

**REAL VALUE CONSULTANTS**

VALUERS, ENGINEERS &amp; ARCHITECTS

GOVT. APPROVED VALUER (WEALTH TAX)

BE. (CIVIL), M.Sc. (Real Estate Valuation)

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Email Add. realvalue14@gmail.com  
ravibhardwaj14@gmail.com**VALUATION REPORT  
OF  
GROUP HOUSING PROJECT****"WHITE LILY"****SITUATED AT****REVENUE ESTATE OF VILLAGE KAMASPUR,  
SECTOR-8, SONPAT, HARYANA.****PROMOTER / DEVELOPER****M/S PARKER VRC INFRASTRUCTURE PVT. LTD.****ON BEHALF OF****STATE BANK OF INDIA, HLST BRANCH, NETAJI SUBHASH PLACE,  
NEW DELHI**

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

## PART- A

## CHARACTERISTICS & DESCRIPTION OF THE PROPERTY

Our Ref: SBI/HLST/PR/2019-20/001

DATED: 16.01.2020

S.No.	CONTENTS	DESCRIPTION
1.	<b>INTRODUCTION:</b>	
a.	Name of the Developer / Promoter	M/s Parker VRC Infrastructure Pvt. Ltd.
b.	Name of the Owner/s	M/s Aakarshak Realtors Pvt. Ltd. collaboration with M/s Parker VRC Infrastructure Pvt. Ltd.
c.	Property Address	<b>"White Lily"</b> Group Housing Project situated at Revenue Estate of Village Kamaspur, Sector-8, Sonapat, Haryana.
d.	Address & Phone Number of the promoters	M/s Parker VRC Infrastructure Pvt. Ltd. <b>Regd. Address:</b> 410, D Mall, Netaji Subhash Place, Pitampura, New Delhi-110034
e.	Date of Survey	15 January 2020
f.	Date of Valuation Report	16 January 2020
g.	Purpose of the Valuation	Valuation report for individual flat financing
h.	Report Type	Periodic Revaluation
i.	Type of the Property	Group Housing Residential Society
j.	Type of Developer	Private developer promoted M/s Parker VRC Infrastructure Pvt. Ltd.
k.	Documents Available	<ul style="list-style-type: none"><li>Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)</li><li>BR-III -Approval of Building Plans from DTCP (HR Govt.).</li><li>Occupation Certificate</li><li>RERA Registration Certificate</li><li>Other NOC's &amp; Approvals from concerned authorities.</li></ul>
2.	<b>PHYSICAL CHARACTERISTICS &amp; LOCATION ATTRIBUTES OF THE PROPERTY:</b>	
a.	<p><b>Description of the Project:</b> This Project Revaluation Report is prepared for the Residential Group Housing Project named as – <b>"White Lily"</b> is being developed on a total licensed area of <b>9.262 Acres / 37481.92 sq. mtr.</b> However total net plot area as per zoning for the development of the project is taken as <b>9.081 Acres / 36749.44 sq. mtr.</b> after deduction of area for road widening.</p> <p>All the information regarding this group housing project is taken from Approved Building Plan &amp; Occupation Certificate provided to us by the bank. Latest development work is assessed during site survey carried out by our surveyor. The valuation has been done independently as per the latest information gathered by us.</p> <p>As per the information received from company officials project land is owned by <b>M/s Aakarshak Realtors Pvt. Ltd.</b> collaboration with <b>M/s Parker VRC Infrastructure Pvt. Ltd.</b> The whole project is approved by the DTCP and other concerned authorities &amp; licensed to <b>M/s Aakarshak Realtors Pvt. Ltd.</b> <b>M/s Parker VRC Infrastructure Pvt. Ltd.</b> is Developer / Promoter for this Residential Group Housing Project with all amenities &amp; facilities.</p>	



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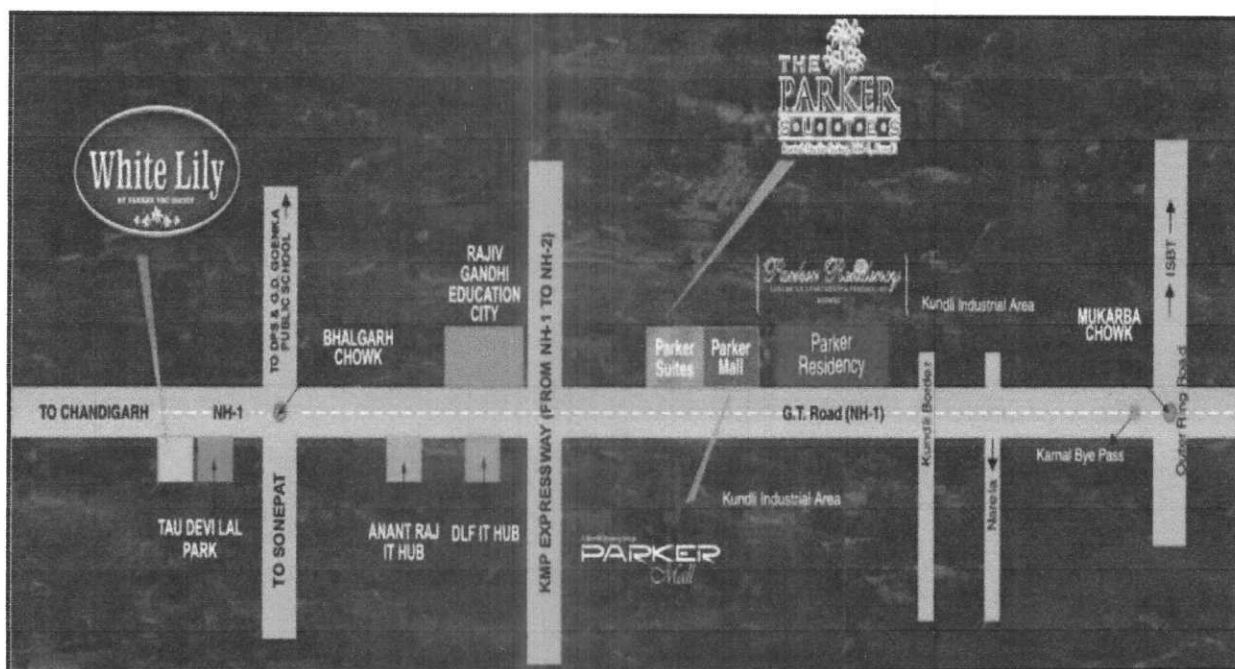
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As per approved building plan the builder has planned to develop this project comprising of 11 high rise towers named as **Tower-A, B, C, D, E, F, G, H, J, K & L to 9** having total 578 units.

