

CASE NO. VIS(2023-24)-PL373-303-479

Dated: 03.10.2023

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	VACANT LAND
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL PLOT/LAND

SITUATED AT

VARIOUS KHASRA NOS. SITUATED IN THE REVENUE ESTATE OF VILLAGE
WAZIRABAD, SECTOR-42, DLF CITY, PHASE-V, TEHSIL & DISTRICT GURUGRAM,
HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations

REPORT PREPARED FOR

- Lender's Independent Engineers (LIE)
- STATE BANK OF INDIA, IFB, JAWAHAR VYAPAR BHAWAN, NEW DELHI

- Techno Economic Viability Consultants (TEV)

**Important - In case of any query/ issue or escalation you may please contact Incident Manager*

- Agency for Specialized Account Monitoring (ASM)

Value Services Associates.org We will appreciate your feedback in order to improve our services.

- Project Techno Financial Advisors

As per RBI & Bank's Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

- Chartered Engineers

Condition Terms of Services & Valuer's important Remarks are available at www.rkassociates.org for reference.

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301
Ph - +91-0120-4110117, 4324647, +91 - 9958632707
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, IFB, Jawahar Vyapar Bhawan, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. DLF Limited
Work Order No. & Date	Via email dated 13-09-2023

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. DLF Utilities Limited (erstwhile known as M/s. Nilgiri Cultivation Pvt. Ltd.) (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Address: 10th Floor, Gateway Tower, DLF City, Phase-III, Gurugram, 122002, Haryana.						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	28-08-2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Lalit Sharma</td><td>Company's Representative</td><td>+91- 88605 55519</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Lalit Sharma	Company's Representative	+91- 88605 55519
Name	Relationship with Owner	Contact Number						
Mr. Lalit Sharma	Company's Representative	+91- 88605 55519						
d.	Date of Valuation Report	03-10-2023						
e.	Name of the Developer of the Property	Owners themselves						
	Type of Developer	Property built by owner's themselves						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

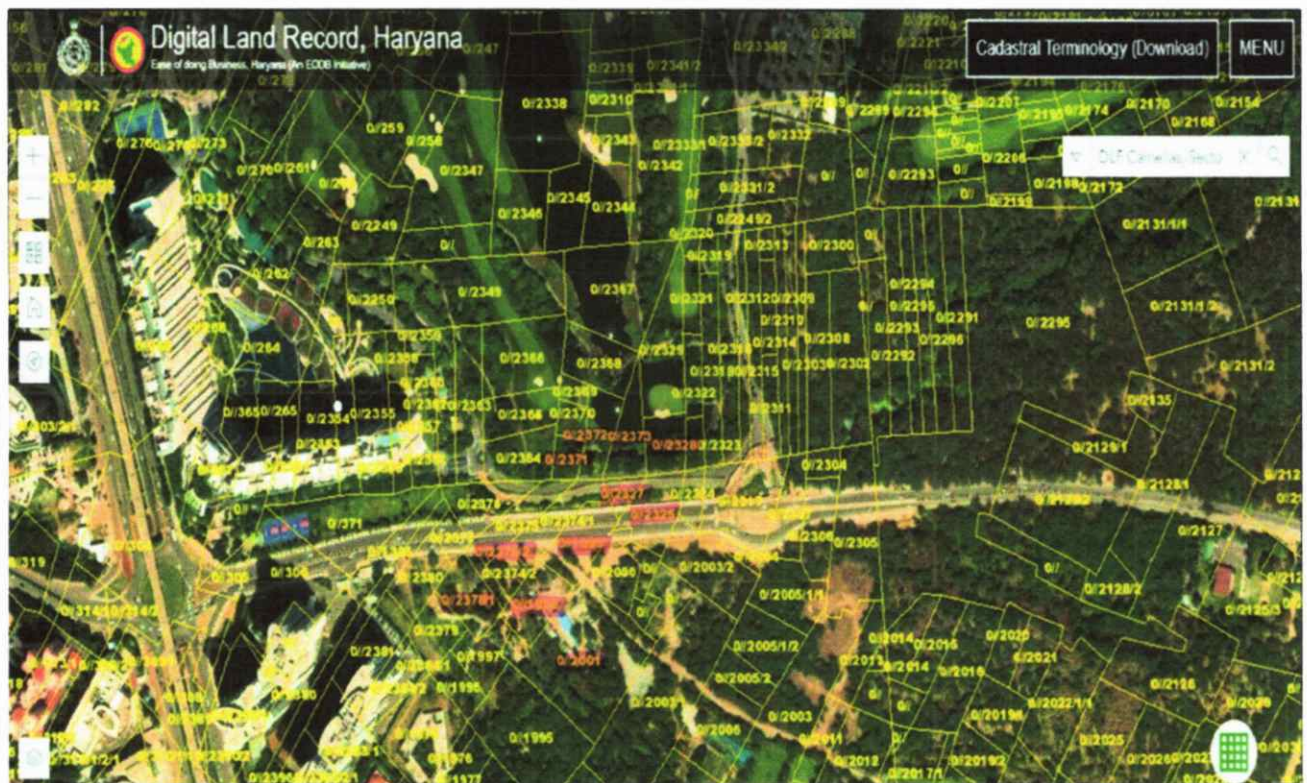
This opinion on valuation is prepared for the residential land parcels situated at the aforesaid address having total land area (cumulatively) admeasuring 2.95 Acres / 14,278 sq.yds. (13 Bigha 73 Biswa 52 Biswansi) as per the copy of TIR provided to us. The detailed bifurcation of the area with Khasra numbers is mentioned in the table below:

