

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

File No.: VIS(2021-22)-PL158-156-188

Dated:12.07.2021

PROJECT TIE -UP REPORT

OF

GROUP HOUSING SOCIETY

ELDECO ACCOLADE

SITUATED AT

SECTOR- 2, VILLAGE SOHNA, DISTRICT- GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. ELDECO SOHNA PROJECTS LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Studies (TEV)
Important: In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors
NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

PART A

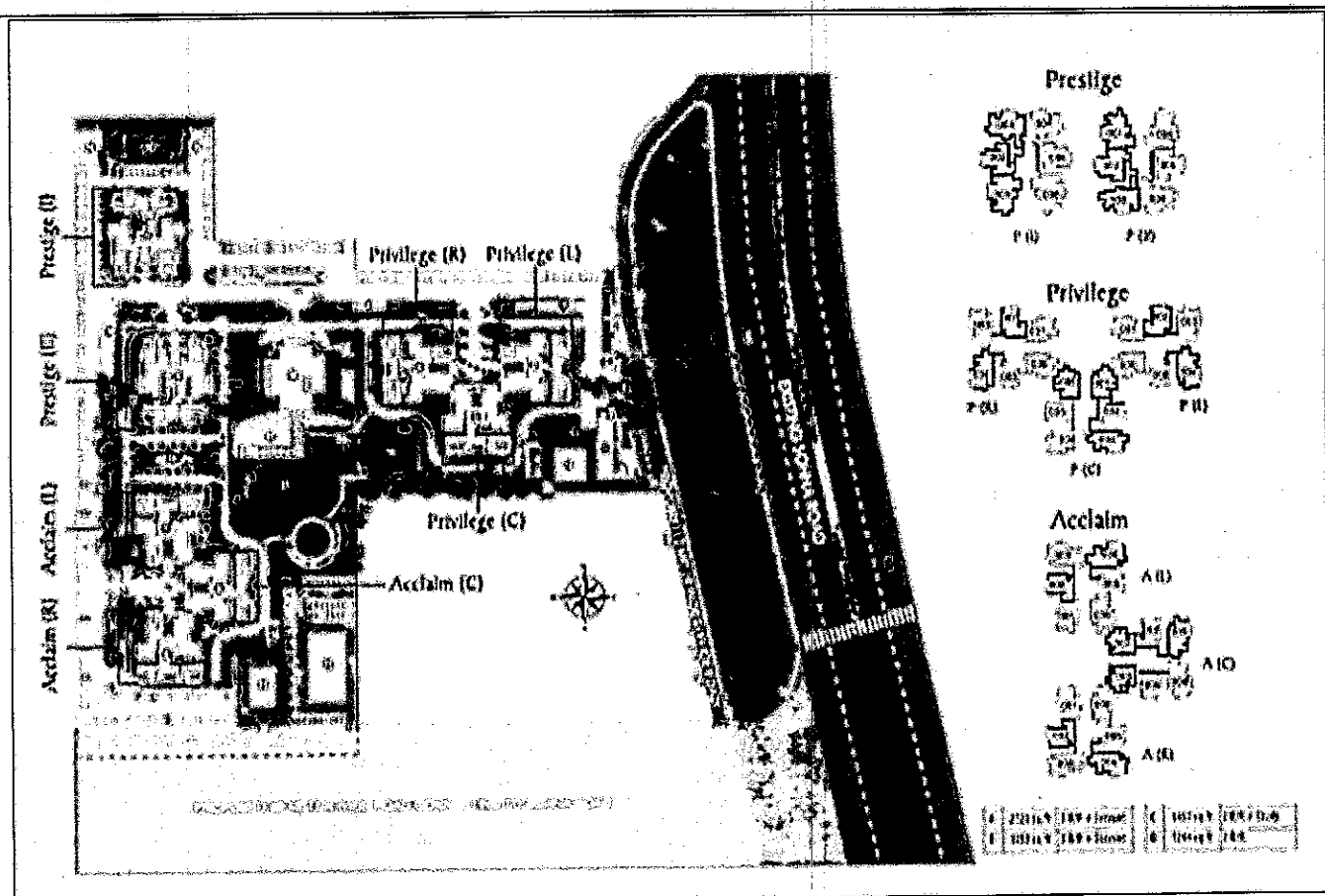
SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION															
1.	GENERAL DETAILS																
a.	Report prepared for	Bank															
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram															
c.	Name of Promoter	M/s. Eldeco Sohna Projects Limited															
d.	Name of Property Owner	M/s. Eldeco Sohna Projects Limited															
e.	Address & Phone Number of the owner	Registered Office: 201-212, Splendor forum, Jasola Centre, New Delhi-110025.															
f.	Type of the Property	Group Housing society															
g.	Type of Loan	NA															
h.	Type of Valuation	Project Tie-up Report															
i.	Report Type	Project Tie-Up Report															
j.	Date of Inspection of the Property	8 July 2021															
k.	Date of Valuation Report	12 July 2021															
l.	Surveyed in presence of	Owner's representative Mr. Ishant (9050906135)															
m.	Purpose of the Valuation	Project Tie- up Report															
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.															
o.	Out-of-Scope of Report	<ul style="list-style-type: none">i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end.ii. Legal aspects of the property are out-of-scope of this report.iii. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.iv. Getting cizra map or coordination with revenue officers for site identification is not done at our end.v. Measurement is only limited upto sample random measurement.vi. Measurement of the property as a whole is not done at our end.vii. Drawing Map & design of the property is out of scope of the work.															
p.	Documents provided for perusal	<table><tr><th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr><tr><td>Total 05 documents requested.</td><td>Total 04 documents provided.</td><td>04</td></tr><tr><td>Property Title document</td><td>Old Valuation Report</td><td>Dated: 12.05.2018</td></tr><tr><td>Approved Map</td><td>Copy of TIR</td><td>Dated: 07.09.2020</td></tr><tr><td>Copy of TIR</td><td>Approve Map</td><td>Dated: 05.08.2014</td></tr></table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 documents requested.	Total 04 documents provided.	04	Property Title document	Old Valuation Report	Dated: 12.05.2018	Approved Map	Copy of TIR	Dated: 07.09.2020	Copy of TIR	Approve Map	Dated: 05.08.2014
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Total 05 documents requested.	Total 04 documents provided.	04															
Property Title document	Old Valuation Report	Dated: 12.05.2018															
Approved Map	Copy of TIR	Dated: 07.09.2020															
Copy of TIR	Approve Map	Dated: 05.08.2014															

ELDECO ACCOLADE, SECTOR-2, SOHNA

		Project Approval Letter	BR-VII- Form of Occupation Certificate	Dated 11.05.2020
		Project NOC's issued from the concern authority	None	---
		None	None	---
q.	Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed		
		<input checked="" type="checkbox"/> Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/> Identified by the Promoter's representative		
		<input type="checkbox"/> Enquired from local residents/ public		
		<input type="checkbox"/> Identification of the property could not be done properly		
		<input type="checkbox"/> Survey was not done		

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION
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This Project Tie-Up report is prepared for the Group Housing Society Project named as "Eldeco Accolade" located at the aforesaid address on a total land area admeasuring 53493.90 sq.mtr. (13.21875 acres) and net land area for the development of the project is 51876.18 sq.mtr. (12.819 acres) after deduction for road widening as per the copy of approved map and old valuation report provided by the bank.

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We have only provided with old Valuation Report, approved map & copy of occupation certificate provided to us by the bank. So all the details like FAR, Non-FAR area, ownership, land area etc. are taken as per the old valuation report and approved map however other information like NOCs and approvals details is taken from old valuation report only. The construction status and market rates of flats is taken as per the site survey and market research done by us.

