

File No.: VIS(2021-22)-PL375-335-423

Dated:06.09.2021

PROJECT TIE UP REPORT

OF

GROUP HOUSING SOCIETY

WATERFALL RESIDENCES

SITUATED AT

SECTOR-36 A, REVENUE ESTATE OF VILLAGE SIHI & HARSARU, GURUGRAM
MANESAR URBAN COMPLEX, GURUGRAM, HARYANA 122004

DEVELOPED & PROMOTED BY

KRISHNA GROUP & SUMITOMO CORPORATION

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

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

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.*

PART A

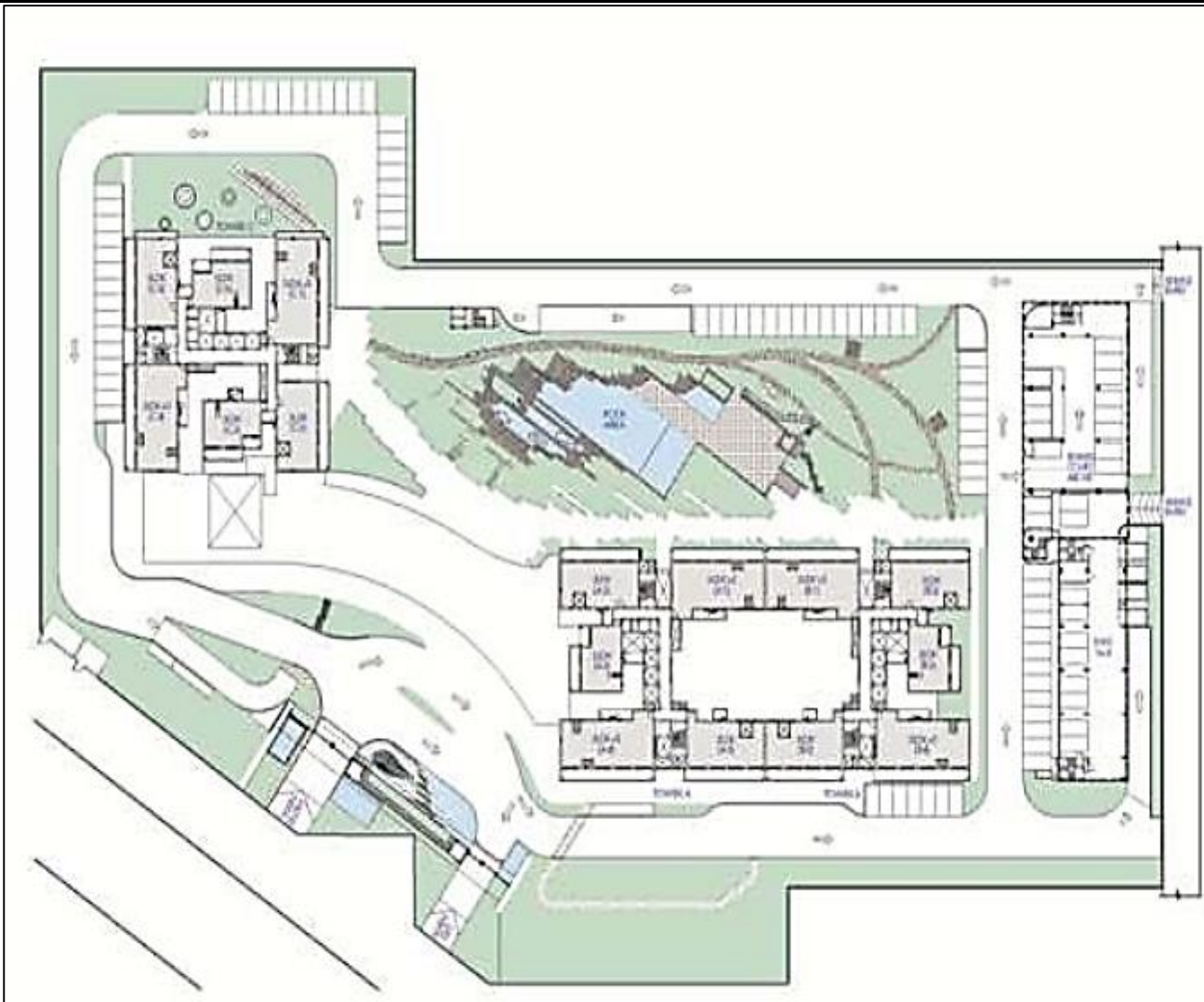
SUMMARY OF THE VALUATION REPORT

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 Owner/s	M/s. Bluejays Realtech Pvt. Ltd.		
d.	Name of Developer	M/s. KRISUMI Corporation		
e.	Address & Phone Number of the promoter's	Corporate Office:-Plot no.461, 462, Phase III, Sector 22A, Sector 20, Gurugram, Haryana 122016		
f.	Type of the Property	Group Housing society		
g.	Type of Loan	NA		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-Up Report		
j.	Date of Inspection of the Property	26 August 2021		
k.	Date of Valuation Report	6 September 2021		
l.	Surveyed in presence of	Promoter's Representative	Mr. Nitin Bhati (+91-9650684216)	
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.		
Documents provided for perusal		Documents Requested	Documents Provided	Documents Reference No.
		Total 06 documents requested.	Total 03 documents provided.	---
		Property Title document	Old valuation report	Dated 06/02/2019
		NOC from Pollution Control Board	Site plan	Dated 09/09/2017
		Approved Map	Zoning Plan	---

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		Copy of TIR	None	---
		Project Approval Letter	None	---
		Project NOC's issued from the concern authority	None	---
		RERA Certificate	None	---
		None	None	---
		None	None	---
p.	Identification of the property	☐	Cross checked from boundaries of the property mentioned in the deed	
		☒	Done from the name plate displayed on the property	
		☒	Identified by the Owner's representative	
		☐	Enquired from local residents/ public	
		☐	Identification of the property could not be done properly	
		☐	Survey was not done	

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION
a.	