Khasra No.	Bigha	Biswa	Biswansi	Deed In favour of company name	Mutation
2325 (2/9th), 2326 (2/9th), 2327 (2/9th), 2328 (1/3rd), 2373 (113rd)	1	1		Vidhur Cultivation Pvt. Ltd vide sale deed document n o: 4899	2574, 7829
2325 (1/9th), 2326 (1/9th), 2327 (1/9th)		4	11	Vidhur Cultivation Pvt. Ltd sale deed document no: 1393	2815, 7829
2325 (127/576th), 2326 (127/576th), 2327 (127/576th), 2328 (5/24th), 2373 (5/24th)		16	6	Madhur Cultivation Pvt. Ltd sale deed document no: 12417	4169, 7830
2325 (1/9th), 2326 (1/9th), 2327 (1/9th), 2328, (1/9th), 2373 (1/9th)		8	8	Vidhur Cultivation Pvt. Ltd sale deed document no: 7101	2872, 7829
2325 (5/36th), 2326 (5/36th), 2327 (5/36th), 2328 (1/6th), 2373 (1/6th)	11	10		Vidhur Cultivation Pvt. Ltd sale deed document no: 929	2822, 7829
2325 (210/1728th), 2326 (210/1728th), 2327, (210/1728th), 2328 (1/6th), 2373 (1/6th)		10	17	Madhur Cultivation Pvt. Ltd sale deed document no: 12414	4168, 7830
2265		5		Vidhur Cultivatio Pvt Ltd sale deed document no- 14022	4903, 7829
1998 (1/4th), 1999 (1/4th), 2001 (1/4th), 2378 (1/4th)	1	19	10	Vidhur Cultivation Pvt. Ltd sale deed document no: 8322	3767, 4817, 7827
Total	13	73	52		

As per the TIR provided, and also as per the Gurgaon Master Plan 2031 by DTCP, and the map provided by the company, the subject land parcel is proposed to be used as Group Housing Project. Since it is informed to us that the subject lands are already mortgaged with the bank, therefore we have relied upon the TIR and the maps provided by the customer.

As per the information / observation during the survey and the govt. cadastral map and one survey map copy provided by the company, the land parcels shown by the representative of the company, are scattered across large parcel of open continuous land. As per the cadastral map, some of the subject area is falling under the Golf Course Area, some within the water bodies (pond), some of the plots are appearing to be falling under internal roads already developed and the building constructed. However as confirmed by the company and the bank, part of the survey number which is mortgaged with the bank is falling aside the road or the building and not under it.

The snapshots of the govt. cadastral map highlighting the survey / khasra numbers is shown below:



a.	Location attribute of the property		
i.	Nearby Landmark	Near DLF Camellias	
ii.	Postal Address of the Property	Various Khasra Nos. situated in the revenue estate of village Wazirabad, Sector-42, DLF City, Phase-V, Tehsil & District Gurugram, Haryana	
iii.	Type of Land	Solid Land/ on road level	
iv.	Independent access/ approach to the property	Access is available from other plots within golf course area and some other lands..	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°27'11.9"N 77°06'22.4"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Golf Course Road	~160 ft. wide
	(b) Front Road Name & width	Asthal Mandir Road	~60 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	~400 mtr.	
vii.	Description of adjoining property	Its a residential colony and all adjacent properties are used for residential purpose	
viii.	Plot No. / Survey No.	Various Survey Nos.	
ix.	Zone/ Block	---	
x.	Sub registrar	---	
xi.	District	Gurugram	
xii.	Any other aspect		
	(a) List of documents produced for perusal (<i>Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner</i>)	Documents Requested	Documents Provided
		Total 03 documents requested.	Total 01 documents provided
		Property Title document	---
		Copy of TIR	Copy of TIR
		Cizra Map	---
	(b) Documents provided by	Bank	
		Name	Relationship with Owner
		Mr. Prashant Pal	Banker
	(c) Identification procedure followed of the property	<input type="checkbox"/>	Identified by the owner
		<input checked="" type="checkbox"/>	Identified by owner's representative
		<input type="checkbox"/>	Done from the name plate displayed on the property
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed
		<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
	(d) Type of Survey	Full survey	
	(e) Is property clearly demarcated by permanent/ temporary boundary on site	Open continuous land and mixed with other adjoining land.	

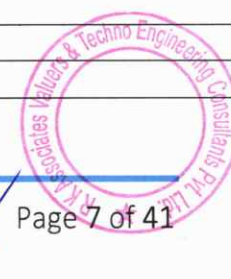
VALUATION ASSESSMENT

M/S. DLF LIMITED

(f)	Is the property merged or colluded with any other property	Yes		
(g)	City Categorization	Metro City		Urban developing
(h)	Characteristics of the locality	Good		Within urban developing zone
(i)	Property location classification	Good location within locality	None	None
(j)	Property Facing	Multiple open land parcels scattered at different places		
b.	Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land		Construction
		2.95 Acres / 14,278 sq.yds.		Built-up Area
				Not applicable since it is a vacant land
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	Not mentioned in the documents	Different for different land parcels	
	West	Not mentioned in the documents	Different for different land parcels	
	North	Not mentioned in the documents	Different for different land parcels	
	South	Not mentioned in the documents	Different for different land parcels	
3.	TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Residential Plot/Land		
i.	Any conversion of land use done	From Agricultural to Residential since it is proposed to develop as a Group Housing Project.		
ii.	Current activity done in the property	Some vacant along side road and some falling under golf course and water bodies.		
iii.	Is property usage as per applicable zoning	Currently land being vacant for future Group Housing development as per TIR and used as a part of Golf course, water bodies & parking.		
iv.	Any notification on change of zoning regulation	Marked as Residential as per DTCP Master Plan		
v.	Street Notification	Residential		
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED	
i.	FAR/FSI	----	----	
ii.	Ground coverage	----	----	
iii.	Number of floors	----	----	
iv.	Height restrictions	----	----	
v.	Front/ Back/Side Setback	----	----	
vi.	Status of Completion/ Occupational certificate	Not applicable	Not applicable	
c.	Comment on unauthorized construction if any	Not applicable		
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
e.	i. Planning Area/ Zone	Residential Area		