As per Sanctioned Building Plan 52 dwelling units each were sanctioned in Tower-B & C, whereas builder has constructed 54 dwelling units in Tower-B & 50 dwelling units in Tower-C. The builder has obtained occupation certificate for the same.

The developer has planned to develop this Group Housing Society with 2 BHK, 3 BHK, 4 BHK apartment & Penthouse with different unit sizes. The break-up of type of unit sizes in this project is attached as per Annexure-II in this valuation report.

Location of the project is very good near G. T. Road (NH-1) in fast developing sector-8 of Sonapat



a.	Location attribute of the property	
i.	Landmark	Near "Neelkanth Dhawa" & "HP fuel pump"
ii.	Postal Address of the Property	<b>"White Lily"</b> Group Housing Project situated at Revenue Estate of Village Kamaspur, Sector-8, Sonapat, Haryana.
iii.	Area of the Land	<b>Total Plot Area:</b> 9.262 Acres / 37481.92 sq. mtr. <b>Plot Area as per zoning:</b> 9.081 Acres / 36749.44 sq. mtr.
iv.	Type of Land	Solid / leveled
v.	Independent access/ approach to the	Clear Independent access available
vi.	Google Map Location of the Property with a neighborhood layout map	Attached
vii.	Details of the Roads abutting the Property (Name/ width)	<b>Main Road:</b> G. T. Road (NH-1) <b>Approach Road:</b> G. T. Road (NH-1)
viii.	Coordinates of the property	<b>Latitude:</b> 28° 59' 37.5" N <b>Longitude:</b> 77° 04' 54.2" E

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ix.	Description of adjoining property	Other residential group housing societies			
x.	Plot No. / Survey No.	Please refer to title deeds			
xi.	Village	Village- Kamaspur			
xii.	Sub registrar	Sonepat, Haryana			
xiii.	District	Sonepat, Haryana			
xiv.	Boundaries of the Property				
	North	South	East	West	
	"Parshavnath City" Group Housing Project	HUDA plotted developments	G.T. Road (NH-1)	"Parshavnath City" Group Housing Project	
3.	<b>TOWN PLANNING/ ZONING PARAMETERS:</b>				
a.	Master Plan provisions related to property in terms of Land use		Residential		
	i. Any conversion of land use done		From Agriculture to Residential		
	ii. Current activity done in the property		Residential group housing society		
	iii. Is property usage as per applicable zoning		Yes, used as residential as per Zoning		
	iv. Any notification on change of zoning regulation		NA		
	v. Street Notification		Residential		
b.	<b>Provision of Building by-laws as applicable</b>				
			<b>Sanctioned as per Bldg. Plan</b>	<b>Achieved as per Occupation certificate</b>	
	i. FAR/ FSI	Proposed	Residential	61608.12 sq. mtr.	61659.54 sq. mtr.
			EWS	2321.09 sq. mtr.	2321.09 sq. mtr.
			Community Building	195.80 sq. mtr.	195.80 sq. mtr.
			Convenient Shopping	183.70 sq. mtr.	183.70 sq. mtr.
			<b>Total</b>	<b>64308.71 sq. mtr. / 692213 sq ft</b>	<b>64360.13 sq. mtr. / 692767 sq ft</b>
	Permissible		64311.63 sq. mtr. / 692244 sq. ft.		
	ii. NON FAR	Proposed	Basement	19371.27 sq. mtr.	19371.27 sq. mtr.
			Stilt Area	4297.09 sq. mtr.	4297.09 sq. mtr.
			Mumty & Machine Room	2230.13 sq. mtr.	2230.13 sq. mtr.
			Nursery School	842.53 sq. mtr.	842.53 sq. mtr.
			<b>Total</b>	<b>26741.02 sq. mtr. / 287838 sq. ft.</b>	<b>26741.02 sq. mtr. / 287838 sq. ft.</b>
	Permissible		NA		
	iii. Ground coverage	Permissible	12862.31 sq. mtr. (35%)	As per building plan	
		Proposed	7065.58 sq. mtr. (19.23%)		
c.	vi. Number of floors		As per Approved Plan from DTCP (Haryana Govt.)	Refer to Attached Annexure-I & II	
	v. Height restrictions		As per Height Clearance from AAI	As per Height Clearance from AAI	
	vi. Front/ Back/ Side Setback		As Per DTCP Norms	As per Building Plan	





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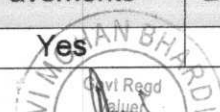
d.	Status of Completion/ Occupational certificate	Project has been completed & Obtained occupation certificate from DTCP Haryana.	
e.	Comment on unauthorized construction if any	Obtained occupation certificate from DTCP Haryana.	
f.	Comment on Transferability of developmental rights	As per regulation of DTCP, Haryana	
g.	i. Planning Area/ Zone	Sonipat-Kundli Multi Functional Urban Complex	
	ii. Master Plan currently in force	Sonipat-Kundli Multi Functional Urban Complex - 2021.	
	iii. Municipal limits	Municipal Corporation of Sonapat	
h.	Developmental controls/ Authority	Director of Town & Country Planning, Haryana	
i.	Zoning regulations	Residential/ Group Housing	
j.	Comment on the surrounding land uses & adjoining properties in terms of uses	Adjacent properties are used for Residential Purpose	
k.	Comment on Demolition proceedings if any	No	
l.	Comment on Compounding/ Regularization proceedings	No	
m.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No ( As per general information available)	
n.	Any other aspect	-----	
4.	<b>DOCUMENT DETAILS AND LEGAL OWNERSHIP ASPECTS OF THE PROPERTY:</b>		
b.	Ownership documents provided	<ul style="list-style-type: none"><li>• Copy of TIR not provided to us</li><li>• License No. 182 of 2007 dated 14.05.2007 &amp; other NOC approvals from concerned authorities.</li></ul>	
c.	Constitution of the Property	Free Hold	
d.	Transferability rights of the property	Free hold, complete transferable rights	
e.	Type of Land	Residential	
f.	Any conversion of land use done	From Agricultural to Group Housing Project	
g.	Since how long owners owing the Property	Please refer to Title Deeds	
h.	Year of Acquisition/ Purchase	Please refer to Title Deeds	
i.	Property presently occupied/ possessed by	M/s Parker VRC Infrastructure Pvt. Ltd.	
j.	Title verification	To be done by the Panel Advocate	
k.	Details of leases if any	Not applicable	
l.	Agreements of easements if any	Not applicable	
m.	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Tax name	Not applicable
		Receipt number	Not applicable
		Receipt in the name of	Not applicable
		Tax amount	Not applicable



