

File No.: RKA/FY19-20/573

Dated:06.01.2020

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

SITUATED AT

PARK VIEW ALTURA, SECTOR-79, REVENUE ESTATE OF VILLAGE
NAURANGPUR, GURUGRAM MANESAR URBAN COMPLEX, GURUGRAM,
HARYANA

DEVELOPED & PROMOTED BY

M/S. BESTECH INDIA PVT. LTD.

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 PROJECT TIE-UP REPORT

| S.NO. | CONTENTS | DESCRIPTION | | |
|-------|-------------------------------------|---|---|-------------------------|
| 1. | GENERAL DETAILS | | | |
| a. | Report prepared for | Bank | | |
| b. | Name & Address of Organization | State Bank of India, HLST Branch, Gurugram | | |
| c. | Name of Promoter | M/s. Bestech India Pvt. Ltd. | | |
| d. | Name of Property Owner | Mr. Jagdish Khattar S/o Mr. D.B. Shyam Lal Khattar Mr. Rajeev Khattar S/o Mr. D.B. Shyam Lal Khattar Ms. Ratan Prabha D/o Mr. D.B. Shyam Lal Khattar | | |
| e. | Address & Phone Number of the owner | 11/3, East Patel Nagar, New Delhi-110008. | | |
| 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 | 30 December 2019 | | |
| k. | Date of Valuation Report | 6 January 2020 | | |
| l. | Surveyed in presence of | Promoter's representative | Mr. Vijay Pal Verma | |
| m. | Purpose of the Valuation | Project Tie-up for individual Flat Financing | | |
| n. | Scope of the Report | Project Tie- Up Report | | |
| o. | Out-of-Scope of Report | i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects of the property are out-of-scope of this report. iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end. v. Measurement is only limited upto sample random measurement. vi. Measurement of the property as a whole is not done at our end. vii. Drawing Map & design of the property is out of scope of the work. | | |
| p. | Documents provided for perusal | Documents Requested | Documents Provided | Documents Reference No. |
| | | Total 05 documents requested. | Total 09 documents provided. | 09 |
| | | Property Title document | Copy of TIR | Dated 27/11/2018 |
| | | Approved Map | BR-III - Approval of building plans Letter from DTCP (HR Govt.) | Dated 21 /03/2016 |

| | | | | |
|----|--------------------------------|---|---|------------------|
| | | Copy of TIR | Approved Building Plan from DTCP, Haryana | Dated 05/08/2016 |
| | | Project Approval Letter | NOC from Pollution control Board, Haryana | Dated 03/02/2014 |
| | | Project NOC's issued from the concern authority | Height Clearance NOC from Airport Authority of India | Dated 23/07/2013 |
| | | None | LC-III - Letter of intent for grant of license from DTCP (HR Govt.) | Dated 09/06/2011 |
| | | None | Enviromental clearance NOC from SEIAA | Dated 12/12/2013 |
| | | None | Copy of RERA Registration certificate | Dated 28/08/2017 |
| q. | Identification of the property | <input type="checkbox"/> | Cross checked from boundaries of the property mentioned in the deed | |
| | | <input checked="" type="checkbox"/> | Done from the name plate displayed on the property | |
| | | <input checked="" type="checkbox"/> | Identified by the Promoter's representative | |
| | | <input type="checkbox"/> | Enquired from local residents/ public | |
| | | <input type="checkbox"/> | Identification of the property could not be done properly | |
| | | <input type="checkbox"/> | Survey was not done | |

2. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



This project tie-up report is prepared for group housing project "Park View Altura" being developed at the aforesaid address having total Site Area of 40873.185 sq.mtr (10.10 Acres) in which Net Plot area

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excluding green belt, and road widening area is 39003.54 sq mtr (9.638 acres) as per the approved building plan provided to us by the bank.

The information like ownership, NOCs and other technical data regarding the subject project is taken from the approved building plan, old valuation report and other documents provided to us by the bank. However latest construction updates have been taken as per the site survey carried out by our engineer.

This project is developed by M/s. Bestech India Pvt. Ltd. is one of the most renowned developers in Delhi NCR and has a successful track record of delivering projects. The developer of the project is developing a modern group housing project with all the basic amenities by the name of '**Park View Altura.**'

As per the approved building plan the project comprises of 7 high rise towers with 520 DUs and one EWS tower which is G+8 storied building with 92 DUs, but as per site survey all the super structure are under construction. The developer has planned to develop this group housing society with 3 BHK, 3 BHK + servant, 4 BHK + servant with super area measuring 2015, 2050, 2150 & 2675 sq.ft respectively.

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society, However NOC from Airport Authority of India is expired and no latest NOC regarding the same is provided to us. NOC from Fire & Safety department is not provided to us by the bank. This is a modern housing society being developed with all the basic & urban facilities and amenities.



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The location of the subject project is in a good developing Sector-79, Gurugram in which other group housing projects are also developing and some are proposed in future. Subject project is located on 20 ft sector road which is 3 km from main NH-48. As per the information gathered on site 60 mtr. wide sector road is proposed in future.

As per observation from site survey and information provided by the developer's representative, all the towers of the project are under finishing and planned to be completed by March, 2021. Structure work of basement is under progress which will be used for parking.

| 3. | ENCLOSURES | |
|----|-------------|--|
| a. | Part B | Valuation Report as per SBI Format Annexure-II |
| b. | Part C | Area description of the Property |
| c. | Part D | Valuation Assessment of the Property |
| d. | Enclosure 1 | Valuer's Remark - Page No. 26-27 |
| e. | Enclosure 2 | Screenshot of the price trend references of the similar related properties available on public domain - Page No. 28-32 |
| f. | Enclosure 3 | Google Map – Page No. 33 |
| g. | Enclosure 4 | Photographs – Pages 03 |
| h. | Enclosure 5 | Copy of Circle Rate – Page no. 01 |
| i. | Enclosure 6 | Survey Summary Sheet – Pages x |
| j. | Enclosure 7 | Copy of relevant papers from the property documents referred in the Valuation – Pages 04 |

PART B

SBI FORMAT OF VALUATION REPORT

| | |
|--------------------------|---|
| Name & Address of Branch | State Bank of India, HLST Branch, Gurgaon |
| Name of Promoter | M/s. Bestech India Private Limited |

| S.NO. | CONTENTS | DESCRIPTION |
|-----------|---------------------------------------|---|
| 1. | INTRODUCTION | |
| a. | Name of Property Owner | Mr. Jagdish Khattar S/o Mr. D.B. Shyam Lal Khattar Mr. Rajeev Khattar S/o Mr. D.B. Shyam Lal Khattar Mrs. Ratan Prabha D/o Mr. D.B. Shyam Lal Khattar |
| | Address & Phone Number of the Owner | 11/3, East Patel Nagar, New Delhi-110008. |
| b. | Purpose of the Valuation | Project Tie-up Report |
| c. | Date of Inspection of the Property | 30 December 2019 |
| d. | Date of Valuation Report | 6 January 2020 |
| e. | Name of the Developer of the Property | M/s. Bestech India Private Limited |
| | Type of Developer | Private developer promoted |