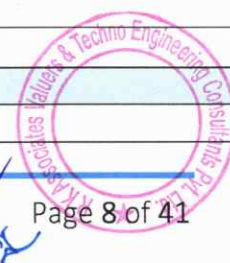
	iii. Municipal Limits	Gurgaon Municipal Corporation		
f.	Developmental controls/ Authority	Gurgaon Municipal Corporation		
g.	Zoning regulations	Residential		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Its a residential colony and all adjacent properties are used for residential purpose		
i.	Comment of Demolition proceedings if any	Not applicable		
i.	Comment on Compounding/ Regularization proceedings	Not applicable		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Copy of TIR	---	---
b.	Names of the Legal Owner/s	M/s. DLF Utilities Limited (erstwhile known as M/s. Nilgiri Cultivation Pvt. Ltd.)		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	No easement agreement provided but easement agreement is required for independent /clear accessibility.		
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain		
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could not be found on 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	Yes	State Bank of India	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No information available	NA	
k.	Building plan sanction:			
	i. Is Building Plan sanctioned	No since it is a vacant plot/ land.		
	ii. Authority approving the plan	Not applicable		
	iii. Any violation from the approved Building Plan	Not applicable		
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	---	
		<input type="checkbox"/> Not permitted alteration	---	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	NA	
		Water Tax	NA	
		Electricity Bill	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not applicable		
	iii. Is property tax been paid for this property	NA		
	iv. Property or Tax Id No.	NA		



o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.
p.	Qualification in TIR/Mitigation suggested if any	Can't comment since not a legal expert
q.	Any other aspect	Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. Of the property is not covered under this valuation and have to be taken care by legal expert/ Advocate. Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and this should not be construed as a professional opinion.
i.	Property presently occupied/ possessed by	Owner

X**NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
i.	Number of tenants	NA
ii.	Since how long lease is in place	NA
iii.	Status of tenancy right	NA
iv.	Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	NA
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Very High Income group
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	Not applicable
iv.	Car parking facilities	Yes
v.	Balconies	No
b.	Any other aspect	
i.	Drainage arrangements	Yes



ii.	Water Treatment Plant		No				
iii.	Power Supply arrangements	Permanent	Yes				
		Auxiliary	Yes, D.G sets				
iv.	HVAC system		No				
v.	Security provisions		No				
vi.	Lift/ Elevators		No				
vii.	Compound wall/ Main Gate		No				
viii.	Whether gated society		No				
Internal development							
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall		
Yes		No	Yes	No	No		
8. INFRASTRUCTURE AVAILABILITY							
a.	Description of Aqua Infrastructure availability in terms of:						
i.	Water Supply		No				
ii.	Sewerage/ sanitation system		Underground				
iii.	Storm water drainage		No				
b.	Description of other Physical Infrastructure facilities in terms of:						
i.	Solid waste management		Yes, by the local authority				
ii.	Electricity		Yes				
iii.	Road and Public Transport connectivity		Yes				
iv.	Availability of other public utilities nearby		Transport, Market, Hospital etc. available in close vicinity.				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1 km.	~2 km.	~500 mtr.	~600 mtr.	~12 km.	~350 mtr.	~25 km.
	Availability of recreation facilities (parks, open spaces etc.)		Yes ample recreational facilities are available in the vicinity.				
9. MARKETABILITY ASPECTS OF THE PROPERTY							
a.	Marketability of the property in terms of						
i.	Location attribute of the subject property		Good				
ii.	Scarcity		Similar kind of properties are easily available in this area.				
iii.	Demand and supply of the kind of the subject property in the locality		Good demand of such properties in the market.				
iv.	Comparable Sale Prices in the locality		Please refer to Part D: Procedure of Valuation Assessment				
b.	Any other aspect which has relevance on the value or marketability of the property		Good developing area				
i.	Any New Development in surrounding area		No				
ii.	Any negativity/ defect/ disadvantages in the property/ location		Not as such. Only the land parcels are scattered at different places within large open land of DLF and already in use as Golf course, water bodies and parking.				
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY							
a.	Type of construction	Structure	Slab	Walls			
		Not applicable					
b.	Material & Technology used	Material Used		Technology used			

		Not applicable	Not applicable
c.	Specifications		
	i. Roof	Floors/ Blocks	Type of Roof
		Not applicable	Not applicable
	ii. Floor height	Not applicable	
	iii. Type of flooring	Not applicable	
	iv. Doors/ Windows	Not applicable	
	v. Class of construction/ Appearance/ Condition of structures	Not applicable	
		Not applicable	
	vi. Interior Finishing & Design	Not applicable	
	vii. Exterior Finishing & Design	Not applicable	
	viii. Interior decoration/ Special architectural or decorative feature	Not applicable	
	ix. Class of electrical fittings	Not applicable	
x. Class of sanitary & water supply fittings	Not applicable		
d.	Maintenance issues	Not applicable since it is a Vacant Plot/ Land	
e.	Age of building/ Year of construction	Not applicable	
f.	Total life of the structure/ Remaining life expected	Not applicable	
g.	Extent of deterioration in the structure	Not applicable since it is a Vacant Plot/ Land	
h.	Structural safety	Not applicable since it is a Vacant Plot/ Land	
i.	Protection against natural disasters viz. earthquakes etc.	Not applicable	
j.	Visible damage in the building if any	Not applicable	
k.	System of air conditioning	Not applicable	
l.	Provision of firefighting	Not applicable	
m.	Copies of the plan and elevation of the building to be included	Not applicable	
11.	ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not applicable since it is a vacant land/plot.	
b.	Provision of rainwater harvesting	No	
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	Yes, regular vehicular pollution present	
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Vacant plot	
13.	VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.	

b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs.33,76,74,700/-
	1. Land	Rs.33,76,74,700/-
	2. Building	Not applicable
	ii. Indicative Prospective Estimated Fair Market Value	Rs.335,53,00,000/- (Rounded Off)
	iii. Expected Estimated Realizable Value	Rs.285,20,05,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.251,64,75,000/-
	v. Valuation of structure for Insurance purpose	Not applicable
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 for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries 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 Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Sachin Pandey has visited the subject property on 19/9/2023 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>



15. ENCLOSED DOCUMENTS		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not Applicable
c.	Floor Plan	Not Applicable
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 along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of 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 Property ii. Part D: Procedure of Valuation Assessment iii. Google Map iv. References on price trend of the similar related properties available on public domain, if available v. Photographs of the property vi. Copy of Circle Rate vii. Important property documents exhibit viii. Annexure: VI - Declaration-Cum-Undertaking ix. Annexure: VII - Model Code of Conduct for Valuers x. Part E: Valuer's Important Remarks
i.	Total Number of Pages in the Report with enclosures	41

ENCLOSURE: I

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	2.95 Acres / 14,278 sq.yds.	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	The land area is considered as per the area mentioned in the TIR provided to us.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	Not applicable since it is a vacant land.
	Area adopted on the basis of	---	
	Remarks & observations, if any	---	

Note:

1. 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.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.



ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		13 September 2023	19 September 2023	3 October 2023	3 October 2023
ii.	Client	State Bank of India, IFB, Jawahar Vyapar Bhawan, New Delhi			
iii.	Intended User	State Bank of India, IFB, Jawahar Vyapar Bhawan, New Delhi			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by owner's representative		
		<input type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
		<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		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		VACANT LAND	RESIDENTIAL	RESIDENTIAL PLOT/LAND
		Classification	Non - Income/ Revenue Generating Asset	
iv.	Type of Valuation (<i>Basis of Valuation as per IVS</i>)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
v.	Present market state of the Asset assumed (<i>Premise of Value as per IVS</i>)	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use	Considered for Valuation purpose

		(in consonance to surrounding use, zoning and statutory norms)		
		Residential	Residential	Residential
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	High Class (Very Good)		
ix.	Property Physical Factors	Shape Irregular	Size Large	Layout Scattered and irregular
x.	Property Location Category Factor	City Categorization Metro City	Locality Characteristics Good	Property location characteristics Good location within locality
		Urban developing	Normal Within urban developing zone	None None
		Property Facing Cannot say, since multiple land parcels are there and are scattered.		
xi.	Physical Infrastructure availability factors of the locality	Water Supply Yes from municipal connection	Sewerage/ sanitation system Underground	Electricity Yes
		Availability of other public utilities nearby Transport, Market, Hospital etc. are available in close vicinity		Road and Public Transport connectivity Easily available
		Availability of communication facilities Major Telecommunication Service Provider & ISP connections are available		
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Very High Income group		
xiii.	Neighbourhood amenities	Very Good		
xiv.	Any New Development in surrounding area	New residential projects development		
xv.	Any specific advantage in the property	Premium location for developing high end residences or commercial or mixed-use development.		
xvi.	Any specific drawback in the property	The subject land parcels consist of continuous open land and mixed with other adjoining land parcels.		
xvii.	Property overall usability/ utility Factor	High utility subject to if it can be used for Group Housing development		
xviii.	Do property has any alternate use?	No		

xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Open continuous land and mixed with other adjoining land.																																											
xx.	Is the property merged or colluded with any other property	Yes																																											
xxi.	Is independent access available to the property	Comments: Please refer images of cadastral map shown in the report. Clear independent access is available																																											
xxii.	Is property clearly possessable upon sale	Yes																																											
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																											
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																											
xxv.	Approach & Method of Valuation Used	Land Approach of Valuation Market Approach	Method of Valuation Market Comparable Sales Method																																										
		---	---																																										
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)																																											
xxvii.	Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table border="1"> <tr> <td>1.</td> <td>Name:</td> <td>Mr. Global Homes</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91- 98118 20900</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>~8-10 Acres</td> </tr> <tr> <td></td> <td>Location:</td> <td>Sector-42</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.2,00,000/- to Rs.2,50,000/- per sq.yds.</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer, we came to know that the rates for the land parcels near the subject property are Rs.2,00,000/- to Rs.2,50,000/- per sq.yds.</td> </tr> <tr> <td>2.</td> <td>Name:</td> <td>M/s. Finmart Reality</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91- 95607 17234</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>Similar</td> </tr> <tr> <td></td> <td>Location:</td> <td>Near Sector-42</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.2,00,000/- to Rs.2,25,000/- per sq.yds.</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer, we came to know that the rates for the land parcels at near the subject property are Rs.2,00,000/- to Rs.2,25,000/- per sq.yds.</td> </tr> </table>		1.	Name:	Mr. Global Homes		Contact No.:	+91- 98118 20900		Nature of reference:	Property Consultant		Size of the Property:	~8-10 Acres		Location:	Sector-42		Rates/ Price informed:	Around Rs.2,00,000/- to Rs.2,50,000/- per sq.yds.		Any other details/ Discussion held:	As per the discussion with the property dealer, we came to know that the rates for the land parcels near the subject property are Rs.2,00,000/- to Rs.2,50,000/- per sq.yds.	2.	Name:	M/s. Finmart Reality		Contact No.:	+91- 95607 17234		Nature of reference:	Property Consultant		Size of the Property:	Similar		Location:	Near Sector-42		Rates/ Price informed:	Around Rs.2,00,000/- to Rs.2,25,000/- per sq.yds.		Any other details/ Discussion held:	As per the discussion with the property dealer, we came to know that the rates for the land parcels at near the subject property are Rs.2,00,000/- to Rs.2,25,000/- per sq.yds.
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NOTE: The given information above can be independently verified to know its authenticity.																																													

xxviii. Adopted Rates Justification

In addition to above site information, as per our micro market research following large land deals has been taken place in recent past:

S. No.	Buyer	Seller	Purpose	Date of Transaction	Location	Land Area (in acres)	Total price (in Crore)	Rate/sq. mtr.
1	Godrej	HUDA	Group Housing	Jul-23	Golf Course Road, Gurgaon	7.91 (2.76+5.15)	₹ 900	₹ 2,81,147
2		Haryana Shahari Vikas Pradhikaran (HSVP)	Commercial	On auction	Near HUDA Metro Station	5	₹ 1,095	₹ 5,41,270
3		Haryana Shahari Vikas Pradhikaran (HSVP)	Commercial	On auction	Sector 29, Gurgaon	1.75	₹ 383	₹ 5,41,269
4	M3M	HSVP	Commercial	Jun-22	Golf Course Road, Gurgaon	4.3	₹ 670	₹ 3,85,011
5	M3M	Haryana Shahari Vikas Pradhikaran (HSVP)	Commercial	Dec-22	IFFCO Chowk, Gurgaon	1.3	₹ 200	₹ 3,80,149
6	M3M	HSVP	Commercial	2021	Sector 57, Gurgaon	5	₹ 530.0	2,61,922
7	IKEA	HUDA	Commercial	Dec-17	Sector 47, Gurgaon	10	₹ 842.0	2,08,055
8	Pardos Real Estate		Commercial	Jul-22	Sector 74, Gurgaon	7	₹ 180.0	63,539
9	Ganga realty		Group Housing	May-22	Sector 84, Gurgaon	8.35	₹ 132.0	39,062
10	Elan Group	Indiabulls Real Estate	Residential cum commercial	Aug-22	Sector-106, Dwarka Expressway	40	₹ 580.0	35,829

Based on the information on records as shown above, we are adopting the rate of **Rs.2,35,000/- per sq.yds.** (Rs.2,81,147/- per sq.mtr.) taking Godrej Land as direct comparable as shown above since it is also located on Golf Course Road.

