

REPORT FORMAT: V-L2 (Immovable Property - PNB) | Version: 12.0_Nov.2022

CASE NO.: VIS (2024-25)-PL369-321-434

Dated: 17.09.2024

FIXED ASSETS VALUATION REPORT

OF

| | |
|--------------------|-----------------------------------|
| NATURE OF ASSETS | VACANT LAND |
| CATEGORY OF ASSETS | AGRICULTURE/RESIDENTIAL |
| TYPE OF ASSETS | AGRICULTURAL /RESIDENTIAL LAND |

SITUATED AT

KHEWAT NUMBER 13, KHATA NUMBER 13, MUSTILL NUMBER 28 KILA NO. 4/2(4-4), 6(7-0), 7(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 25(7-7) TEHSIL SOHNA, DISTRICT, GURUGRAM, HARYANA 122005

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Feasibility Consultants (TEF)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, ZONAL SASTRA CENTRE, BHIKAJI CAMA PLACE
NEW DELHI

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

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

- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

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

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



KHEWAT NUMBER 13, KHATA NUMBER 13, MUSTILL NUMBER 28 KILA NO. 4/2(4-4), 6(7-0), 7(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 25(7-7) TEHSIL SOHNA, DISTRICT, GURUGRAM, HARYANA 122005



PART B

PNB FORMAT OF OPINION REPORT ON VALUATION

| | |
|--|---|
| Name & Address of the Branch | Punjab National Bank, Zonal Sastra Centre, Bhikaji Cama Place, New Delhi. |
| Name of Customer (s)/ Borrower Unit | Raheja Developers Pvt. Ltd. |
| Work Order No. & Date | 11 September 2024 |

| S.NO. | CONTENTS | | DESCRIPTION | | |
|-------|--|--|---|-------------------------|----------------|
| I. | INTRODUCTION | | | | |
| 1. | Name of Valuer | | R.K Associates Valuers & Techno Engg. Consultants (P) Ltd. | | |
| 2. | a. Date of Inspection of the Property | | 13 September 2024 | | |
| | b. Property Shown By | | Name | Relationship with Owner | Contact Number |
| | | | Nobody was available for coordination | | |
| | c. Title Deed Number and Date | | Dated 09/05/2007 | | |
| | d. Date of Valuation Report | | 17 September 2024 | | |
| 3. | Purpose of the Valuation | | For Distress Sale of mortgaged assets under NPA a/c | | |
| 4. | Name of the Property Owner (Details of share of each owner in case of joint and Co-ownership) | | Raheja Developers Pvt. Ltd. | | |
| 5. | Name & Address of the Branch | | Punjab National Bank, Zonal Sastra Centre, Bhikaji Cama Place, New Delhi. | | |
| 6. | Name of the Developer of the Property (in case of developer built properties) | | NA, Since it is a vacant land. | | |
| | Type of Developer | | NA, Since it is a vacant land. | | |
| 7. | Property presently occupied/ possessed by (owner / tenant/ etc.)? | | Owner | | |
| | If occupied by tenant, since how long? | | ---- | | |
| II. | PHYSICAL CHARACTERISTICS OF THE ASSET | | | | |
| | <p style="text-align: center;"><u>BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</u></p> <p>This opinion on Valuation report is prepared for the vacant land situated at the aforesaid address. As per the copy of Sale Deed, the subject property is having land area admeasuring 1 acres. and owned by M/s Raheja Developers Pvt. Ltd. However, land is neither demarcated nor could be identified on ground, being part of larger Piece of land. Also, as per the sale deed, it is an agriculture land. But during survey it was noticed that most of the land around the said property is being used for residential purpose and nowhere around in the area cultivation found being done. Any document pertaining to change of land use have not been submitted. Therefore, considering these facts, value of land is being given as if agriculture land and residential land, both, for bank to take considered decision as to which value is to be considered by them depending up on the documents available with them.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property</p> | | | | |

VALUATION ASSESSMENT

M/S. RAHEJA DEVELOPERS PVT LTD.