| | | | |
|-------|--|---|-------------------|
| 2. | PHYSICAL CHARACTERISTICS OF THE PROPERTY | | |
| a. | Location attribute of the property | | |
| i. | Nearby Landmark | Near Naurangpur Village | |
| ii. | Postal Address of the Property | Park View Altura, Group Housing at Sector 79, Manesar Urban Complex, Village Naurangpur, Gurugram, Haryana. | |
| iii. | Area of the Plot/ Land | Total Plot Area : 40873.185 sq.mtr (10.10 Acres) Net Plot Area : 39003.54 sq.mtr (9.638 Acres) | |
| | | 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°21'23.7"N 76°58'23.8"E | |
| vii. | Details of the roads abutting the property | | |
| | 1. Main Road Name & Width | NH-48 | 60 mtr. wide road |
| | 2. Front Road Name & width | Village Road | 20 ft wide road |
| | 3. Type of Approach Road | Bituminous Road | |
| | 4. Distance from the Main Road | Approx. 3.0 km from main road | |
| viii. | Description of adjoining property | Agricultural land & few Residential Project nearby | |
| ix. | Plot No./ Survey No. | As per the title document | |
| x. | Zone/ Village | Residential | Naurangpur |
| xi. | Sub registrar | Gurugram | |

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| | | | | |
|-------|--|--|-----------------------------|------------------------------------|
| xii. | District | Gurugram, Haryana | | |
| xiii. | Any other aspect | <p>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.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p> | | |
| | 1. Identification of the property | <input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the developer's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done | | |
| | 2. Is property clearly demarcated by permanent/ temporary boundary on site | Yes | | |
| | 3. Is the property merged or colluded with any other property | No, it is an independent single bounded property NA | | |
| | 4. City Categorization | Metro City | | Urban developing |
| | 5. Characteristics of the locality | Average | | Within developing Residential zone |
| | 6. Property location classification | Ordinary location within the locality | None | None |
| | 7. Property Facing | South 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, boundaries are not mentioned in the documents. | | |
| ii. | Directions | As per Title Deed/TIR | Actual found at Site | |

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|--|-------|----|--------------------|
| | North | NA | Supertech Project |
| | South | NA | 20 ft road |
| | East | NA | Vacant Land |
| | West | NA | Naurangpur Village |

| 3. | TOWN PLANNING/ ZONING PARAMETERS | | |
|----|--|---|--|
| a. | Master Plan provisions related to property in terms of Land use | Residential | |
| | i. Any conversion of land use done | License No.22 of 2012 is issued by the concerned authority for developing residential group housing project | |
| | ii. Current activity done in the property | Construction of Residential Apartment in multistoried building | |
| | iii. Is property usage as per applicable zoning | Yes, proposed to be used as Group Housing as per zoning | |
| | iv. Any notification on change of zoning regulation | NA | |
| | v. Street Notification | Agricultural & 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 | Not Applicable since construction of the project is going on |
| d. | Comment on unauthorized construction if any | None | |
| e. | Comment on Transferability of developmental rights | As per regulation of DTCP Haryana | |
| f. | i. Planning Area/ Zone | DTCP Gurgaon Manesar Urban Complex FDP | |
| | ii. Master Plan currently in force | DTCP Gurgaon Manesar Urban Complex FDP - 2031 | |
| | iii. Municipal limits | Gurgaon Municipal Corporation | |
| g. | Developmental controls/ Authority | Director of Town and Country Planning, Haryana | |
| h. | Zoning regulations | Residential | |
| i. | Comment on the surrounding land uses & adjoining properties in terms of uses | Vacant Land and Other Group Housing Societies | |
| j. | Comment of Demolition proceedings if any | No information available to us | |
| k. | Comment on Compounding/ Regularization proceedings | No information available to us | |
| l. | Any other aspect | | |
| | i. Any information on encroachment | No | |
| | ii. Is the area part of unauthorized area/ | No (As per general information available) | |

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| 4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY | | | | |
|---|--|---|--|------|
| a. | Ownership documents provided | Licenses to setup group housing project from DTCP Haryana | Copy of TIR | None |
| b. | Names of the Legal Owner/s | Mr. Jagdish Khattar S/o Mr. D.B. Shyam Lal Khattar Mr. Rajeev Khattar S/o Mr. D.B. Shyam Lal Khattar Mrs. Ratan Prabha D/o Mr. D.B. Shyam Lal Khattar | | |
| c. | Constitution of the Property | Free hold, complete transferable rights | | |
| d. | Agreement of easement if any | Not required | | |
| e. | Notice of acquisition if any and area under acquisition | No, as per general information available in the public domain | | |
| f. | Notification of road widening if any and area under acquisition | No, as per general information available in the public domain | | |
| g. | Heritage restrictions, if any | No | | |
| h. | Comment on Transferability of the property ownership | Free hold, complete transferable rights | | |
| i. | Comment on existing mortgages/ charges/ encumbrances on the property, if any | No Information available to us. Bank to obtain details from the Developer | From Axis Bank as per the copy of TIR provided 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 | No Information available to us. Bank to obtain details from the Developer. | NA | |
| k. | Building plan sanction: | | | |
| | i. Authority approving the plan | DTCP, Haryana | | |
| | ii. Name of the office of the Authority | Director of Town and Country Planning, Haryana | | |
| | iii. Any violation from the approved Building Plan | No, | | |
| l. | Whether Property is Agricultural Land if yes, any conversion is contemplated | No, not an agricultural property | | |
| m. | Whether the property SARFAESI complaint | Yes | | |
| n. | i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>) | Tax name | --- | |
| | | Receipt number | --- | |
| | | Receipt in the name of | --- | |
| | | Tax amount | --- | |
| | ii. Observation on Dispute or Dues if any in payment of bills/ taxes | Not known to us | | |
| | 1. Is property tax been paid for this property | Not available. Please confirm from the owner. | | |
| | iii. Property or Tax Id No. | Not provided | | |
| o. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged | No information provided to us | | |

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| | | |
|----|--|--------------------------------------|
| p. | Qualification in TIR/Mitigation suggested if any | None |
| q. | Any other aspect | |
| | i. Since how long owners owning the Property | As per the Title Document |
| | ii. Year of Acquisition/ Purchase | As per the Title Document |
| | iii. Property presently occupied/ possessed by | 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 | Owner/Developer Company to provide this information |
| d. | Property Insurance details | Owner/Developer Company to provide this information |
| e. | Monthly maintenance charges payable | Owner/Developer Company to provide this information |
| f. | Security charges, etc. | Owner/Developer Company to provide this information |
| g. | Any other aspect | NA |
| 6. | SOCIO - CULTURAL ASPECTS OF THE PROPERTY | |
| a. | Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. | Urban Developing Area |
| b. | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |

| | | |
|-----------|--|-----|
| 7. | FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES | |
| a. | Description of the functionality & utility of the property in terms of : | |
| | i. Space allocation | Yes |
| | ii. Storage spaces | Yes |
| | iii. Utility of spaces provided within the building | Yes |
| | iv. Car parking facilities | Yes |
| | v. Balconies | Yes |
| b. | Any other aspect | |
| | i. Drainage arrangements | Yes |
| | ii. Water Treatment Plant | No |