This project Tie-up report is prepared for the Group Housing Project '**Krisumi Waterfall Residency**' being developed on total land area of 26.3659 Acre (106698.05 sq.mtr.) out of which proposed Towers named A, B & C are a part of phase-1 of this project. As per the copy of RERA Certificate total registered land area for Phase-I is 5.4375 Acres (22005 sq.mtr.)

We have only provided with old valuation report & approved map by the bank. So all the details like FAR area, Non-FAR area, land area, NOCs & approvals data is taken from old valuation report & approved map only. However the latest construction stage & flat rates are assessed as per the market research & site survey done by our engineer.

As per the old valuation report this project is being promoted & developed by a Joint venture of M/s. Krishna Group & M/s. Sumitomo Corporation, Japan, named as '**Krisumi Corporation**'. The major consultant of this project is a famous Architect consultant of Japan '**NIKKEN SEKKEI LTD**'.

As per the old valuation report and documents provided to us by the client the ownership of the land & all the NOC's are in the name of M/s Bluejays Realtech Pvt. Ltd.

As per the verbal information provided to us by the client the project is proposed to be developed in four phases. At present developer has launched phase-I of the projects having land area 5.4375 Acres comprising of three towers i.e. tower- A, B & C. However, in our valuation exercise in this report, we have considered the whole project land area and proposed covered area for the whole project, since no separate layout plan has been given to us for this phase-I.

We have taken the inventory list as per the old valuation report, Towers A, B & C are proposed to comprise of the following dwelling units: -

S. No.	Tower	Typr Unit	Category	No. of Units	Carpet Area of Individual Unit	Salable Area
1	A	2 LDK	Flat	20	720.76	1478.53
		2 LDK + S	Flat	2	1007.3	1955.66
		3 LDK	Flat	20	1009.23	1955.66
				21	1033.88	1975.97
		3 LDK + S	Flat	22	1322.36	2503.39
				22	1325.69	2528.54
				1	1852.27	3673.18
		4 LDK + S	Penthouse	1	2247.95	4429.5
2	B			1	2247.95	4448.81
		4 LDK + S+P	Penthouse	1	2898.96	6353.03
		2 LDK	Flat	25	720.76	1478.53
		3LDK	Flat	25	1009.23	1955.66
				24	1033.96	1967.02
		3 LDK + S	Flat	25	1322.36	2503.39
				25	1325.69	2537.34
		4 LDK + S	Penthouse	1	1817.93	3667.49
3	C			1	2283.58	4518.44
				1	2283.8	4496.84
		4 LDK + S + P	Penthouse	1	2911.77	6369.94
		2 LDK	Flat	30	720.76	1448.41
		2 LDK + S	Flat	32	720.76	1478.53
		3 LDK + S+ ST	Flat	2	1007.3	1944.43
				2	1322.14	2523.85
		3LDK	Flat	30	1009.23	1946.84
				32	1009.23	1955.66
		3 LDK + S	Flat	30	1325.69	2528.54
				32	1325.69	2537.34
		4 LDK + S	Penthouse	1	2283.58	4496.84
				1	2283.58	4529.53
		4 LDK + S + P	Penthouse	1	2909.83	6369.94
				1	2976.25	6569.43
		Total				433

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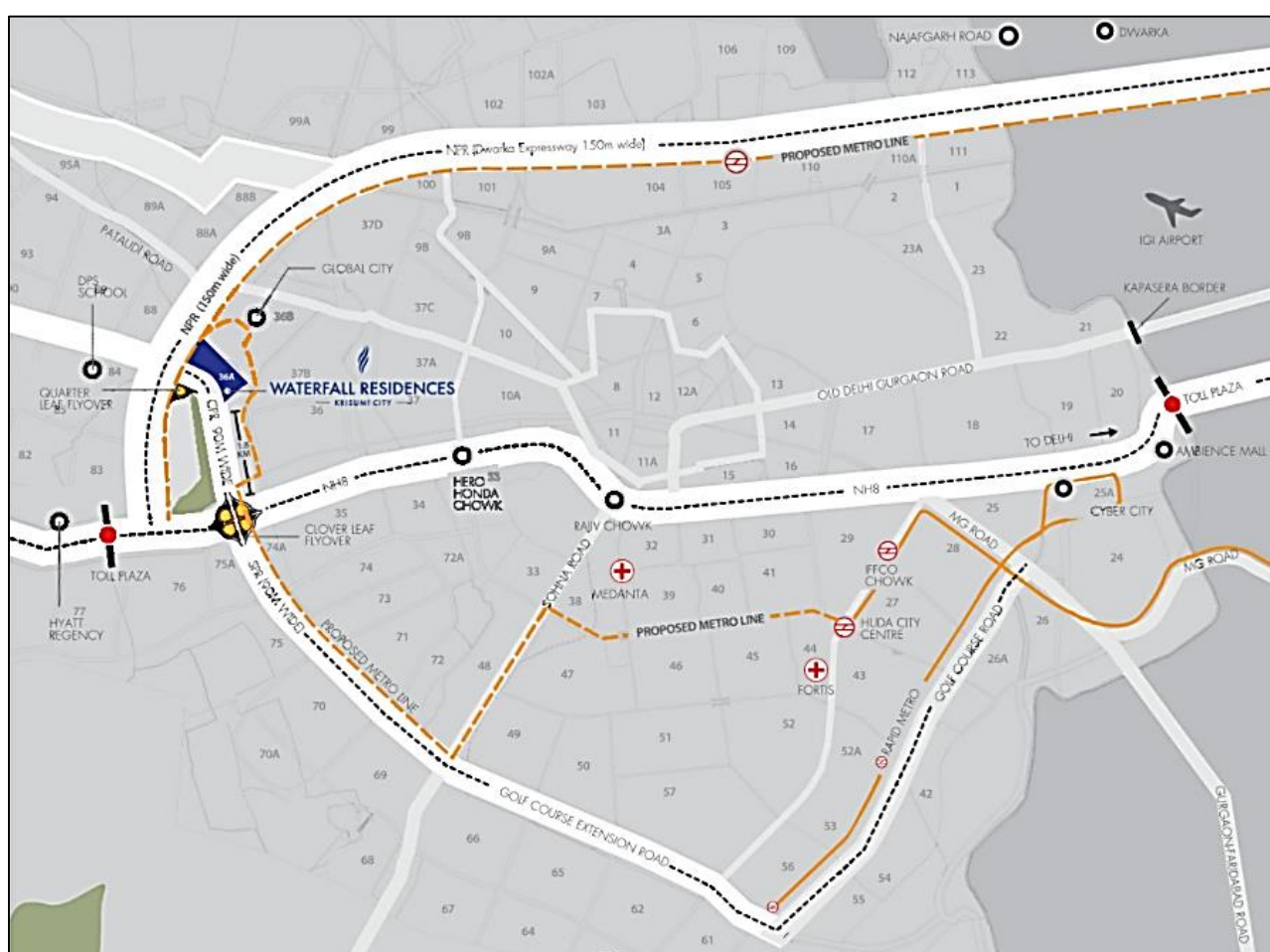
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The developer of the project has obtained most of the preliminary necessary statutory approvals from different government agencies to develop a modern group housing society comprising of all the basic & urban facilities & amenities as per old valuation report.