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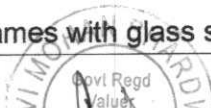
n.	Any known existing mortgages/ charges/ encumbrances on the property	No information available. Bank to obtain details from the owner.	Not applicable
o.	Whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known to us.	Not applicable
p.	Any other aspect	Not applicable	
<b>5. ECONOMIC ASPECTS OF THE PROPERTY:</b>			
a.	Property presently occupied/ possessed by	M/s Parker VRC Infrastructure Pvt. Ltd.	
b.	Number of tenants	Not applicable	
c.	Reasonable letting value	Not applicable	
d.	Details of ground rent payable	Not applicable	
e.	Amount of monthly rent received	Not applicable	
f.	Expected market monthly rental	Not applicable	
g.	Taxes and other outgoings	No information available to us	
h.	Property insurance	No information available to us	
i.	Monthly maintenance charges	No information available to us	
j.	Security charges, etc.	No information available to us	
k.	Any other aspect	Not applicable	
<b>6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY:</b>			
a.	Population social group of the area (population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.)	Urban Developing Area	
<b>7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES:</b>			
a.	Utility of spaces provided within the building	Yes	
b.	Car parking facilities	Yes, Car parking facilities available in basement	
c.	Balconies	Yes	
d.	Sewerage / sanitation	Yes	
e.	Drainage arrangements	Yes	
f.	Water Treatment Plant	No	
g.	Power Supply arrangements	Permanent Auxiliary	Yes, available as per current usage DG Sets, Available
h.	Class of electrical fittings	Good class, Internal Fittings	
i.	Class of sanitary & water supply fittings	Good class, Internal Fittings	
j.	System of air conditioning	Not provided	
k.	HVAC system	No	
l.	Fire safety provisions	Yes	
m.	Security provisions	Yes, private security guards	
n.	Lift/ Elevators	Yes	
o.	Compound wall/ Main Gate	Yes	
q.	Internal development		
	Garden/ Park/ Landscaping	Water bodies	Internal Roads
	Yes	Yes	Yes
			Pavements
			Yes
			Boundary Wall
			Yes



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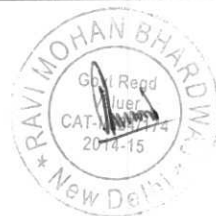
<b>8. INFRASTRUCTURE AVAILABILITY:</b>							
a. Aqua Infrastructure availability							
i	Water Supply			Yes, by the municipal corporation & by the ground water			
ii	Sewerage Treatment Plant (STP)			Yes			
iii	Storm water drainage			Yes			
b. Other Physical Infrastructure							
i	Solid waste management			Yes			
ii	Electricity			Yes, available as per current usage			
iii	Road and Public Transport connectivity			Yes			
iv	Availability of other public utilities nearby			School, Market, Hospital & Public Transport etc. are available in the vicinity.			
c. Proximity & availability of civic amenities & social infrastructure							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km	4 km	5 km	2 km	9 km	32 km	65 km
<b>9. MARKETABILITY ASPECTS OF THE PROPERTY:</b>							
a.	Development of surrounding area			Good, many residential projects are coming up in the vicinity of the project			
b.	Location attributes			Good, situated in developing sector of Sonapat near G.T. Road (NH-1)			
c.	Scarcity			Similar kind of properties are easily available on demand			
d.	Other recreation facilities (Parks, open spaces etc.)			Yes, Available			
e.	Market condition related to demand and supply of the kind of the subject property in the area			Fast developing sector of Sonapat, near G.T. Road (NH-1) with many residential group housing projects coming up in the vicinity.			
f.	Any negativity/ defect/ disadvantages in the property/ location			No			
g.	Any other factors affecting marketability			No			
<b>10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>							
a.	Type of construction & design			RCC Framed structure & Modern Structure Design			
b.	Quality of construction/ Materials and technology used			Good quality construction with latest technology & materials.			
c.	Appearance/ Condition of structures			Internal –Good External –Good			
d.	Roof			Floors/ Blocks		Type of Roof	
				High Rise Towers		RCC All Roofs	
e.	Type of flooring			Wooden flooring / Marble flooring / Anti skid tiles flooring			
f.	Doors/ Windows			<b>Doors:-</b> International style doors with hardwood frames <b>Windows:-</b> UPVC frames with glass shutters			



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g.	Floor height	10 ft. each floor		
h.	Maintenance issues	No issues as per visual observation		
i.	Visible damage in the building if any	No		
j.	Year of construction/ Age of building/ Remaining life expected	Newly Built	Newly Built	Approx. 65-70 years after completion of project
k.	Structural safety	Multistoried RCC Framed Structure being designed by Structural Consultant <b>M/s Hafeez Contractor</b> , supposed to be designed in conformity with relevant IS codes.		
l.	Protection against natural disasters viz. earthquakes etc.	Earthquake Resistant structure being designed by structural consultant.		
m.	Is construction as per approved plan	Yes, developer obtained occupation certificate from DTCP Haryana		
n.	Status of Building Plans/ Maps	Building Plans are approved by DTCP Haryana		
o.	Is Building as per approved Map	Yes, developer obtained occupation certificate from DTCP Haryana		
p.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Permissible Alterations		Not applicable
		Not permitted alteration		Not applicable
q.	Is this being regularized	Not Applicable		
11.	ENVIRONMENTAL FACTORS:			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available		
b.	Provision of rainwater harvesting	Yes		
c.	Use of solar heating and lighting systems, etc.	No		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal vehicular pollution is present in the vicinity.		
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:			
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc	Modern Structure		