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| | | | | | |
|--|--------------------------------|--------------|---|---------------------------------------|----------------------------|
| | iii. Power Supply arrangements | Permanent | Will be obtained as per required capacity by individual flat owners | | |
| | | Auxiliary | DG set will be installed | | |
| | iv. HVAC system | | No | | |
| | v. Security provisions | | Yes/ Private security guards | | |
| | vi. Lift/ Elevators | | Yes (Proposed) | | |
| | vii. Compound wall/ Main Gate | | Yes | | |
| | viii. Whether gated society | | Yes | | |
| | ix. Internal development | | | | |
| | Garden/ Park/ Land scraping | Water bodies | Internal roads | Pavements | Boundary Wall |
| | Yes | Yes | Yes / RCC interlocking tiles proposed | Yes / RCC interlocking tiles proposed | Yes/ 6' high 9" brick wall |

| | | | | | | | |
|----|--|----------|--------|--|-----------------|-------|---------|
| 8. | INFRASTRUCTURE AVAILABILITY | | | | | | |
| a. | Description of Aqua Infrastructure availability in terms of: | | | | | | |
| | i. Water Supply | | | Yes, by the Authority | | | |
| | ii. Sewerage/ sanitation system | | | Underground | | | |
| | iii. Storm water drainage | | | Yes | | | |
| b. | Description of other Physical Infrastructure facilities in terms of: | | | | | | |
| | i. Solid waste management | | | Yes, done by the authority | | | |
| | ii. Electricity | | | Yes for construction and office purpose at present | | | |
| | iii. Road and Public Transport connectivity | | | Yes | | | |
| | iv. Availability of other public utilities nearby | | | Transport, Market, Hospital etc. are available in a radius of 3-4 Km. | | | |
| c. | Proximity & availability of civic amenities & social infrastructure | | | | | | |
| | School | Hospital | Market | Bus Stop | Railway Station | Metro | Airport |
| | 1 km | 4 km | 4-5 km | 2.5 km | 21 km | 20 km | 32 km |
| | Availability of recreation facilities (parks, open spaces etc.) | | | It is a developing area and recreational facilities are planned to be developed nearby | | | |

| | | |
|-----------|--|---|
| 9. | MARKETABILITY ASPECTS OF THE PROPERTY: | |
| a. | Marketability of the property in terms of | |
| | i. Location attribute of the subject property | 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 |

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| | | |
|---|-----|---|
| i. Any New Development in surrounding area | Yes | Some other group housing projects are proposed in near future |
| 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 structure | |
| b. | Method of construction | Construction done using professional contractor workmanship based on architect plan | |
| c. | Specifications | | |
| | i. Class of construction | Under construction | |
| | ii. Appearance/ Condition of structures | Internal -Under construction External -Under construction | |
| | iii. Roof | Floors/ Towers | Type of Roof |
| | | Seven Towers, B+G+17 to B+G+19 Story | RCC (proposed) |
| | iv. Floor height | Approx. 10 feet | |
| | v. Type of flooring | Ceramic Tiles,Vitrified tiles,Simple marble (proposed) | |
| | vi. Doors/ Windows | Aluminum flushed doors & windows & Wooden frame & panel doors (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 | Good looking interiors. Medium use of interior decoration.(Proposed) | |
| | x. Class of electrical fittings | Internal/ Normal quality fittings (Proposed) | |
| | xi. Class of sanitary & water supply fittings | Internal/ Normal quality fittings (Proposed) | |
| d. | Maintenance issues | Not Applicable since construction work is in progress | |
| e. | Age of building/ Year of construction | Under construction | Under construction |
| f. | Total life of the structure/ Remaining life expected | Approx. 65-70 years (After Completion) | Approx. 65-70 years (After Completion) |
| g. | Extent of deterioration in the structure | Not Applicable since construction work of the project is in progress | |
| h. | Structural safety | Not Applicable since construction work of the project is in progress | |
| i. | Protection against natural disasters viz. earthquakes etc. | All the structures are designed for seismic consideration for Zone IV However, no technical data has been made available to us. | |
| j. | Visible damage in the building if any | NA | |
| k. | System of air conditioning | NA | |
| l. | Provision of firefighting | Yes proposed | |
| m. | Status of Building Plans/ Maps | Building plans are approved by the development authority | |
| | i. Is Building as per approved Map | Cannot comment since project is under construction | |

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| | | | |
|--|---|---|----|
| | ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | <input type="checkbox"/> Permissible Alterations | NA |
| | | <input type="checkbox"/> Not permitted alteration | NA |
| | iii. Is this being regularized | No information provided | |

| | | | |
|------------|--|--|--|
| 11. | ENVIRONMENTAL FACTORS: | | |
| a. | Use of environment friendly building materials like fly ash brick, other Green building techniques if any | No information available to us | |
| b. | Provision of rainwater harvesting | No information available to us | |
| c. | Use of solar heating and lighting systems, etc. | No information available to us | |
| d. | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any | Yes, normal vehicle & Construction pollution are present in atmosphere | |

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

| | | | |
|------------|--|--|--|
| 13. | PROJECT DETAILS: | | |
| a. | Name of the Developer | M/s. Bestech India Pvt. Ltd. | |
| b. | Name of the Architect | M/s. Chapman Taylor India LLP | |
| 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 March 2021 (As per information available on RERA Website) | |
| e. | Progress of the Project | Superstructure of some towers is under progress and in some towers finishing work is going on | |
| f. | Other Salient Features of the Project (Proposed) | <input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area | |

| | | | |
|------------|---|---|--|
| 14. | VALUATION: | | |
| a. | Methodology of Valuation – Procedures adopted for arriving at the Valuation | Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report. | |
| b. | Prevailing Market Rate/ Price trend of the Property in the locality/ city from property | Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the | |

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| | search sites | 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.77,10,57,912/- (Land Value Only) |
| | 1. Land | Rs.77,10,57,912/- |
| | 2. Building | NA |
| | ii. Prospective Fair Market Value | Rs.320,00,00,000/- |
| | iii. Expected Realizable Value | Rs.272,00,00,000/- |
| | iv. Liquidation Value | Rs.240,00,00,000/- |
| | v. Valuation of structure for Insurance purpose | Rs.140,00,00,000/- |
| 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) | <ul style="list-style-type: none"> 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 JE Sachin Pandey has visited the subject property on 30 December 2019 in the presence of the developer's representative. vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. 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, GURUGRAM |
|------------|--|--|

VALUATION REPORT

PARK VIEW ALTURA, SECTOR-79, GURUGRAM

| 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. G-183, Preet Vihar, Delhi-110092 | 2303/ 1988 | |
| c. | Total Number of Pages in the Report with enclosures | | |
| d. | Engineering Team worked on the report | SURVEYED BY: JE Sachin Pandey | |
| | | 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 | Enclosed with the report |
| b. | Building Plan | Enclosed with the report |
| c. | Floor Plan | Enclosed with the report |
| d. | Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site | Enclosed with the report |
| e. | Certified copy of the approved / sanctioned plan wherever applicable from the concerned office | Enclosed with the report |
| f. | Google Map location of the property | Enclosed with the Report |
| g. | Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc | Enclosed with the Report |
| h. | Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report) | <ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.26-27v. Google Map – Page No.33vi. Photographs – Pages 03vii. Copy of Circle Rate – Pages 01viii. Survey Summary Sheet – Pages xix. Copy of relevant papers from the property documents referred in the Valuation – Pages 04 |