As per the old valuation report, this project land is owned by M/s. Eldeco Sohna Projects Limited. The subject project is approved by different government authorities and license from DTCP, Haryana is also granted to M/s. Eldeco sohna Projects Ltd. to develop the Group Housing Society. The developer has obtained most of the preliminary statutory approvals and part of occupation certificate from DTCP, Haryana is also being issued. This is a modern group housing society developed with all the basic & urban facilities and amenities

As per the approved site plan, the developer has proposed to develop a group housing society comprising into two phases. For the marketing purpose, these blocks for different phases are named as follows:-

Phase I

Privilege (L)- G+17 floor = 108 DUs

Privilege (C)- G+18 floor = 114 DUs

Privilege (R)- G+17 floor = 108 DUs

Prestige (I)- G+11 floor = 72 DUs

Phase II

Acclaim (L)- G+17 floor = 108 DUs

Acclaim (C)- G+18 floor = 114 DUs

Acclaim (R)- G+17 floor = 108 DUs

Prestige (II) – G+12 floor = 77 DUs

As per old valuation report the developer has planned to develop 4 different categories of flats (2 BHK & 2 BHK + study, 3 BHK & 3 BHK + servant room). A total of 1034 residential units are planned in the two phases (including 82 servant rooms, & 143 EWS Units). Since it is a modern group Housing Society Project, all the basic amenities and facilities are provided.

Type of Unit	Carpet area (sq.ft.)	Salable Area (sq.ft.)
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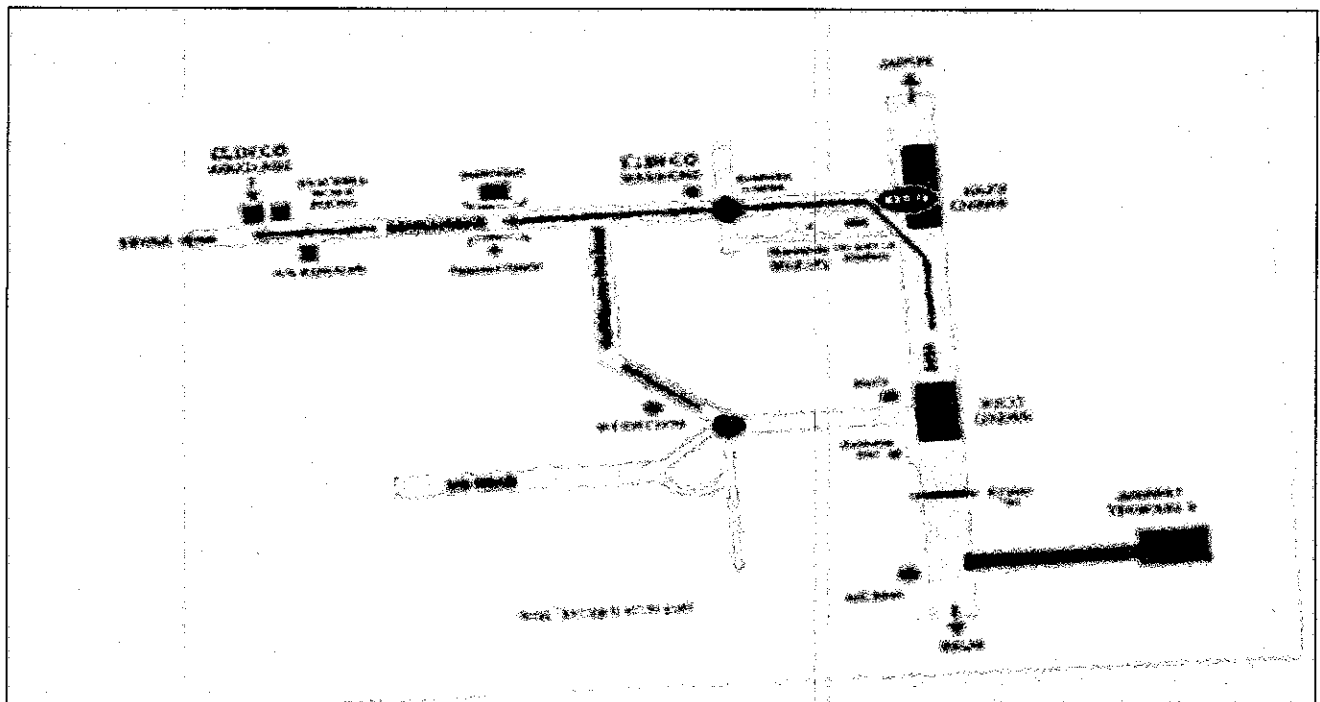
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2BHK	730	1264
2BHK + study	849	1457
3BHK	1062	1751
3BHK + Servant Room	1276	2122

As found during the site survey, Phase-I of the subject project is completed and ready to move and phase II of the project is under construction and will completed within 36 months as informed by the Developer's representative during our site survey.

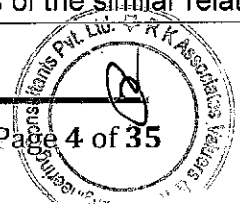
The location of the subject project is in a good developing Sector-2, Sohna in which other group housing projects are also under development. Subject project is located on main Sohna Road which is 60 mtr. Wide. More infrastructure developments are proposed in this area in future.



No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the project tie up assessment of the project shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.27-28
e.	Enclosure 2	Screenshot of the price trend references of the similar related



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		properties available on public domain - Page No.29-30
f.	Enclosure 3	Google Map – Page No.31
g.	Enclosure 4	Photographs – Pages02
h.	Enclosure 5	Copy of Circle Rate – Page no.01
i.	Enclosure 6	Survey Summary Sheet – Pagesxx
j.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages04

VALUATION REPORT

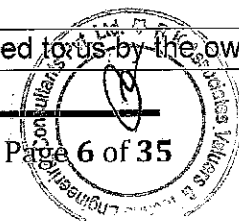
ELDECO ACCOLADE, SECTOR-2, SOHNA

PART B**SBIFORMAT OF VALUATION REPORT**

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram
Name of Promoter	M/s. Eldeco Sohna Projects Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Eldeco Sohna Projects Limited
	Address & Phone Number of the Owner	Registered Office: 201-212, Splendor forum, Jasola Centre, New Delhi-110025.
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	8 July 2021
d.	Date of Valuation Report	12 July 2021
e.	Name of the Developer of the Property	M/s. Eldeco Sohna Projects Limited
	Type of Developer	Private developer promoted

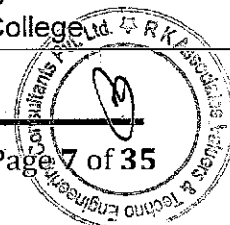
2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
a.	Location attribute of the property	
i.	Nearby Landmark	Near Bal Bharti Vidya Public school
ii.	Postal Address of the Property	Eldeco Accolade, sector 2, sohna, Haryana.
iii.	Area of the Plot/ Land	Total Plot Area - 53943.90 sq. mtr. (13.875 acre) Net Plot Area - 51876.18 sq.mtr (12.819 acre) Also please refer to Part- B, area description of the property Also please refer to Part-B Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.
iv.	Type of Land	Solid/ On road level
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°15'34.6"N 77°03'58.4"E
vii.	Details of the roads abutting the property	
	1. Main Road Name & Width	Sohna Gurugram Road 60 mtr wide road
	2. Front Road Name & width	Sohna Gurugram Road 60 mtr wide road
	3. Type of Approach Road	Bituminous Road
	4. Distance from the Main Road	On Main Sohna Road
viii.	Description of adjoining property	Other Residential Project nearby
ix.	Plot No./ Survey No.	Please refer to the copy of deeds
x.	Village/ Zone	Sohna Residential
xi.	Sub registrar	Sohna
xii.	District	Gurugram, Haryana
xiii.	Any other aspect	Valuation is done for the property identified to us by the owner/



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		<p>owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we have just cross verified the identification of the property with reference to the documents which client could provide to us for perusal as per our standard checklist of the documents requested from them. Method by which identification of the property is carried out is also mentioned in the report clearly. In case the property mentioned in the Valuation report is not the same on which security mortgage has been or has to be created then please inform the Valuer office immediately.</p> <p>Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>Getting cizra map or coordination with revenue officers for site identification is out of scope of this assignment and has not been done and has not been done at our end.</p>		
	1. Identification of the property	<input type="checkbox"/> Cross checked from boundaries of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	2. Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
	3. Is the property merged or colluded with any other property	No, it is an independent single bounded property NA		
	4. City Categorization	Metro City		Urban developing
	5. Characteristics of the locality	Good		Within developing Residential zone
	6. Property location classification	On Highway	None	None
	7. Property Facing	East Facing		
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<p>Please refer to the area description section of the report</p> <p>Also please refer to Part C - Area description of the property. All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement.</p>		
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
ii.	Directions	As per Title Deed/ TIR	Actual found at Site	
	North	NA	Other property than G.D.Goenka College	

