

REPORT FORMAT: V-L1 (Composite) | Version: 9.0_2019

FILE NO. RKA/FY20-21/627

DATED: 23/02/2021

VALUATION ASSESSMENT OF COMMERCIAL OFFICE UNITS

SITUATED AT

UNIT NO. 401, 402, 403, FOURTH FLOOR, CYBER PARK COMPLEX "PARK
CENTRA" SECTOR 30, VILLAGE SILOKHERA, GURUGRAM, HARYANA

OWNER/S

M/S. SECURE METERS LIMITED

A/C: M/S. SECURE METERS LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, OVERSEAS BRANCH, TOLSTOY MARG, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASIC)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

Valuation TOR is available at www.rkassociates.org for reference.

*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.*

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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Overseas Branch, Tolstoy Marg, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. Secure Meters Limited

I.	GENERAL			
1.	Purpose for which the valuation is made	Periodic Re-Valuation for bank		
2.	a)	Date of inspection	17 February 2021	
	b)	Date on which the valuation is made	23 February 2021	
3.	List of documents produced for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 documents requested.	Total 03 documents provided.	03
		Copy of TIR	Conveyance Deed	Deed No. 18068, Dated 12.11.2008
		Property Title document	Maintenance & Service Agreement	Dated: 22/09/2008
		Last paid Electricity Bill	Lease Agreement	Dated: 23/10/2017
		Last paid Municipality Tax receipt	None	---
4.	Name of the owner/s	M/s. Secure Meters Limited		
	Address and Phone no. of the owner/s	NA		
5.	Brief description of the property	<p>This valuation report is prepared for the commercial office space situated at the aforesaid address having total super area of 5490.431 sq.mtr. / 59099 sq. ft. as per the conveyance deed provided to us by the bank.</p> <p>The subject space was purchased by M/s. Secure Meters Limited via conveyance deed dated 12/11/2008. In the subject deed the bifurcation of individual units is not mentioned and the owner purchased a total super area of 59099 sq.ft. comprised in unit no.401, 402 & 403.</p> <p>The subject property comprised of three commercial units i.e. unit no. 401, 402 & 403 on fourth floor in a B+G+12 storey commercial building which is known as BTP Park Centra.</p> <p>As per the lease agreement provided to us out of 59099 sq.ft. of total space 16611 sq.ft. of office space is leased out to M/s. Voyants Solutions Pvt. Ltd. and the leased portion has its own independent access and separated</p>		

		<p>from the complete office space. The rest of the office space i.e. 42488 sq.ft. has been occupied by the owner company itself.</p> <p>The office space is very well built with good interior work and aesthetically developed. The subject property is located in a modern building with all the modern amenities.</p> <p>The subject property is located in the midst of a well-developing commercial area on the Sector 30, Gurugram and is clearly approached by the Delhi-Gurugram expressway. There are other commercial & residential buildings located in nearby vicinity of the subject project.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.</p>
6.	Location of property	
	a) Plot No. / Survey No.	NA
	b) Door No.	Unit No.401, 402 & 403
	c) T. S. No. / Village	Silokhera
	d) Ward / Taluka	--
	e) Mandal / District	Gurugram
	f) Date of issue and validity of layout of approved map / plan	Approved map not provided.
	g) Approved map / plan issuing authority	Approved map not provided
	h) Whether genuineness or authenticity of approved map / plan is verified	Cannot comment as the copy of approved building plans not provided to us
	i) Any other comments by our empaneled valuers on authenticity of approved plan	NA
7.	Postal address of the property	
8.	a) City / Town	Gurugram
	b) Residential Area	No
	c) Commercial Area	Yes
	d) Industrial Area	No
9.	Classification of the area	
	a) High / Middle / Poor	High
	b) Urban / Semi Urban / Rural	Urban Developed
10.	Coming under Corporation limit/ Village Panchayat / Municipality	Gurugram Municipal corporation

Vishu

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RK Associates Valuers & Techno Engineers
Consultants

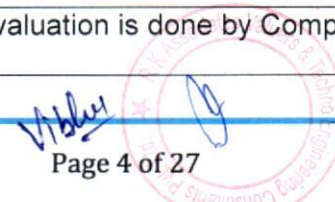
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA
12.	Boundaries of the property	
	Are Boundaries matched	No, boundaries are not mentioned in the documents.
	Directions	As per Title Deed/ Copy of TIR
	North	NA
	South	NA
	East	NA
	West	NA
13.	Dimensions of the site	A
		As per the Deed
	North	Not mentioned in the documents
	South	Not mentioned in the documents
	East	Not mentioned in the documents
	West	Not mentioned in the documents
		B
		Actuals
	North	Not measurable at the site
	South	Not measurable at the site
	East	Not measurable at the site
	West	Not measurable at the site
14.	Extent of the site	Super Area = 59099 sq.ft./ 5490.431 sq.mtr.
14.1	Latitude, Longitude & Co-ordinates of Office Space	28°27'34.9"N 77°03'06.7"E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Super Area = 59099 sq. ft. / 5490.431Sq. mtr.
16.	Whether occupied by the owner / tenant?	Partially by owner company & partially by tenant
	If occupied by tenant, since how long?	Lease agreement executed in year 2017
	Rent received per month.	13 Laks Per Month for first 36 month 14 Lakh Per month for next 24 months (As Per rental Agreement)

II. COMMERCIAL OFFICE		
1.	Nature of the Apartment	Commercial office
2.	Location	--
3.	a) T. S. No.	NA
	b) Block No.	NA
	c) Ward No.	NA
	d) Village/ Municipality / Corporation	Village Silokhera
	e) Door No., Street or Road (Pin Code)	Sector-30
4.	Description of the locality	Commercial
5.	Year of Construction	Approx. 2006 as per information gathered during site survey
6.	Number of Floors	3B+G+12 Floors and property located on 4 th floor
7.	Type of Structure	RCC framed pillar, beam, column structure on RCC slab
8.	Number of Dwelling units in the building	No information available
9.	Quality of Construction	Good
10.	Appearance of the Building	Good
11.	Maintenance of the Building	Good
12.	Facilities Available	
13.	a) Lift	Yes
	b) Protected Water Supply	Yes
	c) Underground Sewerage	Yes
	d) Car Parking - Open/ Covered	Yes