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| | shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort. | | |
| | In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged. | | |
| 1. | Location of the property in the city | | |
| a. | Plot No. / Survey No. (referred from the copy of the documents provided to us) | Khata Number 13 | |
| b. | Door No. | NA | |
| c. | T.S. No. /Village | Ullawas | |
| d. | Ward/ Taluka | Sohna | |
| e. | Mandal/ District | Gurugram | |
| 2. | Municipal Ward No. | Municipal Corporation of Gurugram | |
| 3. | City/Town | Sohna | |
| | Category of Area (Residential/ Commercial/ Industrial/ etc.) | Mixed Use Area (Residential cum commercial) | |
| 4. | Classification of the Area (High/Middle/Poor Metro/Urban/Semi Urban/Rural) | Please see below points. | |
| | a. City Categorization | Scale-B City | Semi Urban |
| | b. Characteristics of the locality | Ordinary | Within urban developing zone |
| | c. Property location classification | Road Facing | Corner Plot |
| | | | 2 Side Open |
| 5. | Local body jurisdiction (coming Under Corporation Limit/ Village Panchayat/ Municipality) | Municipal Corporation Of Gurgaon. | |
| 6. | Postal Address of the Property (as mentioned in the documents provided) | Khewat Number 13, Khata Number 13, mustill Number 28 Kila no. 4/2(4-4), 6(7-0), 7(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 25(7-7) Tehsil Sohna, District, Gurugram, Haryana122005 | |
| | Nearby Landmark | Capital Cyberspace Building | |
| 7. | Google Map Location of the Property (Latitude/ Longitude and coordinates of the site) | Enclosed with the Report | |
| | | Coordinates or URL: 28°24'00.2"N 77°06'16.9"E | |
| 8. | Area of the Plot/ Land (Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.) | 1 Kanal/ 1 Acre/4840 Sq.yards | |
| 9. | Layout plan of the area in which the property is located | Not provided to us. | |
| 10. | Development of Surrounding area | It is a mixed used area, commercial & residential. | |
| 11. | Details of the roads abutting the property | | |
| | Main Road Name & Width | Dayma Road | Approx. 30 m wide |
| | Front Road Name & width | Dayma Road | Approx. 30 m wide |
| | Type of Approach Road | Bituminous Road | |

| | | | | |
|-----|--|---|---------------------------------|--------------------------------|
| | Distance from the Main Road | Property located on the main road. | | |
| 12. | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | No such details came to our knowledge as per general review of this information on public domain as much as practically possible for us to find it. | | |
| 13. | In case it is an agricultural land, any conversion to house site plots is contemplated | It is an agricultural land and no CLU provided to us. | | |
| 14. | Boundaries schedule of the Property | | | |
| | Are Boundaries Matched | No, boundaries are not mentioned in the documents. | | |
| | DIRECTIONS | AS PER SALE DEED/TIR (A) | ACTUAL FOUND AT SITE (B) | |
| | North | Not mentioned in the Deed | --- | |
| | South | Not mentioned in the Deed | --- | |
| | East | Not mentioned in the Deed | --- | |
| | West | Not mentioned in the Deed | --- | |
| | Extent of the site considered for valuation | | | |
| 15. | Description of adjoining property | Agricultural, residential and commercial | | |
| | Property Facing | East Facing | | |
| | North | Not mentioned in the Deed | Others Property | |
| | South | Not mentioned in the Deed | Internal road | |
| | East | Not mentioned in the Deed | Main Road | |
| | West | Not mentioned in the Deed | Others Property | |
| 16. | Survey No., If any | Khata number 13 | | |
| 17. | Type of Building (Residential/ Commercial/ Industrial) | NA, Since vacant land | | |
| 18. | Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/ additional constructions with details, full details of specifications to be appended along with building plans and elevations | NA, Since vacant land | | |
| 19. | Plinth area, Carpet area and Saleable area to be mentioned separately and clarified | NA, Since vacant land | | |
| 20. | Any other aspect | Valuation is done for the property 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. | | |
| | | Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services. | | |
| | | Documents Requested | Documents Provided | Documents Reference No. |
| | a. List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner) | Total 04 documents requested. | Total 01 documents provided | Total 01 documents provided |
| | | Property Title document | Sale deed | Dated 09-05-2007 |
| | | Copy of TIR | Not Provided | |
| | | Cizra Map | Not Provided | |
| | | Change of Land Use | Not Provided | |

VALUATION ASSESSMENT

M/S. RAHEJA DEVELOPERS PVT LTD.