PART C

AREA DESCRIPTION OF THE PROPERTY

| | | | | | |
|-----|---|-------------------------------|---|---|--|
| 1. | Total Site Area Licensed Area of Site | | 40873.185 m ² (10.10 Acres) 39003.54 m ² (9.638 Acres) | | |
| 2. | Ground Coverage Area | Proposed | 4831.52 m ² (12.38%) | | |
| | | Permissible | 13651.24 m ² (35%) | | |
| 3. | Covered Area | UNDER FAR | | Proposed | Present Status (As Per Site Plan) |
| | | Residential | | 65659.95 m ² | Under Construction/Finishing |
| | | Commercial | | 191.51 m ² | |
| | | Community Building | | 155.61 m ² | |
| | | EWS | | 2173.00 m ² | |
| | | TOTAL | Proposed | 68180.07 m ² (733884.17 ft.²) | |
| | | | Permissible | 68256.20 m ² (734703.62 ft.²) | |
| | | UNDER NON FAR | | | |
| | | Stilt | | 2414.91 m ² | Under Construction/finishing |
| | | Basement Area | | 30764.88 m ² | |
| | | Nursery School | | 256.94 m ² | |
| | | Primary School | | --- | |
| | | Stair | | 891.88 m ² | |
| | | Meter Room & LT/HT Panel Room | | --- | |
| | | Garbage Room | | --- | |
| | | TOTAL | Proposed | 34328.61 m ² (369509.72 ft.²) | |
| | | | Permissible | NA | NA |
| 4. | Open/ Green Area | Proposed | 18421.31 m ² | | |
| | | Minimum Required | 5850.53 m ² | | |
| 5. | Density | Proposed | 299.64 PPA (Person per Acre) | | |
| | | Permissible | 300 PPA | | |
| 6. | Plinth/ Built-up Area (As per IS 3861-1966) | | 102508.68 m ² (FAR + NON FAR) (As per the Site Plan) | | |
| 7. | Carpet Area | | NA | | |
| 8. | Net Floor Area | | NA | | |
| 9. | Super Area | | NA | | |
| 10. | Shed Area | | NA | | |
| 11. | Salable Area | | NA | | |

| Total Blocks/ Floors/ Flats | | | | |
|-----------------------------|---|----------------------|--|---|
| 1. | Approved as per Sanctioned Plan | | Actually provided (As per site survey) | Current Status |
| | Block-A : G+18 Floors= 73 DU Block-B : G+19 Floors= 78 DU Block-C : G+19 Floors= 77 DU Block-D : G+19 Floors= 78 DU Block-E : G+18 Floors= 74 DU Block-F : G+17 Floors= 70 DU Block-G : G+17 Floors= 70 DU EWS Block : G+8 Floors= 92 DU | | Block-A : G+18 Floors= 73 DU Block-B : G+19 Floors= 78 DU Block-C : G+19 Floors= 78 DU Block-D : G+19 Floors= 78 DU Block-E : G+18 Floors= 73 DU Block-F : G+17 Floors= 70 DU Block-G : G+17 Floors= 70 DU EWS Block : G+ 8 Floors= 92 DU | As per the site survey super structure work of all tower has been completed. Finishing work is in progress. Basement structure work for parking area is under progress. |
| 2. | Total no. of Flats/ Units | Main Units | 520 DUs | |
| | | Service Units | 52 DUs | |
| | Type of Flats | | Refer to the table attached below | |
| | Number of Car Parking available | | Required | 782 ECS |
| | | | Basement | 812 ECS |
| | | | Stilt | 56 ECS |
| | | | Open Parking | 91 ECS |
| | | | Total | 959 ECS |

| S.No. | Type of Flat | Super Area (sq.ft) |
|-------|--------------|--------------------|
| 1 | 3 BHK | 2015 |
| | | 2050 |
| 2 | 3 BHK + SQ | 2150 |
| 3 | 4 BHK + SQ | 2675 |

(The inventory list of the subject project is not provided to us so the tower wise details of the flats in not provided by us)

PART D

PROJECT APPROVAL DETAILS

| S.No. | REQUIRED APPROVALS | REFERENCE NO./ DATE | STATUS (Approved/ Applied For/ Pending) |
|-------|---|---|---|
| 1. | Approved Building Plans | Letter No. SE(HQ)/409 Dated 5/08/2016 | Approved |
| 2. | License for setting up group housing society by DTCP Haryana | License No.22 of 2012 Dated 27/03/2012 | Approved (Valid upto 26/03/2016) |
| 3. | Building Plan Sanctioned Letter by DTCP Haryana | Memo No. ZP-949/SD(BS)/2016/5748 Dated:- 21/03/2016 | Approved |
| 4. | NOC for Height Clearance from Airport Authority of India | No. AAI/NOC/2013/296/2029 Dated: 23/07/2013 | Approved (Valid upto 5 years from date of issue) |
| 5. | Revised Environmental clearance NOC from SEIAA | No. SEIAA/HR/2013/1359 Dated: 12.12.2013 | Approved |
| 6. | LOI for Developing Group Housing Colony | Memo No. LC-1988-5DP(R)-2011/7706-07 Dated: 09/06/2011 | Approved |
| 7. | Site Plan for Green Area and Parking Details | Dated: 27/03/2012 | Approved |
| 8. | NOC from Pollution control Board | No. HSPCB/Consent/ : 2821214GUSOCTE467727 Dated: 03/02/2014 | Approved |
| 9. | NOC from Fire & Safety Department Haryana | --- | Not Provided |
| 10. | NOC from office of administrator, HUDA, Gurugram for non-utilization of ground water for construction work | --- | Not Provided |
| 11. | Latest permission from mines and geology department, Haryana for disposal of minerals extracted from excavation | --- | Not Provided |
| 12. | Site Plan (for services) Sewerage drainage and water supply layout plan | Letter No. SE/(HQ)/409 Dated: 05/08/2015 | Approved |
| 13. | Water Assurance Certificate from office of executive engineer, HUDA, Gurugram | --- | Not Provided |
| 14. | RERA Registration Certificate | HRERA No. 96 of 2017 Dated: 28/08/2017 | Approved |
| 15. | Structural Stability Certificate | ---- | Not Provided |

OBSERVATIONS: - Project meets preliminary necessary compliance statutory approvals except the NOC from Fire & Safety Department, Haryana