e)	Is Compound wall existing?	Yes
f)	Is pavement laid around the Building	Yes

III COMMERCIAL OFFICE		
1.	The floor on which the Unit is situated	4 th Floor
2.	Door No. of the Unit	Unit No.401, 402 & 403
3.	Specifications of the Unit	Commercial Office Space
	a) Roof	RCC
	b) Flooring	Ceramic Tiles
	c) Doors	Glass Doors
	a) Windows	Glass window
	b) Fittings	High quality fittings used
	c) Finishing	Neatly plastered and putty coated walls
4.	a) House Tax	No details provided to us
	Assessment No.	No details provided to us
	b) Tax paid in the name of	No details provided to us
	Tax amount	No details provided to us
5.	a) Electricity Service Connection no.	No such information provided to us
	b) Meter Card is in the name of	No such information provided to us
6.	How is the maintenance of the Unit?	No information available since survey couldn't be done from inside
7.	Sale Deed executed in the name of	M/s. Secure Meters Limited
8.	What is the undivided area of land as per Sale Deed?	No such information mentioned in the provided documents
9.	What is the Built-up Area area of the Unit?	Super Area 59099 sq.ft. / 5490.431 Sq.mtr.
10.	What is the floor space index (app.)	No details provided to us
11.	What is the Carpet Area of the Unit?	NA
12.	Is it Posh/ I class / Medium / Ordinary?	Within good urban developed area
13.	Is it being used for Residential or Commercial purpose?	Commercial
14.	Is it Owner-occupied or let out?	16611 sq.ft. super area let out
15.	If rented, what is the monthly rent?	13 Laks Per Month for first 36 month 14 Lakh Per month for next 24 months (As Per rental Agreement)

IV		MARKETABILITY	
1.	How is the marketability?	Good	
2.	What are the factors favoring for an extra Potential Value?	Urban developed area	
3.	Any negative factors are observed which affect the market value in general?	No	---
V		RATE	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.9,000/- to Rs.13,000/- per sq.ft. on super area	
2.	Assuming it is a new construction, what is the adopted basic composite rate of the	Not applicable since the valuation is done by Comparable Market Rate Approach.	



	Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	
3.	Break - up for the rate	
	i. Building + Services	Cannot separate in these components since only composite rate available in the market
	ii. Land + Others	NA
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.6,600/- Per sq. ft.

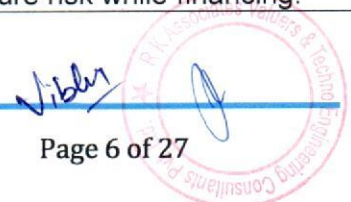
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	
	Replacement cost of Unit with Services {V (3)i}	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Age of the building	Approx. 14 years as per information provided to us
	Life of the building estimated	Approx. 50 to 55 years, subjected to timely maintenance
	Depreciation percentage assuming the salvage value as 10%	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Depreciated Ratio of the building	Not applicable separately since the composite rates available in the market take care of this aspect inherently
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Rate for Land & other V (3)ii	Not applicable separately since the composite rates available in the market take care of this aspect inherently
	Total Composite Rate	Rs.9,500/- per sq.ft on super area

VII DETAILS OF VALUATION				
Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1.	Present value of the Unit (incl. car parking, if provided)	01	Rs.9,500/- per sq. ft.	Rs 56,14,40,500/-
2.	Wardrobes	The composite rate for the property available in the market and according to which this property has been valued is inherently inclusive of all these components and these are not valued separately. The valuation is done on comparable market rate approach and hence these items cannot be valued separately to arrive at the market value of the property.		
3.	Showcases			
4.	Kitchen Arrangements			
5.	Superfine Finish			
6.	Interior Decorations			
7.	Electricity deposits/ electrical fittings, etc.,			
8.	Extra collapsible gates / grill works etc.,			
9.	Potential value, if any			
10.	Others			
11.	Total	01	Rs.9,500/- per sq. ft.	Rs 56,14,40,500/-

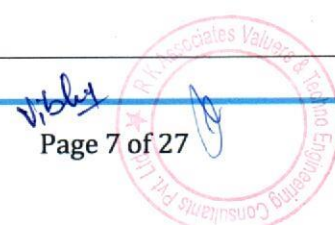
VII. VALUATION ASSESSMENT			
A. ASSESSMENT FACTORS			
i.	Valuation Type	Built-up unit value (sold-purchased as a separate dwelling unit)	Commercial Office Value
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.	



iii.	Property Use factor	Current Use		Highest & Best Use	
		Commercial		Commercial	
iv.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
v.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Not Applicable	Not Applicable	Not Applicable	Not Applicable
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Metro City	Good	Road Facing	Fourth
		Urban developing	Within urban developing zone	None	
				None	
		Property Facing	East Facing		
vii.	Any New Development in surrounding area	None		NA	
viii.	Any specific advantage/ drawback in the property	NA			
ix.	Property overall usability Factor	Good			
x.	Comment on Property Saleability Outlook	Not so easily sellable due to current economic condition and very large size of the property			
xi.	Comment on Demand & Supply in the Market	Moderate demand of the property because of its large size			
xii.	Any other aspect which has relevance on the value or marketability of the property	Property is located in developing area Valuation of the same asset/ property can fetch different values under different circumstances & situations. For e.g. 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. 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 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 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.			



xiii.	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.
xiv.	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.
xv.	Methodology/ Basis of Valuation	<p>Govt. Guideline Value: Circle Rate of Gurugram Year 2019-20</p> <p>Market Value: Market Comparable Sales approach</p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that 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.</i></p> <p><i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.</i></p> <p><i>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, 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.</i></p> <p><i>This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. 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.</i></p> <p><i>The condition assessment and the estimation of the residual economic life of the structure is 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.</i></p> <p><i>Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.</i></p>



Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset 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 not investigative in nature.

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 after he has carefully & exhaustively evaluated the facts & information came in front of him 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 in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

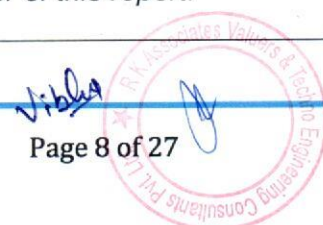
Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value[^] is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

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, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated 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 & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

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 the professional & legal terms. Therefore to avoid confusion, 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.