The project is in under construction stage and as per the inspection during our site survey, we see that the progress of the project for different tower is as follows:-

1. Tower A – construction of 12th floor is in progress.
2. Tower B – Construction of 13th floor is in progress.
3. Tower C – Construction of 16th floor is in progress.

The project is proposed to be completed by the year December 2023.



This project is very well located in fast developing sector-36 A of Gurugram, Haryana. There are few other group housing societies & residential colony located nearby. The subject project can be clearly approached from 90 mtr. wide road.

3. ENCLOSURES		
a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property

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c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.28,29
e.	Enclosure 2	Screenshot of the price trend references of the similar related properties available on public domain - Page No.30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Pages2
h.	Enclosure 5	Copy of Circle Rate – Page no. 32
i.	Enclosure 6	Survey Summary Sheet – Pages 2
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages6

PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of the Developer	M/s. Krisumi Corporation

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Bluejays Realtech Pvt. Ltd.
	Address & Phone Number of the Owner	Registered Office: 3rd Floor. Central Plaza Mall. Sector 53, Gurgaon 122 002. Haryana.
b.	Purpose of the Valuation	Project Tie-Up Report
c.	Date of Inspection of the Property	26 August 2021
d.	Date of Valuation Report	6 September 2021
e.	Name of the Developer of the Property	M/s. Krisumi Corporation
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY		
a.	Location attribute of the property		
i.	Nearby Landmark	Saint Paul School	
ii.	Postal Address of the Property	Waterfall Residences, Sector-36 A, Revenue Estate Of Village Sihi & Harsaru, Gurugram Manesar Urban Complex, Gurugram, Haryana 122004	
iii.	Area of the Plot/ Land	Total Licensed area of the Project = 25.10 Acre Area of Phase-I = 5.4375 Acre	
		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.	
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°25'09.6"N 76°58'10.8"E	
vii.	Details of the roads abutting the property		
	1. Main Road Name & Width	Dwarka Expressway	Approx. 120 meter
	2. Front Road Name & width	Internal road	24 mtr.
	3. Type of Approach Road	Bituminous Road	
	4. Distance from the Main Road	500 meter	
viii.	Description of adjoining property	Vacant plots, proposed to be developed into Group Housing societies.	
ix.	Plot No./ Survey No.	Please refer to the sale deeds	
x.	Zone/ Village	Residential	Sihi & Harsaru
xi.	Sub registrar	Harsaru	

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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 end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.		
	1. Identification of the property	☐ Cross checked from boundaries of the property mentioned in the deed ☒ Done from the name plate displayed on the property ☒ Identified by the promoter's representative ☐ Enquired from local residents/ public ☐ Identification of the property could not be done properly ☐ 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	The subject phase is a part of a whole project named as Krisumi waterfall residency. NA		
	4. City Categorization	Metro City		Urban developing
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	Near to Dwarka Expressway	None	None
	7. Property Facing	West Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Please refer to the attached sheet below. <i>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</i>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, since no concerned documents provided.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	

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	East	Not Available	Vacant land
	West	Not Available	Sales Office/ road/Entry
	North	Not Available	Vacant land
	South	Not Available	Vacant land

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	Yes, since license has been granted by DTCP, Haryana for developing a group housing project	
	ii. Current activity done in the property	Development of group housing project	
	iii. Is property usage as per applicable zoning	Yes	
	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	Not Applicable since construction of the project is going on	NA
d.	Comment on unauthorized construction if any	Cannot comment since the construction work is still in progress.	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031	
	iii. Municipal limits	Gurgaon Municipal Corporation	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	Other Group Housing Societies	
j.	Comment of Demolition proceedings if any	NA	
k.	Comment on Compounding/ Regularization proceedings	NA	
l.	Any other aspect	NA	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	

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4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Approved map	Old valuation report	None
b.	Names of the Legal Owner/s	M/s. Bluejays Realtech Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No		
f.	Notification of road widening if any and area under acquisition	No		
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	Not Known to us	-----	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us	-----	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Chandigarh		
	ii. Name of the office of the Authority	DTCP, Chandigarh		
	iii. Any violation from the approved Building Plan	Cannot comment, since the construction work is still in progress		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	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 no copy of TIR is 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