PART E

VALUATION ASSESSMENT OF THE PROPERTY

| 1. | ASSESSMENT FACTORS | | | | |
|----|---|---|---|---|-------------------------|
| a. | Valuation Type | Group Housing Society Value | | Group Housing Society Value | |
| b. | Scope of the Valuation | To assess Project Establishment Replacement Value | | | |
| c. | Property Use factor | Current Use | | Highest & Best Use | |
| | | Group Housing Society | | Group Housing Society | |
| d. | Legality Aspect Factor (Refer sub clause I & j of Point 7) | Positive as per documents produced to us | | | |
| e. | Land Physical factors | Shape | Size | Level | Frontage to depth ratio |
| | | Irregular | Large | On Road Level | Normal frontage |
| f. | Property location category factor | City Categorization | Locality Categorization | Property location classification | Floor Level |
| | | Metro City | Good | Ordinary location within the locality | Not Applicable |
| | | | Property within developing Residential zone | NA | |
| | | | | NA | |
| | | Property Facing | South Facing | | |
| g. | Any New Development in surrounding area | Other development | | Development of other group housing project is going on. | |
| h. | Any specific advantage/ drawback in the property | No | | | |
| i. | Overall property usability Factor | Good | | | |
| j. | Comment on Property Salability Outlook | Easily sellable | | | |
| k. | Comment on Demand & Supply in the Market | Good demand of such properties in the market | | | |
| l. | Sale transaction method assumed | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | |
| m. | Best Sale procedure to realize maximum Value | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | |
| n. | Methodology/ Basis of Valuation | Govt. Guideline Value: Collector rate of Gurugram 2019-20 | | | |
| | | Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach' | | | |
| | | For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing | | | |

VALUATION REPORT

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| | | |
|----|--|---|
| | | <i>the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.</i> |
| o. | References on prevailing market Rate/Price trend of the property and Details of the sources from where the information is gathered <i>(from property search sites & local information)</i> | |
| | i. | Name: NA |
| | | Contact No.: ---- |
| | | Nature of reference: ---- |
| | | Size of the Property: ---- |
| | | Location: ---- |
| | | Rates/ Price informed: ---- |
| | | Any other details/ Discussion held: ---- |
| | ii. | Name: NA |
| | | Contact No.: ---- |
| | | Nature of reference: ---- |
| | | Size of the Property: ---- |
| | | Location: ---- |
| | | Rates/ Price informed: ---- |
| | | Any other details/ Discussion held: ---- |
| | Adopted Rates Justification | <p><i>This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,500/- to 1,800/- per sq. ft. This project is located 3 km from main Sohna road which is 60 mtr. wide and location of this project is average thus taking into consideration all the factors like size of the land and demand of flat in this sector we have taken FSI rate of Rs.1,800/- per sq. ft., which is reasonable in our view.</i></p> <p><u>Government Guideline Rate</u> For Agricultural Land = Rs.2,00,00,000/- per acre For Group Housing Society = Rs.2,00,00,000/- per acre X 4 Total Guideline Rate = Rs.8,00,00,000/- per acre</p> |

| 2. | 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.1,600/- to Rs.2,000/- per ft. ² |
| b. | Rate adopted considering all characteristics of the property | Rs.8,00,00,000/- per acre | Rs.1,800/- per ft. ² |
| c. | Total Development Land Area considered <i>(documents vs site survey whichever is less)</i> | (9.638 Acres) | (9.638 Acres) |
| d. | Total Permissible FAR | 68256.20 m ² / 734703.62 ft. ² | 68256.20 m ² / 734703.62 ft. ² |
| e. | Total Value of land (A) | 9.638 Acres x Rs.8,00,00,000/- per acre | 734703.62 ft. ² x Rs.1,800/- per ft. ² |

| | | | |
|--|--|--------------------------|---------------------------|
| | | Rs.77,10,57,912/- | Rs.132,24,66,516/- |
|--|--|--------------------------|---------------------------|

| 3. VALUATION OF BUILDING CONSTRUCTION | | | | |
|--|--|-----------------------|--|--|
| | Particulars | | Expected Building Construction Value | |
| | | | FAR | NON FAR |
| | Structure Construction Value | Rate range | Rs.1,300/- to 1,700/-per ft. ² | Rs.1,000/- to 1,500/-per ft. ² |
| | | Rate adopted | Rs.1,550/-per ft. ² | Rs.1,300/- per ft. ² |
| | | Covered Area | 68180.07 m ² / 733884.17 ft. ² | 34328.61 m ² / 369509.72 ft. ² |
| | | Valuation Calculation | Rs.1,550/- per ft. ² x 733884.17 ft. ² | Rs.1,300/- per sq.ft. X 369509.72 ft. ² |
| | Total Value | | Rs.113,75,20,463/- | Rs.48,03,62,636/- |
| 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 | | RCC framed structure | |
| d. | Construction Depreciated Replacement Value (B) | | Rs.161,78,83,099/- | |

| 4. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS | | | |
|---|--|----------------|-------------------------------|
| | Particulars | Specifications | Depreciated Replacement Value |
| a. | Add extra for Architectural aesthetic developments, improvements (add lump sum cost) | ---- | --- |
| b. | Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) | ---- | Rs.7,00,00,000/- |
| c. | Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) | ---- | Rs.7,00,00,000/- |
| 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.12,00,00,000/- |
| e. | Depreciated Replacement Value (C) | NA | Rs.26,00,00,000/- |

| 5. | <u>MARKET/ SALABLE VALUE OF THE FLATS</u> | |
|----|---|-----------------|
| a. | Total No. of DU | 520 DUs, 92 EWS |
| b. | Total No. Villas | NA |
| c. | Total No. of Studio apartments | NA |
| d. | Total Proposed Salable Area for flats | NA |
| e. | Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & | NA |

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| | | |
|----|---|--|
| | other charges) | |
| | Government Circle rate | Rs.3,600 per sq.ft |
| | Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges) | Rs.5,200/- to Rs.5,500/- per sq.ft. (On Super Area) Note:- <ul style="list-style-type: none"> The above mentioned super area rates are for the average flats and for the flats at the premium location within the project, super area rates may be higher. We cannot give the rates for the flats on Carpet Area Basis since we have not been provided any information about the Carpet Area of the Flats. |
| f. | Remark | The market value of the Flats in this society varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This is a under construction society and the builder has proposed the construction of flats as per the information available on public domains. As per information gathered from the public domain & market participants of that area it is found that rate of flats in this society varies between Rs.5,200/- to Rs.5,500/- per sq.ft. on super area. |

| 6. | CONSOLIDATED VALUE | | |
|----|---|--------------------------------------|--------------------------------------|
| | Particulars | Govt. Circle/ Guideline Value | Prospective Fair Market Value |
| a. | Land (A) | Rs.77,10,57,912/- | Rs.132,24,66,516/- |
| b. | Structure Construction Value(B) | NA | Rs.161,78,83,099/- |
| c. | Additional Building & Site Aesthetic Works Value (C) | NA | Rs. 26,00,00,000/- |
| d. | Total Add (A+B+C) | NA | Rs.320,03,49,615/- |
| e. | Additional Premium if any | ---- | ---- |
| | Details/ Justification | ---- | ---- |
| f. | Deductions charged if any | ---- | ---- |
| | Details/ Justification | ---- | ---- |
| g. | Total Prospective Fair Market Value[#] | NA | Rs.320,03,49,615/- |
| h. | Rounded Off | ---- | Rs.320,00,00,000/- |
| i. | EXPECTED REALIZABLE VALUE[^](@ ~15% less) | ---- | Rs.272,00,00,000/- |
| j. | Distress VALUE[*](@ ~25% less) | ---- | Rs.240,00,00,000/- |
| k. | Valuation of structure for Insurance purpose | NA | Rs.140,00,00,000/- |