However, it is to be noted that the above valuation is applicable only if the subject land parcels can be utilized for the development of a Group Housing project.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.

xxix. Other Market Factors

Current Market condition	Normal	
	Remarks: ---	
	Adjustments (-/+): 0%	
Comment on Property Salability Outlook	Salability outlook is subject to land being transferable to another developer in outright sale or some Joint Venture arrangement or Development agreement for development of Group Housing Project..	
	Adjustments (-/+): 0%	
Comment on Demand & Supply in the Market	Demand	Supply
	Good	Adequately available
	Remarks: Good demand of such properties in the market	
	Adjustments (-/+): 0%	

xxx. Any other special consideration

Reason: ---
Adjustments (-/+): 0%

xxxi. Any other aspect which has relevance on the value or marketability of the property

NA
As mentioned above, since the current land parcels are already used under Golf course area and water bodies, etc., therefore salability outlook is subject to land being transferable to another developer in outright sale or some Joint Venture arrangement or Development agreement for development of Group Housing Project.

Valuation of the same asset/ property can fetch different values under different circumstances & situations such as arm's length transaction Vs lien sale, distress sale, etc. Market value may change with change in market conditions due to political, socio-economic or local factors. It may appreciate or it may devalue. All

		<p>such risks should be taken into consideration while taking any decision based on this report.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. 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 domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p> <p>Adjustments (-/+): 0%</p>
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.2,35,000/- per sq.yds.
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working	
	<ul style="list-style-type: none"> Valuation of the asset is done as found & identified by the client/ owner/ owner representative to our engineers on site during site inspection unless otherwise mentioned in the report. 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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made by us representing hypothetically as buyer or seller for the similar type of properties in the subject location. Based on this information and various factors of the property, a rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market comparable rates are based on the verbal/ informal/ secondary/ tertiary information collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings. This third-party information is relied upon as available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. The suggested indicative value is based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. In Indian real estate sector most of the deals takes place includes both formal & informal payment components. Deals in complete formal payment component may realize relatively less value on transaction due to inherent added tax, stamp registration liabilities on the buyer. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. 	

- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only 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.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.
- The ownership, address in the report is only for illustration purpose which is taken from the documents provided to us. In case of any update in information, change of zoning, delimitation activity or inaccuracy in the documents or incorrect/ fabricated/ out-of-date documents provided to us or for any other reason beyond our control then we shall not be held responsible for it.

xxxv. ASSUMPTIONS

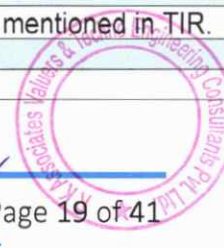
- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true, complete, and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge taken on record are assumed to be true & correct.
- The assets and interests valued are assumed to be free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- If this valuation is for the Bank then it is assumed that the valuation has been asked only after satisfying the authenticity of the documents given to us and the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- Payment condition during transaction of the subject property in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. SPECIAL ASSUMPTIONS

The said land parcels will be utilized as Group Housing Society as future development as mentioned in TIR.

xxxvii. LIMITATIONS

None



3.	VALUATION OF LAND		
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.23,650/- per sq.yds	Rs.2,00,000/- to Rs.2,50,000/- per sq.yds
b.	Rate adopted considering all characteristics of the property	Rs.23,650/- per sq.yds	Rs.2,35,000/- per sq.yds
c.	Total Land Area considered (documents vs site survey whichever is less)	2.95 Acres / 14,278 sq.yds.	2.95 Acres / 14,278 sq.yds.
d.	Total Value of land (A)	14,278 sq.yds. x Rs.23,650/- per sq.yds Rs.33,76,74,700/-	14,278 sq.yds. x Rs.2,35,000/- per sq.yds Rs.335,53,30,000/-

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

Not applicable since it is a vacant land.

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S. No.	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)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	----
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.33,76,74,700/-	Rs.335,53,30,000/-
2.	Total Building & Civil Works (B)	---	---
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	Rs.33,76,74,700/-	Rs.335,53,30,000/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.335,53,30,000/-
8.	Rounded Off	---	Rs.335,53,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred Thirty-Five Crore and Fifty-Three Lacs Only
10.	Expected Realizable Value (@ ~15% less)	---	Rs.285,20,05,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.251,64,75,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from 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 in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p>		

- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

14. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize

whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

15. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: X- Part E: Valuer's Important Remarks

IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum 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, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in 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 shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the 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.




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.

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 or any content of this report wholly or partially 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