		<p>The Cost of an asset represents the actual amount spend in the construction/ actual creation of the asset.</p> <p>The Price is the amount paid for the procurement of the same asset.</p> <p>The Value is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. Needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.</p> <p>Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.</p>															
xvi.	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)	1.	<table><tr><td>Name:</td><td>Mr. Karan Lakhpal</td></tr><tr><td>Contact No.:</td><td>+91-9871009636</td></tr><tr><td>Nature of reference:</td><td>Property Consultant</td></tr><tr><td>Size of the Property:</td><td>1100 sq. ft.</td></tr><tr><td>Location:</td><td>BPTP Park Centra</td></tr><tr><td>Rates/ Price informed:</td><td>Rs.12,000/- per sq.ft. on super area</td></tr><tr><td>Any other details/ Discussion held:</td><td>As per discussion with property consultant we came to know that the rates are depend upon the size, view and floor on which commercial shop is available but rates with lies in prescribed range. Small office space have higher rate as compare to the larger one. The prevailing market rate for very large commercial office space is between Rs.9,000/- to Rs.10,000/- per sq.ft. on super area.</td></tr></table>	Name:	Mr. Karan Lakhpal	Contact No.:	+91-9871009636	Nature of reference:	Property Consultant	Size of the Property:	1100 sq. ft.	Location:	BPTP Park Centra	Rates/ Price informed:	Rs.12,000/- per sq.ft. on super area	Any other details/ Discussion held:	As per discussion with property consultant we came to know that the rates are depend upon the size, view and floor on which commercial shop is available but rates with lies in prescribed range. Small office space have higher rate as compare to the larger one. The prevailing market rate for very large commercial office space is between Rs.9,000/- to Rs.10,000/- per sq.ft. on super area.
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		2	<table><tr><td>Name:</td><td>Rohit</td></tr><tr><td>Contact No.:</td><td>9582951870</td></tr><tr><td>Nature of reference:</td><td>Property Consultant</td></tr><tr><td>Size of the Property:</td><td>20000 sq.ft super area</td></tr><tr><td>Location:</td><td>Park Centra</td></tr><tr><td>Rates/ Price informed:</td><td>Approx. 10,000/- per sq.ft.</td></tr><tr><td>Any other details/ Discussion held:</td><td>As Per the discussion with above mentioned property consultant, he said that there is not such large office space available in this tower. According to him the rate in this location is around Rs.9,000/- to Rs.13,000/- per sq.ft. on super area depending on size, floor level & project.</td></tr></table>	Name:	Rohit	Contact No.:	9582951870	Nature of reference:	Property Consultant	Size of the Property:	20000 sq.ft super area	Location:	Park Centra	Rates/ Price informed:	Approx. 10,000/- per sq.ft.	Any other details/ Discussion held:	As Per the discussion with above mentioned property consultant, he said that there is not such large office space available in this tower. According to him the rate in this location is around Rs.9,000/- to Rs.13,000/- per sq.ft. on super area depending on size, floor level & project.
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		<p>NOTE: The given information above can be independently verified to know its authenticity.</p>															
xvii.	Adopted Rates Justification	<p>As per our telephonic discussion with market participants and habitants of the subject locality we came to know the following information: -</p> <p>1. The prevailing market rate for commercial office space in the subject locality depends on the size, floor level, project, location and amenities present in the building.</p>															



		<p>2. The prevailing market rate for small office space in the subject project is between Rs.12,500/- to Rs.14,500/- per sq.ft. on super area.</p> <p>3. The prevailing market rate for medium office space in the subject project is between Rs.11,000/- to Rs.13,000/- per sq.ft. on super area.</p> <p>4. The prevailing market rate for very large office space in the subject project is between Rs.9,000/- to Rs.10,000/- per sq.ft. on super area.</p> <p>5. Due to the ongoing covid-19 pandemic the real estate market is weak at present and demand for commercial office space is moderate at present.</p> <p>6. The subject project is a modern commercial project with all the urban & modern amenities in it and demand for commercial office space is good in subject project.</p> <p>Hence taking into consideration all these factors like size, floor on which is available and accessibility of the office, market condition, we are of the view that the appropriate rate range for such a large commercial office space can be considered between Rs.9,000/- to Rs.10,000/- per sq.ft. on super area and for the valuation purpose we have adopted the rate of Rs.9,500/- per sq.ft. on super area which appears to be reasonable in our view.</p>
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B.	VALUATION CALCULATION			
a.	GUIDELINE/ CIRCLE VALUE			
i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics& assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)	NA		
		NA		
ii.	Built-up Dwelling Unit Value	Built-Up unit value		
		Structure Type	Construction category	Age Factor
		RCC framed pillar, beam, column structure on RCC slab	Class B construction (Good)	10-15 years old construction
		Rate range	Rate adopted	Super Area
		Rs.6600/- per sq.ft	Rs.6600/- per sq.ft	5490.431 sq. mtr./ 59099 sq. ft.
	Total Built-up Dwelling Unit Value (b)	59099 sq. ft X Rs.6,600/- per sq.ft.		
		Rs.39,00,53,400/-		
iii.	TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	Rs.39,00,53,400/-		
b.	INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE			



i.	Land Value (Not considered since this is a built-up unit valuation)	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rate adopted (considering all characteristics& assessment factors of the property)
		NA	NA	NA
	Total Land Value (a)	NA		
ii.	Built-up Dwelling Unit Value	Built-Up unit value		
		Structure Type	Construction category	Structure Condition
		RCC framed pillar, beam, column structure on RCC slab	Class B construction (Good)	Good
		Age Factor		Super Area
		Construction older than 15 years and above		5490.431 sq. mtr./ 59099 sq.ft.
		Rate range		Rate adopted
		Rs.9,000/- to Rs.10,000/- per sq.ft.		Rs.9,500/- per sq.ft.
		Total Built-up Dwelling Unit Value Value (b)		59099 sq.ft. X Rs.9,500/- per sq.ft.
				Rs 56,14,40,500/-
	iii.	TOTAL VALUE: (a+b+c+d+e)		Rs 56,14,40,500/-
iv.	Additional Premium if any		--	
	Details/ Justification		--	
v.	Deductions charged if any		--	
	Details/ Justification		--	
vi.	TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE#: (vi+vii+viii)		Rs 56,14,40,500/-	
vii.	ROUND OFF		Rs 56,14,00,000/-	
viii.	IN WORDS		Rupees Fifty Six Crore Fourteen Lakhs Only.	
ix.	EXPECTED REALIZABLE/ FETCH VALUE^ (@ ~15% less)		Rs.47,71,90,000/-	
x.	EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~25% less)		Rs.42,10,50,000/-	
xi.	VALUE FOR THE INSURANCE PURPOSE		NA	
xii.	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		
xiii.	Concluding comments & Disclosures if any	1. The Fair Market Value arrived at in this Report is the value under Free Market Conditions. 2. However, presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a		