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13. PROJECT DETAILS:		
f.	Name of the Architect	<b>Architect- M/s Hafeez Contractor</b> Executive architect- <b>M/s Ichinen Architect</b>
g.	Developer market reputation	Builder has successfully delivered high-class Residential, Commercial and Retail developments.
h.	Proposed completion date of the Project	Project has been completed & Obtained occupation certificate from DTCP Haryana.
i.	Progress of the Project	Project has been completed & Obtained occupation certificate from DTCP Haryana.
j.	Other Salient Features of the Project	<ul style="list-style-type: none"> <li>• Luxurious Designed Apartments</li> <li>• 24x7 Kids Play Area</li> <li>• Tennis Court</li> <li>• Basketball Court</li> <li>• Swimming Pool</li> <li>• Gymnasium</li> <li>• Club House</li> <li>• Convenient Shops</li> <li>• Badminton Court</li> <li>• Banquet Hall</li> <li>• Multi Play court</li> <li>• School</li> <li>• Cricket Pitch</li> <li>• Skating Rink</li> <li>• Party Hall</li> <li>• Restaurant</li> </ul>



## (PANEL VALUER OF IMMOVABLE PROPERTIES)

## VALUATION OF THE PROPERTY

	Specifications	Govt. Circle Rate (GLR)	Market Rate (PMR)
(a)	Prevailing Market Rate	Rs. 1,54,00,000/- per acre.	Rs. 4,00,00,000/- to 5,00,00,000/- per acre
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)	Rs. 1,54,00,000/- per acre. (As per government notification rate of Tehsil sonapat )	After local market research & confirming the rates locally. As per information available Land rate is prevailing in this Region is between- Rs. 4,00,00,000/- to 5,00,00,000/- per acre
(c)	Rate adopted considering all characteristics of the land*	Rs. 1,54,00,000/- per acre.	Rs. 4,50,00,000/- per acre
(d)	Category of the Locality	Good	Good
(e)	Land Use Factor	Group Housing Project	Group Housing Project
(f)	Total Development Land Area as per zoning	9.081 Acres / 36749.44 sq. mtr.	9.081 Acres / 36749.44 sq. mtr.
(g)	Total Permissible FAR	64311.63 sq. mtr. / 692244 sq. ft. (175%)	64311.63 sq. mtr. / 692244 sq. ft. (175%)
(h)	Valuation methodology	Stamp Registry minimum Circle Rate	Market rates approach
(i)	Total Value of land (A)	9.081 acres X Rs. 1,54,00,000/- per acre	9.081 acres X Rs. 4,50,00,000/- per acre
		<b>Rs. 13,98,47,400/-</b>	<b>Rs. 40,86,45,000/-</b>

(As per existing condition, specifications and after calculating depreciation & improvements done on the property)

AVI MOHAN BHARDW

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

C. MARKET/ SALABLE VALUE OF THE FLATS			
(a)	Total No. of Dwelling Units	Main Units	578
		EWS	102
(b)	Total Proposed Saleable Area for flats	Please refer to Annexure-II	
(c)	Current Price: (Approx.) (Including PLC + Car Parking + EDC + IDC + Club Services)	Rs. 3,000/- to Rs. 3,400/- per sq. ft. (Rates adopted on super area)	
		Rs. 5,300/- to Rs. 6,000/- per sq. ft. (Rates adopted on Carpet area)	
(d)	Remark	The market value of the flats will vary according to their location, floor level, direction of the flat & Vaastu compliance status. It also depends upon the quality of construction, furnishing & finishing done by the builder.	

D. CONSOLIDATED VALUE			
	Description	Value by adopting	
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs. 13,98,47,400/-	Rs. 40,86,45,000/-
(b)	Building (B)	---	Rs. 142,50,49,000/-
(c)	Other improvements/ Services/ Internal & external development (adding 10 % of building value)	---	Rs. 14,25,04,900/-
(d)	<b>Total (Add (A+B+C))</b>	<b>Rs. 13,98,47,400/-</b> (Guideline circle rate only for Land)	<b>Rs. 197,61,98,900/-</b>
(e)	<b>Fair Market Value ( FMV) Rounded Off</b>	NA	<b>Rs. 198,00,00,000/-</b>
(f)	Realizable/ Fetch Value ( 80% of FMV)	---	Rs. 158,40,00,000/-
(g)	Distress Sale Value ( 70% of FMV)		Rs. 138,60,00,000/-
(h)	Market/ Salable Value of Flats*	NA	NA
(i)	Expected minimum Revenue generation from the Project	NA	NA
(j)	Value for Insurance purpose	NA	<b>Rs. 143,00,00,000/-</b>

Date: 16.01.2020  
Place: New Delhi

For Real Value Consultants  
(Ravi Mohan Bhardwaj)  
CAT-1/624/174/2014-15



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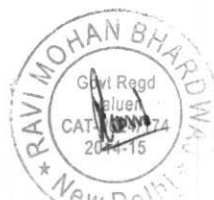
(ANNEXURE-IV)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors**

## **DECLARATION- CUM- UNDERTAKING**

I, son/ daughter of do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 15.01.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our professional engineer inspected the property on 16.01.2020. The work is not sub-contracted to any other valuer and carried out by myself. Valuation report is submitted in the format as prescribed by the Bank.
- e. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity. I have not been declared to be unsound mind.
- i. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- j. I am not an undischarged insolvent.
- k. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- l. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and My PAN Card number/Service Tax number as applicable.
- m. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- n. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- o. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- p. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- q. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.  
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- r. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- s. I am valuer registered with Insolvency & Bankruptcy Board of India (1BBI) (Strike off, if not applicable)
- t. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- u. I am the proprietor / partner / authorized official of the firm 1 company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMSILOS) only.
- w. Further, I hereby provide the following information.