(Rupees Three Hundred Twenty Crores Only)

| | | |
|----|-----------------------------------|---|
| 7. | Concluding comments if any | <p>a. Valuation of the asset is done as found on as-is-where basis.</p> <p>b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.</p> <p>d. As per the scope of the assignment, Value assessment is subject to <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.</p> |
|----|-----------------------------------|---|

| 8. | ASSUMPTIONS REMARKS LIMITING CONDITIONS |
|----|---|
| a. | Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon. |
| b. | Forced, compulsion, constraint, obligatory sales transactions data doesn't forms part of the Fair Market Valuation exercise. |
| c. | Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset. |
| d. | This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. |

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| | |
|----|---|
| | 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 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:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

ENCLOSURE: 1- VALUER'S REMARKS










| | |
|-----|--|
| 1. | Fair Market Value [#] suggested by the competent Valuer is that prospective estimated amount of the subject asset/ property in his expert & prudent opinion without any prejudice after he has carefully & exhaustively evaluated all the facts & information related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation. |
| 2. | Realizable Value [^] is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the various salability prospects of the subject property. |
| 3. | Forced/ Distress Sale Value [*] is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, having unclear title or any such sort of condition or situation. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale negotiation power of the buyer is always more than the seller and eagerness of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value always fetches less value. |
| 4. | Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends. |
| 5. | Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No structural, physical tests have been carried out in respect of it. |
| 6. | This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value. |
| 7. | Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of any such situation. |
| 8. | No employee or member of R.K Associates has any direct/ indirect interest in the property. |
| 9. | Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset. |
| 10. | Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only. |
| 11. | This report is having limited scope as per its fields to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened as free market transaction. |
| 12. | The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength. |
| 13. | This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void. |
| 14. | Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, then concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion. |
| 15. | Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report |

VALUATION REPORT

PARK VIEW ALTURA, SECTOR-79, GURUGRAM

| | |
|-----|---|
| | 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– REFERENCE FROM PUBLIC DOMAIN

| 3 BHK Apartment | 4 BHK Apartment |
|---|--|
| Advertisers dealing in this Project | |
|  Credible India Homes DEALER | Credible Allianz Home Consultancy Services RERA REGISTERED 2660 sq.ft. ✓ 247.12 sq.m. Super Built-Up Area ₹ 1.56 Cr @ ₹ 5850/sq.ft. of Super Built Up Area Contact |
|  JLS Propmart DEALER | JLS Propmart RERA REGISTERED ✓ AUTHORIZED New Booking Advertiser 2607-2660 sq.ft. ✓ 242.2 - 247.12 sq.m. Super Built-Up Area ₹ 1.51 - 1.54 Cr @ ₹ 5800/sq.ft. of Super Built Up Area Contact |
|  Philby Real Estate DEALER | Philby Real Estate RERA REGISTERED 2660 sq.ft. ✓ 247.12 sq.m. Super Built-Up Area ₹ 1.46 Cr @ ₹ 5500/sq.ft. of Super Built Up Area Contact |
|  Shaloo Agencies DEALER | Shaloo Agencies RERA REGISTERED 2607 sq.ft. ✓ 242.2 sq.m. Super Built-Up Area ₹ 1.65 Cr @ ₹ 6329/sq.ft. of Super Built Up Area Contact |
| 3 BHK Apartment | 4 BHK Apartment |
|  Arihant Real India Group DEALER | Arihant Real India Group RERA REGISTERED ✓ AUTHORIZED New Booking Advertiser 3185-4200 sq.ft. ✓ 295.9 - 390.19 sq.m. Super Built-Up Area ₹ 1.75 - 2.31 Cr @ ₹ 5500/sq.ft. of Super Built Up Area Contact |
|  Chaahat Homes DEALER | Chaahat Homes Infratech private limited RERA REGISTERED 3185-4200 sq.ft. ✓ 295.9 - 390.19 sq.m. Super Built-Up Area ₹ 1.86 - 2.46 Cr @ ₹ 5850/sq.ft. of Super Built Up Area Contact |
|  SCHON REALTORS DEALER | SCHON REALTORS ✓ AUTHORIZED New Booking Advertiser 3185-4200 sq.ft. ✓ 295.9 - 390.19 sq.m. Super Built-Up Area ₹ 1.69 - 2.23 Cr @ ₹ 5300/sq.ft. of Super Built Up Area Contact |
|  Property Junction DEALER | Property Junction RERA REGISTERED 3185-4200 sq.ft. ✓ 295.9 - 390.19 sq.m. Super Built-Up Area ₹ 1.85 - 2.44 Cr @ ₹ 5800/sq.ft. of Super Built Up Area Contact |
|  3 BHK Residential Apartment in Sector-79 Gurgaon Bestech Park View Altura RERA ₹75 L 3486/sq.ft. 2150 sq.ft. (199.74 sq.m.)Super Built-Up Area 3 BHK 4 Baths, 3 Balconies Possession in Dec 2020 Flat is a 3 bhk study/pooja room and 1 servant room. With north east facing gate, aravali balcony w... + more Posted on 08th Jan, 2020 by Lalit Sethi (Owner) View Phone No. Contact Owner | |

Source: 99acres.com

Bestech Park View Altura

by Bestech

Sector 79, Gurgaon (show on map)

3, 4 BHK
Apartment

1,900 - 2,675 sq ft
Builtup area

₹ 97.75 L - ₹ 1.38 Cr
Builder price
[See inclusions](#)

Propertiger.com

Home > Gurgaon > Golf Course Extn > Sector-79 > Ongoing Projects > Bestech Park View Altura

Bestech Park View Altura



By: Bestech India Pvt Ltd in Sector-79

OVERVIEW

LOCATION

BUY

RENT



BHK

3, 4 BHK

Possession

Dec-2020 (Ongoing)

Property Type

Apartment

RERA ID 96 OF 2017

Area

2050 - 2675 sq.ft.