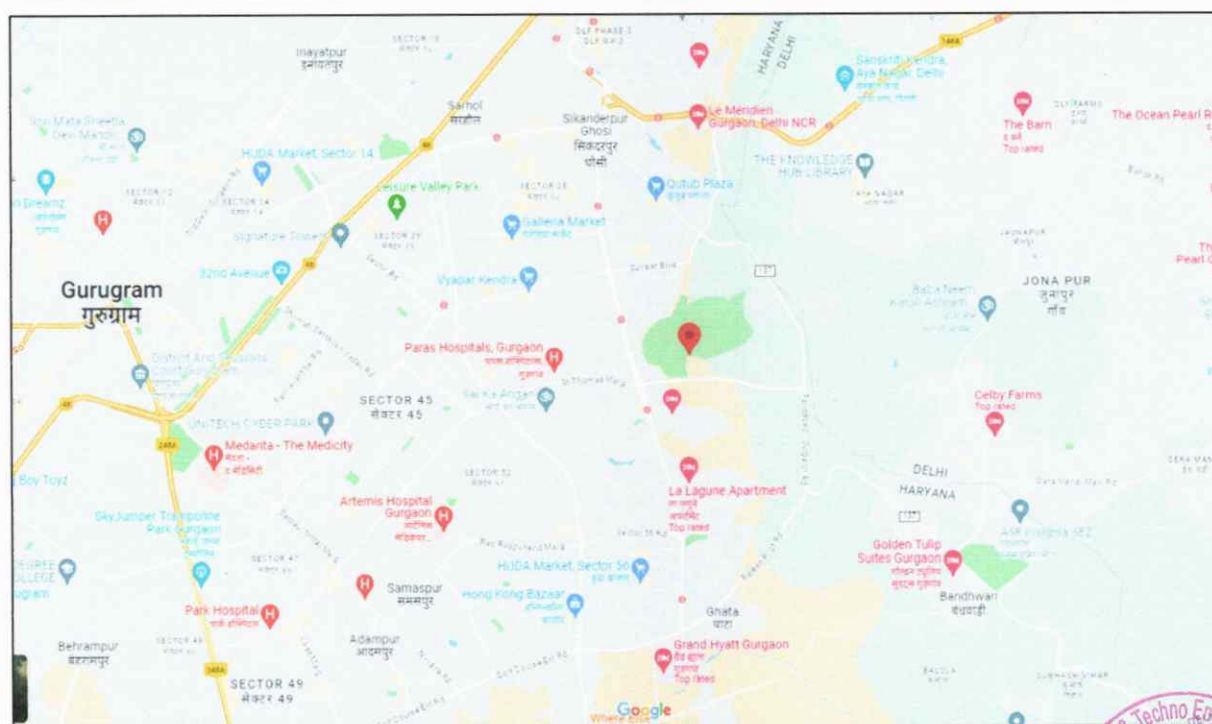
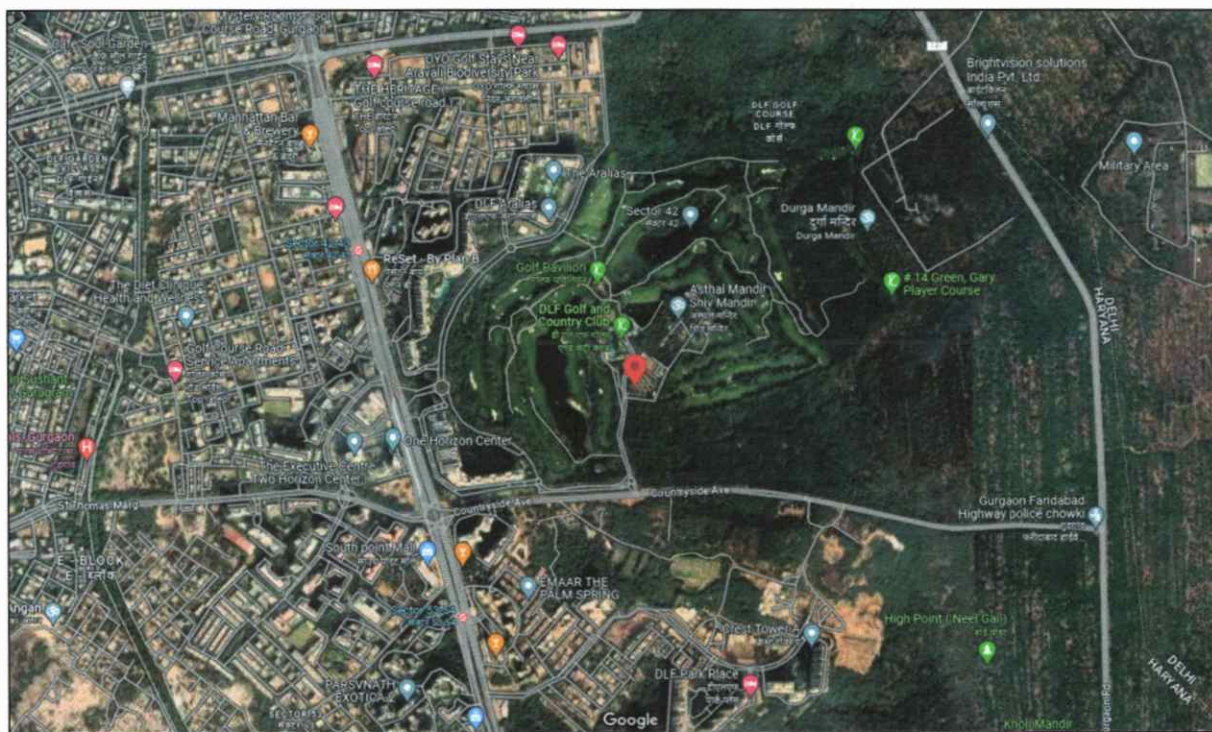
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the 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.
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Sachin Pandey	Manas Upmanyu	Anil Kumar
		




ENCLOSURE: III – GOOGLE MAP LOCATION



ENCLOSURE: IV - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

axiomlandbase.in/m3m-india-acquires-two-land-parcels-worth-rs-670-crore-in-the-key-locations-of-gurgaon/


AXIOM LANDBASE PVT. LTD.
 WE VALUE OUR RELATIONSHIP
 [Home](#) [About us](#) [Projects](#) [Blog](#) [News](#) [Contact](#)

M3M India, one of the largest realty developers has recently acquired two land parcels worth Rs. 670 crore in the prime areas of Gurgaon. These land parcels were acquired through the auction held by Haryana Shahari Vikas Pradhikaran (HSVP).

Out of the two plots, one is along the **golf course road** measuring 3 acres which is planned to be constructed into a 600,000 sq ft retail and office complex. On the other hand, the second land is purchased on the **MG Road** measuring 13 acres. Plans are being developed to turn this land parcel into a retail complex of over 180,000 sq. ft.

Mr. Pankaj Bansal, director of M3M has said that "The Company is planning to start these projects very soon in this coming year and is looking forward for much more such government auctions to acquire more land parcels. The company aims to develop many retail destinations in the centre of Gurgaon."

The construction of these projects will cost around Rs. 400 crore. The top line of the **Golf Course Road** project is Rs 2,000 crore, while for **MG Road** it is Rs 650 crore. The company is actively seeking land parcels in Gurgaon. Last year, the company acquired two land parcels in the **sector 57** of gurgaon region which is planned to be developed in the direction of creating a retail space of area 800,000 sq ft with an investment of Rs 530 crore. The 15 and 35 acre plots in Sector 57 are on the main road. The company is planning to develop high-streets in these areas as the demand for open markets has increased after the Covid-19 pandemic.

Total of 39 projects have been delivered by **M3M India** and 3.9 million sq. ft. of retail space is developed at the Golf Course Extension road making the company, largest retail space developer in Gurgaon. The company boasts of association of more than 200 brands with itself. M3M has reported Rs. 6,100 crore of sales in FY22 and expects to reach Rs 10,000 crore this year.

