

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

File No.: VIS (2021-22)-PL850-748-950

Dated:12.01.2022

# PROJECT TIE UP REPORT

OF

## GROUP HOUSING SOCIETY

## MICROTEK GREENBURG

SITUATED AT

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

DEVELOPED BY

M/S. DEEPANSHU PROJECTS PVT LTD

- Corporate Valuers
  - Business/ Enterprise/ Equity Valuations
  - Lender's Independent Engineers (LIE)
  - Techno Economic Viability Consultants (TEV)
- REPORT PREPARED FOR  
STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

- Agency for Specialized Account Monitoring (ASM)
  - Project Techno-Financial Advisors
- NOTE: 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.*

- Chartered Engineers
- 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.*

- Industry/ Trade Rehabilitation Consultants
- NPA Management

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**PART A**

**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
a.	Report prepared for	Bank			
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram			
c.	Name of Developer	M/s. Deepanshu Projects Pvt. Ltd.			
d.	Name of Owner	M/s. Deepanshu Projects Pvt. Ltd.			
e.	Address & Phone Number of the developer	H-41, Udyog Vihar, Main Rohtak road, New Delhi			
f.	Type of the Property	Group Housing society			
g.	Type of Loan	NA			
h.	Type of Valuation	Group Housing Society Value			
i.	Report Type	Plain Asset Valuation			
j.	Date of Inspection of the Property	11 January 2022			
k.	Date of Valuation Report	12 January 2022			
l.	Surveyed in presence of	Mr. Naveen Sharma	Mob.: +91-9891216120		
m.	Purpose of the Valuation	Project Tie-Up Report			
n.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative			
o.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. 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	Documents Requested	Documents Provided	Document Reference No.	
		Total 05documents requested.	Total 03 documents provided.	03	
		Approved Site Plan	Old Valuation Report	Ref No: RKA/FY20-21/312	
		Project NOC's issued from the concern authority	Occupation Certificate	Dated: 27/07/2017	



		Property Title document	Approve Map	Dated: 07/05/2015
		Copy of TIR	None	None
		Site Plan Approval Letter	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 Owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		

## 2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

a.



This project tie-up report is prepared for group housing project "Microtek Greenburg" being developed at the aforesaid address having total site area admeasuring 14.643 Acres/ 59,258.025 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. The 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 by M/s. Deepanshu Projects Pvt. Ltd. as per the occupation certificate obtained from the DTCP. 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 has 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 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:

Type of Flats	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+SQ+Study room	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	Project Statutory Approvals
d.	Part E	Valuation Assessment of the Property
e.	Enclosure 1	Valuers Remark - Page No. 26
f.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 28
g.	Enclosure 3	Google Map – Page No. 30
h.	Enclosure 4	Copy of Circle Rate – Page no. 31
i.	Enclosure 5	Photographs – Page No. 32
j.	Enclosure 6	Survey Summary Sheet – Pages xx
k.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages xx



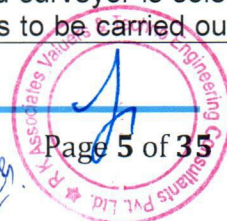
**PART B**

**SBI FORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Developer	M/s. Deepanshu Projects Pvt Ltd

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>INTRODUCTION</b>	
a.	Name of Property Owner	M/s. Deepanshu Projects Pvt Ltd
	Address & Phone Number of the Owner	H-41, Udyog Vihar, Main Rohtak road, New Delhi
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	11 January 2022
d.	Date of Valuation Report	12 January 2022
e.	Name of the Developer of the Property	M/s. Deepanshu Projects Pvt Ltd
	Type of Developer	Private developer promoted

<b>2.</b>	<b>PHYSICAL CHARACTERISTICS OF THE PROPERTY</b>	
a.	<b>Location attribute of the property</b>	
i.	Nearby Landmark	Near Bestech Park View
ii.	Postal Address of the Property	Sector-86, Village Nakhnoul, Gurugram Manesar Urban Complex, Gurugram, Haryana
iii.	Area of the Plot/ Land	14.643 Acres / 59,258.025 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.
	2. Front Road Name & width	Manesar Road 24 mtr.
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	Approx. 2.5 Km from main Delhi-Jaipur road
viii.	Description of adjoining property	All residential houses nearby
ix.	Plot No./ Survey No.	Please refer to the Title Deed
x.	Zone/ Ward	Residential
xi.	Sub registrar	Manesar
xii.	District	Gurugram
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our





		<p>end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the promoter's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
	2. Is property clearly demarcatedby 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)	Please refer to the attached sheet below.		
		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.		