| | | | |
|--|--|---|-----------------------|
| b. Documents provided by | Bank | | |
| | Name | Relationship with Owner | Contact Number |
| | Mr. Pawan Singh | Banker | +91-9717133327 |
| | <input type="checkbox"/> | Identified by the owner | |
| | <input type="checkbox"/> | Identified by Bank's recovery agent. | |
| | <input type="checkbox"/> | Done from the name plate displayed on the property | |
| | <input type="checkbox"/> | Cross checked from boundaries or address of the property mentioned in the deed | |
| | <input type="checkbox"/> | Enquired from local residents/ public | |
| | <input checked="" type="checkbox"/> | Identification of the property could not be done properly | |
| | <input type="checkbox"/> | Survey was not done | |
| d. Type of Survey conducted | Full survey (inside-out with approximate measurements & photographs). | | |
| e. Is property clearly demarcated by permanent/ temporary boundary on site | Property could not be identified properly | | |
| f. Independent access/ approach to the property | Clear independent access is available | | |
| g. Is the property merged or colluded with any other property | Yes, merged with other property Comments: The total land area of 2.36 acres is jointly owned by two parties. Of this, one acre is attributed to Raheja Developers Pvt. Ltd. However, during the survey, we were unable to identify the specific boundaries of the property owned by Raheja Developers Pvt. Ltd. | | |
| III. TOWN PLANNING/ ZONING PARAMETERS | | | |
| 1. | Master Plan provisions related to property in terms of Land use | Residential | |
| | Master Plan Currently in Force | Master Plan of Gurugram, 2031 | |
| | Any conversion of land use done | It is an agricultural Land but CLU not provided. | |
| | Current activity done in the property | Vacant Land | |
| | Is property usage as per applicable zoning | NA, Since vacant land | |
| | Street Notification | Residential | |
| 2. | Date of issue and validity of layout of approved map / plan | NA, Since vacant land. | |
| 3. | Approved map / plan issuing authority | NA | |
| 4. | Whether genuineness or authenticity of approved map / plan is verified | No, not done at our end. It can be done by a legal practitioner or verification agencies which liaisons with the departments. | |
| 5. | Any other comments by our empanelled valuers on authenticity of approved plan | --- | |
| 6. | Planning area/zone | NA | |
| 7. | Developmental controls/ Authority | Municipal Corporation, Gurgaon | |
| 8. | Zoning regulations | Residential Plot/Land | |
| 9. | FAR/FSI | NA, Since it is Vacant Land | |
| 10. | Ground coverage | NA, Since it is Vacant Land | |
| 11. | Comment on Transferability of developmental rights | This is a Free hold property, therefore owner has complete transferable rights. | |

VALUATION ASSESSMENT

M/S. RAHEJA DEVELOPERS PVT LTD.

| | Provision of Building by-laws as applicable | PERMITTED | CONSUMED | |
|-----|---|--|----------|-----|
| | i. Number of floors | --- | --- | |
| | ii. Height restrictions | --- | --- | |
| | iii. Front/ Back/Side Setback | --- | --- | |
| 12. | Comment on the surrounding land uses & adjoining properties in terms of uses | It is a mixed used area, commercial & residential. | | |
| 13. | Comment on unauthorized construction if any | NA, since it is a vacant land | | |
| 14. | Comment of Demolition proceedings if any | NA, since it is a vacant land | | |
| 15. | Comment on Compounding/ Regularization proceedings | NA, since it is a vacant land | | |
| 16. | Comment on whether OC has been issued or not | NA, since it is a vacant land | | |
| 17. | Any Other Aspect | | | |
| | i. Any information on encroachment | NA, Since vacant land. | | |
| | ii. Is the area part of unauthorized area/ colony | No (As per general information available) | | |
| IV. | LEGAL ASPECTS OF THE PROPERTY | | | |
| 1. | Ownership documents provided | Sale deed | --- | --- |
| 2. | Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?) | M/s Raheja Developers Pvt. Ltd. | | |
| 3. | Comment on dispute/ issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property. | During site visit on the property no such information came in front of us. However, this is not the certificate to rule out any such hidden information. | | |
| 4. | Comment on whether the IP is independently accessible? | Clear independent access is available | | |
| 5. | Title verification | Legal aspects or Title verification have to be taken care by competent advocate. | | |
| 6. | Details of leases if any | No Documents Provided. | | |
| 7. | Constitution of the Property (Ordinary status of freehold or leasehold including restriction on transfer) | Free hold, complete transferable rights | | |
| 8. | Agreement of easement if any | No | | |
| 9. | Notice of acquisition if any | No such information came in front of us and could not be found on public domain on our general search | | |
| 10. | Notification of road widening if any | No such information came in front of us and could not be found on public domain on our general search | | |
| 11. | Possibility of frequent flooding / sub-merging | Property is on road level so in normal rainfall it doesn't appear to get flooded or submerged | | |
| 12. | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | None | | |
| 13. | Heritage restrictions, if any | No such information came in front of us and could not be found on public domain on our general search | | |
| 14. | Comment on Transferability of the property ownership | Free hold, complete transferable rights | | |
| 15. | Comment on existing mortgages/ charges/ encumbrances on the property, if any | Yes. Property already under mortgage with the bank. | | |
| 16. | Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be | We couldn't verify this with certainty. Bank to verify this from their centralized system if any. | | |
| 17. | Building plan sanction: | | | |
| | i. Is Building Plan sanctioned | NA since it is a vacant plot/ land. Choose an item | | |