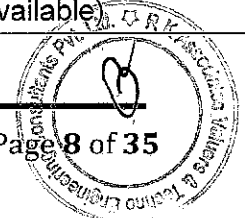


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South	NA	Bal Bharti School
East	NA	Entry
West	NA	Other's Land

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
	i. Any conversion of land use done	The license has been granted by DTCP for setting up a group housing project.	
	ii. Current activity done in the property	Group Housing Society	
	iii. Is property usage as per applicable zoning	Yes used as Group Housing as per zoning	
	iv. Any notification on change of zoning regulation	NA	
	v. Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Partially obtained for tower- A & B and C & D (wing 1 and Centre) and EWS Block, Community Building and Guest House.	NA
d.	Comment on unauthorized construction if any	Cannot comment since construction work of Phase-II is in progress	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP, Haryana	
f.	i. Planning Area/ Zone	DTCP GGN SOHNA FDP	
	ii. Master Plan currently in force	DTCP GGN SOHNA FDP 2031	
	iii. Municipal limits	District Municipality (Nagar Palika Parishad)	
g.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment of Demolition proceedings if any	No information available to us	
k.	Comment on Compounding/ Regularization proceedings	No since no information available in public domain.	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/	No (As per general information available)	



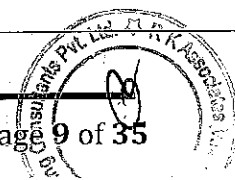
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colony

4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY

a.	Ownership documents provided	Copy of TIR	NA	NA
b.	Names of the Legal Owner/s	M/s. Eldeco Sohna Projects Limited		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us	NA	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer.	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Haryana		
	ii. Name of the office of the Authority	Director, Town & Country Planning Haryana		
	iii. Any violation from the approved Building Plan	Cannot comment since construction work of Phase-II is in progress		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
	1. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iii. Property or Tax Id No.	Not provided		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us		
p.	Qualification in TIR/Mitigation suggested if any	None		
q.	Any other aspect			
	i. Since how long owners owing the Property	Refer to Tile Deeds		
	ii. Year of Acquisition/ Purchase	Refer to Tile Deeds		
	iii. Property presently occupied/ possessed	Developer		



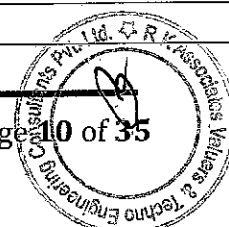
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by	
iv. Title verification	To be done by the competent Advocate
v. Details of leases if any	Not known to us.

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner/Developer company to provide this information
d.	Property Insurance details	Owner/Developer company to provide this information
e.	Monthly maintenance charges payable	Owner/Developer company to provide this information
f.	Security charges, etc.	Owner/Developer company to provide this information
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
a.	Description of the functionality & utility of the property in terms of :		
	i. Space allocation		Yes
	ii. Storage spaces		Yes
	iii. Utility of spaces provided within the building		Yes
	iv. Car parking facilities		Yes
	v. Balconies		Yes
b.	Any other aspect		
	i. Drainage arrangements		Yes
	ii. Water Treatment Plant		Yes
	iii. Power Supply arrangements	Permanent	Will be obtained as per required capacity by individual flat owners
		Auxiliary	DG set installed
	iv. HVAC system		No
	v. Security provisions		Yes/ Private security guards
	vi. Lift/ Elevators		Yes



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	vii. Compound wall/ Main Gate		Yes		
	viii. Whether gated society		Yes		
	ix. Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes, Interlocking chequered tiles	Yes

8. INFRASTRUCTURE AVAILABILITY

a. Description of Aqua Infrastructure availability in terms of:

i. Water Supply	Yes, by the Authority
ii. Sewerage/ sanitation system	Underground
iii. Storm water drainage	Yes

b. Description of other Physical Infrastructure facilities in terms of:

i. Solid waste management	Yes, will be done by the authority
ii. Electricity	Yes
iii. Road and Public Transport connectivity	Yes
iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. are available in close vicinity of the project

c. Proximity & availability of civic amenities & social infrastructure

School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
100 mtr	3.2 Km	2.0 km	1.0 km	28 km	---	42 km
Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9. MARKETABILITY ASPECTS OF THE PROPERTY:

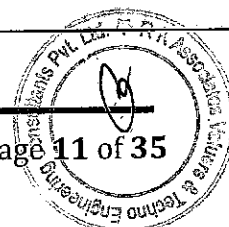
a. Marketability of the property in terms of

i. Location attribute of the subject property	Normal
ii. Scarcity	Similar kind of properties are easily available on demand.
iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.
iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.

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

i. Any New Development in surrounding area	Other Group Housing society	Sohna Road
ii. Any negativity/ defect/ disadvantages in the property/ location	NA	NA

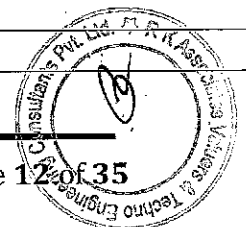
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:



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a.	Type of construction & design	RCC framed structure	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Class B construction (Good)	
	ii. Appearance/ Condition of structures	Internal -Good External -Good	
	iii. Roof	Floors/ Towers High Rise Towers	Type of Roof RCC
	iv. Floor height	Approx. 10 feet	
	v. Type of flooring	Vitrified tiles	
	vi. Doors/ Windows	Wooden frame & panel doorsAluminum flushed doors & windows	
	vii. Interior Finishing	Survey couldn't be done from inside	
	viii. Exterior Finishing	Neatly plastered & putty coated walls	
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	x. Class of electrical fittings	Internal/ Normal quality fittings	
	xi. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	Phase-I is maintained properly while phase-II is under construction	
e.	Age of building/ Year of construction	Phase-I = Approx. 3 years Phase-II = Under construction	Phase-I = Approx. 2018 Phase-II = Under construction
f.	Total life of the structure/ Remaining life expected	Approx. 60-65 years after completion	Approx. 60-65 years after completion
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation for completed towers	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable.	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	No (for completed towers)	
k.	System of air conditioning	Individual AC as per buyer's requirement.	
l.	Provision of firefighting	Yes	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	i. Is Building as per approved Map	Cannot comment since phase-II of the project is under construction	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Not Applicable
		<input type="checkbox"/> Not permitted alteration	Not Applicable
	iii. Is this being regularized	NA	



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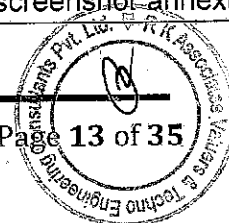
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11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us
b.	Provision of rainwater harvesting	Yes
c.	Use of solar heating and lighting systems,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

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

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Eldeco Projects Limited
b.	Name of the Architect	M/s. BIAS infrastructure
c.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.
d.	Proposed completion date of the Project	Phase I- Completed and ready to move Phase II- Acclaim (R) – Construction of GF started Prestige (2) - Construction of GF started Acclaim (L) – Construction till 8 th floor Acclaim (C) – Construction till 7 th floor
e.	Progress of the Project	Phase I – Completed and ready to move Phase II – Will complete on 36 months
f.	Other Salient Features of the Project (Proposed)	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area

14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax	Please refer to Part D: Valuation Assessment Factors of the report and the screenshot annexure in



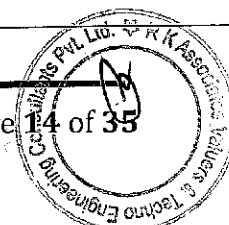
VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

	Notification	the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 1, 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs. 102,55,20,000/- (Land Value Only)
	1. Land	Rs. 102,55,20,000/-
	2. Building	NA
	ii. Prospective Fair Market Value	Rs.342,00,00,000/- (For completed and ready to move project)
	iii. Expected Realizable Value @15%less	Rs.290,70,00,000/-
	iv. Distress Value	Rs.256,50,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.195,00,00,000/- (For completed and ready to move project)
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Point 'o' of Part D: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, limiting conditions and the information came to knowledge during the course of the work. Please see the Assumptions Remarks & Limiting conditions described in Part D: Valuation assessment section of the Report.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of AE Harshit Mayank has visited the subject property on 8 July 2021 in the presence of Owner's representative Mr. Ishant</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p> <p>viii. We have submitted Valuation report directly to the Bank.</p> <p>ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM</p>
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16.	VALUATION COMPANY DETAILS:	
a.	Name & Address of Valuer company	<div> <div>Wealth Tax Registration No.</div> <div>Signature of the authorized person</div> </div>