<b>c.</b>	<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</b>	<b>Actual found at Site</b>
	East	NA	Open Land
	West	NA	Village Navada
	North	NA	Open Land
	South	NA	Entry



3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
	ii. Current activity done in the property	Used as 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	Obtained	Obtained
d.	Comment on unauthorized construction if any	Not Applicable since the project has obtained Occupancy Certificate.	
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	Municipal Corporation of Gurugram	
g.	Developmental controls/ Authority	DTCP, 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	NA	
k.	Comment on Compounding/ Regularization proceedings	NA	
l.	Any other aspect	NA	
	i. Any information on encroachment	No information available on encroachment	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	



4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Occupancy Certificate	None	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 information in public domain		
f.	Notification of road widening if any and area under acquisition	No, as per information in public domain		
g.	Heritage restrictions, if any	No, as per information in public domain		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available with us. Bank to obtain details from the developers.		
j.	Comment on whether the owners of the property have issued any guarantee( <i>personal or corporate</i> ) as the case may be	No information available with us. Bank to obtain details from the developer		
k.	<b>Building plan sanction:</b>			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	DTCP, 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	No information available		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not known		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not Known to us		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR is not made available to us.		
q.	Any other aspect	This is just a Valuation Report of the property identified to us by the owner/ owner representative based on the copy of the documents provided to us.  Legal aspects or Title verification of the property are not done at our end.		



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

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	Owner/Developer to provide this information
e.	Monthly maintenance charges payable	Owner/Developer to provide this information
f.	Security charges, etc.	Owner/Developer to provide this information
g.	Any other aspect	Owner/Developer to provide this information
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>	
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 owner		
		Auxiliary	Yes, DG Sets installed		
	iv. HVAC system		No		
	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	Yes

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes since the Project has obtained occupancy certificate			
	ii. Sewerage/ sanitation system			Underground			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes			
	ii. Electricity			Yes since the project has obtained Occupancy Certificate			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Public transport, Market, Hospital etc. available nearby			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport (IGI Airport, New Delhi)
	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	Construction of many other group housing societies are in progress.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good	
		External -Good	
	iii. Roof	Floors/ Towers	Type of Roof
		Constructed as G+5 to G+21 Floors / 14 Towers	RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Laminated Wooden, Anti-Skid Vitrified Tiles, Italian	
	vi. Doors/ Windows	Both sides veneer finish flush door with hardwood frame, powder coated aluminum / UPVC	
	vii. Interior Finishing	Neatly plastered and putty coated walls	
	viii. Exterior Finishing	Neatly plastered & putty coated walls	
	ix. Interior decoration/ Special architectural or decorative feature	NA	
x. Class of electrical fittings	Internal: Normal quality fittings		
xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings used		
d.	Maintenance issues	Newly built structure so currently no maintenance issues	
e.	Age of building/ Year of construction	Approx. 5 years / 2017	
f.	Total life of the structure/ Remaining life expected	Approx. 55-60 Years	
g.	Extent of deterioration in the structure	Newly constructed buildings	





h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Individual AC as per buyers requirement	
l.	Provision of firefighting	Yes	
m.	Status of Building Plans/ Maps	Approved. The project has also obtained Occupancy Certificate.	
	i. Is Building as per approved Map	Yes appears to be as per visual observation	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	NA	

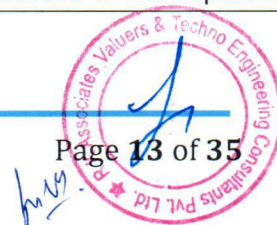
<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information provided by the company.	
b.	Provision of rainwater harvesting	Yes	
c.	Use of solar heating and lighting systems, etc.	No information provided by the company.	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes. Minor construction and vehicular pollution can be seen at site.	

<b>12.</b>	<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 structure	





13.	PROJECT DETAILS:	
a.	Name of the developer	M/s. Deepanshu Projects Pvt Ltd
b.	Name of the Architect	M/s. 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.
e.	Progress of the Project	Project is completed and ready to move.
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input checked="" 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