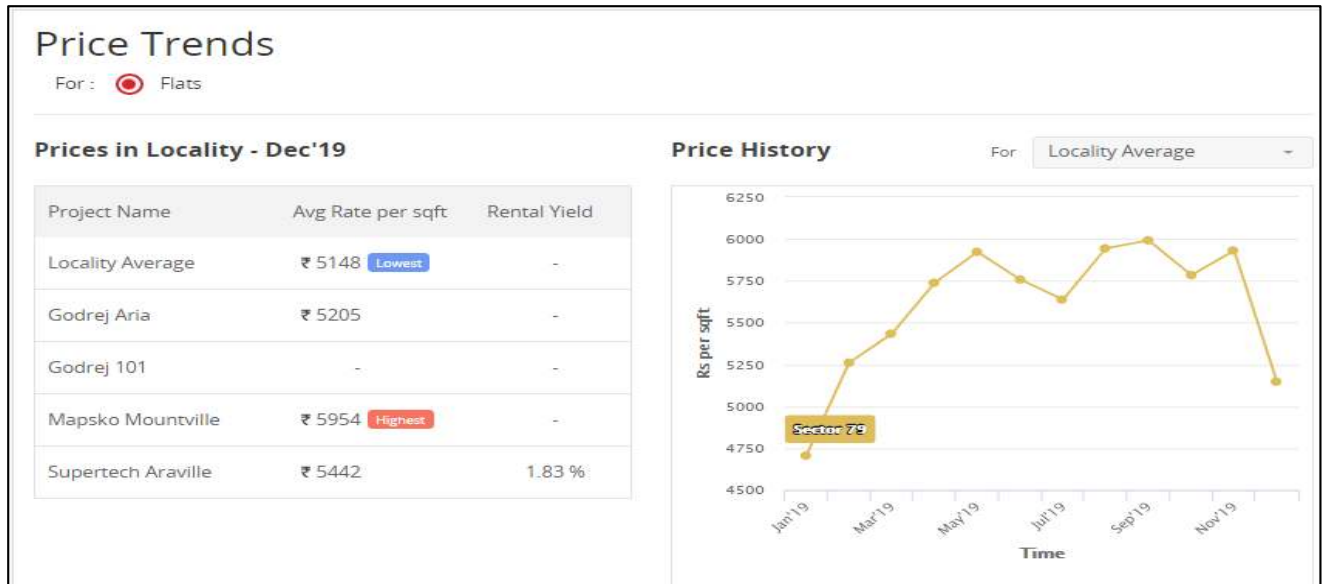
Price Range

₹ 1.05 Cr - 1.37 Cr

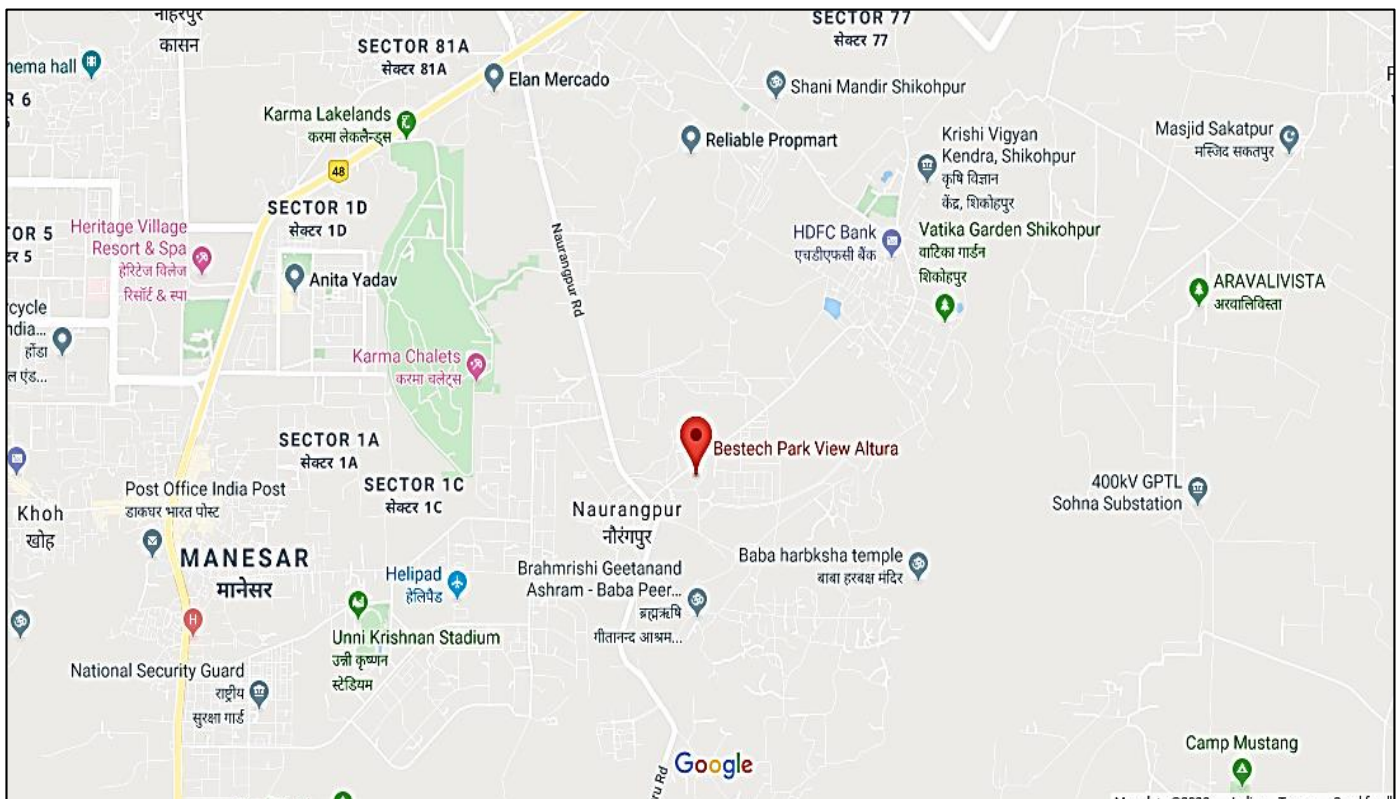
₹1.05 Cr onwards

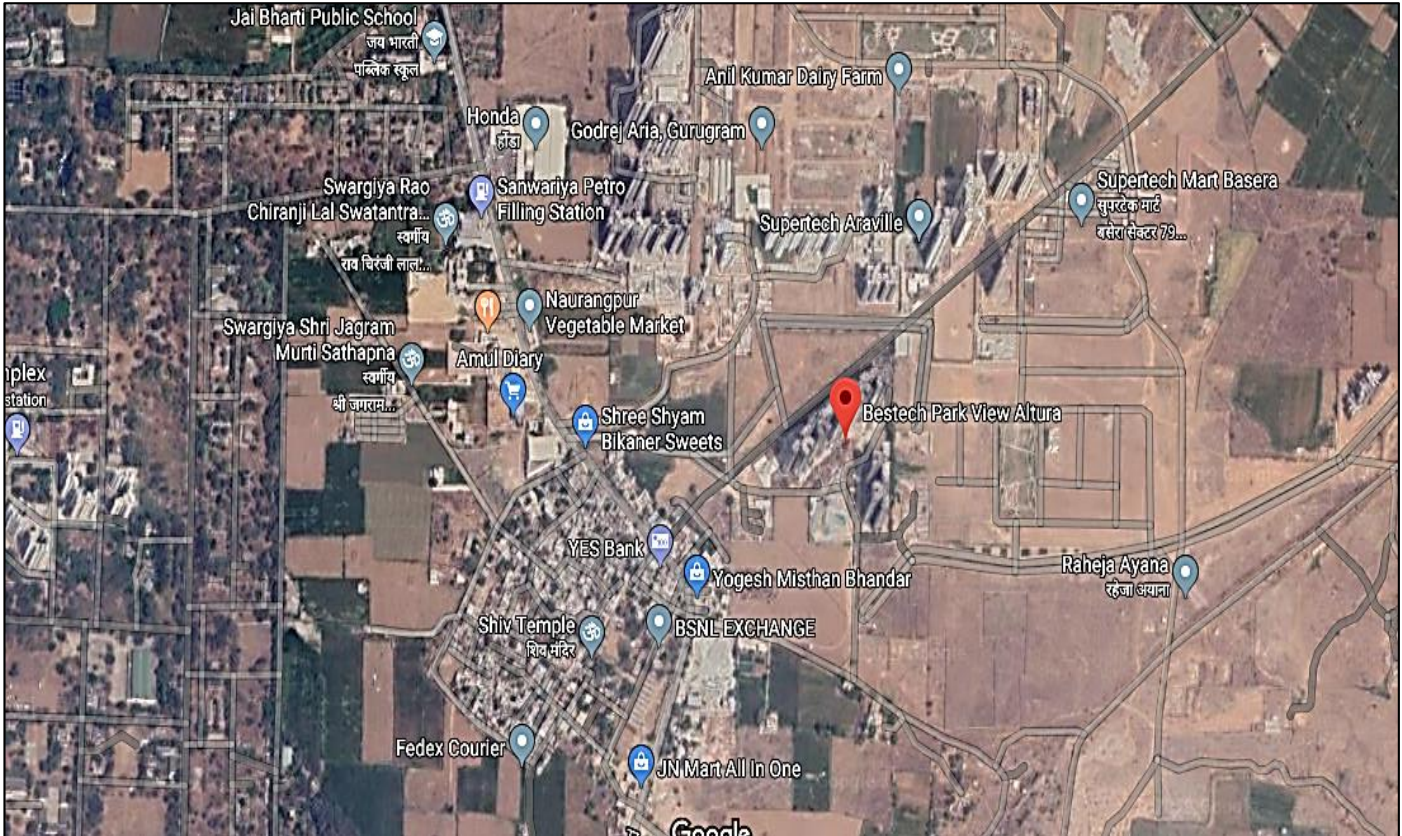
| Bestech Park View Altura Price & Floor Plan | | |
|---|---------------|-----------|
| Configuration Type | Builtup Area | Price |
| 3 BHK | 1900.00 sqft. | ₹ 97.76 L |
| | 2015.00 sqft. | ₹ 1.04 Cr |
| | 2050.00 sqft. | ₹ 1.05 Cr |
| 3.5 BHK | 2150.00 sqft. | ₹ 1.11 Cr |
| 4 BHK | 2250.00 sqft. | ₹ 1.16 Cr |
| | 2675.00 sqft. | ₹ 1.38 Cr |