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	Please ask to the developer
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
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, proposed
	ii. Storage spaces	Yes, proposed
	iii. Utility of spaces provided within the building	Yes, proposed
	iv. Car parking facilities	Yes, proposed

	v. Balconies		Yes, proposed		
b.	Any other aspect				
	i. Drainage arrangements		Yes, proposed		
	ii. Water Treatment Plant		No		
	iii. Power Supply arrangements	Permanent	Will be taken when the construction is complete		
		Auxiliary	D.G sets to be installed (proposed)		
	iv. HVAC system		No		
	v. Security provisions		Yes/ Private security guards		
	vi. Lift/ Elevators		Yes, proposed		
	vii. Compound wall/ Main Gate		Yes, proposed		
	viii. Whether gated society		Yes, proposed		
	ix. Internal development				
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall
Yes, proposed		Yes, proposed	Yes, proposed	Yes, proposed	Yes, proposed

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, proposed			
	ii. Sewerage/ sanitation system			Underground(proposed)			
	iii. Storm water drainage			Yes, proposed			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, proposed			
	ii. Electricity			Yes, proposed			
	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
	1 Km.	2 km.	2 km.	2 km.	13 Km.	18 Km	30 km. (IGI)
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:	
a.	Marketability of the property in terms of	
	i. Location attribute of the subject property	Normal
	ii. Scarcity	Similar kind of properties are 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 is in progress. However, many are already inhabited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab. (proposed)	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan(proposed)	
c.	Specifications		
	i. Class of construction	RCC: Class B construction (Good)(Proposed)	
	ii. Appearance/ Condition of structures	Internal - Under Construction External - Under Construction	
	iii. Roof	Floors/ Towers	Type of Roof
		High Rise Towers	RCC (Proposed)
	iv. Floor height	Approx. 10 feet (Proposed)	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles (Proposed)	
	vi. Doors/ Windows	Wooden frame with glass panel windows, Aluminum flushed doors & windows (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure. (Proposed)	
	x. Class of electrical fittings	External/ Normal quality fittings (proposed)	
	xi. Class of sanitary & water supply fittings	External/ Normal quality fittings (proposed)	
d.	Maintenance issues	Not Applicable since construction work of the project is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 Years (after completion)	Approx. 60-65 Years (After Completion)
g.	Extent of deterioration in the structure	Not Applicable since construction work of the project is in progress	
h.	Structural safety	Proposed RCC structure so will be structurally stable, however structural stability certificate is pending to be obtained	
i.	Protection against natural disasters viz. earthquakes etc.	Completed structures should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	Under Construction Property	
k.	System of air conditioning	Under Construction Property	
l.	Provision of firefighting	Proposed	

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m.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	i. Is Building as per approved Map	Cannot comment since construction stage is in progress	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	NA
		☐ Not permitted alteration	NA
	iii. Is this being regularized	NA	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	Yes (proposed)	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal construction and vehicular pollution present	

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

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Krisumi Corporation	
b.	Name of the Architect	M/s Nikken Sekkei Ltd./ Rajeev Kumar Agarwal	
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	31 st December-2023	
e.	Progress of the Project	Tower A – 12 th floor is in progress Tower B – 13 th floor is in progress Tower C – 16 th floor is in progress	
f.	Other Salient Features of the Project (Proposed)	☒ High end modern apartment, ☐ Ordinary Apartments, ☐ Affordable housing, ☒ Club, ☒ Swimming Pool, ☒ Play Area, ☒ Walking Trails, ☐ Gymnasium, ☒ Convenient Shopping, ☒ Parks, ☐ Multiple Parks, ☒ 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.
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.210,92,72,000/-
	1. Land	Rs.210,92,72,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.544,00,00,000/-
	iii. Expected Realizable Value	Rs.435,20,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.380,80,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.136,00,00,000/-
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)	i. The information provided is true and correct to the best of my knowledge and belief. 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. 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. iv. No employee or member of R.K Associates has any direct/ indirect interest in the property. v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 26 August 2021 in the presence of the developer’s representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.
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VALUATION REPORT

WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

		vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM.
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16.	VALUATION COMPANY DETAILS:		
a.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, Second Floor, Sector-02, Noida, U.P.	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	34	
d.	Engineering Team worked on the report	SURVEYED BY: AE Harshit Mayank	
		PREPARED BY: AE Vibhanshu Vaibhav	
		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	Site Plan
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)	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.27,28 v. Google Map – Page No.30 vi. Photographs – Pages2 vii. Copy of Circle Rate – Pages1 viii. Survey Summary Sheet – Pages 02 ix. Copy of relevant papers from the property documents referred in the Valuation – Pages6

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total area of site		27.48125 Acre (111211.67 sq.mtr.)		
2.	Total Site area for calculation		26.3659 Acre (106698.05 sq.mtr.)		
3.	Land Area of the Subject Phase (as per RERA)		5.4375 Acres (22005 sq.mtr.)		
4.	Ground Coverage Area	Proposed	6092.741 sq.mtr. (35%)		
		Permissible	37344.595 sq.mtr. (5.71%)		
5.	Covered Area	UNDER FAR		Proposed	Present Status
		Residential including Community Building		62865.68 sq.mtr.	Under Construction
		EWS		1745.311 sq.mtr.	Under Construction
		Commercial		108 sq.mtr.	Under Construction
		Community		----	----
		TOTAL	Proposed	64718.99 sq.mtr. (696635 ft. ²)	Under Construction
			Permissible	186722.974 sq.mtr. (2009886 ft. ²)	Under Construction
		UNDER NON-FAR			
		Basement Area		Lower Basement :- 293 ECS = 293 x 35 sq.mtr. = 10255 sq.mtr. Upper Basement :- 291 ECS = 10185 sq.mtr.	Under Construction
		Stilt		33 ECS. = 33 x 32 sq.mtr. = 1056 sq.mtr.	Under Construction
		TOTAL	Proposed	21496 m ² / 231380.79 ft. ²	NA
			Permissible	NA	NA
6.	Open/ Green Area	Proposed	4938.308 sq.mtr.		
		Minimum Required	3300.71 sq.mtr.		
7.	Density	Proposed	No information available		
		Permissible	No information available		
8.	Plinth/ Built-up Area (As per IS 3861-1966)		86214.987 sq.mtr. (928018 sq.ft.)		
9.	Carpet Area		NA		
10.	Net Floor Area		NA		
11.	Super Area		NA		
12.	Shed Area		NA		
13.	Salable Area		NA		