14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Sub-Point 'n' of Point 1 of Part E: 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 E: 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 E: 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 E: Valuation Assessment Factors</b> of the report.
	<b>i. Guideline Value/Circle Rate</b>	<b>Rs.140,57,28,000/-</b>
	<b>1. Land</b>	<b>Rs.140,57,28,000/-</b>
	<b>2. Building</b>	-
	<b>ii. Prospective Fair Market Value</b>	<b>Rs.468,32,00,000/-</b>
	<b>iii. Expected Realizable Value</b>	<b>Rs.398,07,20,000/-</b>
	<b>iv. Distress Value</b>	<b>Rs.351,24,00,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	NA
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Point 'o' of Part E: Valuation Assessment Factors</b> of the report and the





		screenshots of the references are annexed in the report for reference.	
15.	<b>Declaration</b> (Also see Enclosure: 1 Valuer's Remarks)	<div><div>i. The information provided is true and correct to the best of my knowledge and belief.</div><div>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 &amp; Limiting conditions described in Part E: Valuation assessment section of the Report.</div><div>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.</div><div>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</div><div>v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 11 January 2022 in the presence of the developer's representative.</div><div>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</div><div>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</div><div>viii. We have submitted Valuation report directly to the Bank.</div><div>ix. This valuation work is carried out by our Engineering team on the request from<b>STATE BANK OF INDIA, HLST BRANCH, GURUGRAM</b></div></div>	
16.	<b>VALUATION COMPANY DETAILS:</b>		
a.	<b>Name &amp; Address of Valuer company</b>	<b>Wealth Tax Registration No.</b>	<b>Signature of the authorized person</b>
b.	<b>M/s R.K. Associates Valuers &amp; Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.</b>	2303/ 1988	
c.	<b>Total Number of Pages in the Report with enclosures</b>		
d.	<b>Engineering Team worked on the report</b>	<div><div><b>SURVEYED BY:</b> AE Harshit Mayank</div><div><b>PREPARED BY:</b> Er. Ritesh Singh</div><div><b>REVIEWED BY:</b> HOD Valuations</div></div> <div></div>	



17. 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	Not Available
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, 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)	<ul style="list-style-type: none"> <li>i. <b>Part C: Area Description of the Property</b></li> <li>ii. <b>Part D: Project Statutory Approvals</b></li> <li>iii. <b>Part E: Valuation Assessment of the Property</b></li> <li>iv. Assumption, Remarks &amp; Limiting conditions</li> <li>v. Valuer's Remark - Page No.26</li> <li>vi. Google Map – Page No. 30</li> <li>vii. Copy of Circle Rate- Pages 31</li> <li>viii. Photographs – Pages 32</li> <li>ix. Survey Summary Sheet – Pages xx</li> <li>x. Copy of relevant papers from the property documents referred in the Valuation – Pages xx</li> </ul>



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Total Site Area			59,258.025 m <sup>2</sup> / 14.643 acres	
2.	Ground Coverage Area	Permissible (35%)		20,740.309 m <sup>2</sup>	
		Proposed (17.656%)		10,462.346 m <sup>2</sup>	
3.	Covered Area	UNDER FAR		Proposed	Current Status
		Residential		1,00,141.85 m <sup>2</sup> <b>(10,77,917.9 ft<sup>2</sup>)</b>	Project has obtained Occupancy certificate for Total FAR area admeasuring 1,03,624.56 m <sup>2</sup> .
		EWS		3,254.410 m <sup>2</sup> <b>(35,030.18ft<sup>2</sup>)</b>	
		Convenient Shopping		295.664 m <sup>2</sup> <b>(3,182.501 ft<sup>2</sup>)</b>	
		TOTAL	Proposed FAR area	1,03,691.92 m <sup>2</sup> <b>(11,16,129.45 ft<sup>2</sup>)</b>	
			Permissible FAR	1,03,701.543 m <sup>2</sup> <b>(1,11,62,33.8 ft<sup>2</sup>)</b>	
		UNDER NON FAR			
		Basement Area		47,352.049 m <sup>2</sup> <b>(5,09,693.21 ft<sup>2</sup>)</b>	Project has obtained Occupancy certificate for Total Non FAR area ad-measuring 47,352.049 m <sup>2</sup> .
		Stilt Area		5,180.147 m <sup>2</sup> <b>(55,758.64 ft<sup>2</sup>)</b>	
		School		1258.024 m <sup>2</sup> <b>(13,541.26 ft<sup>2</sup>)</b>	
		Total	Proposed Non FAR Area	53,790.22 m <sup>2</sup> <b>(5,78,993.1 ft<sup>2</sup>)</b>	
4.	Open/ Green Area	Minimum Required		8,888.704 m <sup>2</sup> <b>(95,677 ft<sup>2</sup>)</b>	
		Proposed		11,537.537 m <sup>2</sup> <b>(1,24,189.01 ft<sup>2</sup>)</b>	
5.	Density	Maximum Permissible		300 PPA	
		Proposed		286.14 PPA	
6.	Proposed Plinth/ Built-up Area (BUA) (As per IS 3861-1966) (FAR+NON FAR)			1,57,482.14 m <sup>2</sup> <b>(16,95,123.60 ft<sup>2</sup>)</b>	
7.	BUA for which OC is obtained			1,50,976.61 m <sup>2</sup> <b>(16,25,098.70 ft<sup>2</sup>)</b>	
8.	Total No. of Dwelling Units (DU's)			Main Units: 738 DU	
				EWS: 132 DU	
9.	Carpet Area			NA	
10.	Net Floor Area			NA	
11.	Super Area			03 BHK = 1480 Sq ft 03 BHK + SQ = 1895 Sq ft 03 BHK + Study + SQ = 2285 Sq ft 04 BHK + SQ = 3060 Sq ft	
12.	Shed Area			NA	
13.	Salable Area			NA	