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| | | | |
|---|---|---|----|
| | ii. Authority approving the plan | NA | |
| | iii. Any violation from the approved Building Plan | NA since it is a vacant plot/ land. | |
| | iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | <input type="checkbox"/> Permissible Alterations | NA |
| | | <input type="checkbox"/> Not permitted alteration | NA |
| | v. Is this being regularized | NA | |
| 18. | Any other aspect | <p>This is just an opinion report on Valuation of the property confirmed to us by the owner/ owner representative to us on site. The copy of the documents/ information provided to us by the client has been relied upon in good faith.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents of the property from originals or from any Govt. depts. have to be taken care by legal expert/ Advocate or verification of site location from any Govt. deptt. is not done at our end.</p> | |
| | i. Information regarding municipal taxes (property tax, water tax, electricity bill) | Property Tax | NA |
| | | Water Tax | NA |
| | | Electricity Bill | NA |
| | ii. Is property tax been paid for this property | No relevant documents related to property tax has been provided to us. | |
| | iii. Property or Tax Id No., if any | --- | |
| | iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged | Cannot Comment since nobody was available at the site for coordination | |
| | v. Property presently occupied/ possessed by | Owner | |
| *NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks | | | |
| V. | ECONOMIC ASPECTS OF THE PROPERTY | | |
| 1. | Details of ground rent payable | NA | |
| 2. | Details of monthly rents being received if any | NA | |
| 3. | Taxes and other outgoing | NA, since vacant land. | |
| 4. | Property Insurance details | NA, since vacant land. | |
| 5. | Monthly maintenance charges payable | NA, since vacant land. | |
| 6. | Security charges if paid any | NA, since vacant land. | |
| 7. | Any other aspect | NA | |
| 8. | i. Reasonable letting value/ Expected market monthly rental | -- | |
| VI. | SOCIO - CULTURAL ASPECTS OF THE PROPERTY | | |
| 1. | 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. | Medium Income Group | |
| VII. | FUNCTIONAL AND UTILITARIAN ASPECTS | | |
| a. | Description of the functionality & utility of the property in terms of: | | |
| | i. Space allocation | Vacant land | |
| | ii. Storage spaces | Vacant land | |
| | iii. Utility of spaces provided within the building | Vacant land | |
| b. | Any other aspect | | |

| | | | | | | |
|---|---|---------------------------|--|---|-----------|--|
| | i. | Drainage arrangements | | NA, Vacant land | | |
| | ii. | Water Treatment Plant | | NA, Vacant land | | |
| | iii. | Power Supply arrangements | Permanent | NA, Vacant land | | |
| | | | Auxiliary | NA, Vacant land | | |
| | iv. | HVAC system | | NA, Vacant land | | |
| | v. | Security provisions | | NA, Vacant land | | |
| | vi. | Lift/ Elevators | | NA, Vacant land | | |
| | vii. | Compound wall/ Main Gate | | Compound wall has been built partially for the merged property. | | |
| | viii. | Whether gated society | | NA, Vacant land | | |
| | ix. | Car parking facilities | | NA, Vacant land | | |
| | x. | Balconies | | NA, Vacant land | | |
| | xi. | | Internal development | | | |
| | Garden/ Park/ Land scaping | | Water bodies | Internal roads | Pavements | Boundary Wall |
| | NA | | NA | NA | NA | Yes, But Partially for the merged property |
| VIII. INFRASTRUCTURE AVAILABILITY | | | | | | |
| a. Description of Aqua Infrastructure availability in terms of: | | | | | | |
| | 1. Water Supply | | Not Applicable since it is a vacant plot | | | |
| | 2. Sewerage/ sanitation system | | Not Applicable since it is a vacant plot | | | |
| | 3. Storm water drainage | | Not Applicable | | | |
| b. Description of other Physical Infrastructure facilities in terms of: | | | | | | |
| | 1. Solid waste management | | Not Applicable since it is a vacant plot | | | |
| | 2. Electricity | | Not Applicable since it is a vacant plot | | | |
| | 3. Road and Public Transport connectivity | | Yes | | | |
| | 4. Availability of other public utilities nearby | | Transport, Market, Hospital etc. available in close vicinity | | | |
| c. Social Infrastructure in the terms of | | | | | | |
| | 1. Schools | | Yes, available in close vicinity | | | |
| | 2. Medical Facilities | | Yes, available in close vicinity | | | |
| | 3. Recreation facilities in terms of parks and open spaces | | Yes available within township/ colony/ ward area | | | |
| IX. MARKETABILITY ASPECTS OF THE PROPERTY | | | | | | |
| 1. | Location attribute of the subject property | | Good | Property is located on main road. | | |
| | i. Any New Development in surrounding area | | No | --- | | |
| | ii. Any negativity/ defect/ disadvantages in the property/ location | | No | --- | | |
| 2. | Scarcity | | Similar kind of properties are easily available on demand. | | | |
| 3. | Demand and supply of the kind of the subject property in the locality | | Good demand of such properties in the market. | | | |
| 4. | Comparable Sale Prices in the locality | | Please refer to Part D: Procedure of Valuation Assessment | | | |
| X. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY | | | | | | |
| 1. | Type of construction | | Structure | Slab | Walls | |