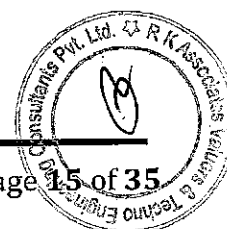


VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

b.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D-39, 2 nd Floor, Sector-02, Noida 201301	2303/ 1988	
c.	Total Number of Pages in the Report with enclosures	35	
d.	Engineering Team worked on the report	<i>SURVEYED BY: AE Harshit Mayank</i>	
		<i>PREPARED BY: AE Vibhanshu Vaibhav</i>	
		<i>REVIEWED BY: HOD Valuations</i>	

17.	ENCLOSED DOCUMENTS:		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates	
b.	Building Plan	Enclosed with the report	
c.	Floor Plan	Enclosed with the report	
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report	
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report	
f.	Google Map location of the property	Enclosed with the Report	
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed with the Report	
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none">i. Part C: Area Description of the Propertyii. Part D: Valuation Assessment of the Propertyiii. Assumption, Remarks & Limiting conditionsiv. Valuer's Remark - Page No.27-28v. Google Map – Page No.31vi. Photographs – Pages 02vii. Copy of Circle Rate – Pages 01viii. Survey Summary Sheet – Pages 02ix. Copy of relevant papers from the property documents referred in the Valuation – Pages 04	



VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

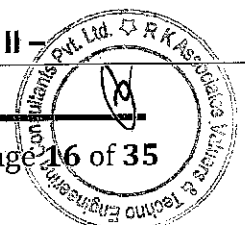
PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Total Site Area		53493.90 m ² (13.21875 Acres)			
	Area of Site As per Zoning		51877.582 m ² (12.819 Acres)			
2.	Ground Coverage Area	Proposed	7503.838 m ² (14.44%)			
		Permissible	18157.154 m ² (35%)			
3.	Covered Area	UNDER FAR		Proposed	Present Status Phase I is completed and Ready to move. Phase II- Acclaim (R) – Construction of GF started. Prestige (2) - Construction of GF started Acclaim (L) – Construction till 8 th floor Acclaim (C) – Construction till 7 th floor Phase I is completed. Phase II- under construction.	
		Residential		85299.773 m ²		
		EWS		3678.870 m ²		
		Commercial Shopping		259.279 m ²		
		Community Centre		1389.501 m ²		
		Guest House		85.006		
		TOTAL	Proposed	90712.429 m ² (976419.51 ft. ²)		
			Permissible	90785.768 m ² (977208.92 ft. ²)		
		UNDER NON FAR				
		Basement		35561.326 m ²		
		Nursery School		1618.728 m ²		
		TOTAL	Proposed	37180.05 m ² (400202.34 ft. ²)		
			Permissible	NA		

4.	Open/ Green Area	Proposed	15241.672 m ²	
		Minimum Required	7781.637 m ²	
5.	Density	Proposed	351 PPA	
		Permissible	400 PPA	
6.	Plinth/ Built-up Area (As per IS 3861-1966)		127892.479 m ² (FAR + NON-FAR)	
7.	Carpet Area		NA	
8.	Net Floor Area		NA	
9.	Super Area		NA	
10.	Shed Area		NA	
11.	Salable Area		NA	

Total Blocks/ Floors/ Flats			
1.	Approved as per Sanctioned Map	Actually provided (as per old valuation report)	Current Status
	Tower A & B (1 Nos) G+11 Floor = 72 DUs Tower A & B (1 Nos) G+12 Floor = 77 DUs	Phase I Privilege (L)- G+17 floor = 108 DUs Privilege (C)- G+18 floor = 114 DUs	Phase I – 4 Towers Completed. Phase II –

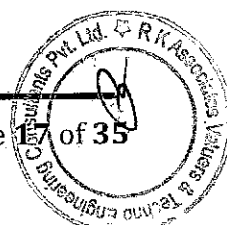


VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

	Tower C & D Wing (4 Nos) G+17 Floor = 432 DUs Tower C & D Centre (2 Nos) G+12 Floor = 228 DUs EWS – S+8 Floor = 143 DUs		Privilege (R)- G+17 floor = 108 DUs Prestige (I)- G+11 floor = 72 DUs Phase II Acclaim (L)- G+17 floor = 108 DUs Acclaim (C)- G+18 floor = 114 DUs Acclaim (R)- G+17 floor = 108 DUs Prestige (II) – G+12 floor = 77 DUs		Acclaim (R) – Construction of GF started. Prestige (2) - Construction of GF started Acclaim (L) – Construction till 8 th floor Acclaim (C) – Construction till 7 th floor	
2.	Total no. of Flats/ Units	Main Units:	809 DUs			
		EWS:	143 DUs			
		Servant Room	82 Units			
	Type of Flats			<i>Type of Unit</i>	<i>Carpet area (in ft²)</i>	<i>Salable Area (ft²)</i>
				2BHK	730	1264
				2BHK + study	849	1457
				3BHK	1062	1751
				3BHK + Servant Room	1276	2122
	Number of Car Parking available			Required	1214 ECS	
				Proposed	1311 ECS	
		Open	364 ECS			
		Basement	939 ECS			
		Stilt	8 ECS			
		Total	1311 ECS			

(All the above details are taken as per the building plan & Brochure of Eldeco Accolade provided to us by the bank) and information available in public domain.



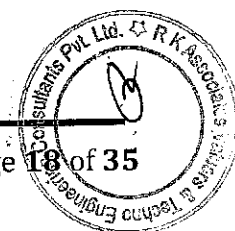
VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

PART D**PROJECT APPROVAL DETAILS**

S.No.	REQUIRED APPROVALS	REFERENCE NO. / DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No. 83 of 2013 Dated: 09.10.2013	Approved
2.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-967/AD(RA)/2014/21305 Dated: 05.09.2014	Approved
3.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/RNQ/NR/AIM/NOC/2014/342/7692-95 Dated: 01.09.2014	Approved
4.	NOC from Pollution control Board	---	Not Provided
5.	Environmental clearance NOC from SEIAA	Memo No., SEIAA/HR/2015/7 Dated 05.01.2015	Approved
6.	Approval for supply of Electrical load from DHBVN	Memo No. 3670, Dated 25.07.2014	Approved
7.	NOC from Aravali Hills	Sr. No. 1509, Dated 23.06.2014	Approved
8.	NOC from Fire Authority, Gurugram	---	Not Provided
9.	BR-VII- Form of Occupation Certificate	Memo No. ZP-967/AD(RA)/2020/7759 Dated: 11.05.2020	Approved
10.	NOC from water supply from HUDA	Memo. No. 11744, Dated 18.09.2014	Approved
11.	NOC for forest conversation land from Ministry of Environment & Forest	Sr. No. 2300, Dated 20.10.2014	Approved

OBSERVATIONS:- Project meets preliminary necessary compliance statutory approvals .
Partial Occupation Certificate is granted by DTCP Haryana.



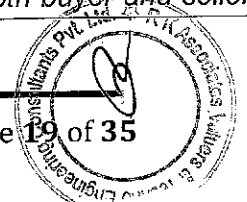
VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

PART E

VALUATION ASSESSMENT OF THE PROPERTY

1. ASSESSMENT FACTORS					
a.	Valuation Type	Land & Building Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Current Use		Highest & Best Use	
		Group Housing Society		Group Housing Society	
d.	Legality Aspect Factor (Refer sub clause I & j of Point 7)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Urban developing	Good	On wide approach road	Not Applicable
			Property within developing Residential zone	Near to Highway	
				NA	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development		Development of other group housing project is going on.	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Good			
j.	Comment on Property Salability Outlook	Easily sellable			
k.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
l.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
m.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
n.	Methodology/ Basis of Valuation	Govt. Guideline Value: Collector rate of Sohna, Gurugram-2020-21			
		Market Value: Land Value is assessed based on comparable Global FSI method for permissible FAR of an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area			
		For knowing comparable market sales, significant local enquiries has been made from our side representing ourselves as both buyer and seller			



VALUATION REPORT

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of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.

o.	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)	
	i.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----
	ii.	Name: NA
		Contact No.: ----
		Nature of reference: ----
		Size of the Property: ----
		Location: ----
		Rates/ Price informed: ----
		Any other details/ Discussion held: ----

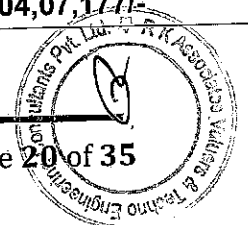
Adopted Rates Justification

This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand & current economical & real estate market condition for similar kind of property. As per information available in public domain the FSI rate is prevailing in this sector is between Rs.1,200/- to Rs.1,400/- per sq.ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken land rate as Rs.1,300/- per sq.ft. which seems to be reasonable in our view.