Total Blocks/ Floors/ Flats				
1.	Approved as per Sanction Plan and Phase Bifurcation		Actually provided (As per site Survey & Occupation certificate)	
	<b>Tower-T1</b> Tower T1A: G+13 = 26 DU Tower T1B: G+13 = 26 DU  <b>Tower-T2</b> Tower-T2A: G+13 = 55 DU Tower-T2B: G+13 = 55 DU Tower-T2C: G+13 = 55 DU Tower-T2D: G+13 = 55 DU  <b>Tower-T3</b> Tower-T3A: G+21 = 87 DU Tower-T3B: G+21 = 87 DU  <b>Tower-T4</b> Tower-T4A: G+13 = 52 DU Tower-T4B: G+13 = 52 DU  <b>Tower-T5</b> Tower-T5A: G+21 = 84 DU Tower-T5B: G+21 = 84 DU  <b>Tower-T6</b> Tower-T6A: S+6 = 12 DU Tower-T6B: S+6 = 12 DU		Tower-T1 (A & B): G+13 = 52 DU  Tower-T2 (A,B,C&D): G+13 = 220 DU  Tower-T3 (A & B): G+21 = 174 DU  Tower-T4 (A & B): G+13 = 104 DU  Tower-T5 (A & B): G+21 = 168 DU  Tower-T3 (A & B): G+5 = 20 DU	
			Occupation Certificate Is obtained in the project for 738 Main Dwelling Units and 132 EWS Dwelling Units.	
2.	<b>Total no. of Flats/ Units</b>	<b>Main Units</b>	738 DU	
		<b>EWS</b>	132 DU	
	Parking		Required	1113 ECS
			1 <sup>st</sup> Basement	667 ECS
			2 <sup>nd</sup> Basement	333 ECS
			Stilt	53 ECS
			Open	309 ECS
			Total	1362 ECS
3.	Types of Flats (as per Company Website and Project Brochure)		Type 1	03 BHK = 1480 Sq ft
			Type 2	03 BHK + SQ = 1895 Sq ft
			Type 3	03 BHK + Study + SQ = 2285 Sq ft
			Type 4	04 BHK + SQ = 3060 Sq ft





**PART D**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Revised building plans from DTCP	Dated 07/05/2015	Approved
2.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2016/995 Dated: 20/09/2011	Approved as per OC
3.	NOC from Fire Service Department	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
4.	RERA Registration Certificate	-----	Not provided
5.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2011/335/2803 Dated: 20/09/2011	Approved
6.	Occupational Certificate (Obtained from DTCP Haryana)	Memo No.ZP-705/SD(BS)/2012/3484 Dated: 27/07/2017	Approved
7.	Form LC-V-Formal Grant of License for setting up group housing from DTCP Haryana	License No.104 of 2010 Dated:03/02/2010	Approved
8.	BR-III-Approval of Building Plan from DTCP Haryana	Memo No.ZP-705/JD(BS)/2012/3484	Approved
9.	Water Supply NOC	-----	Not Provided

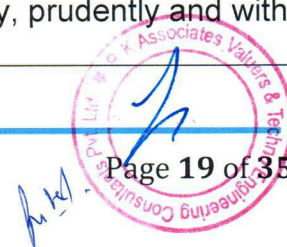
**OBSERVATIONS:** Project meets preliminary necessary compliance statutory approvals as per the occupation certificate obtained from DTCP Haryana.