| | | | |
|-------|---|--|-----------------------|
| | | NA, since vacant land. | |
| 2. | Material & Technology used | Material Used | Technology used |
| | | Vacant Plot/ Land | NA |
| 3. | Specifications | | |
| | i. Roof | Floors/ Blocks | Type of Roof |
| | | NA Since vacant land. | NA Since vacant land. |
| | ii. Floor height | NA Since vacant land. | |
| | iii. Type of flooring | NA Since vacant land. | |
| | iv. Doors/ Windows | NA Since vacant land. | |
| | v. Class of construction/ Appearance/ Condition of structures | NA Since vacant land. | |
| | vi. Interior Finishing & Design | NA Since vacant land. | |
| | vii. Exterior Finishing & Design | NA Since vacant land. | |
| | viii. Interior decoration/ Special architectural or decorative feature | NA Since vacant land. | |
| | ix. Class of electrical fittings | NA Since vacant land. | |
| | x. Class of sanitary & water supply fittings | NA Since vacant land. | |
| 4. | Maintenance issues | NA Since vacant land. | |
| 5. | Age of building/ Year of construction | NA Since vacant land. | --- |
| 6. | Total life of the building | NA Since vacant land. | |
| 7. | Extent of deterioration in the structure | Vacant Plot/ Land | |
| 8. | Structural safety | Vacant Plot/ Land | |
| 9. | Protection against natural disasters viz. earthquakes etc. | Vacant Land/ Plot | |
| 10. | Visible damage in the building if any | Vacant Plot/ Land | |
| 11. | Common facilities viz. lift, water pump, lights, security systems, etc., | NA | |
| 12. | System of air conditioning | Vacant Land/ Plot | |
| 13. | Provision of firefighting | Vacant Land/ Plot | |
| XI. | ENVIRONMENTAL FACTORS | | |
| 1. | Use of environment friendly building materials, green building techniques if any | NA Since vacant land. | |
| 2. | Provision of rainwater harvesting | NA Since vacant land. | |
| 3. | Use of solar heating and lighting systems, etc. | NA Since vacant land. | |
| 4. | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any | Yes, regular vehicular pollution present | |
| XII. | ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY | | |
| 1. | 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. | NA Since vacant land. | |
| XIII. | IN CASE OF VALUATION OF INDUSTRIAL PROPERTY | | |
| 1. | Proximity to residential areas | ---- | |
| 2. | Availability of public transport facilities | <input type="checkbox"/> Road public transport, <input type="checkbox"/> Metro, <input type="checkbox"/> Airport, <input type="checkbox"/> Local Train | |

| XIV. VALUATION OF THE ASSET | | | |
|------------------------------------|---|--|--|
| 1. | Procedures adopted for arriving at the Valuation along with detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures | Please refer to the Part D: Procedure of Valuation Assessment of the report. | |
| 2. | Summary of Valuation (Agricultural Property) | For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report. | |
| | i. Date of purchase of immovable property | 09/05/2007 | |
| | ii. Purchase Price of immovable property | --- | |
| | iii. Book value of immovable property | --- | |
| | iv. Indicative Prospective Estimated Fair Market Value | Rs.17,50,00,000/- | |
| | v. Expected Estimated Realizable Value | Rs.14,87,50,000/- | |
| | vi. Expected Forced/ Distress Sale Value | Rs.13,12,50,000/- | |
| | vii. Guideline Value (value as per Circle Rates) | Rs.3,60,00,000/- | |
| 3. | Summary of Valuation (Residential Property) | For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report. | |
| | i. Date of purchase of immovable property | 09/05/2007 | |
| | ii. Purchase Price of immovable property | --- | |
| | iii. Book value of immovable property | --- | |
| | iv. Indicative Prospective Estimated Fair Market Value | Rs. 56,14,00,000/- | |
| | v. Expected Estimated Realizable Value | Rs.47,71,90,000/- | |
| | vi. Expected Forced/ Distress Sale Value | Rs.42,10,50,000/- | |
| | vii. Guideline Value (value as per Circle Rates) | Rs.16,24,30,400/- | |
| S NO. | ENCLOSED DOCUMENTS | ENCLOSURE NO. | REMARKS |
| 1. | Part – C: Area Description of the Property | Enclosure - I | Enclosed with the report |
| 2. | Part – D: Procedure for Valuation Assessment | Enclosure - II | Enclosed with the report |
| 3. | Declaration | Enclosure - III | Enclosed with the report |
| 4. | Model Code of Conduct for Valuers | Enclosure - IV | Enclosed with the report |
| 5. | Photograph of owner with the property in the background | Enclosure - V | Enclosed with the report along with other property photographs |
| 6. | Google Map Location | Enclosure - VI | Google Map enclosed with coordinates |
| 7. | Layout plan of the area in which the property is located | NA | Not provided by the owner/ client |
| 8. | Building Plan | Not Applicable | Not Available |
| 9. | Floor Plan | Not Applicable | Not Applicable |
| 10. | Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report) | Refer below. | Refer below. |
| | a. Enclosure Copy of Circle Rate | Enclosure - VII | Enclosed with the report |
| | b. References on Price Trend of the similar related properties available on public domain | Enclosure - VIII | Enclosed with the report |
| | c. Extracts of important property documents provided by the client | Enclosure - IX | Enclosed with the report |