VALUATION REPORT
WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

Total Blocks/ Floors/ Flats				
1.	Approved as per Sanctioned Plan		Actually provided (as per inventory list/ brochure)	Current Status
	Tower East – 2 B + G + 24 floor Tower East – 2 B + G + 27 floor Tower west – 2 B + G + 34 floor		Tower A – 2 B+G+24 floor = 111 DUs Tower B – 2 B+G+27 floor = 128 DUs Tower C – 2 B+G+ 34 floor = 194 DUs	Tower A – 12 th floor is in progress Tower B – 13 th floor is in progress Tower C – 16 th floor is in progress
2.	Total no. of Flats/ Units	Main Units	433 DU	
		EWS	77 DU	
3.	Type of Flats		Type of Flat	Project Name
			Please refer the sheet attached below	Super Area (Sq. ft.) Please refer the annexure attached below

VALUATION REPORT
WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

S. No.	Tower	Typr Unit	Category	No. of Units	Carpet Area of Individual Unit	Salable Area
1	A	2 LDK	Flat	20	720.76	1478.53
		2 LDK + S	Flat	2	1007.3	1955.66
		3 LDK	Flat	20	1009.23	1955.66
				21	1033.88	1975.97
		3 LDK + S	Flat	22	1322.36	2503.39
				22	1325.69	2528.54
		4 LDK + S	Penthouse	1	1852.27	3673.18
				1	2247.95	4429.5
				1	2247.95	4448.81
		4 LDK + S+P	Penthouse	1	2898.96	6353.03
2	B	2 LDK	Flat	25	720.76	1478.53
		3LDK	Flat	25	1009.23	1955.66
				24	1033.96	1967.02
		3 LDK + S	Flat	25	1322.36	2503.39
				25	1325.69	2537.34
		4 LDK + S	Penthouse	1	1817.93	3667.49
				1	2283.58	4518.44
				1	2283.8	4496.84
		4 LDK + S + P	Penthouse	1	2911.77	6369.94
		3	C	2 LDK	Flat	30
32	720.76					1478.53
2 LDK + S	Flat			2	1007.3	1944.43
3 LDK + S+ ST	Flat			2	1322.14	2523.85
3LDK	Flat			30	1009.23	1946.84
				32	1009.23	1955.66
3 LDK + S	Flat			30	1325.69	2528.54
				32	1325.69	2537.34
4 LDK + S	Penthouse			1	2283.58	4496.84
				1	2283.58	4529.53
4 LDK + S + P	Penthouse			1	2909.83	6369.94
				1	2976.25	6569.43
Total				433		

ART C

PROJECT APPROVAL DETAILS

Sr.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Letter of renewal of Licence granted for development of Group Housing Colony	License No. 39 of 2013 Dated 21/06/2019	Approved
2.	BR-III - Approval of building plans Letter from DTCP (HR Govt.)	Dated 09/09/2017	Approved
3.	Revised Approved Building Plans from HUDA	Memo No. ZP 915/AD(RA)/2018/1568 Dated 12/01/2018	Approved
4.	NOC for Height Clearance from Airport Authority of India	Dated 01/08/2013	Approved
5.	Environmental clearance NOC from SEIAA	Dated 30/01/2018	Approved
6.	NOC from Pollution Control Board	-----	Not Provided
7.	Provisional NOC from Fire Authority	-----	Not Provided
8.	NOC from Forest Officer	Dated 6/03/2013	Approved
9.	Copy of RERA Registration certificate	Dated 19/04/2017	Approved
10.	Occupation Certificate issued from DTCP	-----	Not Provided
11.	Structural Stability Certificate	-----	Not Provided

OBSERVATIONS:-

Project meets preliminary necessary compliance statutory approvals as per old valuation report.

PART D

VALUATION ASSESSMENT OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Group Housing Society Value		Group Housing Society Value	
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	
		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	Very Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Urban developing	Average	Near to Dwarka Expressway	Not Applicable
			Property within developing Residential zone	NA	
				NA	
		Property Facing	West Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on. However, many are already inhabited.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rates of Gurugram year- 2020-21			
		Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from			

VALUATION REPORT

WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

		<i>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 & local information)</i>	
	i.	Name: ----
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: ----
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
p.	Adopted Rates Justification	<i>This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand & current economical & real estate market condition for similar kind of property.</i> <i>As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,800/- to 2,200/- 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.1,900/- per sq. ft., which is reasonable in our view.</i>

1.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,00,00,000/- per acre. <i>(As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)</i>	Rs.1,800- to Rs.2,200/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs.8,00,00,000/- per Acres	Rs.1,900/- per sq.ft.
c.	Total Development Land Area considered <i>(documents vs site survey whichever is less)</i>	26.3659 Acre (106698.05 sq.mtr.)	26.3659 Acre (106698.05 sq.mtr.)
d.	Total permissible FAR	186722.974 sq.mtr. (2009869.36 sq.ft.)	186722.974 sq.mtr. (2009869.36 sq.ft.)
e.	Total Value of land (A)	Rs.8,00,00,000/- per Acres x 26.3659 Acre	2009869.36 sq.ft. x Rs.1,900/- per sq.ft.
		Rs.210,92,72,000/-	Rs.381,87,51,784/-

VALUATION REPORT

WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

2.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Structure Construction Value	Rate range	Rs.1,200/- to 1,600/- per sq.ft.	Rs.1,000/- 1,500 per sq.ft
		Rate adopted	Rs.1,550/- per sq.ft.	Rs.1,250/- per sq.ft.
		Covered Area	64718.99 sq.mtr. (696635 sq.ft.)	21496 sq.mtr. (231383 sq.ft.)
		Valuation Calculation	696635 sq.ft. x Rs.1,550/- per sq.ft.	231383 sq.ft. x Rs.1,250/- per sq.ft.
	Total Value		Rs.107,97,84,250/-	Rs.28,92,28,750/-
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		Under construction	
c.	Structure Type/ Condition		Proposed RCC framed structure	
d.	Construction Depreciated Replacement Value (B)		Rs.136,90,13,000/-	

2.	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.10,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 5,00,00,000/-
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.10,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.25,00,00,000/-

Note:- The valuation assessment is being done for the whole project land & the specific FAR & Non FAR area allotted to the phase-I of the project as per RERA certificate.