**PART E**

**VALUATION ASSESSMENT OF THE PROPERTY**

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Residential Group Housing Society			
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified by the owner or through his representative			
c.	Property Use factor	Current Use		Highest &Best Use	
		Residential Group Housing society		Residential Group Housing Society Colony	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Ordinary location within the locality	Not Applicable
			Property within developing Residential zone	NA	
				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	<b>Govt. Guideline Value:</b> Collector rate of Tehsil Manesar District Gurugram 2021-22 <b>Market Value:</b> 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' <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>	<table><tr><td rowspan="7">i.</td><td>Name:</td><td>----</td></tr><tr><td>Contact No.:</td><td>----</td></tr><tr><td>Nature of reference:</td><td>----</td></tr><tr><td>Size of the Property:</td><td>----</td></tr><tr><td>Location:</td><td>----</td></tr><tr><td>Rates/ Price informed:</td><td>----</td></tr><tr><td>Any other details/ Discussion held:</td><td>----</td></tr><tr><td rowspan="7">ii.</td><td>Name:</td><td>----</td></tr><tr><td>Contact No.:</td><td>----</td></tr><tr><td>Nature of reference:</td><td>----</td></tr><tr><td>Size of the Property:</td><td>----</td></tr><tr><td>Location:</td><td>----</td></tr><tr><td>Rates/ Price informed:</td><td>----</td></tr><tr><td>Any other details/ Discussion held:</td><td>----</td></tr></table>	i.	Name:	----	Contact No.:	----	Nature of reference:	----	Size of the Property:	----	Location:	----	Rates/ Price informed:	----	Any other details/ Discussion held:	----	ii.	Name:	----	Contact No.:	----	Nature of reference:	----	Size of the Property:	----	Location:	----	Rates/ Price informed:	----	Any other details/ Discussion held:	----
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	Location:	----																														
	Rates/ Price informed:	----																														
	Any other details/ Discussion held:	----																														
p.	Adopted Rates Justification	<i>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.</i>																														



1.	<b>VALUATION OF LAND</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Prevailing Market Rate range	4 X Rs.2,40,00,000/- per acre	Rs.1,400/- to Rs.1,800/- per ft <sup>2</sup>
b.	Rate adopted considering all characteristics of the property	Rs.9,60,00,000/- per acre	Rs.1,600/- per ft <sup>2</sup>
c.	Total Development Land Area considered <i>(documents Vs site survey whichever is less)</i>	59,258.025 m <sup>2</sup> / 14.643 acres	59,258.025 m <sup>2</sup> / 14.643 acres
d.	Total permissible FAR	1,03,701.543 m <sup>2</sup> / 11,16,233.8 ft <sup>2</sup>	1,03,701.543 m <sup>2</sup> / 11,16,233.8 ft <sup>2</sup>
e.	<b>Total Value of land (A)</b>	Rs.9,60,00,000/- per acre X 14.643 acres	1116233.8 ft <sup>2</sup> X Rs.1,600/- per ft <sup>2</sup>
		<b>Rs.140,57,28,000/-</b>	<b>Rs.178,59,74,080/-</b>

(\*) Floor space Index (FSI) Rate

2.	<b>VALUATION OF BUILDING CONSTRUCTION</b>		
	<b>Particulars</b>		<b>Expected Building Construction Value</b>
			<b>FAR of OC achieved</b> <b>NON FAR of OC achieved</b>
	Structure Construction Value	Rate range	Rs.1,300/- per ft <sup>2</sup> to 1,800/- per ft <sup>2</sup>
		Rate adopted	Rs.1,600/- per ft <sup>2</sup>
		Covered Area	1,03,624.56 m <sup>2</sup> <b>(11,15,405.48 ft<sup>2</sup>)</b>
		Valuation Calculation	Rs.1,600/- per ft <sup>2</sup> X <b>11,15,405.48 ft<sup>2</sup></b>
		<b>Total Value</b>	<b>Rs.178,46,48,768/-</b>
a.	Depreciation percentage <i>(assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>
b.	Age Factor		2-5 years old construction
c.	Structure Type/ Condition		RCC framed structure
d.	<b>Construction Depreciated Replacement Value (B)</b>		<b>Rs.244,72,49,941/-</b>

3.	<b>VALUATION OF ADDITIONAL BUILDING &amp; SITE AESTHETIC WORKS</b>		
	<b>Particulars</b>	<b>Specifications</b>	<b>Depreciated Replacement Value</b>
a.	Add extra for Architectural aesthetic developments, improvements <i>(add lump sum cost)</i>	----	---
b.	Add extra for fittings & fixtures <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	----	Rs.15,00,00,000/-
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	----	Rs.15,00,00,000/-
d.	Add extra for internal & external development <i>(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)</i>	----	Rs.15,00,00,000/-
e.	<b>Depreciated Replacement Value (C)</b>	<b>NA</b>	<b>Rs.45,00,00,000/-</b>





<b>4. MARKET/ SALABLE VALUE OF THE FLATS</b>		
a.	Total No. of Dwelling Units	738 DU
b.	Total No. of EWS Units	132 DU
c.	Launch Price = (approx.) (excluding PLC + Car Parking + EDC + IDC + Club & other charges)	NA
	Current Market Rate (Excluding PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.7,000/- to Rs.8,000/- per ft <sup>2</sup> on Super Area.
e.	Remark	The market value of the flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing done by the builder. This is an ultra-modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, it is found that present market rates for these flats may vary in between Rs.7,000/- to Rs.8,000/- per ft <sup>2</sup> on Super Area.