VALUATION ASSESSMENT

M/S. RAHEJA DEVELOPERS PVT LTD.

| | d. Valuer's Important Remarks | Enclosure - X | Enclosed with the report |
|-----|---|---------------|--------------------------|
| 11. | Total Number of Pages in the Report with enclosures | 40 | |



ENCLOSURE - II

PART D

PROCEDURE OF VALUATION ASSESSMENT

| 1. | GENERAL INFORMATION | | | | |
|-------|--|--|------------------------------------|------------------------------|--------------------------|
| i. | Important Dates | Date of Appointment | Date of Inspection of the Property | Date of Valuation Assessment | Date of Valuation Report |
| | | 11.09.2024 | 13.09.2024 | 17.09.2024 | 17.09.2024 |
| ii. | Client | Punjab National Bank, Zonal Sastra Centre, Bhikaji Cama Place, New Delhi. | | | |
| iii. | Intended User | Punjab National Bank, Zonal Sastra Centre, Bhikaji Cama Place, New Delhi. | | | |
| iv. | Intended Use | To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose. | | | |
| v. | Purpose of Valuation | For Distress Sale of mortgaged assets under NPA a/c | | | |
| vi. | Scope of the Assessment | Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative. | | | |
| vii. | Restrictions | This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us. | | | |
| viii. | Manner in which the proper is identified | <input type="checkbox"/> Identified by the owner <input type="checkbox"/> Identified by bank's recovery agent. <input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done | | | |
| ix. | Is property number/ survey number displayed on the property for proper identification? | No. | | | |
| x. | Type of Survey conducted | Full survey (inside-out with approximate measurements & photographs). | | | |

| 2. | ASSESSMENT FACTORS | | | |
|------|--|--|--------------------------------------|----------------------------------|
| i. | Valuation Standards considered | Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS. | | |
| ii. | Nature of the Valuation | Fixed Assets Valuation | | |
| iii. | Nature/ Category/ Type/ Classification of Asset under Valuation | Nature | Category | Type |
| | | Vacant Land | Agricultural/Residential | Agricultural/Residential |
| | | Classification | Personal use asset | |
| iv. | Type of Valuation (<i>Basis of Valuation as per IVS</i>) | Primary Basis | Market Value & Govt. Guideline Value | |
| | | Secondary Basis | On-going concern basis | |
| v. | Present market state of the Asset assumed (<i>Premise of Value as per IVS</i>) | Under Distress State Reason: Asset Under NPA account. | | |
| vi. | Property Use factor | Current/ Existing Use | Highest & Best Use | Considered for Valuation purpose |

| | | | | | |
|--------|--|---|--|--|--|
| | | | (in consonance to surrounding use, zoning and statutory norms) | | |
| | | Vacant Land | Commercial | Agricultural/Residential | |
| vii. | Legality Aspect Factor | Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. depts. have to be taken care by Legal expert/ Advocate. | | | |
| viii. | Class/ Category of the locality | Middle Class (Ordinary) | | | |
| ix. | Property Physical Factors | Shape | Size | Layout | |
| | | Irregular | Medium | Not Applicable | |
| x. | Property Location Category Factor | City Categorization | Locality Characteristics | Property location characteristics | Floor Level |
| | | Scale-B City | Good | 2 Side Open | Vacant Land |
| | | Urban | Normal | On Wide Road | |
| | | | Semi Urban Developed Area | Sunlight facing | |
| | | Property Facing | | | |
| | | East Facing | | | |
| xi. | Physical Infrastructure availability factors of the locality | Water Supply | Sewerage/ sanitation system | Electricity | Road and Public Transport connectivity |
| | | Yes | Underground | Yes | Easily available |
| | | Availability of other public utilities nearby | | Availability of communication facilities | |
| | | Transport, Market, Hospital etc. are available in close vicinity | | Major Telecommunication Service Provider & ISP connections are available | |
| xii. | Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.) | Medium Income Group | | | |
| xiii. | Neighbourhood amenities | Good | | | |
| xiv. | Any New Development in surrounding area | Yes | Construction of New Residential Buildings | | |
| xv. | Any specific advantage in the property | Yes. This property is best is located on the Main road. | | | |
| xvi. | Any specific drawback in the property | Yes. It is an agricultural property but it is falling under residential zone. | | | |
| xvii. | Property overall usability/ utility Factor | Good | | | |
| xviii. | Do property has any alternate use? | No. | | | |
| xix. | Is property clearly demarcated by permanent/ temporary boundary on site | Partly demarcated only. But merged with other property. | | | |