Parking area has been calculated as per the bye laws applicable for the Group Housing Society.

VALUATION REPORT
WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

3.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	433 DU
b.	Total Proposed Salable Area for flats	921536 sq.ft.
c.	Government Circle Rate	Rs.5,000/- per sq.ft.
	Launch Price = (approx.) Excluding (PLC + Car Parking + EDC + IDC + Club & other charges + GST)	Rs.8,500/- per sq.ft. on super area
	Current Market Rate Including (PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.9,000/- to Rs.9,500/- per sq.ft. (on Super Area) Rs.17,000/- to Rs.19,000/- per sq. ft. (On carpet Area)
d.	Remark	<i>The booking 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 proposed to be a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area flats in other societies in the vicinity of this project vary within the range of Rs.9,000 – Rs.9,500/- per sq.ft. on super area. The Carpet area rate is approx. Rs.17,000/- to rs.19,000/- per sq. ft.</i> <i>Note:- For accessing the carpet area rate we have taken the loading of 95% as provided in the inventory list by the builder.</i>

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WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

S. No.	Tower	Typr Unit	Category	No. of Units	Carpet Area of Individual Unit	Salable Area	Total Carpet Area	Market Rate on carpet area (Min) (in sq. ft.)	Market Rate on carpet area (Max) (in sq. ft.)	Fair Market Value (Min)	Fair Market Value (Max)
1	A	2 LDK	Flat	20	720.76	1478.53	14415.2	₹ 17,000.00	₹ 19,000.00	₹ 24,50,58,400.00	₹ 27,38,88,800.00
		2 LDK + S	Flat	2	1007.3	1955.66	2014.6	₹ 17,000.00	₹ 19,000.00	₹ 3,42,48,200.00	₹ 3,82,77,400.00
		3 LDK	Flat	20	1009.23	1955.66	20184.6	₹ 17,000.00	₹ 19,000.00	₹ 34,31,38,200.00	₹ 38,35,07,400.00
				21	1033.88	1975.97	21711.48	₹ 17,000.00	₹ 19,000.00	₹ 36,90,95,160.00	₹ 41,25,18,120.00
		3 LDK + S	Flat	22	1322.36	2503.39	29091.92	₹ 17,000.00	₹ 19,000.00	₹ 49,45,62,640.00	₹ 55,27,46,480.00
				22	1325.69	2528.54	29165.18	₹ 17,000.00	₹ 19,000.00	₹ 49,58,08,060.00	₹ 55,41,38,420.00
		4 LDK + S	Penthouse	1	1852.27	3673.18	1852.27	₹ 17,000.00	₹ 19,000.00	₹ 3,14,88,590.00	₹ 3,51,93,130.00
				1	2247.95	4429.5	2247.95	₹ 17,000.00	₹ 19,000.00	₹ 3,82,15,150.00	₹ 4,27,11,050.00
				1	2247.95	4448.81	2247.95	₹ 17,000.00	₹ 19,000.00	₹ 3,82,15,150.00	₹ 4,27,11,050.00
		4 LDK + S+P	Penthouse	1	2898.96	6353.03	2898.96	₹ 17,000.00	₹ 19,000.00	₹ 4,92,82,320.00	₹ 5,50,80,240.00
2	B	2 LDK	Flat	25	720.76	1478.53	18019	₹ 17,000.00	₹ 19,000.00	₹ 30,63,23,000.00	₹ 34,23,61,000.00
		3LDK	Flat	25	1009.23	1955.66	25230.75	₹ 17,000.00	₹ 19,000.00	₹ 42,89,22,750.00	₹ 47,93,84,250.00
				24	1033.96	1967.02	24815.04	₹ 17,000.00	₹ 19,000.00	₹ 42,18,55,680.00	₹ 47,14,85,760.00
		3 LDK + S	Flat	25	1322.36	2503.39	33059	₹ 17,000.00	₹ 19,000.00	₹ 56,20,03,000.00	₹ 62,81,21,000.00
				25	1325.69	2537.34	33142.25	₹ 17,000.00	₹ 19,000.00	₹ 56,34,18,250.00	₹ 62,97,02,750.00
		4 LDK + S	Penthouse	1	1817.93	3667.49	1817.93	₹ 17,000.00	₹ 19,000.00	₹ 3,09,04,810.00	₹ 3,45,40,670.00
				1	2283.58	4518.44	2283.58	₹ 17,000.00	₹ 19,000.00	₹ 3,88,20,860.00	₹ 4,33,88,020.00
				1	2283.8	4496.84	2283.8	₹ 17,000.00	₹ 19,000.00	₹ 3,88,24,600.00	₹ 4,33,92,200.00
				4 LDK + S + P	Penthouse	1	2911.77	6369.94	2911.77	₹ 17,000.00	₹ 19,000.00
3	C	2 LDK	Flat	30	720.76	1448.41	21622.8	₹ 17,000.00	₹ 19,000.00	₹ 36,75,87,600.00	₹ 41,08,33,200.00
				32	720.76	1478.53	23064.32	₹ 17,000.00	₹ 19,000.00	₹ 39,20,93,440.00	₹ 43,82,22,080.00
		2 LDK + S	Flat	2	1007.3	1944.43	2014.6	₹ 17,000.00	₹ 19,000.00	₹ 3,42,48,200.00	₹ 3,82,77,400.00
		3 LDK + S+ ST	Flat	2	1322.14	2523.85	2644.28	₹ 17,000.00	₹ 19,000.00	₹ 4,49,52,760.00	₹ 5,02,41,320.00
		3LDK	Flat	30	1009.23	1946.84	30276.9	₹ 17,000.00	₹ 19,000.00	₹ 51,47,07,300.00	₹ 57,52,61,100.00
				32	1009.23	1955.66	32295.36	₹ 17,000.00	₹ 19,000.00	₹ 54,90,21,120.00	₹ 61,36,11,840.00
		3 LDK + S	Flat	30	1325.69	2528.54	39770.7	₹ 17,000.00	₹ 19,000.00	₹ 67,61,01,900.00	₹ 75,56,43,300.00
				32	1325.69	2537.34	42422.08	₹ 17,000.00	₹ 19,000.00	₹ 72,11,75,360.00	₹ 80,60,19,520.00
		4 LDK + S	Penthouse	1	2283.58	4496.84	2283.58	₹ 17,000.00	₹ 19,000.00	₹ 3,88,20,860.00	₹ 4,33,88,020.00
				1	2283.58	4529.53	2283.58	₹ 17,000.00	₹ 19,000.00	₹ 3,88,20,860.00	₹ 4,33,88,020.00
		4 LDK + S + P	Penthouse	1	2909.83	6369.94	2909.83	₹ 17,000.00	₹ 19,000.00	₹ 4,94,67,110.00	₹ 5,52,86,770.00
				1	2976.25	6569.43	2976.25	₹ 17,000.00	₹ 19,000.00	₹ 5,05,96,250.00	₹ 5,65,48,750.00
		Total				433					₹ 8.05.72.77.670.00