2.

VALUATION OF LAND

	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.2,00,00,000 /- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs.1,200/- to 1,400/- per sq.ft.
b.	Rate adopted considering all characteristics of the property	Rs.8,00,00,000/- per acre	Rs.1,300/- per sq.ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	51876.18 m ² (12.819 Acres)	51876.18 m ² (12.819 Acres)
d.	Total Permissible FAR	90785.78 m ² (977236.29 ft. ²)	90785.78 m ² (977236.29 ft. ²)
e.	Total Value of land (A)	12.819 acres x Rs. 8,00,00,000/- per acre Rs.102,55,20,000/-	977236.29 ft. ² x Rs.1300/- per ft. ² Rs.127,04,07,177/-



VALUATION REPORT

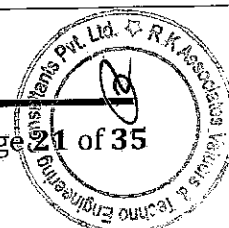
ELDECO ACCOLADE, SECTOR-2, SOHNA

CELEGO ACCOUNTS LTD, CHENNAI

3.	VALUATION OF BUILDING CONSTRUCTION				
	Particulars		Expected Building Construction Value		
			FAR	NON FAR	
	Structure Construction Value	Rate range	Rs.1,200/- to 1,700/-per sq.ft.	Rs.1,000/- to 1,200/- per sq.ft.	
		Rate adopted	Rs.1,550/- per sq.ft.	Rs.1,100/- per sq.ft.	
		Covered Area	90712.429 sq.mtr. (976419.51 sq.ft.)	37180.05 m ² (400202.34 sq.ft.)	
		Valuation Calculation	976419.51 sq.ft. X Rs. 1,550/- per sq.ft.	400202.34 sq.ft. X Rs.1,100/- per sq.ft.	
		Total Value	Rs.151,34,50,240/-	Rs.44,02,22,574/-	
a.	Depreciation percentage (assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor		New Construction		
c.	Structure Type/ Condition		RCC framed structure		
d.	Construction Depreciated Replacement Value (B)		Rs.195,36,72,814/-		

4. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.5,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.5,00,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.10,00,00,000/-
e.	Depreciated Replacement Value (C)	NA	Rs.20,00,00,000/-

5. MARKET/ SALABLE VALUE OF THE FLATS		
a.	Total No. of DU	809 DU
b.	Total No. Villas	NA
c.	Total No. of Studio apartments	NA
d.	Total Proposed Salable Area for flats	NA
e.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	NA



VALUATION REPORT

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	Government Circle rate	Rs.2,900/- per sq.ft
	Present Market Rate (New Booking Price) (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,500/- to Rs.5,000/- per sq.ft. on super area
f.	Remark	<i>The booking value of the proposed Flats varies from floor to floor, size of the flat and location of the flat i.e. park facing, corner etc. This will be a modern society and the builder proposes to construct modern flats as per the information available on public domains. As per information gathered from the public domain & dealers of that area, and it is found that resale rate for these flats is between Rs.4,500/- to Rs.5,000/- per sq.ft. on super area</i>

Note: Normally, apart from the Basic Sale Price (BSP) mentioned in the Agreement to Sale, a one time cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltiac System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.

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6. <u>CONSOLIDATED VALUE</u>			
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land (A)	Rs. 102,55,20,000/-	Rs.127,04,07,177/-
b.	Structure Construction Value(B)	NA	Rs.195,36,72,814/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs. 20,00,00,000/-
d.	Total Add (A+B+C)	Rs.102,12,80,000/- (Land Value Only)	Rs.342,40,79,991/-
e.	Additional Premium if any	----	----
	Details/ Justification	----	----
f.	Deductions charged if any	----	----
	Details/ Justification	----	----
g.	Total Prospective Fair Market Value[#]	NA	Rs.342,40,79,991/-
h.	Rounded Off	----	Rs.342,00,00,000/- (For completed and ready to move project)
i.	EXPECTED REALIZABLE VALUE[^]	----	Rs.290,70,00,000/-
j.	Distress VALUE[*]	----	Rs.256,50,00,000/-
k.	Valuation of structure for Insurance purpose	NA	Rs.195,00,00,000/- (For completed and ready to move project)

(Rupees Three Hundred Forty Two Crores Only)

7.	Concluding comments if any	a. Valuation of the asset is done as found on as-is-where basis.
		b. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
		c. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
		d. As per the scope of the assignment, Value assessment is subject to Assumptions, Remarks & Limiting Conditions mentioned in Point '7' below, R.K Associates Important Notes and Valuer's Remarks(Enclosure: 1)& other enclosed documents with the Report which will remain part & parcel of the report. Without these enclosures/ documents report shall stand null & void.

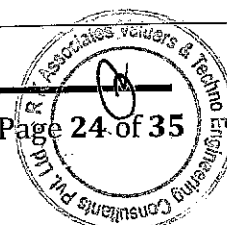
8.	ASSUMPTIONS REMARKS LIMITING CONDITIONS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.



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



VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

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

R.K ASSOCIATES IMPORTANT NOTES:

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

IF REPORT IS USED FOR BANK/ FIs

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

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

VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

ENCLOSURE: 1- VALUER'S REMARKS

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

VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

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

VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

ENCLOSURE: 2- REFERENCE FROM PUBLIC DOMAIN

Accolade Cost Estimate				
Unit Size	1269	1457	1751	2122
Total BSP (in Rs)	5202900	5973700	7004000	8275800
IFMS	25380	29140	35020	42440
12 Months Advance Maintenance	34263	39339	47277	57294
Club Charges	75000	75000	75000	75000
EDC/IDC	615465	715387	894761	1075854
Electrification Charges	0	0	0	0
Fire fighting charges	0	0	0	0
Power Back (4 KVA)	0	0	0	0
Documentation Charges	0	0	0	0
1 Car Parking	0	0	0	0
Total (All inclusive)	5953008	6832566	8056058	9526388

Payment plan	
At time of Booking	10%
45 Days from Allotment	10%
Offer of Possession	80%

NOTES:	
1. This is standard cost of 10th floor and above. Please check the final costing at the time of booking.	
2. GST, Registration Charges, stamp duty, legal charges etc shall be payable as applicable.	
3. Above mention costing is only cost estimation, it is not a legal document.	

Disclaimer:	
The costing mentioned above is as per the current price list which can be revised at sole discretion of the Company & without any prior notice. Please check the final price and availability from our marketing team at the time of booking. The above is not a legal offering but an estimation of cost. As the above is only an estimate, any human error in calculation is subject to correction.	



2 BHK Residential Apartment in Sohna

Eldeco Accolade

₹ 71.5 Lac

2,430 sq.ft.

1,452 sq.ft. v

(125 sq.ft.) Carpet Area

2 BHK

2 BHK

1) gated condominium, 30 mins from subhash chowk, sohna road ... more

9TH FLOOR

OVERLOOKS PARK/GARDEN

POWER BACK UP

Posted on 20th Jun, 2021 by Owner
Reena

[View Phone Number](#)

[Contact Owner](#)



Photo not available
Request Photos

2 BHK Residential Apartment in Sohna

Eldeco Accolade

₹ 66 Lac

2,430 sq.ft.