Outlook

OUTLOOK MAGAZINE BUSINESS MONEY TRAVEL STARTUP RETIREMENT **PLANET** OTHERS

CSR Poshan AgriTech

luxury housing projects and is targeting Rs 3,100 crore sales revenue post-development.

In a regulatory filing, Godrej Properties said the company has "emerged as the highest bidder and secured the letter of intent to develop two group housing plots through an e-auction conducted by Haryana Shehri Vikash Pradhikaran (HSVP)".

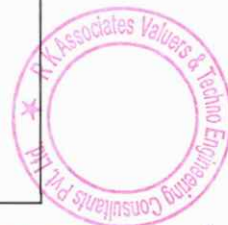
These two plots are located on Golf Course Road micro market, and the company will develop luxury housing projects.

Godrej Properties did not disclose the total purchase amount for these two residential plots.

However, real estate consultants estimated the deal value to be around Rs 900 crore.

"The two prime projects spread over 2.76 acres and 5.15 acres, respectively, would have a combined estimated revenue potential of about Rs 3,100 crore," Godrej Properties said.

Godrej Properties, the real estate arm of business conglomerate Godrej Group, is one of the leading real estate developers in the country. It mainly focuses on Delhi-NCR, Mumbai Metropolitan Region, Bengaluru and Pune for the development of residential projects.




ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – COPY OF CIRCLE RATE

Proposed Collector Rate list of Tehsil Wazirabad District Gurugram for the year of 2023-24																
S. No.	Name of Village	Must No.	Collector Rates for the year of 2022						Proposed Collector Rates for the year of 2023-24							
			Agriculture Land (Rs. Per Acre	Reside natiol (Rs. Per Sq.	Comme rcial (Rs) Sq Yard	Rates of Land upto 2 Acre depth from NH/NPR/SPR 25%, Major District Roads 10%, Sector Dividing Road 15%				Agriculture Land (Rs. Per Acre	Reside natiol (Rs. Per Sq.	Comme rcial (Rs) Sq Yard	Rates of Land upto 2 Acre depth from NH/NPR/SPR 25%, Major District Roads 10%, Sector Dividing Road 15%			
						NH/NPR 25%		Majaor Road					NH/NPR 25%		Major Road	
11	Ullawas	AREA WITH RESI./COMME/INDUST./INSTL. ZONE'S Mustil No And Salam Mustil No 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-42-43-44-45-46-47 मुस्लिम सालम है व 41//1-2-3-8-9-10-11-12-13-14min-17min-18	30000000	14500	30500	NA	NA	NA	NA	36000000	15950	33550	NA	NA	NA	NA
		Public Utilites ,Open Space Aggriculture Zone(As Per Master Plan 2031)	16000000	14500	30500	NA	NA	NA	NA	19200000	15950	33550	NA	NA	NA	NA
12	Wazirabad		39000000	21500	48000	NA	NA	NA	NA	46800000	23650	52800	NA	NA	NA	NA
13	Nathupur		37000000	45000	60000	Na	NA	NA	NA	44400000	49500	66000	Na	NA	NA	NA
14	Sikanderpur Ghosi		36000000	50000	78000	NA	NA	NA	NA	43200000	55000	85800	NA	NA	NA	NA
15	Chakkarpur		36000000	21500	44000	NA	NA	NA	NA	43200000	23650	48400	NA	NA	NA	NA
16	Silokhera		65000000	23500	50000	25%	81250000	NA	NA	78000000	25850	55000	25%	97500000	NA	NA

Sub Registrar
Tehsil Wazirabad

SDO (C)
Badshahpur

DBO
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

DEEPIKA MAURIA
Advocate

S-471, Ground Floor
Greater Kailash Part-1
New Delhi 110048
+91 9810699422
dmauria@gmail.com

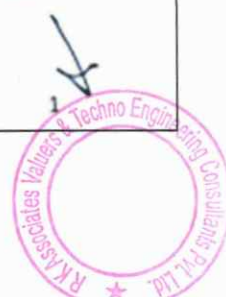
Annexure-B

To,
Assistant General Manager,
STATE BANK OF INDIA,
Industrial Finance Branch
STC Building, Janpath, New Delhi

**SUB- MASTER TITLE INVESTIGATION REPORT IN RESPECT OF IMMOVABLE
PROPERTY AT GURUGRAM for 2.95 ACRES. (DLF-5 GUARANTOR)**

1.	a) Name of the branch/Business Unit/Office seeking opinion. b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. c) Name of the Borrower.	State Bank of India Industrial Finance Branch, STC building, Janpath, ND IFB/AMT II/2022-23/91 dated 10.10.2022 M/s. DLF LTD.
2.	a) Type of Loan. b) Type of Property.	a) As per sanction letter b) Project land for residential group housing colony
3.	a) Name of the unit/concern/company/person offering the property/(ies) as security. b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge. c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	M/s DLF Utilities Ltd (erstwhile known as M/s Nilgiri Cultivation Pvt Ltd) Public Ltd Company As Guarantor.
4.	Value of Loan (Rs. in crores)	As per sanction letter issued by the Bank
5.	Complete or full description of the immovable property/(ies) offered as security including the following details. a) Survey No. b) Door/House No. (in case of House property) c) Extent/area including plinth/built up area in case of house property d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Land admeasuring 2.95 acres 13 Bigha, 73 Biswa, 52 biswansi forming part of Khasra No. 2325, 2326 2327, 2373 and 2328 having 1 bigha 1 biswa, in khasra no: 2325 (1/9th), 2326 (1/9th), 2327 (1/9th) having 4 biswa 11 biswansi, in khasra no: 2325 (127/576th), 2326 (127/576th), 2327(127/576th), 2328 (5/24th), 2373 (5/24th) 16

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DEEPIKA MAURIA
Advocate

S-471, Ground Floor
Greater Kailash Part-1
New Delhi 110048
+91 9810699422
dmauria@gmail.com

biswa 6 biswansi, 2325 (1/9th), 2326 (1/9th), 2327 (1/9th), 2328 (1/9th), 2373 (1/9th) having 8 biswa 8 biswansi, in khasra no: 2325 (5/36th) 2326 (5/36th) 2327 (5/36th) 2328 (1/6th) 2373 (1/6th) having 11 bigha 10 biswa, in khasra no: 2325 (210/1728th), 2326 (210/1728th), 2327 (210/1728th) 2328 (1/6th) 2373 (1/6th) having 10 biswa 17 biswansi, in khasra no: 2265 having 5 biswa, in khasra no: 1998 (1/4th), 1999 (1/4th), 2001 (1/4th), 2378 (1/4th) having 1 bigha 19 biswa 10 biswansi situated in the revenue estate of Village Wazirabad, Tehsil and Distt. Gurugram, Haryana.