3.	CONSOLIDATED VALUE		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs.210,92,72,000/-	Rs.381,87,51,784/-
b.	Structure Construction Value(B)	NA	Rs.136,90,13,000/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 25,00,00,000/-
d.	Total Add (A+B+C	Rs.210,92,72,000/-	Rs.543,77,64,784/-
e.	Additional Premium if any	-----	-----
	Details/ Justification	-----	-----
f.	Deductions charged if any	-----	-----
	Details/ Justification	-----	-----
g.	Total Prospective Fair Market Value[#]	NA	Rs.543,77,64,784/-
h.	Rounded Off	----	Rs.544,00,00,000/-
i.	EXPECTED REALIZABLE VALUE[^]	----	Rs.435,20,00,000/-
j.	Distress VALUE[*]	----	Rs.380,80,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.136,00,00,000/-

4.	Concluding comments if any	a. Valuation of the asset is done as found on as-is-where basis. b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation. 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. d. As per the scope of the assignment, Value assessment is subject to <u>Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents</u> with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.
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(Rupees Five Hundred Forty Four Crores Only)

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WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

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

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WATERFALL RESIDENCES, SECTOR 36, GURUGRAM

	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. 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.
- 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 <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened <u>as free market transaction</u> .
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

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

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

WATER FALL RESIDENCES PRICE LIST				
Type	Config	Super Area	Price	Action
Type D	2 LDK	1479 sq. ft. onwards	₹1.45 Cr Onwards	Know More
Type C	2 LDK+Personal	1946 sq. ft. onwards	₹1.79 Cr Onwards	Know More
Type B	3 LDK	1946 sq. ft. onwards	₹1.72 Cr Onwards	Know More
Type A	3 LDK+S	2503 sq. ft. onwards	₹2.29 Cr Onwards	Know More
	Penthouses	3667 sq. ft. - 6569 sq. ft.	₹1.72 Cr Onwards	Know More

PRICE LIST (EXCLUDING FULLY FURNISHED APARTMENTS)			
TYPOLOGY			BOX PRICE (₹CRORES)
3LDK+S	SALEABLE AREA	232.53 - 235.72 SQUARE METRE (2 503 - 2 538 SQUARE FEET)	₹2.29 - 2.46 * CRORE
	EXCLUSIVE AREA	176.14 - 178.58 SQUARE METRE (1 896 - 1 922 SQUARE FEET)	
	CARPET AREA	122.81 - 123.16 SQUARE METRE (1 322 - 1 325 SQUARE FEET)	
3LDK	SALEABLE AREA	180.87 - 183.57 SQUARE METRE (1 946 - 1 976 SQUARE FEET)	₹1.72 - 1.83 * CRORE
	EXCLUSIVE AREA	137.02 - 139.07 SQUARE METRE (1 474 - 1 497 SQUARE FEET)	
	CARPET AREA	93.73 - 96.05 SQ. SQUARE METRE (1 009 - 1 033 SQUARE FEET)	
2LDK	SALEABLE AREA	134.56 - 137.36 SQUARE METRE (1 448 - 1 479 SQUARE FEET)	₹1.45 - 1.48 * CRORE
	EXCLUSIVE AREA	101.94 - 104.06 SQUARE METRE (1 097 - 1 120 SQUARE FEET)	
	CARPET AREA	66.96 SQUARE METRE (720 SQUARE FEET)	

TYPOLOGY			BOX PRICE (₹CRORES)
2 LDK + PERSONAL WORKSPACE	SALEABLE AREA	180.87 - 181.69 SQUARE METRE (1 946 - 1 955 SQUARE FEET)	₹1.79 - 1.89* CRORE
	EXCLUSIVE AREA	137.02 - 137.64 SQUARE METRE (1 474 - 1 481 SQUARE FEET)	
	CARPET AREA	93.76 SQUARE METRE (1 009 SQUARE FEET)	