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(PANEL VALUER OF IMMOVABLE PROPERTIES)

Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued	Residential group housing society
2	Purpose of valuation and appointing authority	Revaluation Report
3	Identity of the valuer and any other experts involved in the valuation;	Ravi Mohan Bhardwaj
4	Disclosure of valuer interest or conflict, if any;	No Interest
5	Date of appointment, valuation date and date of report;	Project appointed for valuation on dated 14.01.2020, Project inspected on dated 15.01.2020 & Report prepared on dated 16.01.2020
6	Inspections and/or investigations undertaken;	Project inspected on dated 15.01.2020
7	Nature and sources of the information used or relied upon;	Local Market Survey & Latest trend on Real Estate sites
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Land & Building method approach
9	Restrictions on use of the report, if any;	Only for Bank purpose
10	Major factors that were taken into account during the valuation;	Mentioned in valuation report
11	Major factors that were not taken into account during The valuation;	---
12	Caveats, limitations and disclaimers to the extent They explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	---

Date: 16.01.2020

Place: New Delhi

  
For Real Value Consultants  
(Ravi Mohan Bhardwaj)  
CAT-1/624/174/2014-15



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

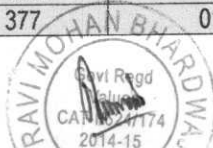
Annexure-I			Total Blocks Floors/ Flats		
Sanctioned (As per Approved Plan)			Actually provided (As per Occupation Certificate)		Current Status
Tower-A: S+14 floors = 49 DU			Tower-A: B+S+14 floors = 49 DU		<ul style="list-style-type: none"><li>As per current site survey project has been complete in all respect.</li><li>As per Sanctioned Building Plan 52 dwelling units each were sanctioned in <b>Tower-B &amp; C</b>, whereas builder has constructed 54 dwelling units in Tower-B &amp; 50 dwelling units in Tower-C. The builder has obtained occupation certificate for the same from DTCP Haryana.</li></ul>
Tower-B: S+14 floors = 52 DU			Tower-B: B+S+14 floors = 54 DU		
Tower-C: S+14 floors = 52 D			Tower-C: B+S+14 floors = 50 DU		
Tower-D: S+14 floors = 49 DU			Tower-D: B+S+14 floors = 49 DU		
Tower-E: S+12 floors = 52 DU			Tower-E: B+S+12 floors = 52 DU		
Tower-F: S+14 floors = 52 DU			Tower-F: B+S+14 floors = 52 DU		
Tower-G: S+13 floors = 46 DU			Tower-G: B+S+13 floors = 46 DU		
Tower-H: S+14 floors = 57 DU			Tower-H: B+G+14 floors = 57 DU		
Tower-J: S+14 floors = 54 DU			Tower-J: B+G+14 floors = 54 DU		
Tower-L: S+14 floors = 57 DU			Tower-L: B+G+14 floors = 57 DU		
Tower-K: S+14 floors = 58 DU			Tower-K: B+G+14 floors = 58 DU		
EWS Convenient Shopping Community Bldg. Nursery School			EWS Convenient Shopping Community Bldg. Nursery School		
Total No. of Flats	Main Units	578	578		
	EWS	102	102		



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Annexure-II		Break up of dwelling units				
Tower Name	Type of Flats	Super Area (sq. ft.)	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	No. of Flats	Total No. of Flats
Tower-A	3 BHK	1725	975	250	16	Total = 49
		1725	975	261	04	
		1745	975	286	02	
	4 BHK	2200	1240	327	16	
		2435	1240	502	04	
		2435	1240	507	01	
		2435	1240	523	01	
	Pent House	2170	1264	278	01	
		2520	1258	278	01	
		2595	1420	315	01	
		3455	1420	287	01	
		3690	1741	250	01	
Tower-B	3 BHK	1725	975	250	39	Total = 54
		1725	975	261	07	
		1725	975	376	01	
		1745	975	282	04	
		1900	975	376	01	
	Pent House	2595	1433	406	01	
		3180	1433	377	01	
Tower-C	3 BHK	1725	975	250	35	Total = 50
		1725	975	261	07	
		1745	975	282	04	
		1851	975	376	01	
		1900	975	376	01	
	Pent House	2595	1433	406	01	
		3180	1433	377	01	
Tower-D	3 BHK	1725	975	250	16	Total = 49
		1725	975	261	04	
		1745	975	282	02	
	4 BHK	2200	1240	327	16	
		2435	1240	502	04	
		2435	1240	523	02	
		2170	1264	278	01	
	Pent House	2520	1258	278	01	
		2595	1420	405	01	
		3455	1420	377	01	
		3690	1741	250	01	
Tower-E	3 BHK	1725	975	250	18	Total = 52
		1725	975	261	04	
		1745	975	282	02	
	4 BHK	2200	1240	327	18	
		2435	1240	502	04	
		2435	1240	523	02	
	Pent House	2595	1420	405	02	
		3455	1420	377	02	
Tower-F	3 BHK	1725	975	250	37	Total = 52
		1725	975	261	07	
		1725	975	376	02	
		1745	975	282	04	
	Pent House	2595	1433	424	01	
		3180	1433	377	01	



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

Tower-G	3 BHK	1725	975	250	17	Total = 46
		1725	975	261	03	
		1745	975	282	02	
	4 BHK	2200	1240	327	16	
		2435	1240	502	04	
		2435	1240	523	02	
Pent House	3455	1420	377	02		
Tower-H	2 BHK	1350	749	215	40	Total = 57
		1350	749	227	08	
		1525	749	360	03	
		1525	749	389	03	
	Pent House	1970	1105	316	01	
		1970	1105	327	01	
		2405	1105	316	01	
Tower-J	2 BHK	1350	749	215	21	Total = 54
		1350	749	227	06	
		1350	749	218	22	
		1350	749	229	05	
Tower-K	2 BHK	1350	749	215	44	Total = 58
		1350	749	227	10	
		1525	749	389	02	
	Pent House	1970	1105	316	01	
		2405	1105	316	01	
Tower-L	2 BHK	1350	749	215	40	Total = 57
		1350	749	227	08	
		1525	749	360	04	
		1525	749	389	02	
	Pent House	1970	1105	316	02	
		2405	1105	316	01	
Total Units of Project "White Lily" = 578						