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



5.	<b>CONSOLIDATED VALUE</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Prospective Fair Market Value</b>
a.	Land (A)	Rs.140,57,28,000/-	Rs.178,59,74,080/-
b.	Structure Construction Value(B)	NA	Rs.244,72,49,941/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.45,00,00,000/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.140,57,28,000/-</b>	<b>Rs.468,32,24,021/-</b>
e.	Additional Premium if any	-----	-----
	Details/ Justification	-----	-----
f.	Deductions charged if any	-----	-----
	Details/ Justification	-----	-----
g.	<b>Total Prospective Fair Market Value<sup>#</sup></b>	<b>Rs.140,57,28,000/-</b>	<b>Rs.468,32,24,021/-</b>
h.	<b>Rounded Off</b>	----	<b>Rs.468,32,00,000/-</b>
i.	<b>Expected Realizable Value</b>	----	<b>Rs.398,07,20,000/-</b>
j.	<b>Distress Value*</b>	----	<b>Rs.351,24,00,000/-</b>
k.	Valuation of structure for Insurance purpose	NA	NA

4.	<b>Concluding comments if any</b>	<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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**(Rupees Four Hundred Sixty Eight Crore and Thirty Two Lakh Only)**



**5. ASSUMPTIONS | REMARKS | LIMITING CONDITIONS**

- |    |   |
|----|---|
| a. | Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.   |
| b. | Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise.  |
| c. | Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.  |
| d. | This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.   |
| e. | Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.   |
| f. | This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.   |
| g. | Getting cizra map or coordination with revenue officers for site identification is not done at our end.   |
| h. | All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.   |
| i. | Legal aspects for eg. ownership rights, lien, charge, mortgage, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report. In case Valuation is obtained before taking legal scrutiny or opinion then it is expected from the Bank to inform back the Valuer timely about such change of rights on the property as soon as it comes into the notice of the Bank/ 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.  |
| 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 ornot 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 anddue 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. |
| m. | If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the  |



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

### **R.K ASSOCIATES IMPORTANT NOTES:**

- 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.
- 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</b> <sup>#</sup> 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</b> <sup>^</sup> 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</b> <sup>*</sup> is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it.
6.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
9.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
10.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
11.	This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction.
12.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
13.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
14.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.





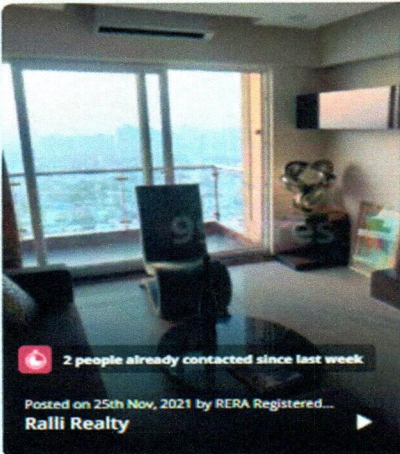
15.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.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



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

Price List	
Basic Sale Price (On PLP)	Rs.7150/- Per Sq. Ft
Basic Sale Price (On Subvention Scheme)	Rs. 7350/- Per Sq.Ft.
Charges for right to use one Car Space	Rs.4,00,000/-
Preferential Location Charges	As applicable
EDC and IDC	Rs.360/- Per Sq.Ft.
Interest Free Maintenance Security (IFMS)	Rs. 75/- Per Sq.Ft.
Club Charges	Rs.1,25,000/-

Source: Price List - Microtek Greenburg PLP Plan



3 BHK Apartment in Sector-86 Gurgaon  
**Microtek Greenburg**

6 Places nearby 1 Connectivity 1 Education 2 Office Complexs

**₹ 1.08 Cr** 1,480sq.ft. 3 BHK

✓ Fresh Construction ✓ Gated Society ✓ Club/ Community Center ✓ Fi...