		<p>substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.</p> <ol style="list-style-type: none"> 3. This Valuation 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 in good faith and we have assumed that it is true and correct. 4. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. 5. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. 6. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.
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Vibhu



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



Ready to move Office Space for sale in Sector-30 Gurgaon
BPTP Park Centra

₹ 1.32 Cr 1,100 sq.ft.
₹ 12,000/sq.ft. (102 sq.m.) Super built-up Area

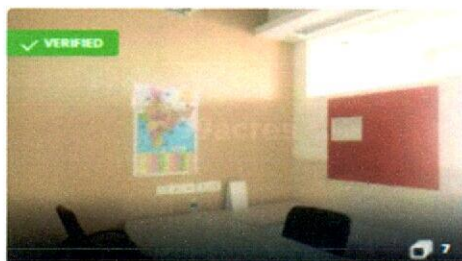
Pre rented property Prime location Grade a tenant Attractive roi

RESALE READY TO MOVE

Posted on Yesterday by RERA Registered Dealer
Dharma Consultants

[View Phone Number](#)

[Contact Dealer](#)



Ready to move Office Space for sale in Sector-30 Gurgaon
BPTP Park Centra

₹ 1.32 Cr 1,100 sq.ft.
₹ 12,000/sq.ft. (102 sq.m.) Carpet Area

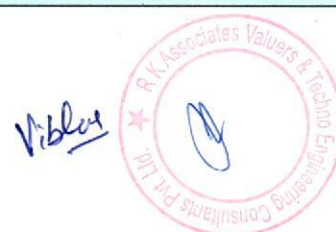
Pre rented property Prime location Grade a tenant

PRE LEASED 7.2% ROI RESALE READY TO MOVE

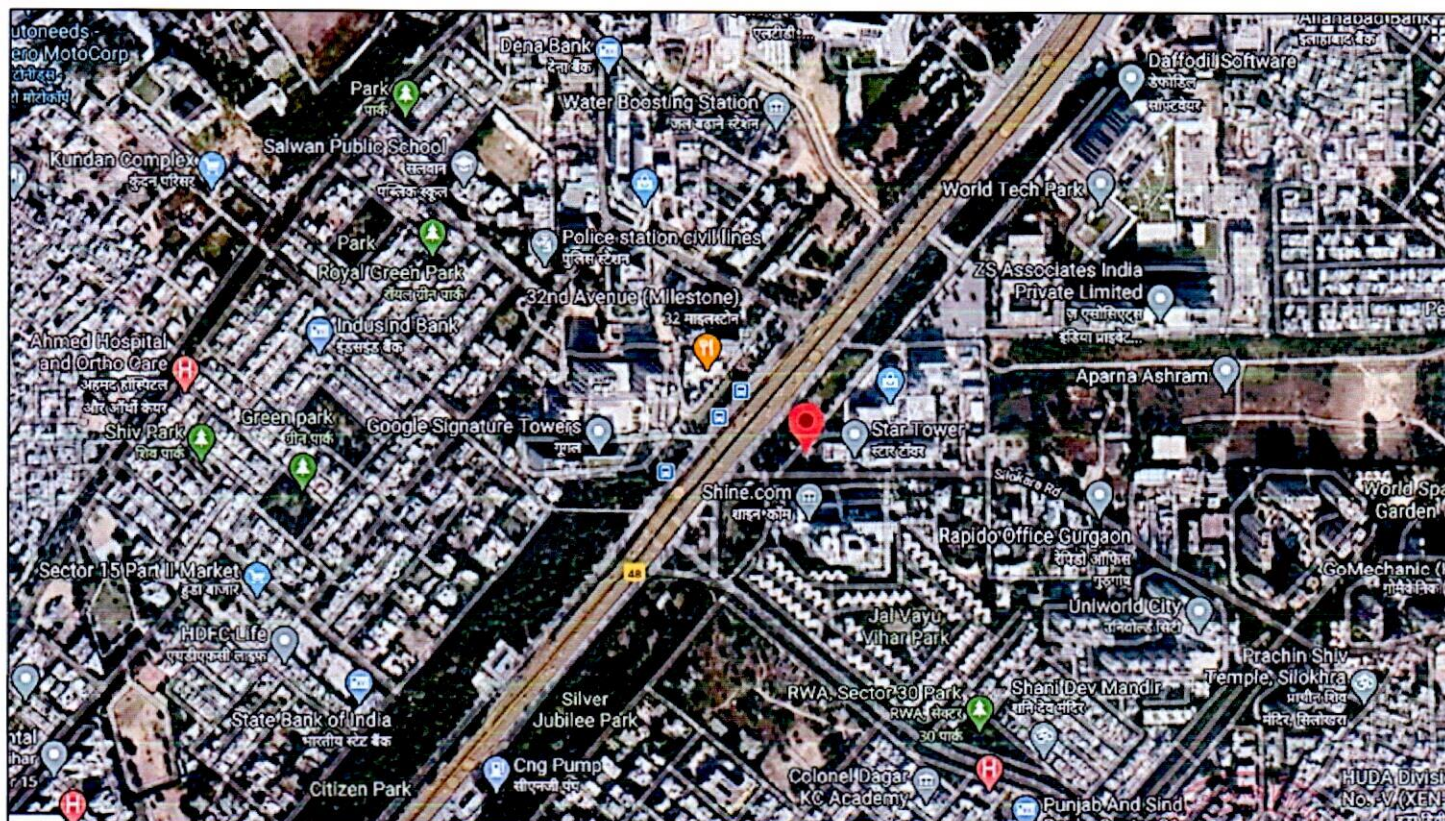
Posted on 04th Feb, 2021 by RERA Registered Dealer
Dharma Consultants

[View Phone Number](#)

[Contact Dealer](#)