Source: [Housing.com](https://housing.com)



ENCLOSURE: 3- GOOGLE MAP LOCATION





ENCLOSURE: 4– PHOTOGRAPHS







ENCLOSURE: 5- CIRCLE RATES

| Sr. No. | Group Housing Cooperative Societies/Independent Floors | | | Rates for the year of 2018-19 (Rates Per Sq. Feet) | Revised Rates for the year of 2018-19 (Rates Per Sq. Feet) | Rates for the year of 2019- 20 (Rates Per Sq. Feet) |
|---------|--|---|----------------------|---|--|--|
| 1 | Group Housing CO-operative Society Sec-1 IMT Manesar | | | 2600 | 2600 | 2600 |
| 2 | Group Housing Society, License Pvt Developer, Builders Other | Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B) | NH-48 | 3700 | 3700 | 3700 |
| | | Sector 84, Metro Depot, ISBT | Dwarka Expressway | | | |
| | | Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86, 87(Partly), M1 | | 3600 | 3600 | 3600 |
| 3 | Independent Floors In Sec-1 IMT Manesar | | | 3600 | 3600 | 3600 |
| 4 | Independent Floors of Private Developer/ Builders in Sector | Private Developer / Builders Sector 77, 78, 80, 81A, 82A, 83, M1(D), M1(B) | NH-48 | 4500 | 4500 | 4500 |
| | | Sector 84, Metro Depot, ISBT | Dwarka Expressway | | | |
| | | Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86, | | 4400 | 4400 | 4400 |

| Naurangpur | | COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2019-20 w.e.f. 08-08-2019 | | | | | | | | | | | | | |
|------------|--|---|------|-------|----|----|----------|------|-------|----|----|----------|------|-------|--|
| 27 | INSIDE R-ZONE, Commercial, Institutional & Industries Area | 4//6min,7min,13min to 25, | | | | | | | | | | | | | |
| | | 5//1 to 3, 8 to 25, | | | | | | | | | | | | | |
| | | 7//11min, 12min, 19 to 23, | | | | | | | | | | | | | |
| | | 8//1 to 4, 7min to 25, | | | | | | | | | | | | | |
| | | 9//1 to 25, | | | | | | | | | | | | | |
| | | 10//5min,6min, 15min,16min,25min, | | | | | | | | | | | | | |
| | | 11//5min, 6min, 15min,16min, | | | | | | | | | | | | | |
| | | 12//1 to 25, | | | | | | | | | | | | | |
| | | 13//1 to 25, | | | | | | | | | | | | | |
| | | 14//1 to 25, | | | | | | | | | | | | | |
| | | 15//1, 2min, 8min to 13min, | | | | | | | | | | | | | |
| | | 18//11,19 to 23min, | | | | | | | | | | | | | |
| | | 19//1 to 4min, 6min, 7 to 25, | | | | | | | | | | | | | |
| | | 20//1 to 25, | | | | | | | | | | | | | |
| | | 21//1 to 25, | | | | | | | | | | | | | |
| | | 22//2 to 9, 12 to 18min, 23 min to 25, | | | | | | | | | | | | | |
| | | 27//4 to 7, | | | | | | | | | | | | | |
| | | 28//1 to 25, | | | | | | | | | | | | | |
| | | 29//1 to 25, | | | | | | | | | | | | | |
| | | 30//1 to 25, | | | | | | | | | | | | | |
| | | 31//1 to 4min, 6min to 25, | | | | | | | | | | | | | |
| | | 32//10min, 11min, 12min, 21, 22min, | | | | | | | | | | | | | |
| | | 35//19/2, 20,21/1,21/2,22/1,22/2, | | | | | | | | | | | | | |
| | | Khasra No. 113, 114min, | | | | | | | | | | | | | |
| | | 36//1min,2min,6 to 25, | | | | | | | | | | | | | |
| | | 37//13 to 25, | | | | | | | | | | | | | |
| | | 38//3 to 9min, 12min to 16min, 23min, 24min, 25, | | | | | | | | | | | | | |
| | | 39//1 to 25min, | | | | | | | | | | | | | |
| | | 46//1 to 10min, 12 to 19, 22 to 25, | | | | | | | | | | | | | |
| | | 47//2 to 8,13 to 18min, 23 to 25, | | | | | | | | | | | | | |
| | | 48//1 to 25, | | | | | | | | | | | | | |
| | | 49//1 to 25, | | | | | | | | | | | | | |
| | | 50//1 to 4, 6 to 25, | | | | | | | | | | | | | |
| | | 51// 11min, 12min, 17min to 25, | | | | | | | | | | | | | |
| | | 53//20min to 22min, | | | | | | | | | | | | | |
| | | 54//1min,2min, 8min, 9min, 10 to 14min, 16min to 25, | | | | | | | | | | | | | |
| | | 55//1 to 25, 56//1 to 25, | | | | | | | | | | | | | |
| | | 57//1 to 25, | | | | | | | | | | | | | |
| | | 15181000 | 6400 | 16000 | NA | NA | 20000000 | 6400 | 16000 | NA | NA | 20000000 | 6400 | 16000 | |