A 2+1 bhk flat in sector-86 gurgaon, gurgaon is available for sale.... more

READY TO MOVE RESALE

View Phone Number Contact Dealer

2 people already contacted since last week

Posted on 25th Nov, 2021 by RERA Registered...  
**Ralli Realty**



2 BHK Apartment in Sector-86 Gurgaon  
**Microtek Greenburg**

15 Places nearby 1 Shopping 6 Educations 1 ATM

**₹ 1 Cr** 1,480 sq.ft. 2 BHK

A 2 bhk flat in sector-86 gurgaon, gurgaon is available for sale. It ha... more

READY TO MOVE RESALE

View Phone Number Contact Dealer

Posted on 21st Dec, 2021 by Dealer  
**Property Wheels**





**3 BHK Apartment in Sector-86 Gurgaon**  
**Microtek Greenburg**

15 Places nearby 1 Shopping 6 Educations 1 ATM

**₹ 1.01 Cr** **1,480 sq.ft.** **3 BHK**

East Facing St Xavier School Within 250m Apollo Miracles Within 1...

A 3 bnh apartment in sector-86 gurgaon, gurgaon is available for ... more

2 people viewed this property yesterday

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**Elbrus Infratech Pvt. Ltd.**

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**3 BHK Apartment in Sector-86 Gurgaon**  
**Microtek Greenburg**

6 Places nearby 1 Connectivity 1 Education 2 Office Complexs

**₹ 1.4 Cr** **1,895 sq.ft.** **3 BHK**

This one of the best location flat in microtech greenburg, sector 86, ... more

Posted on 19th Nov, 2021 by RERA Registered Dealer  
**Veena Estates**

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**3 BHK Apartment in Sector-86 Gurgaon**  
**Microtek Greenburg**

15 Places nearby 1 Shopping 6 Educations 1 ATM

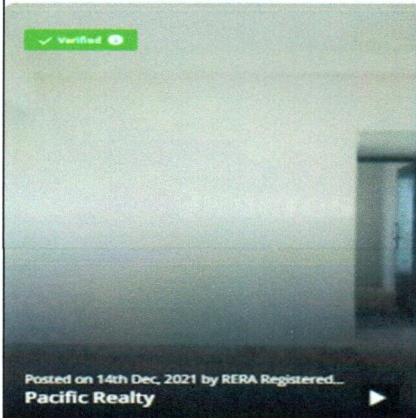
**₹ 1.17 Cr** **1,480 sq.ft.** **3 BHK**

A 3 bnh flat is available for sale in gurgaon sector-86 gurgaon. This ... more

Photo not available  
[Request Photos](#)

Posted on 04th Jan, 2022 by RERA Registered Dealer  
**PMC Global**

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**2 BHK Apartment in Sector-86 Gurgaon**  
**Microtek Greenburg**

6 Places nearby 1 Connectivity 1 Education 2 Office Complexs

**₹ 1.1 Cr** **1,480 sq.ft.** **2 BHK**

East Facing Private Garden St Xavier Within 250m Fresh Cons...

Microtek greenburg, new gurgaon 2bnk apartment available for ... more

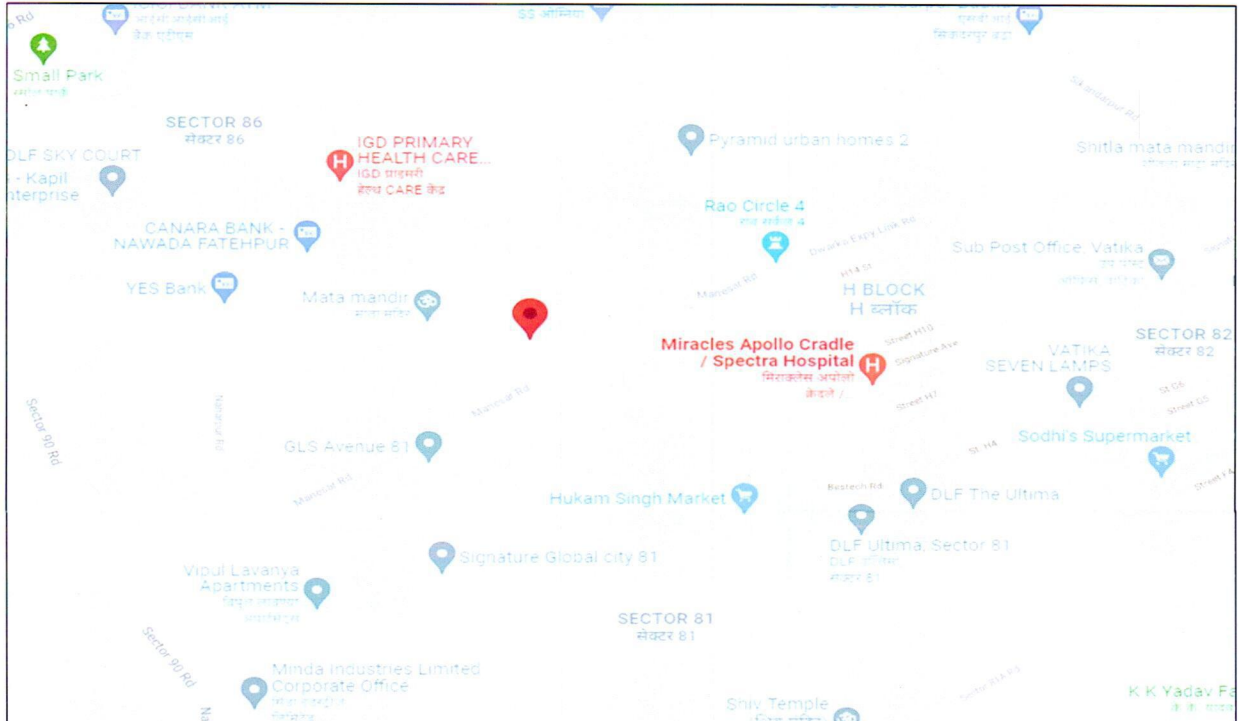
Posted on 14th Dec, 2021 by RERA Registered...  
**Pacific Realty**