1,457 sq.ft. v

(125 sq.ft.) Carpet Area

2 BHK

2 BHK

Excellent location. Gd goenka and k r mangalam universities ahead... more

10TH FLOOR

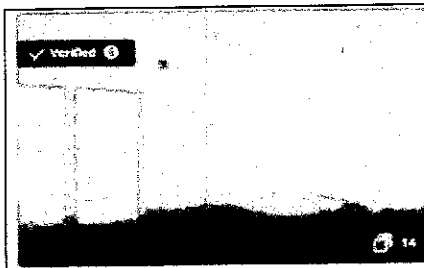
Posted on 28th Jun, 2021 by Owner
Mohit gupta

[View Phone Number](#)

[Contact Owner](#)

VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA



3 BHK Residential Apartment in Sohna

Eldeco Accolade

₹ 79.89 Lac

1,751 sq.ft. ✓

3 BHK

24,455 sq.ft.

(163 sq.m) Super built-up Area

3 BHK

Residential project, eldeco accolade in gurgaon is offering units for ... more

6TH FLOOR

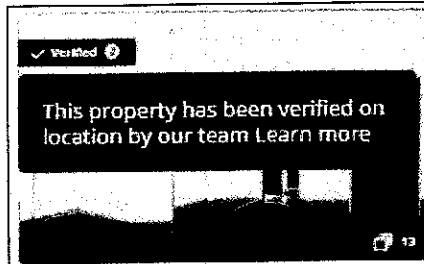
OVERLOOKING PARK/GARDEN

POWER BACK UP

Posted on 26th Jun, 2021 By RERA Registered Dealer
V CONNECT REALTY

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Residential Apartment in Sohna

Eldeco Accolade

₹ 56.79 Lac

1,264 sq.ft. ✓

2 BHK

24,455 sq.ft.

(117 sq.m) Super built-up Area

2 BHK

Residential project, eldeco accolade in gurgaon is offering units for ... more

2ND FLOOR

OVERLOOKING PARK/GARDEN

POWER BACK UP

Posted on 26th Jun, 2021 By RERA Registered Dealer
V CONNECT REALTY

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Residential Apartment in Sohna

Eldeco Accolade

₹ 68 Lac

1,457 sq.ft. ✓

2 BHK

24,455 sq.ft.

(105 sq.m) Super built-up Area

2 BHK

2 study appartment available in sohna road gurgaon near gd goenk... more

5TH FLOOR

OVERLOOKING PARK/GARDEN

Posted on 03rd Jul, 2021 by Dealer
jai mata di

[View Phone Number](#)

[Contact Dealer](#)



2 BHK Residential Apartment in Sohna

Eldeco Accolade

₹ 60 Lac

1,264 sq.ft. ✓

2 BHK

24,455 sq.ft.

(117 sq.m) Super built-up Area

2 BHK

2 bhk apartment available in sohna road gurgaon with lift parking p... more

5TH FLOOR

OVERLOOKING PARK/GARDEN

Posted on 03rd Jul, 2021 by Dealer
jai mata di


[View Phone Number](#)

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Source: www.99acres.com

VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA



Posted: Jul 10, '21

₹ 59.5 Lac
₹ 4707 per sqft
[See other Charges](#)

2 BHK Apartment for Sale in Eldeco Accolade, Sohna

SUPER AREA	STATUS	FLOOR	TRANSACTION
1264 sqft	Possession by Dec '21	3 out of 3 floors	New Property

this is ELDECO ACCOLADE flat most reasonable price ready to mo... [read more](#)

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Property Clicks
☒ Certified Agent
☒ Trusted by Users
☒ Genuine Listings
 1000+ Buyers Served



Posted: Today

₹ 60 Lac
₹ 4746 per sqft
[See other Charges](#)

2 BHK Apartment for Sale in Eldeco Accolade, Sohna

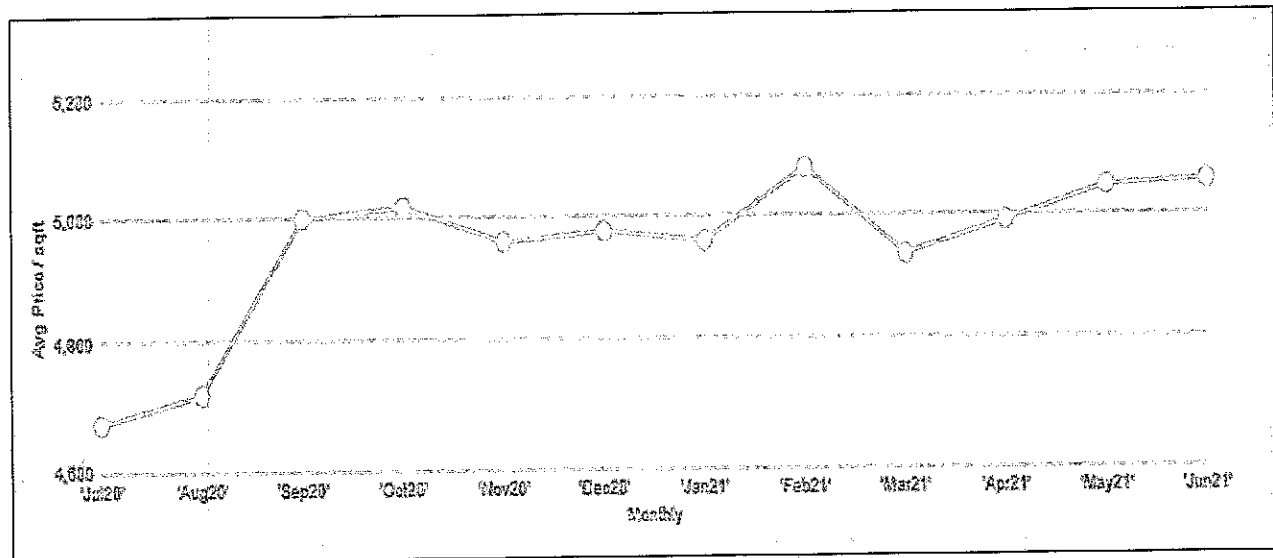
SUPER AREA	STATUS	FLOOR	TRANSACTION
1264 sqft	Ready to Move	2 out of 17 floors	New Property

☒ Newly Constructed Property
 VEENA ESTATE offer you 2br flat in Eldeco Accolade.

[Contact Agent](#) [Get Phone No.](#) [Share Feedback](#)