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PROJECT APPROVAL DETAILS			
S.No	REQUIRED APPROVALS	REFERENCE NO. DATE	STATUS (Approved/ Applied For/ Pending)
1	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 182 of 2007 Dated: 14.05.2007	Approved
2	Form BR-VII- Occupation Certificate from DTCP Haryana Govt.	Memo No. ZP-516/AD(NK)/2019/6740 Dated: 07.03.2019	Approved
3	BR-III - Approval of Building Plans from DTCP (HR Govt.)	File No. ZP-516/JD(DK)/2013/2990 Dated : 21.01.2013	Approved
4	NOC for Pollution Control	No. HSPCB/Consent/:2821215SONCTE1707102 Dated: 27.04.2015	Approved
5	Approval of Fire Fighting Scheme from Fire Scheme Division, Gurgaon	Memo no. FS/2019/5 Dated: 16.01.2019	Approved
6	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2014/943 Dated: 11.07.2014	Approved
7	Clarification letter regarding applicability of forest laws on non forest land	Sr No. 2272 Dated: 21.02.2014	Approved
8	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/213/481/3172-77 Dated: 13.11.2013	Approved
9	RERA Registration Certificate	Vide Memo No. HRERA-PKL-SNP-2-2018 Dated: 28.03.2018	Approved


**NOTE:** The developer/ promoter has taken all the statutory approvals & licenses from the concerned authorities for developing the group housing residential society.



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## APPROVAL DETAILS


**Department of Town & Country Planning**  
**Government of Haryana**

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License Cases

Search Licences as per Status, Circle, District and Purpose

Select Status

Select Circle

Select District

Select Purpose

Enter License Year

Search Licenses

VALID

STP Office-Rohtak

Sonapat

Residential Group H

2007

182 of 2007

Filter Licenses

Reset

Export to Excel

Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Upto	Sector Covered	Developer Name	Land Schedule
LC-863	AAKARSHAK SON 18-19 RGH		• 07/03/2019 (Block A-L EWS Shopping, Community Building, Nursery School)		LC-863A	182 OF 2007	14/05/2007	RGH	9.29	Sonapat	13/05/2019	18.19	Aakarshak Realtors	View Land Schedule

Records: 1


**Haryana Real Estate Regulatory Authority Panchkula**  
**Government of Haryana**

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Registered Projects

Show 100 entries

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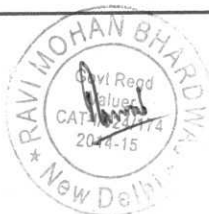
Pdf

Excel

Search: HRERA-PKL-SNP-2-2018

Serial No.	Registration Certificate Number	Project ID	Project Name	Builder	Project Location	Project District	Registered With	Details of Project (Form A-H)	View Certificate	View Quarterly Progress	Monitoring Orders
326	HRERA-PKL-SNP-2-2018	RERA-PKL-601-2019	WHITE LILY	AAKARSHAK REALTORS PVT. LTD.	SECTOR-8, VILLAGE KAMASPUR, N EAR TAU DEVI LAL PAR, MAIN NH -1, SONEPAT	SONIPAT	HRERA				

Showing 1 to 1 of 1 entries (filtered from 331 total entries)



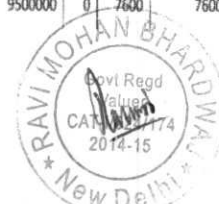
# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## GUIDELINE CIRCLE RATE