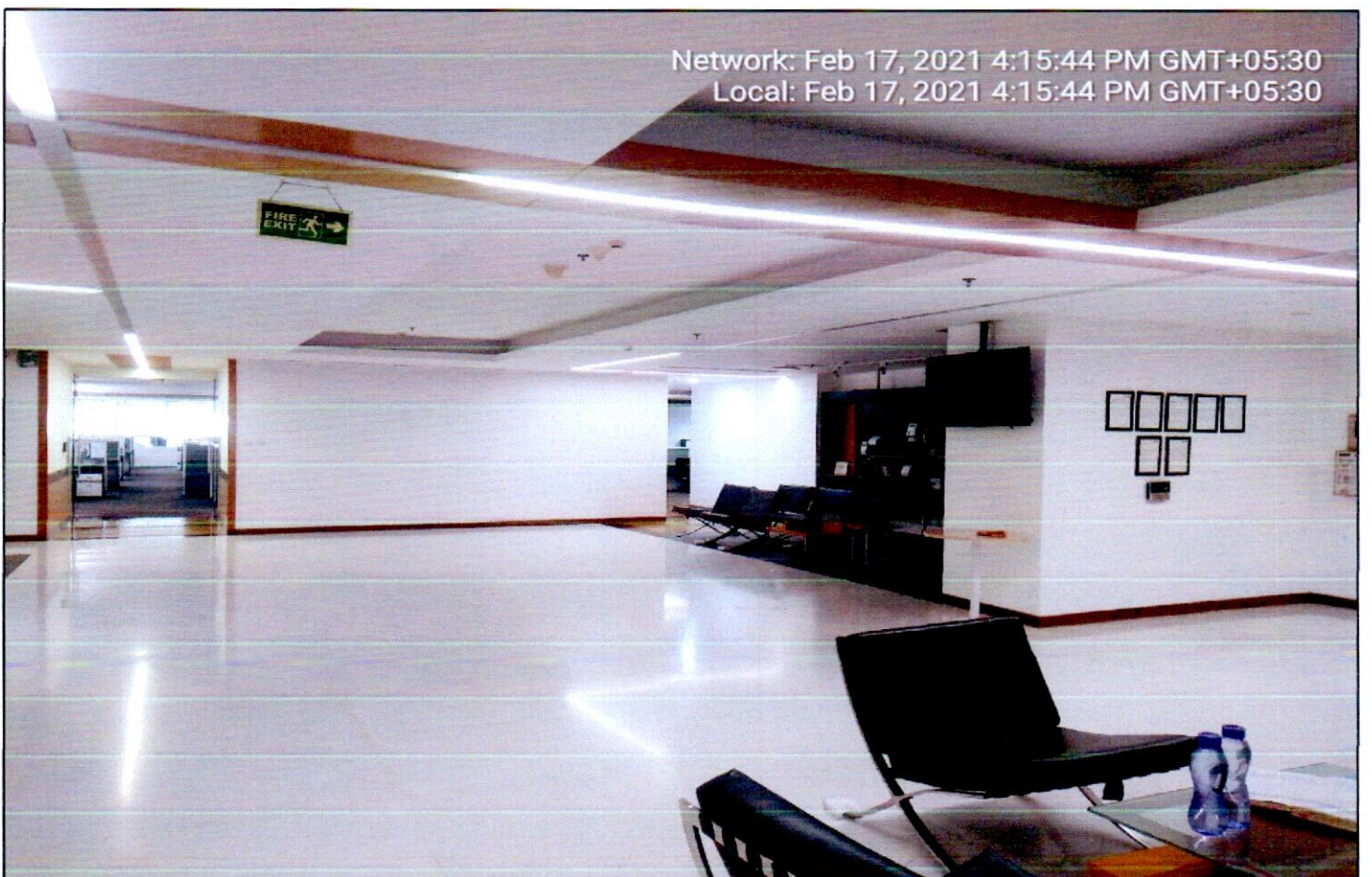


ENCLOSURE: III – GOOGLE MAP LOCATION



ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY



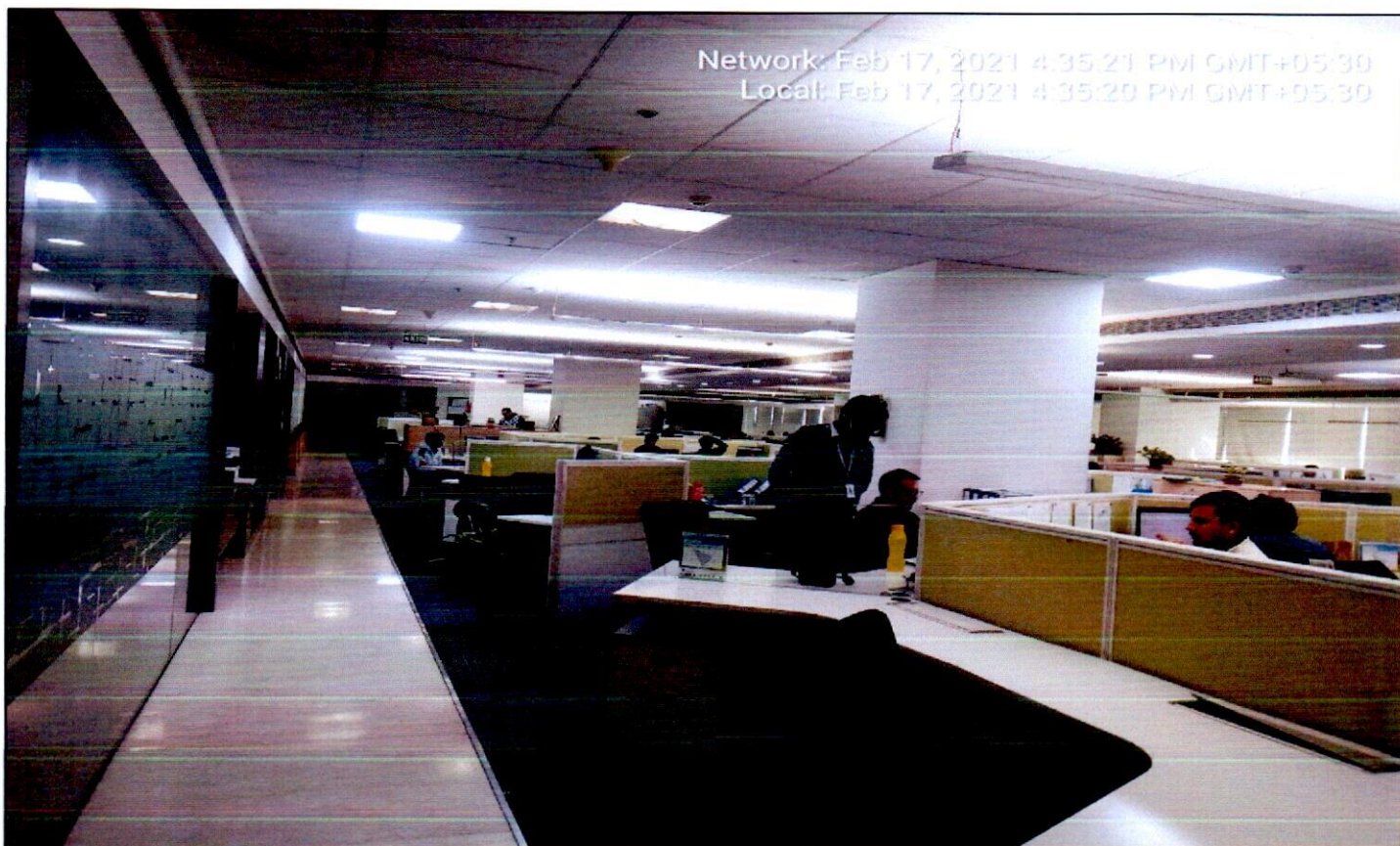


Network: Feb 17, 2021 4:17:12 PM GMT+05:30
Local: Feb 17, 2021 4:17:12 PM GMT+05:30