The total plot area comprising of various Khasras as mentioned herein and shown in AKSH SIRZA is surrounded by other plot/property of DLF LTD

6.	a) Particulars of the documents scrutinized-serially and chronologically.				The original documents of property in question are verified.
	a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.					
SI N.	Date	Name/Nature of the documents	Original/ copy/ certified /photocopy etc.	Whether the original was scrutinized by the Advocate.	
1		As per Annexure "A"	Original	YES. Already mortgaged with Bank	

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DEEPIKA MAURIA
Advocate

S-471, Ground Floor
Greater Kailash Part-I
New Delhi-110048
+91 9810699422
dmauria@gmkl.com

ANNEXURE "A"

PROPERTY IN KHASRA/KHEWAT NUMBER COMPRISING IN
2.95 ACRES
DETAILS OF LAND TITLE
MORTGAGE WITH BANK

Khasra No.	Bigha	Biswa	Biswan	Deed in favour of company name	Mutation No.
2325 (2/9th), 2326 (2/9th), 2327 (2/9th), 2328 (1/3rd), 2373 (1/3rd)	1	1		Vidhur Cultivation Pvt. Ltd vide sale deed document n o: 4899	2574, 7829
2325 (1/9th), 2326 (1/9th), 2327 (1/9th)		4	11	Vidhur Cultivation Pvt. Ltd sale deed document no: 1393	2815, 7829
2325 (127/576th), 2326 (127/576th), 2327 (127/576th), 2328 (5/24th), 2373 (5/24th)		16	6	Madhur Cultivation Pvt. Ltd sale deed document no: 12417	4169, 7830
2325 (1/9th), 2326 (1/9th), 2327 (1/9th), 2328 (1/9th), 2373 (1/9th)		8	8	Vidhur Cultivation Pvt. Ltd sale deed document no: 7101	2872, 7829
2325 (5/36th), 2326 (5/36th), 2327 (5/36th), 2328 (1/6th), 2373 (1/6th)	11	10		Vidhur Cultivation Pvt. Ltd sale deed document no: 929	2822, 7829
2325 (210/1728th), 2326 (210/1728th), 2327 (210/1728th), 2328 (1/6th), 2373 (1/6th)		10	17	Madhur Cultivation Pvt. Ltd sale deed document no: 12414	4168, 7830

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DEEPIKA MAURIA
Advocate

S-471, Ground Floor
Greater Kailash Part-1
New Delhi 110048
+91 9810699422
dmauria@gmail.com

2265		5		Vidhur Cultivation Pvt. Ltd sale deed document no: 14022	4903.7829
1998 (1/4th), 1999 (1/4th), 2001 (1/4th) 2 378 (1/4th)	1	19	10	Vidhur Cultivation Pvt. Ltd sale deed document no: 8322	3767, 4817, 7827
	13	73	52		

Land admeasuring 1 Bigha, 1 Biswa, forming part of Khasra No. 2325, 2326 2327, 2373 and 2328 situated in the revenue estate of Village Wazirabad, Tehsil and Distt. Gurugram, Haryana.

It is stated therein the deed that Sh. Dharam Singh S/o Sh. Bakhtawar was the bhumidar of property above reference who further has executed sale Deed dated 12.09.89 executed in favour of M/s. Vidhur Cultivation Pvt. Ltd., Vide Sale Deed registered as document No. 4899, Book No. 1, Vol. No. 2883, page No. 63-64, also Pasted in Book No. 1, Volume No. 426, Page No. 193, registered on 12.09.89.

Land admeasuring 4 Biswa and 11 Biswansi, forming part of Khasra No. 2325, 2326, 2327 situated in the revenue estate of Village Wazirabad, Tehsil and Distt. Gurugram, Haryana.

It is stated therein in the records that Sh. Hukum Chand, Sh. Bishamber and Sh. Hoshiar Ss/o Smt. Ludiya d/o Chotte Lal and Smt. Kalawati d/o Chotte Lal were recorded as co-owner of the land to the extent of 1/9th share who further executed Sale Deed through GPA Sh. Bobad S/o Sh. Kudiya and Smt. Kalawat Sale Deed registered as document No. 1393, Book No. 1, Vol. No. 3057, page No. 81-82, also Pasted in Book No. 1, Volume No. 437, Page No. 17, registered on 14.05.90 in favour of M/s. Vidhur Cultivation Pvt. Ltd



ENCLOSURE VIII: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 3/10/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Sachin Pandey have personally inspected the property on 19/9/2023 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied 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.
- m Company is 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
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This valuation is of multiple land parcels located at aforesaid address having cumulative total land area admeasuring 2.95 Acres / 14,278 sq.yds. and will be used for Group Housing development in future as per TIR as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing. Land parcels are scattered, some within DLF Golf course area, water bodies and some alongside road opposite to Golf course.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.

VALUATION ASSESSMENT

M/S. DLF LIMITED

3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Sachin Pandey Valuation Engineer: Er. Manas Upmanyu L1/ L2 Reviewer: Er. Anil Kumar	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	Date of Appointment:	13/9/2023
		Date of Survey:	19/9/2023
		Valuation Date:	3/10/2023
		Date of Report:	3/10/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Sachin Pandey on 19/9/2023. Property was shown and identified by Mr. Lalit Sharma (☎ +91- 88605 55519).	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.	
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.	



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.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.
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Date: 3/10/2023

Place: Noida


Signature



(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)

ENCLOSURE IX: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality



20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 3/10/2023

Place: Noida

ENCLOSURE: X

PART E

VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.

16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. 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.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & 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 open market through free market transaction then it 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, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. 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. 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. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	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.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	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 the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.

31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	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 formula 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, demand & supply prevailing in the market 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 take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	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 & risks before taking any business decision based on the content of this report.
36.	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.
37.	As per IBA Guidelines & Bank Policy, 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.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	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.
41.	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 we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.