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**ENCLOSURE: 3- GOOGLE MAP LOCATION**





**ENCLOSURE: 4 – CIRCLE RATE**

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2021-22 w.e.f.													
26	Nacholia	15/7 to 8, 12 to 19, 22 to 25/2											
		22/19 to 25											
		31/3, 20 to 24/1											
		41/1/1 to 25											
		51/22 to 25, 2 to 9, 12 to 19/2, 22 to 26											
		61/14, 17 to 20, 2, 9, 12, 19 to 20, 24 to 25											
		61/24, 25/2, 27 to 9, 12/1 to 15/2, 15/1 to 18, 23/24, 21 to											
		12/1 to 25											
		81/1, 9 to 13, 17 to 25/1											
		91/18 to 24											
		101/1 to 2, 13 to 14/1, 81/1 to 12/2, 16 to 25											
		111/1 to 25/1											
		121/1 to 25											
		131/1, 5, 6, 15, 16, 24, 25, 2, 3, 4, 23 to 24, 31/4/1 to 31/4/2, 3, 6, 1											
		141/24, 25, 24, 25/2/1, 24, 25/2/2, 6, 15 to 16/2											
		151/1, 5, 6, 15, 16, 24 to 25, 4 to 7, 19 to 18, 23/1, 25/2, 4											
		161/5, 6, 15, 16, 1 to 25/2											
		171/5, 6, 15, 16, 23, 24, 1 to 28											
		181/1 to 15/2, 19/1 to 27											
	INSIDE R-ZONE,	191/1/1 to 25	24000000	10600	24500	30000000	NA	24000000	10600	24500	30000000	NA	NA
	Commercial, Institutional &	201/1/1, to 4, 7 to 14, 17 to 24											
	Industries Area	211/1/1 to 4/2, 7 to 12/2, 11, 18 to 22											
		221/1 to 25											
		231/1 to 25											
		241/5, 6, 15, 16, 25, 1/1 min, 1 to 25											
		251/1/1 to 25/1											
		261/1 to 19, 24 to 25											
		271/3 min, 4 min, 5 min, 5/2 min, 5/3 min											
		281/1/1 to 10, 13 to 16, 1/4 min											
		291/14, 15, 14, 15/1, 16, 17/1, 16, 17/2, 16, 17/3, 16, 17/4											
		291/16, 17, 5, 1/1/1 to 13/3, 15/1, 17/6 to 20/2/2, 23/1/1, to											
		301/1/1 to 20/2/1, 22 to 27											
		311/1 to 15, 17 min 23 min											
		311/1 to 10, 11 min to 12 min											
		311/16/1 to 17 min 23 min 24 to 25/2/2											
		321/11 min 12 min 17 to 24											
		331/1, 1/1 to 3, 8 to 12											
		341/1, 2 to 25, 17/1 to 19/2											
		471/1/1 to 14/2, 17/1/1 to 19											
		481/4 to 6											
	Public Utilities, Open Space		14000000	10600	24500	17500000	NA	14000000	10600	24500	17500000	NA	NA
	Agriculture Zone (As per												
	Master Plan 2011)	Out Side R-Zone & Commercial Area											

Scanned with CamScanner

Joint sub Registrar  
Manesar

Sub Registrar  
Manesar

Sub Registrar  
Gurgaon

Sub Registrar  
Gurgaon



ENCLOSURE: 5- PHOTOGRAPHS