Network: Feb 17, 2021 4:21:36 PM GMT+05:30
Local: Feb 17, 2021 4:21:36 PM GMT+05:30





ENCLOSURE: V- COPY OF CIRCLE RATE

Rate List of Sub Tehsil Wazirabad District Gurugram for the Year 2019-2020 (Second Half)									
Sr. No.	Huda Sectors	Rates for the Year of 2019-2020 (First Half)				Rates for the Year of 2019-2020 (Second Half)			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. feet)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. Yards)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. feet)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)
1	Sec-27, 28, 42, 43,	50000	165000	10000	7000	50000	165000	10000	7000
2	Sec- 15, 31-32A	44000	165000	9000	6600	45000	165000	9000	6600
3	Sec-30	45000	150000	9000	6600	45000	50000	9000	6600
4	Sec-41	40000	140000	8900	6300	40000	140000	8900	6300
5	Sec-25	NA	88000	9000	6600	NA	88000	9000	6600
6	Sec-29	NA	220000	12000	8000	NA	220000	12000	8000
7	Sec-40,53,54	44000	16500	9000	6600	44000	165000	9000	6600
8	Sec-39,45,46,47,50,51,52,55,56,57	40000	165000	10000	6600	40000	165000	10000	6600
9	Housing Board Colonies (Without Roof Right)	3800	8800	NA	NA	3800	8800	NA	NA
10	Housing Board Colonies (Plot Independent)	Circle Rate of Particular Huda Sector will be applicable in which Sector Housing Board Falls				Circle Rate of Particular Huda Sector will be applicable in which Sector Housing Board Falls			

Joint Sub Registrar
Sub-Tehsil Wazirabad

DDO (C)
Badshapur

DDO
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram

Vibler



ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING

- a I am a 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 my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 23/2/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Er. Sachin Pandey have personally inspected the property on 17/2/2021 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f 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.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.



- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This is a commercial Office located at address:, Unit no. 401,402,403 Cyber Park Complex, Park Centra, Sector 30, Gurugram, having total super area 5490.431 sq. mtr. / 59099 sq. ft.	
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.	
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er Sachin Pandey Engineering Analyst: AE Vibhanshu Vaibahv Valuer/ Reviewer: HOD Valuation	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.	
5.	Date of appointment, valuation date and date of report	Date of Appointment:	12/2/2021
		Date of Survey:	17/2/2021
		Valuation Date:	23/2/2021
		Date of Report:	23/2/2021
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Sachin Pandey bearing knowledge of that area on 17/2/2021. Property was shown and identified by Mr. Aziz Bpohra (☎-9414197559).	
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Market Comparable Sales approach	
9.	Restrictions on use of the report, if any	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>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 the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. 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 and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site 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>
10.	Major factors that were taken into account during the valuation	Please refer to Page No. 4-8 of the Report.
11.	Major factors that were not taken into account during the valuation	NA
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 see attached Annexure.

Date: 23/2/2021

Place: Noida

Signature

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

V. Bhatnagar



ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

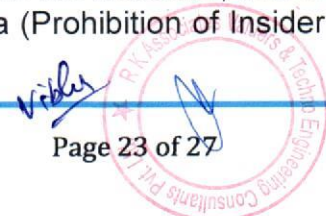
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall 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 insofar 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.

Nishu


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 Valuer: _____

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

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

Date: 23/2/2021

Place: Noida




ENCLOSURE: VI – VALUER’S REMARKS

1.	This Valuation 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 in good faith 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.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	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.
4.	Value varies with the Purpose/ Date/ Condition 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. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
6.	This Valuation report is prepared based on the facts of the property 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 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 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 risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified 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. 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.
10.	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.
11.	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 must be approved in all respect..
12.	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.
13.	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.
14.	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 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.
15.	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.
16.	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.
17.	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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.

Vibha



MAINTENANCE AND SERVICES AGREEMENT

THIS AGREEMENT FOR MAINTENANCE AND SERVICES is made, at New Delhi on this 22 day of September, 2008.

BETWEEN

M/s. Delhi Buildwell Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 25, Najafgarh Road, New Delhi through its Authorized Representative Sh. C.M. Sharma S/o Sh. Dev Raj Sharma, duly authorized by a Board Resolution dated 09.06.2008 (hereinafter referred to as the '**DBPL**' which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its nominees, administrators, executors, successors and assigns) of the **First Part**.

AND

M/s Secure Meters Ltd.

Regd. Office D-53, Second Floor, Saket, New Delhi-17.
(hereinafter referred to as "**the Owner**") which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its, nominee, administrators, successors, legal representatives and assignees, of the Second Part;

- A. **WHEREAS** the Owner had purchased/agreed to purchase the Unit/Office No. ~~401, 402, 403~~ ad-measuring 59099 sq. ft. (5490.43 sq. meter) of super area on the Fourth Floor in the cyber park Complex developed by DBPL under the name and style of "**Park Centra**" (hereinafter referred to as the "**said Complex**") in bare shell condition (hereinafter referred to as the "**Unit/Office**") from DBPL vide Space Buyer Agreement dated 06.06.2006.
- B. **AND WHEREAS** the Space Buyer Agreement executed by the Owner contained a stipulation for the provision of providing Operation/Maintenance Services by DBPL/ or its nominated Maintenance Agency and payment of Operation/Maintenance charges by the Owner to DBPL/nominated Maintenance Agency.
- C. **AND WHEREAS** in order to provide necessary Operation and Maintenance of various services, facilities and equipments in the said Complex, on receipt of Maintenance Charges from the Owner, with dedicated focus and transparency in proper accounting and audit procedure DBPL shall be engaging a Maintenance

For Delhi Buildwell Pvt. Ltd.