तहसील सोनीपत के गांव के वर्ष 2018-2019 (संशोधित) प्रस्तावित कलैक्टर रेट

क्र. सं.	गांव का नाम	बीछटी रोड पर सम्बन्धित विभाग की मलकियत भूमि को छोड़कर दो एकड़ अन्तर तक	कमी प्रतिशत	बीछटी रोड पर सम्बन्धित विभाग की मलकियत भूमि को छोड़कर तीन से पांच एकड़ अन्तर तक	कमी प्रतिशत	राज्य रोड पर सम्बन्धित विभाग की मलकियत भूमि को छोड़कर दो एकड़ अन्तर तक	कमी प्रतिशत	सिंक रोड पर सम्बन्धित विभाग की मलकियत भूमि को छोड़कर एक से पांच एकड़ अन्तर तक	कमी प्रतिशत	नदरी चाही प्रति एकड़	कमी प्रतिशत	लाल होरे के अन्तर तथा बाहर दिखायी (प्रति वर्ग गज)	मुख्य बीछटी रोड सिंकरोड पर सम्बन्धित विभाग की मलकियत भूमि को छोड़कर 100 फुट की गहराई तक सम्बन्धित (प्रति वर्ग गज)	कमी प्रतिशत					
		2017-18	2018-2019 संशोधित	2017-18	2018-2019 संशोधित	%	2017-18	2018-2019 संशोधित	%	2017-18	2018-2019 संशोधित	%	2017-18	2018-2019 संशोधित	%				
1	जाजी							2450000	2450000	0	2300000	2300000	0	2000	2000	0			
2	कोखड़ी						3450000	3450000	0	2450000	2450000	0	2300000	2300000	0	2000	2000	0	
3	बादशाहपुर माछरी						3450000	3450000	0	2450000	2450000	0	2300000	2300000	0	2000	2000	0	
4	मोहाना						3450000	3450000	0	2450000	2450000	0	2300000	2300000	0	2000	2000	0	
5	पिनाना						3450000	3450000	0	2450000	2450000	0	2300000	2300000	0	2000	2000	0	
6	बड़वासनी						5350000	5350000	0	4650000	4650000	0	3550000	3550000	0	3000	2000	0	
7	किलोहड़द									2450000	2450000	0	2300000	2300000	0	2000	2000	0	
8	बोहला									2450000	2450000	0	2300000	2300000	0	2000	2000	0	
9	नैनाताहारपुर						3450000	3450000	0	2850000	2850000	0	2300000	2300000	0	2000	2000	0	
10	सालारपुर माजरा									2450000	2450000	0	2300000	2300000	0	2000	2000	0	
11	बुआं नौ									2450000	2450000	0	2300000	2300000	0	2000	2000	0	
12	सलीमपुर टाली									2450000	2450000	0	2300000	2300000	0	2000	2000	0	
13	चिटाना									2450000	2450000	0	2300000	2300000	0	2000	2000	0	
14	खिजरपुर जट माजरा						3450000	3450000	0	2450000	2450000	0	2300000	2300000	0	2000	2000	0	
86	मिमारपुर									3000000	3000000	0	2550000	2550000	0	3000	3000	0	
87	जेनपुर									3000000	3000000	0	2550000	2550000	0	3000	3000	0	
88	टिकोला									3000000	3000000	0	2550000	2550000	0	3000	3000	0	
89	ताजपुर						3450000	3450000	0	3000000	3000000	0	3000	3000	0	3900	3900	0	
90	नान्दौर						3000000	3000000	0	2550000	2550000	0	3000	3000	0	3900	3900	0	
91	मेहन्दीपुर						3000000	3000000	0	2550000	2550000	0	3000	3000	0	3900	3900	0	
92	असरपुर						3000000	3000000	0	2550000	2550000	0	3000	3000	0	3900	3900	0	
93	मछरीला						3000000	3000000	0	2550000	2550000	0	3000	3000	0	3900	3900	0	
94	कमारापुर	15400000	15400000	0	13600000	13600000	0	8650000	8650000	0	7650000	7650000	0	4800	4800	0	5700	5700	0
95	जोशाचौहान	15400000	15400000	0	13600000	13600000	0	8650000	8650000	0	7650000	7650000	0	4800	4800	0	5700	5700	0
96	किशोरा	15400000	15400000	0	13600000	13600000	0	8650000	8650000	0	7650000	7650000	0	4800	4800	0	5700	5700	0
97	नांगलखुर्द	15400000	15400000	0	13600000	13600000	0	8650000	8650000	0	7650000	7650000	0	4800	4800	0	5700	5700	0
98	दीपालपुर									3900000	3900000	0	3000000	3000000	0	4800	4800	0	
99	मुकौमपुर						3450000	3450000	0	3000000	3000000	0	3000	3000	0	4800	4800	0	
100	मुरादपुर						3450000	3450000	0	3000000	3000000	0	3000	3000	0	4800	4800	0	
101	बसौदी						3000000	3000000	0	2550000	2550000	0	3000	3000	0	4800	4800	0	
102	बड़ौली						3000000	3000000	0	2550000	2550000	0	3000	3000	0	4800	4800	0	
103	संदल कला						3000000	3000000	0	2550000	2550000	0	3000	3000	0	4800	4800	0	
104	संदलखुर्द						3000000	3000000	0	2550000	2550000	0	3000	3000	0	4800	4800	0	
105	धरया						3000000	3000000	0	2550000	2550000	0	3000	3000	0	4800	4800	0	
106	कामी						3000000	3000000	0	2550000	2550000	0	3000	3000	0	4800	4800	0	
107	जवाहरी						5000000	5000000	0	3700000	3700000	0	5700	5700	0	7600	7600	0	
108	बालपुर						14500000	14500000	0	10900000	10900000	0	9500000	9500000	0	7600	7600	0	



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE IN THIS PROJECT

### 50 Flat for Sale in Parker VRC White Lily

SPONSORED



₹ 60 Lac  
₹ 3478 per sqft

3 BHK Apartment for Sale in Parker VRC White Lily, Sector-8

[What's near by](#)

SUPER AREA  
1725 sqft

STATUS  
Ready to Move

FLOOR  
8 out of 14 floors

TRANSACTION  
New Property

☉ Newly Constructed Property  
all wooden work done

Contact Owner

View Phone No.



Share Feedback

Owner  
Narendar

Posted: Dec 23, 19



₹ 43 Lac  
[See other Charges](#)

2 BHK Apartment for Sale in Parker VRC White Lily, Sector-8

[What's near by](#)

CARPET AREA  
749 sqft

STATUS  
Ready to Move

FLOOR  
7 out of 14 floors

TRANSACTION  
New Property

☉ Near Tau Devi Park & Jurassic Water Park, Sonipat

2 BHK Flat with luxury facilities like Lavish Viceroy Club House, Banquet, Basketball Court power ... [read more](#)

Contact Builder

View Phone No.



Share Feedback

Builder  
Parker VRC Infrastruct...

Posted: Nov 22, 19



₹ 55.2 Lac  
₹ 3200 per sqft  
[See other Charges](#)

3 BHK Apartment for Sale in Parker VRC White Lily, Sector-8

[What's near by](#)

SUPER AREA  
1725 sqft

STATUS  
Ready to Move

FLOOR  
6 out of 14 floors

TRANSACTION  
New Property

White Lily.. most popular and demanded apartment in sonipat...very well connected with roads... [read more](#)

Contact Agent

View Phone No.



Share Feedback

Agent - D S Property  
500+ Buyers Served

Posted: Jan 15, 20

MAGICBRICKS EXCLUSIVE



₹ 60 Lac  
₹ 3478 per sqft

3 BHK Apartment for Sale in Parker VRC White Lily, Sector-8

[What's near by](#)

SUPER AREA  
1725 sqft

STATUS  
Ready to Move

FLOOR  
8 out of 14 floors

TRANSACTION  
New Property

☉ Newly Constructed Property

This spacious Multistorey Apartment is located at 8th floor in a tower of total 14 floors. The Multi... [read more](#)

Contact Owner

View Phone No.



Share Feedback

Owner  
Nagender

Posted: Oct 25, 19



₹ 58.5 Lac

3 BHK Apartment for Sale in Parker VRC White Lily, Sector-8

[What's near by](#)

CARPET AREA  
1550 sqft

STATUS  
Ready to Move

FLOOR  
8 out of 14 floors

TRANSACTION  
New Property

This Freenoid Multistorey Apartment at 10th faces North - East & overlooks Garden/Park offering... [read more](#)

Contact Agent

View Phone No.



Share Feedback

Agent - Vinay Real Est...  
2500+ Buyers Served

Posted: Jan 15, 20

MAGICBRICKS EXCLUSIVE



₹ 62 Lac  
₹ 3588 per sqft

3 BHK Apartment for Sale in Parker VRC White Lily, Sector-8

[What's near by](#)

SUPER AREA  
1728 sqft

STATUS  
Ready to Move

FLOOR  
1 out of 13 floors

TRANSACTION  
Resale

This spacious Multistorey Apartment is located at 1st floor in a tower of total 13 floors. The Multi... [read more](#)

Contact Owner

View Phone No.