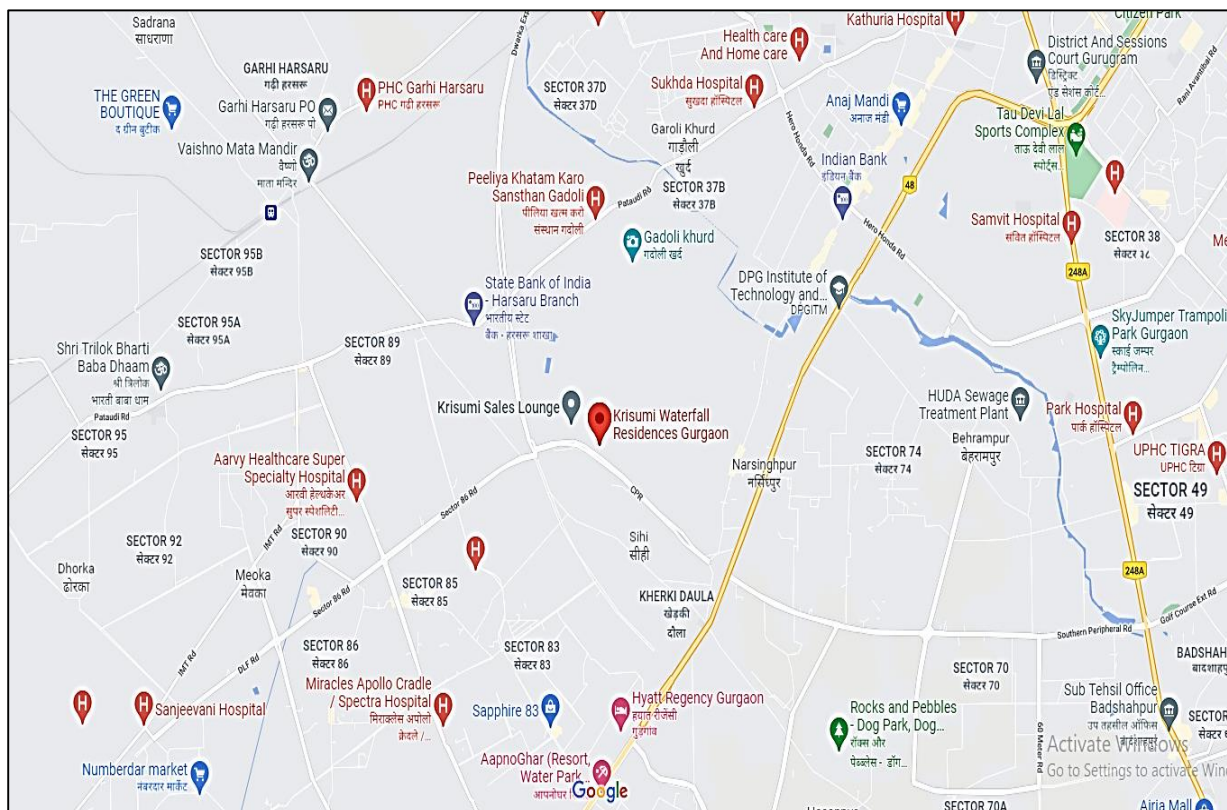
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TYPOLOGY			CURRENT ALL INCLUSIVE PRICE # (₹ CRORES)
3LDK+S	SALEABLE AREA	234.91 – 235.72 SQUARE METRE (2 528 – 2 538 SQUARE FEET)	₹3.16 - 3.18*
	EXCLUSIVE AREA	177.96 – 178.58 SQUARE METRE (1 915 – 1 922 SQUARE FEET)	
	CARPET AREA	123.16 SQUARE METRE (1 325 SQUARE FEET)	
3LDK	SALEABLE AREA	180.87 – 181.69 SQUARE METRE (1 946 – 1 956 SQUARE FEET)	₹2.48 - 2.50* CR
	EXCLUSIVE AREA	137.02 – 137.64 SQUARE METRE (1 474 – 1 482 SQUARE FEET)	
	CARPET AREA	93.76 SQUARE METRE (1 009 SQUARE FEET)	
2LDK	SALEABLE AREA	134.56 – 137.36 SQUARE METRE (1 448 - 1 479 SQUARE FEET)	₹1.91* CR
	EXCLUSIVE AREA	101.94 - 104.06 SQUARE METRE (1 097 - 1 120 SQUARE FEET)	
	CARPET AREA	66.96 SQUARE METRE (720 SQUARE FEET)	

Activate \

ENCLOSURE: 3- GOOGLE MAP LOCATION



Notes:	
1	Any Land for which change of land use (GLU) has been obtained in (non-licensed colony) the following rates will be applicable
A.	Residential plotted colony-three times of Agriculture collector rates.
B.	Residential Group Housing Colony Four times of Agriculture collector rates.
C.	Commercial -Five times of the Agricultural collector rates.
D.	Warehouses - Two times of the collector rates of the Agricultural land.
E.	Education/Institutions, College, Hospital, Clinic - Three times of the collector rates of the Agricultural land.
F.	Industrial land- 2.5 times the collector rates of the Agricultural land.
2	Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road.
3	Value of the land falling on Palwal-Tawari Road and Panchpuri-Tawari road will be 10% more upto depth 2 Acre from the road.
4	land less than 1000sq. Yards will be treated as residential for stamp duty.

Sub Registrar
Manesar
पञ्च सचिव

SDO [Signature]
Corruption

330
Guruvaram

Deputy Commissioner-Cum
Registrar-Gunturam

Joint Sub Registrar
Manesar
गानेश्वर (गुडगाँव)

Sub Registrar
Manesar
गानेश्वर (गुडगाँव)

SDO (Forest)
Gurugram

DDO
Gurugram

Additional
deputy
Commission
Gurugram

Deputy Commissioner-Cum
Registrar Gurugram

ENCLOSURE: 5 – PHOTOS OF THE PROPERTY



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