Page 1 of 12

Lease



**Indian-Non Judicial Stamp
Haryana Government**



Date : 21/10/2017

Certificate No. G0U2017J121

GRN No. 31082223



Stamp Duty Paid : ₹ 242000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Secure Meters Limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: E class pratap nagar

City/Village: Ind area

District: Udaipur

State: Rajasthan

Phone: 9810462443

Others: Through its authorized person group capt rakesh saxena



Buyer / Second Party Detail

Name: Voyants Solutions Private limited

H.No/Floor: C/011b

Sector/Ward: Na

LandMark: Supermart i dlf phase 4

City/Village: Gurgaon

District: Gurgaon

State: Haryana

Phone: 9871703692

Others: Through its authorized person virender singh vats

Purpose: Lease Agreement

For Property Tax Hasbeen Completed

Rakesh
Authorized Signatory

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

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[Handwritten signature]

LEASE AGREEMENT

RENT: 13,00,000/- P.M

Increase: Rs. 1,00,000/- after 3 years

STAMP DUTY: 2,42,000/-

STAMP NO./DATE: G0U2017J121 dated 21.10.2017

This agreement for lease deed is executed at Gurgaon on 23rd Oct, 2017 by and between

M/s Secure Meters Limited, a company incorporated under the Companies Act, 1956 (CIN U74899RJ1987PLC029106) and having its registered office at: E Class Pratap Nagar Industrial area, Udaipur-313001 – Rajasthan through its Authorized Person Gr. Capt Rakesh Saxena (Retd), (Adhar Card no. 9134 5500 0444) S/o Sh. M.L Saxena R/o K-9, Gold Leaf Bungalows, Kota Bavdi, Bhuwana, Udaipur, Rajasthan vide its board resolution dated 21.09.2017 hereinafter referred to as the LESSOR, which expression shall, unless

[Handwritten signature]



प्रलेख नः 8320

दिनांक 23/10/2017

डीड संबंधी विवरण	
डीड का नाम	LEASE
तहसील/सब-तहसील	गुडगांवा
गांव/शहर	हुड्डा के सेक्टर
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई	16,080,000.00 रुपये
स्टाम्प ड्यूटी की राशि	242,000.00 रुपये
रजिस्ट्रेशन फीस की राशि	15,000.00 रुपये
पेस्टिंग शुल्क	2.00 रुपये

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 23/10/2017 दिन सोमवार समय 12:05:00PM बजे श्री/श्रीमती/कुमारी M/s Secure Meters Ltd thru Gr Capt Rakesh Saxena निवासी E Class Partap Nagar Indt Area द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री M/s Secure Meters Ltd thru Gr Capt Rakesh Saxena(OTHER)



NR

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त पट्टा देने वाला व श्री/श्रीमती/कुमारी Thru Virender Singh पट्टा लेने वाला हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी B D Joshi पुत्र/पुत्री/पत्नी श्री V D Joshi निवासी E-362 East vinod Nagar Delhi व श्री/श्रीमती/कुमारी Mahesh K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv Ggm ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 23/10/2017

NR

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

NR

उप / संयुक्त पंजीयन अधिकारी
गुडगांवा



8320

repugnant to the context thereof, mean and include executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/s Voyants Solutions Pvt. Ltd. a company incorporated under the Companies Act, 1956(CIN U74140HR2004PTC046918) and having its corporate office at C-011B, Supermart-I, DLF Phase-IV, Gurgaon-122002, Haryana, through its authorized representative Mr. Virender Singh Vats S/o Sh. Shivdhan R/o B-603, Samanvay Apartments Plot no. 82 GH, Opp. Hongkong Bazar Sector-56 Gurgaon vide Board Resolution dated 20th October, 2017 (hereinafter referred to as the "LESSEE" which expression unless repugnant to the context thereof mean and include its executors, administrators, legal representatives and permitted assigns) of the OTHER PART.

The LESSOR and LESSEE individually shall be referred to as party and collectively be referred to as "parties", in this agreement.

WHEREAS:

- (1) Whereas the lessor is the absolute owner in possession of Unit no. 401 - 402 - 403 Admeasuring approx 59,099 Sq.ft. (5,490.431 Sq. Mtrs.), 4th floor, in cyber Park complex "Park Centra", Silokhera, Gurgaon vide conveyance deed vasika no. 18068 dated 12.11.2008 Registered from the office of Sub-registrar, Gurgaon, Haryana
- (2) Both the LESSOR and LESSEE had entered into a Lease agreement on 30.09.2011 under lease deed vasika no. 1947 dated 26.04.2011 from the office of Sub registrar Gurgaon for lease of a portion admeasuring 16611 sq.ft. of office space for use as "Office Accommodation", of the property located at 4th Floor in BPTP Park Centra, Sector-30, Gurgaon, Haryana, which is owned by the LESSOR and more particularly described in attached Schedule I. (hereinafter referred to as the said "PREMISES")
- (3) That both the parties now mutually agree to renew the said Lease agreement for the said premises for a further period on the following terms and conditions.

NOW THIS DEED WITNESSTH AS UNDER:

1. TERM OF THE LEASE & RENTAL

- 1.01. That in consideration of the lease rental hereinafter provided, the LESSOR hereby agrees to lease unto the LESSEE the said PREMISES and other amenities (more particularly described in the schedule I attached to the Lease deed) with the right to use the lift, entrance, passages, staircase, landing lobbies, car parking for 11 vehicles, and other common & open area belonging and pertaining to the PREMISES, together with easements, privileges, rights and advantages appurtenant attached thereto, for a further period of five years commencing from 01.11.2017 (hereinafter referred to as "Term") subject to the covenants and




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conditions as mentioned in this LEASE DEED.

1.02. For the first 36 months (3 years) commencing 01.11.2017, the lease rental for the said premises will be Rs. 13,00,000/- (Rupees Thirteen lakhs only) per month.

1.04 For the next two years, effective from 01.11.2020, the lease rental will be Rs. 14,00,000/ (Rupees Fourteen Laks per month.

2. Security Deposit, Car Parking, Registration Charges and Taxes:

2.01. The monthly rent payable by LESSEE to LESSOR per month as above is inclusive of all municipal rates or any other duties but excluding GST and maintenance charges as applicable from time to time The maintenance charges (presently is Rs. 16/- per sq ft) will be paid by the Lessee to the Builder directly / or such other agency as may be notified every month and proof of such payment is to be furnished to the LESSOR, whenever made.