Agent: Veena Estates
 1500+ Buyers Served

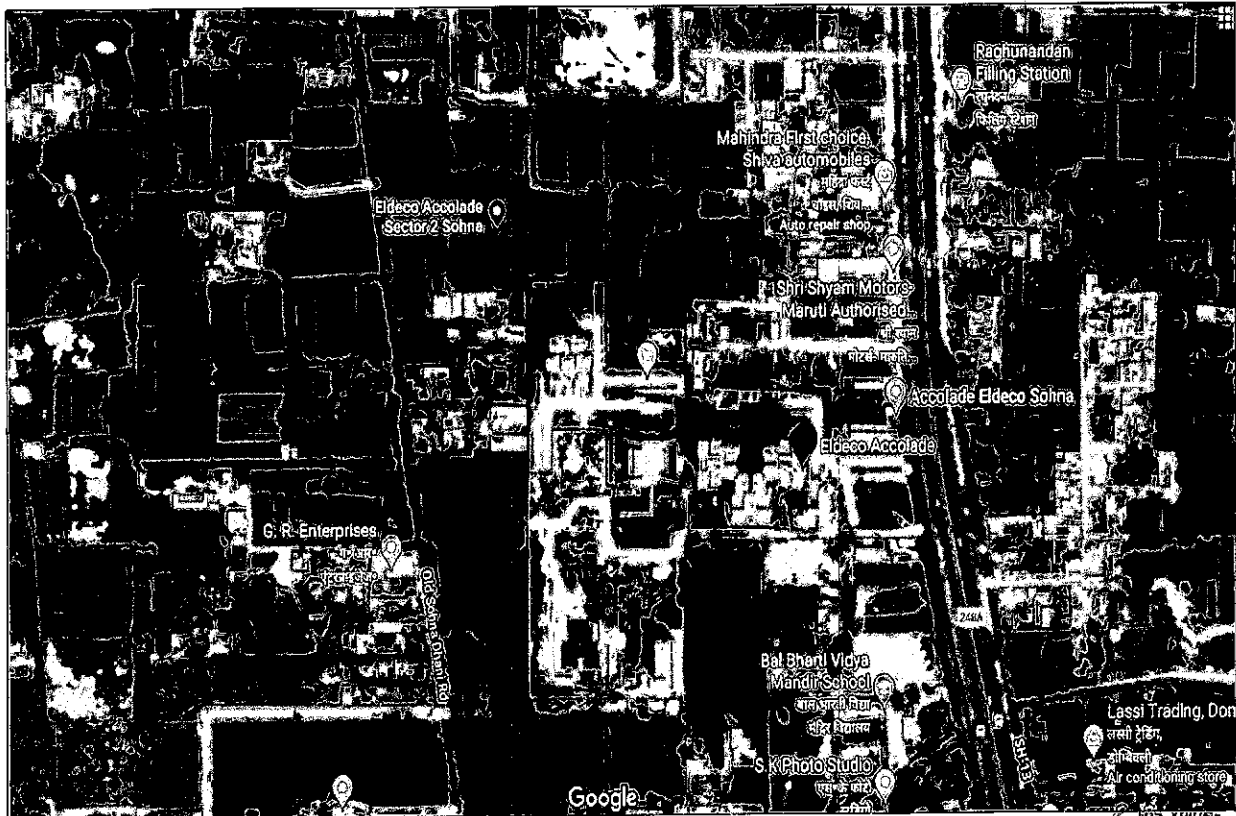
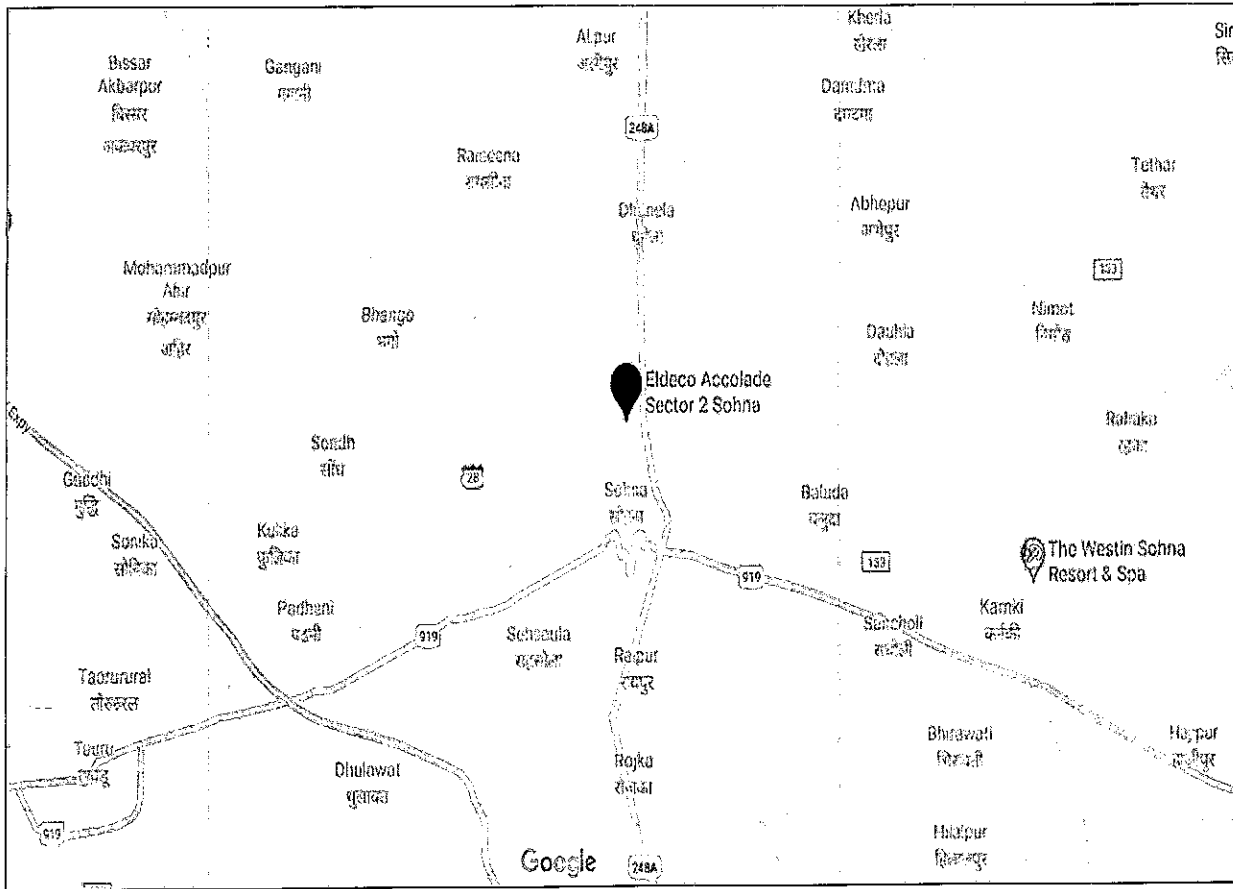
Source: www.magicbricks.com



VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

ENCLOSURE: 3- GOOGLE MAP LOCATION



ENCLOSURE: 4- CIRCLE RATES

Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)														
Rates for the Year 2019-20 (1st Half)														
Rates for the Year, 2021-2022														
S.No	Name of Village	R-ZONE AREA	Agriculture Land (Rs. Per Acre)	Abundant Barter Kachheri (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acer depth from NH is 25% more and 50% or all major Roads is 20% more	% Increase/Decrease	Agriculture Land (Rs. Per Acre)	Abundant Barter Kachheri (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acer depth from NH is 25% more and 50% or all major Roads is 20% more	% Increase/Decrease
55	Shanti	Shanti Ho And Sarmatha Ho 1/21/47/10/10/12/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/11/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Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)

Note:

1	Value of Land Falling on National Highway will be 25 % more, upto the depth of 2 Acres
2	Value of Land Falling on State Highway and all Major Roads will be 10 % more, upto the depth of 2 Acres
3	Land less than 1000Sq Y will be treated as residential for stamp duty collection.
4	Rates of Golden Height Sohna Pahar & Valley View Estate (Raisena) 7000000/-per Acre
5	Rates of Pahar in all Villages will be 35% less than the agriculture land.
6	Any land for which change of land use (C L U) has been obtained the following rate will be Applicable
a.	Residential Plotted Colony - Three time of Agriculture Rate
b.	Residential Group Housing - Four Times Of Agriculture Rate
c.	Commercial - Five Time of Agriculture Rate
d.	Warehouse - Two Times of Agriculture Rate
e.	Industrial - Two Times of Agriculture Rate
f.	Institutional/Hospitals - Three Times of Agriculture
7	HSIDC Udyog Kunj Alipur - 4500/- Per Sq. Yard

Joint Sub Registrar
Sohna

Sub-Registrar
Sohna

SDO (C) South
Sohna

DRO
Gurugram

Additional Deputy Commissioner
Gurugram

Deputy Commissioner-Cum-
Registrar Gurugram.

Rate List Tehsil Sohna District Gurugram 2021-2022 (W.e.f)

Sr. No	Residential/Independent Floors	Rates for the Year, 2019-2020		Rates for the Year, 2019-2020 (1st Half)		Rates for the Year, 2021-2022	
		Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)	Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)	Residential Floor Without Roof Right (Rs. Per Sq. Feet)	Commercial Without Roof Right (Rs. Per Sq. Feet)
1	Group Housing Co-operative Societies (In Sq. Feet)	2900/-	NA	2900/-	NA	2900/-	NA
2	Group Housing Miscensed Colony (In Sq. Feet)	3100/-	3400	3100/-	3400	3100/-	3400
3	Floor In Miscensed Colony (In Sq. Feet)	3500/-	NA	3500/-	NA	3500/-	NA
4	Shop In rest of Sohna without Roof Right (In Sq. Feet)	NA	6800/-	NA	6800/-	NA	6800/-