(Signature)
(Stamp: Techno Engineering Consultants Pvt. Ltd.)

| | | | | | |
|--------|--|--|-------------------------------------|--|---|
| xx. | Is the property merged or colluded with any other property | Yes | | | |
| xxi. | Is independent access available to the property | Clear independent access is available | | | |
| xxii. | Is property clearly possessable upon sale | Yes | | | |
| xxiii. | Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above) | Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | |
| xxiv. | Hypothetical Sale transaction method assumed for the computation of valuation | Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | |
| xxv. | Approach & Method of Valuation Used | Land | Approach of Valuation | Method of Valuation | |
| | | | Market Approach | Market Comparable Sales Method | |
| xxvi. | Type of Source of Information | Level 3 Input (Tertiary) | | | |
| xxvii. | Market Comparable | | | | |
| | References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information) | 1. | Name: | M/s Riddhi Siddhi Properties | |
| | | | Contact No.: | 09896553786 | |
| | | | Nature of reference: | Property Consultant | |
| | | | Size of the Property: | 1 Acre | |
| | | | Location: | Similar vicinity | |
| | | | Rates/ Price informed: | Around Rs. 15 to 20 Crore per Acre. | |
| | | | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject locality, we came to know that there is agricultural property available in Sector 59 Gurugram with above mentioned price. | |
| | | | 2. | Name: | REIAS India Real Estate Pvt Ltd |
| | | | | Contact No.: | 09999964462 |
| | | | | Nature of reference: | Property Consultant |
| | | | | Size of the Property: | 1 Acre |
| | | | | Location: | Similar vicinity |
| | | | | Rates/ Price informed: | Around Rs. 15 to 20 Crore per Acre. |
| | | | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject locality, we came to know that there is agricultural property available in Sector 59 Gurugram with above mentioned price. | |
| | | | 3. | Name: | M/s Finmart realty |
| | | | | Contact No.: | 07676000014 |
| | | | | Nature of reference: | Property Consultant |
| | | | | Size of the Property: | 100 sq.yards |
| | | | | Location: | Similar vicinity |
| | | | | Rates/ Price informed: | Around 1,40,000/- to 1,50,000/- per Sq.yard |
| | | | | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject |

| | | | |
|---------|--|---|---|
| | | | locality we came to know that residential land of small size is available as per above mentioned rate. |
| | | NOTE: The given information above can be independently verified to know its authenticity. | |
| xxviii. | Adopted Rates Justification | <p>As per the discussion with property dealers, we have gathered the following information:-</p> <p>1. Agricultural land in the nearby are locality are available in the range of Rs.15-20 Crore per Acre.</p> <p>2. Small sized Residential plots are available at the rate of Rs.1,40,000/- to 1,50,000/- per Sq. yards.</p> <p>Since the subject property is of larger size than that of the rates available, we are of the view to adopt a rate of Rs.1,16,000/- per Sq.yd (20% less) for residential land and Rs.17,50,00,000/- for agricultural land for the purpose of this valuation assessment.</p> <p>NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However, due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.</p> | |
| xxix. | Other Market Factors | | |
| | Current Market condition | Normal | |
| | | Remarks: None Click here to enter text. | |
| | | Adjustments (-/+): 0% | |
| | Comment on Property Salability Outlook | Since the property is mortgaged under NPA account therefore less buyers will be interested and may not fetch its full value. | |
| | | Adjustments (-/+): 0% | |
| | Comment on Demand & Supply in the Market | Demand Good | Supply Adequately available |
| | | Remarks: | |
| | | Adjustments (-/+): 0% | |
| xxx. | Any other special consideration | Adjustments (-/+): 0% | |
| xxxi. | Any other aspect which has relevance on the value or marketability of the property | <p>NA</p> <p>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 fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p> | |

| | | |
|---------|--|---|
| | | Adjustments (-/+): 0% |
| xxxii. | Final adjusted & weighted Rates considered for the subject property | Rs.1,16,000/- per Sq. yard for residential land Rs.17,50,00,000/- for agricultural land |
| xxxiii. | Considered Rates Justification | As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion. |
| xxxiv. | Basis of computation & working <ul style="list-style-type: none"> Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated. The condition assessment and the estimation of the residual economic life of the structure are only based on | |