2.01.1 The applicable taxes and duties will be charged at actual by the LESSOR. However, the LESSEE will be entitled to deduct income tax at source, as applicable, from any payment to be made to LESSOR under this lease for which LESSEE is bound to furnish TDS Certificate to the LESSOR periodically.

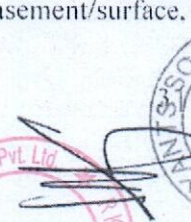
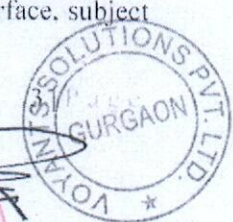

2.01.2 The monthly rental as mentioned at point 1 above will be paid by the LESSEE on quarterly basis in advance on or before 7th day of the beginning of each calendar quarter. The first such rent shall be payable on or before 7th of November, 2017.

2.02. As per terms of the initial Lease agreement dated 30.09.2011, the LESSEE had deposited a sum of Rs. 81,76,600/- (Rupees Eighty one lacs seventy six thousand six hundred) with the LESSOR towards the Security Deposit, which will continue to be as security deposit for this renewal lease agreement and on which no interest shall be payable by the LESSOR. The said security deposit shall be refunded by LESSOR to LESSEE on expiry or earlier termination of this LEASE DEED. The LESSOR is empowered to adjust such amounts as may fall due and payable by the LESSEE towards Rent , maintenance charges, Electricity and dues , if any, for use of the said PREMISES on account of any acts of the LESSEE, damages of which shall be finalized mutually by the LESSEE and LESSOR. The LESSOR shall return the Security Deposit while vacating the PREMISES by LESSEE, subject to clearance of all dues by the LESSEE. In case LESSOR does not return the Security Deposit, LESSEE reserves the right to retain possession of the said PREMISES till such time the LESSOR returns the Security Deposit along with interest at 18% per annum for the period of such delay, as provided at clause 7.02.

2.03 The stamp duty, legal charges and registration charges and other incidental expenses/misc. charges, etc. on the lease documentation and registration shall be borne by the LESSOR and LESSEE in the ratio of 50:50.

2.04 The LESSOR shall provide free car parking space for 11 vehicles of the LESSEE. Any additional car parking space will be provided in the basement/surface, subject to availability and on extra charge as agreed upon mutually.



FILE PREPARER PROCESS COMPLIANCE CHECK LIST SHEET

ISSUED ON DATED 26.10.2020 | VERSION: 1.0

S.NO.	PARTICULARS	COMPLIANCE	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1	FILE NO.	627	
2	VIS NO.	-	
3	HAS RECEIVER CHECKED WHETHER CASE IS NEW OF EXISTING?	✓	
4	HAS FEES/ QUOTATION CONFIRMED BY RECEIVER AND THAT WHO WILL PAY THE FEES?	✓	
5	HAS RECEIVER TAKEN WORK ORDER OR SENT EMAIL TO THE BANK/ CLIENT FOR THE CASE ALLOTTMENT?	✓	
6	CHECK IF THE DOCUMENTS IS HAVING DOCUMENTS PROVIDED BY STAMP?	✓	
7	IS EMAIL FOR DOCS REQUEST SENT BY RECEIVER/ SURVEYOR TO THE BANK/ CLIENT?	✓	
8	DID YOU COMPLETELY STUDIED THE CASE DETAILS BEFORE STARTING WORKING ON IT?	✓	
9	PROPERTY DOCS	SURVEY FORM	✓
10		TITLE DOCS	✓
11		MAP	X
12		TIR	X
13		UTILITY BILLS	X
14	IS EACH AND EVERY POINT OF SURVEY FORM PROPERLY FILLED?	✓	
15	IS SURVEY SUMMARY SHEET PROPERLY FILLED?	✓	
16	IS MAIN SECTION OF THE PROPERTY DOCUMENTS HIGHLIGHTED PROPERLY BY SURVEYOR?	✓	
17	IS PROPERTY PROPERLY DEMARCATED?	✓	
18	IS IDENTIFICATION OF THE PROPERTY CLEARLY DONE BY THE SURVEYOR?	✓	
19	IS ROUGH KEY PLAN DRAWN BY SURVEYOR?	✓	
20	IS SITE PLAN DRAWN BY SURVEYOR?	✓	
21	IS SAMPLE MEASUREMENT DONE BY SURVEYOR?	✓	
22	PROPERTY FULL SCALE PHOTO WITH GATE	X	
23	SELFIE OF SURVEYOR	✓	
24	PHOTO OF OWNER/ REPRESENTATIVE	✓	
25	PHOTO OF APPROACH ROAD	✓	
26	IS PROPERTY RATES INFORMATION DETAILS SECTION PROPERLY FILLED IN THE SURVEY FORM?	✓	
27	IS EXPECTED VALUE MENTIONED IN SURVEY FORM PROPERLY?	✓	
28	SIGNATURE ON UNDERTAKING ON SURVEY FORM	CUSTOMER	✓
29		SURVEYOR	✓
30	PREPARER SIGNATURE	<i>Vibhanshu</i>	
31	APPROVER SIGNATURE ONLY IN CASE OF ANY (X) IN ANY POINTS FROM 1-28 ABOVE	<i>[Signature]</i>	
32	IS ALL DOCS RELATED TO PROPERTY ARE SAVED IN A PROPER FOLDER WITH PROPER NUMBERING OF FOLDER?	✓	
33	HAVE YOU CHECKED WHETHER BRANCH HAS TAKEN LEGAL SCRUTINY OF THE CASE OR NOT BEFORE REQUESTING FOR VALUATION?	✓	
34	IS MARKET REFERENCES AVAILABLE IN PUBLIC DOMAIN?	✓	
35	DID YOU CROSS CHECK THE MARKET RATES INDEPENDENTLY?	✓	
36	DID YOU SAVED THE RECORDINGS WITH PROPERTY DEALER IN THE FILE FOLDER?	✓	
37	DID YOU TAKE CONFIRMATION EMAIL FROM CLIENT ON DRAFT REPORT?	✓	
38	PLEASE ALLOT GRADE TO THE RECEIVER/ SURVEYOR.	B	
39	PREPARER SIGNATURE	<i>Vibhanshu</i>	
40	APPROVER SIGNATURE ONLY IN CASE OF ANY (X) IN ANY POINTS FROM 31-37 ABOVE	<i>[Signature]</i>	