 434, 435 to 436, 437 to 438, 439 to 440, 441 to 442, 443 to 444, 445 to 446, 447 to 448, 449 to 450, 451 to 452, 453 to 454, 455 to 456, 457 to 458, 459 to 460, 461 to 462, 463 to 464, 465 to 466, 467 to 468, 469 to 470, 471 to 472, 473 to 474, 475 to 476, 477 to 478, 479 to 480, 481 to 482, 483 to 484, 485 to 486, 487 to 488, 489 to 490, 491 to 492, 493 to 494, 495 to 496, 497 to 498, 499 to 500, 501 to 502, 503 to 504, 505 to 506, 507 to 508, 509 to 510, 511 to 512, 513 to 514, 515 to 516, 517 to 518, 519 to 520, 521 to 522, 523 to 524, 525 to 526, 527 to 528, 529 to 530, 531 to 532, 533 to 534, 535 to 536, 537 to 538, 539 to 540, 541 to 542, 543 to 544, 545 to 546, 547 to 548, 549 to 550, 551 to 552, 553 to 554, 555 to 556, 557 to 558, 559 to 560, 561 to 562, 563 to 564, 565 to 566, 567 to 568, 569 to 570, 571 to 572, 573 to 574, 575 to 576, 577 to 578, 579 to 580, 581 to 582, 583 to 584, 585 to 586, 587 to 588, 589 to 590, 591 to 592, 593 to 594, 595 to 596, 597 to 598, 599 to 600, 601 to 602, 603 to 604, 605 to 606, 607 to 608, 609 to 610, 611 to 612, 613 to 614, 615 to 616, 617 to 618, 619 to 620, 621 to 622, 623 to 624, 625 to 626, 627 to 628, 629 to 630, 631 to 632, 633 to 634, 635 to 636, 637 to 638, 639 to 640, 641 to 642, 643 to 644, 645 to 646, 647 to 648, 649 to 650, 651 to 652, 653 to 654, 655 to 656, 657 to 658, 659 to 660, 661 to 662, 663 to 664, 665 to 666, 667 to 668, 669 to 670, 671 to 672, 673 to 674, 675 to 676, 677 to 678, 679 to 680, 681 to 682, 683 to 684, 685 to 686, 687 to 688, 689 to 690, 691 to 692, 693 to 694, 695 to 696, 697 to 698, 699 to 700, 701 to 702, 703 to 704, 705 to 706, 707 to 708, 709 to 710, 711 to 712, 713 to 714, 715 to 716, 717 to 718, 719 to 720, 721 to 722, 723 to 724, 725 to 726, 727 to 728, 729 to 730, 731 to 732, 733 to 734, 735 to 736, 737 to 738, 739 to 740, 741 to 742, 743 to 744, 745 to 746, 747 to 748, 749 to 750, 751 to 752, 753 to 754, 755 to 756, 757 to 758, 759 to 760, 761 to 762, 763 to 764, 765 to 766, 767 to 768, 769 to 770, 771 to 772, 773 to 774, 775 to 776, 777 to 778, 779 to 780, 781 to 782, 783 to 784, 785 to 786, 787 to 788, 789 to 790, 791 to 792, 793 to 794, 795 to 796, 797 to 798, 799 to 800, 801 to 802, 803 to 804, 805 to 806, 807 to 808, 809 to 810, 811 to 812, 813 to 814, 815 to 816, 817 to 818, 819 to 820, 821 to 822, 823 to 824, 825 to 826, 827 to 828, 829 to 830, 831 to 832, 833 to 834, 835 to 836, 837 to 838, 839 to 840, 841 to 842, 843 to 844, 845 to 846, 847 to 848, 849 to 850, 851 to 852, 853 to 854, 855 to 856, 857 to 858, 859 to 860, 861 to 862, 863 to 864, 865 to 866, 867 to 868, 869 to 870, 871 to 872, 873 to 874, 875 to 876, 877 to 878, 879 to 880, 881 to 882, 883 to 884, 885 to 886, 887 to 888, 889 to 890, 891 to 892, 893 to 894, 895 to 896, 897 to 898, 899 to 900, 901 to 902, 903 to 904, 905 to 906, 907 to 908, 909 to 910, 911 to 912, 913 to 914, 915 to 916, 917 to 918, 919 to 920, 921 to 922, 923 to 924, 925 to 926, 927 to 928, 929 to 930, 931 to 932, 933 to 934, 935 to 936, 937 to 938, 939 to 940, 941 to 942, 943 to 944, 945 to 946, 947 to 948, 949 to 950, 951 to 952, 953 to 954, 955 to 956, 957 to 958, 959 to 960, 961 to 962, 963 to 964, 965 to 966, 967 to 968, 969 to 970, 971 to 972, 973 to 974, 975 to 976, 977 to 978, 979 to 980, 981 to 982, 983 to 984, 985 to 986, 987 to 988, 989 to 990, 991 to 992, 993 to 994, 995 to 996, 997 to 998, 999 to 1000									
INSIDE R-ZONE, Commercial, Institutional & Industries Area	1000000	10000	24500	20400000	NA	2400000	10000	24500	5000000	NA
Public Utilities, Open Space, Agriculture Zone (As per Master Plan 2031)	1000000	10000	24500	20400000	NA	2400000	10000	24500	5000000	NA

9

- Notes:
- Any land for which change of use (C.O.U.) has been obtained in from District Collector; the following rates will be applicable:
 - Residential: 1.5 times the rates of Agricultural collector rates.
 - Commercial: 2.5 times the rates of Agricultural collector rates.
 - Warehouse: 2.5 times the rates of Agricultural collector rates.
 - Industrial: 2.5 times the rates of Agricultural collector rates.
 - Value of the land for the purpose of the rates will be 25% more than the rates of the Agricultural land.
 - Value of the land for the purpose of the rates will be 25% more than the rates of the Agricultural land.
 - Land less than 100 sq. m. will be treated as residential for stamp duty.