Share Feedback

Owner  
Satish prakash

Posted: Nov 27, 19





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

99acres  
India's No. 1 Property Portal

Buy

Property Type

Type Location or Project/Society or Keyword

SEARCH

Home > Property in Sonapat > Sector 8 Sonapat > Apartments > 3 BHK > 50 to 60 Lac > 1600 to 1800 sq.ft.

Posted on Dec 07, 2019 | Under Construction

Platinum

₹58 Lac

Estimated EMI ₹46,325

3BHK 3Baths

Residential Apartment for Sale

in Parker VRC White Lily, Sector 8 Sonapat, Sonapat, Haryana [What's Nearby](#)

RERA STATUS

NOT AVAILABLE Website: <https://haryana.rera.gov.in>

Overview

Location

Price Trends

Dealer Details

PROPERTY (1)



Photos (1/1)

Area

Super Built up area 1725 sq.ft. v

(146.26 sq.m.)

Carpet area: 1225 sq.ft. (113.01 sq.m.)

Configuration

3 Bedrooms, 3 Bathrooms, 3 Balconies

Price

₹ 58 Lac+ Govt Charges & Tax

@ 3.362 per sq.ft. [View Price Details](#)

Address

Parker VRC White Lily  
Sector 8 Sonapat, Sonapat

Floor Number

10<sup>th</sup> of 12 Floors

Facing

North

Overlooking

Others, Park/Garden

Property Age

Under Construction

₹71 Lac 4BHK 4Baths



Contact Dealer FREE

RERA STATUS

NOT AVAILABLE Website: <https://haryana.rera.gov.in>

Overview

Location

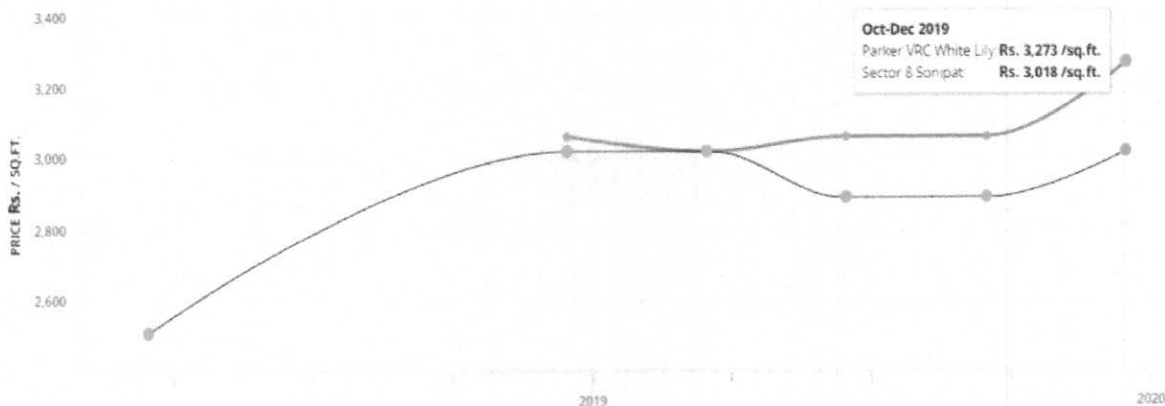
Price Trends

Dealer Details

Recommendations

## Price Trends

Parker VRC White Lily Price Trends for Residential Apartment in Sector 8 Sonapat



→ Society: Parker VRC White Lily → Locality: Sector 8 Sonapat

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# REAL VALUE CONSULTANTS

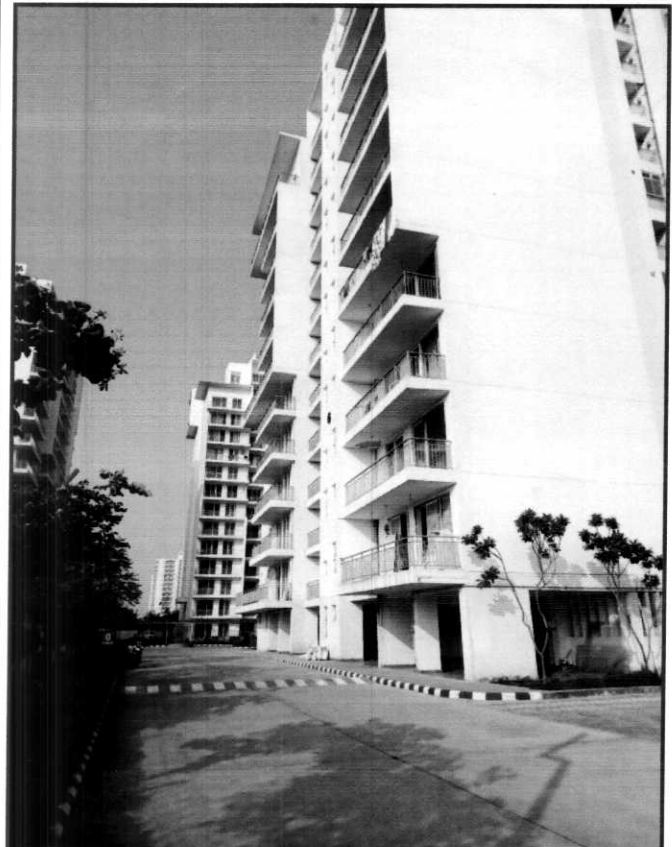
(PANEL VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF GROUP HOUSING PROJECT "WHITE LILY" SITUATED AT REVENUE ESTATE OF VILLAGE KAMASPUR, SECTOR-8, SONEPAT, HARYANA.**

# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF GROUP HOUSING PROJECT "WHITE LILY" SITUATED AT REVENUE ESTATE  
OF VILLAGE KAMASPUR, SECTOR-8, SONEPAT, HARYANA.**

# REAL VALUE CONSULTANTS

## (PANEL VALUER OF IMMOVABLE PROPERTIES)



**GOOGLE LOCATION MAP OF GROUP HOUSING PROJECT- "WHITE LILY"**