Joint Sub Registrar
Sohna

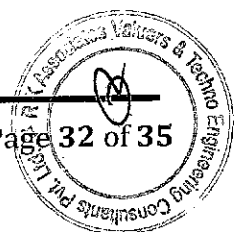
Sub-Registrar
Sohna

SDO (C) South
Sohna

DRO
Gurugram

Additional Deputy Commissioner
Gurugram

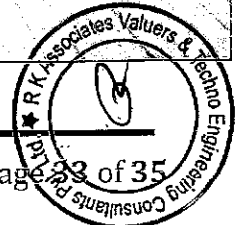
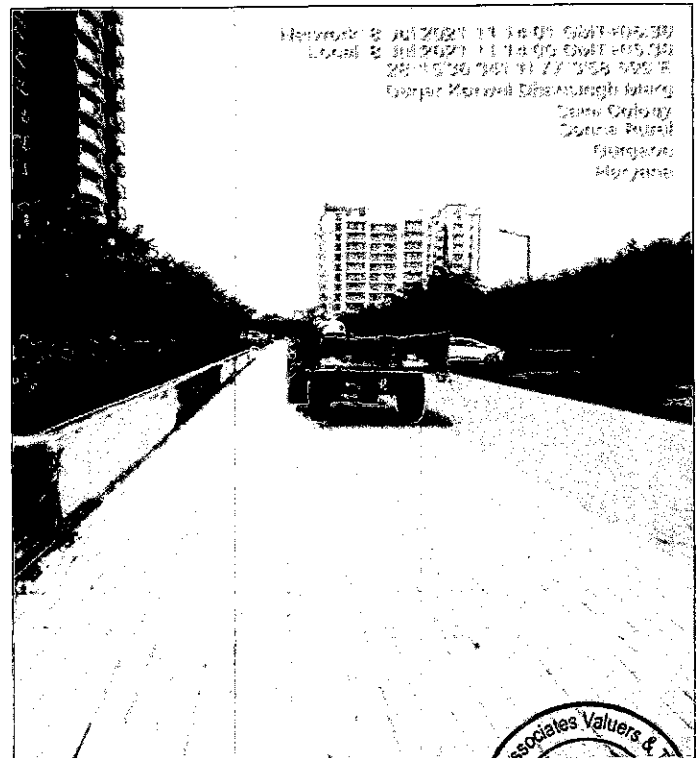
Deputy Commissioner-Cum-
Registrar Gurugram.



VALUATION REPORT

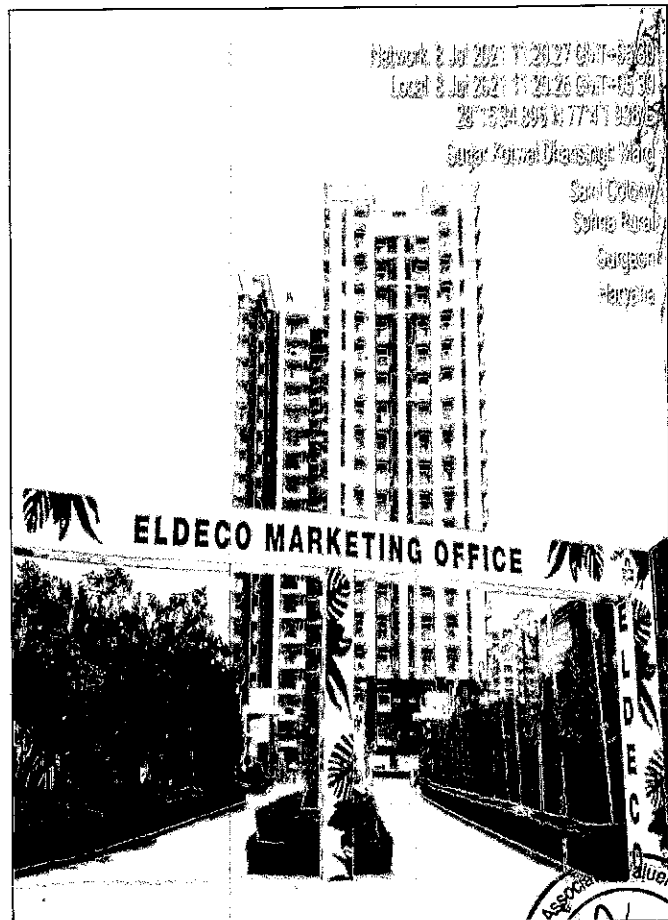
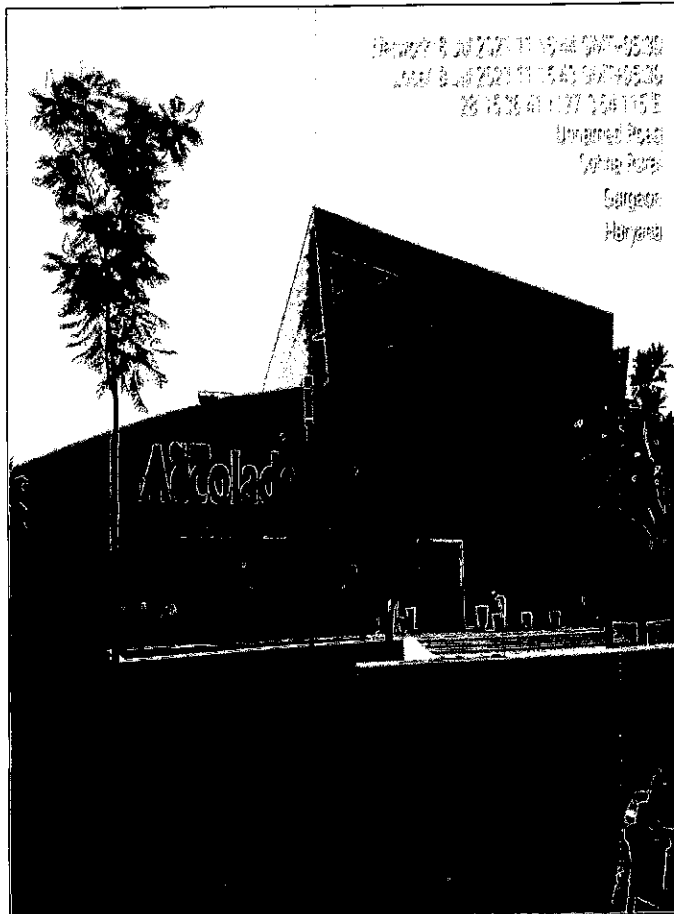
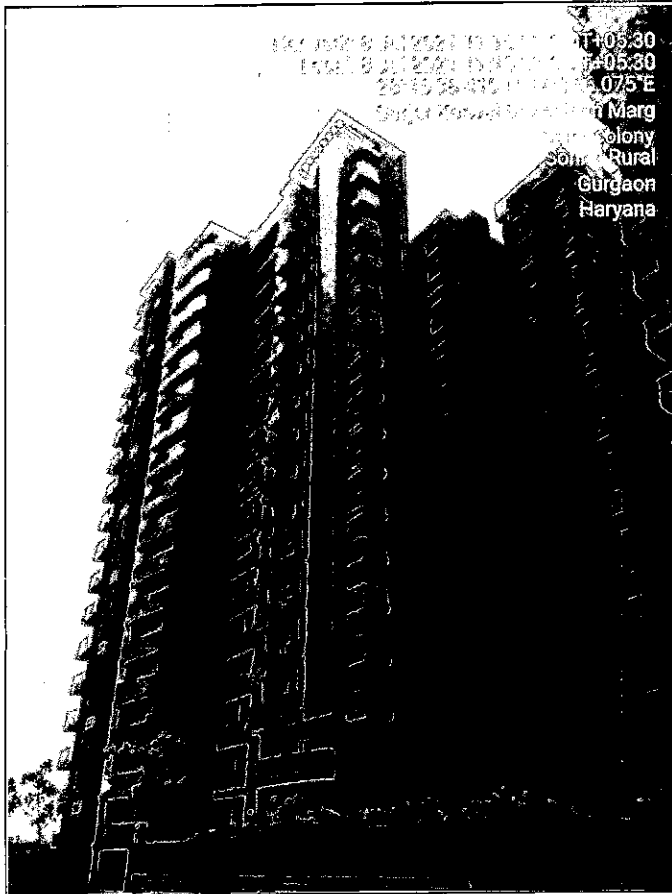
ELDECO ACCOLADE, SECTOR-2, SOHNA

ENCLOSURE: 5- PHOTOGRAPHS



VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA



VALUATION REPORT

ELDECO ACCOLADE, SECTOR-2, SOHNA