Joint Surveyor
M. S. S.

Sub Registrar
M. S. S.

Sub Registrar
M. S. S.

Sub Registrar
M. S. S.

Deputy Commissioner
M. S. S.



VALUATION REPORT

COLLECTOR RATE OF TENSEL MANIKAR DISTRICT CUMMISAM FOR THE YEAR 2019-20, WARD NO. 10/2/2020

COLLECTOR RATE OF TENSEL MANIKAR DISTRICT CUMMISAM FOR THE YEAR 2019-20, WARD NO. 10/2/2020

Sr. No.	Category/Description	Rate for the Year 2019-20 (Rs. Per Sq. Feet)	Rate for the Year 2019-20 (Rs. Per Sq. Feet)	Rate for the Year 2019-20 (Rs. Per Sq. Feet)
1	Covered Area in Liveable Category & House	1300	1300	1300
2	Covered Area in House or Minor (Tall)	200	200	200
3	Covered Area in Industrial Area/Plant	800	800	800
4	Covered Area of Warehouse	200	200	200

Sr. No.	Category/Description	Rate for the Year 2019-20 (Rs. Per Sq. Feet)	Rate for the Year 2019-20 (Rs. Per Sq. Feet)	Rate for the Year 2019-20 (Rs. Per Sq. Feet)
1	Group Housing 20 operators Section 1, PTC Main Road	2600	2600	2600
2	Private Developer / Builders Section 22, 78, 80, 81A, 82A, 83, 84(1), 84(2)	3700	3700	3700
3	Private Developer / Builders Section 78, 79, 80, 81A, 82A, 83, 84(1), 84(2)	3600	3600	3600
4	Private Developer / Builders Section 80A			5000
5	Private Developer / Builders Section 80			5000
6	Independent Floors in Section 1, PTC Main Road	3600	3600	3600
7	Private Developer / Builders Section 72, 73, 80, 81A, 82A, 83, 84(1), 84(2)	4500	4500	4500
8	Private Developer / Builders Section 72, 73, 80, 81A, 82A, 83, 84(1), 84(2)	4500	4500	4500

Joint Sub Registrar
Manikar

Sub Registrar
Manikar

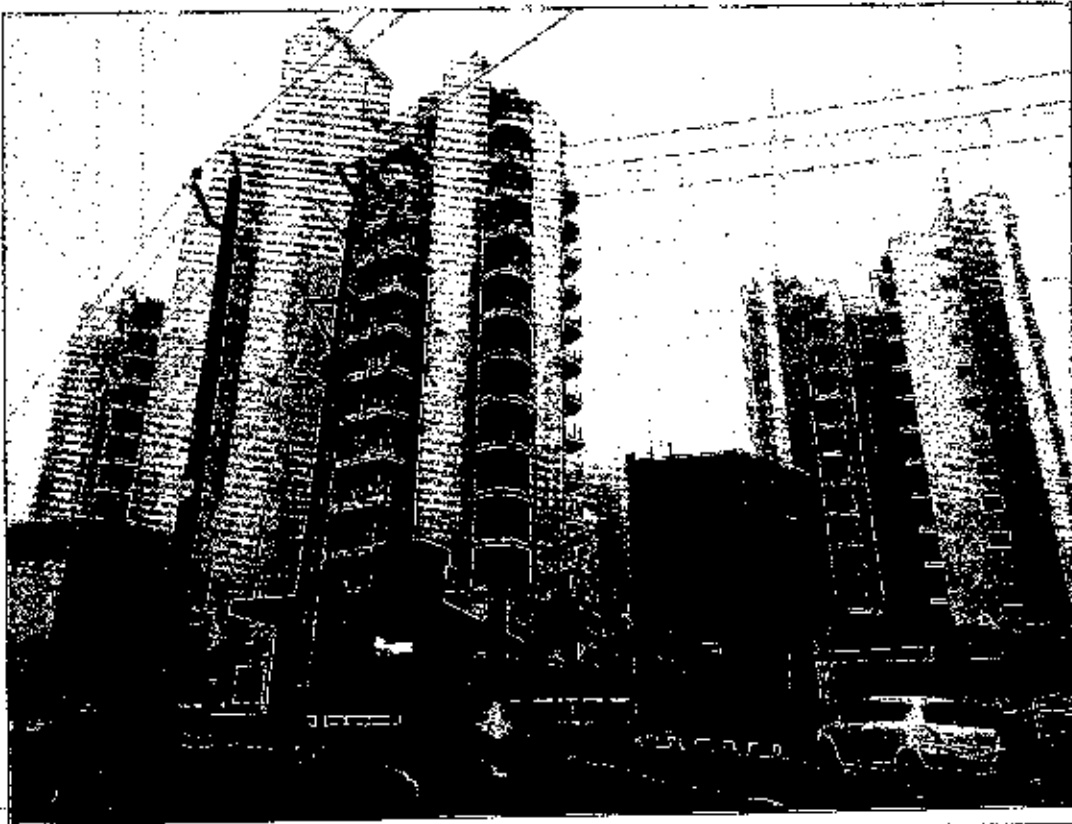
SDO (C), Manikar

Collector

Deputy Commissioner Cum
Registrar Manikar



ENCLOSURE: 5- PHOTOGRAPHS



VALUATION REPORT