| | |
|---------|---|
| | <p>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.</p> <ul style="list-style-type: none"> Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct. |
| xxxv. | ASSUMPTIONS <ol style="list-style-type: none"> Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township. |
| xxxvi. | SPECIAL ASSUMPTIONS None |
| xxxvii. | LIMITATIONS None |

| 3. | VALUATION OF LAND AS AGRICULTURAL | | |
|----|--|--|--|
| | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
| a. | Prevailing Rate range | Rs.3,60,00,000/- per Acre | Rs. 15 to 20 Crore per Acre |
| b. | Rate adopted considering all characteristics of the property | Rs.3,60,00,000/- per Acre | Rs.17,50,00,000/- per Acre |
| c. | Total Land Area considered (documents vs. site survey whichever is less) | 1 Acre | 1 Acre |
| d. | Total Value of land (A) | Rs.3,60,00,000/- per Acre X 1 Acre Rs.3,60,00,000/- | Rs.17,50,00,000/- per Acre X 1 Acre Rs.17,50,00,000/- |

(Handwritten signature and circular stamp of R.K. Associates Engineering Consultants Pvt. Ltd.)

| 4. | VALUATION OF LAND AS RESIDENTIAL | | |
|----|--|---|--|
| | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
| e. | Prevailing Rate range | Rs.33,560/- per Sq.yard | Rs.1,16,000/- per Sq. yards for residential land |
| f. | Rate adopted considering all characteristics of the property | Rs.33,560/- per Sq.yard | Rs.1,16,000/- per Sq. yards |
| g. | Total Land Area considered (documents vs. site survey whichever is less) | 4840 Sq. yards | 4,840 Sq. yards |
| h. | Total Value of land (A) | Rs.33,560/- per Sq.yards X 4840 Sq. yards | Rs.1,16,000/- per sq. yards X 4,840 Sq. yards |
| | | Rs.16,24,30,400/- | Rs. 56,14,40,000/- |

5. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

NA, Since vacant land.

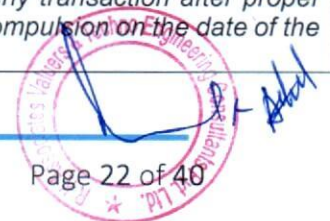
| 6. | VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY | | |
|-------|---|----------------|-------------------------------|
| S.No. | Particulars | Specifications | Depreciated Replacement Value |
| a. | Add extra for Architectural aesthetic developments, improvements (add lump sum cost) | ---- | ---- |
| b. | Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) | ---- | ---- |
| c. | Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) | ---- | ---- |
| d. | Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.) | ---- | ---- |
| e. | Depreciated Replacement Value (B) | ---- | ---- |
| f. | Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. | | |



| 7. | CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET IF CONSIDERING AS AGRICULTURAL LAND | | |
|-------|--|-------------------------------|--|
| S.No. | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
| 1. | Land Value (A) | Rs.3,60,00,000/- | Rs.17,50,00,000/- |
| 2. | Total Building & Civil Works (B) | --- | --- |
| 3. | Additional Aesthetic Works Value (C) | --- | --- |
| 4. | Total Add (A+B+C) | Rs.3,60,00,000/- | Rs.17,50,00,000/- |
| 5. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 6. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 7. | Total Indicative & Estimated Prospective Fair Market Value | Rs.3,60,00,000/- | Rs.17,50,00,000/- |
| 8. | Rounded Off | --- | Rs.17,50,00,000/- |
| 9. | Indicative & Estimated Prospective Fair Market Value in words | --- | Rupees Seventeen Crore Fifty Lakhs Only. |
| 10. | Expected Realizable Value (@ ~15% less) | --- | Rs.14,87,50,000/- |
| 11. | Expected Distress Sale Value (@ ~25% less) | --- | Rs.13,12,50,000/- |
| 12. | Percentage difference between Circle Rate and Fair Market Value | More than 20% | |

| 8. | CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET IF CONSIDERING AS RESIDENTIAL LAND | | |
|-------|---|-------------------------------|--|
| S.No. | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
| 1. | Land Value (A) | Rs.16,24,30,400/- | Rs.1,16,000/- per Sq. yards for residential land |
| 2. | Total Building & Civil Works (B) | --- | --- |
| 3. | Additional Aesthetic Works Value (C) | --- | --- |
| 4. | Total Add (A+B+C) | Rs.16,24,30,400/- | Rs. 56,14,40,000/- |
| 5. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 6. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 7. | Total Indicative & Estimated Prospective Fair Market Value | Rs.16,24,30,400/- | Rs. 56,14,40,000/- |
| 8. | Rounded Off | --- | Rs. 56,14,00,000/- |
| 9. | Indicative & Estimated Prospective Fair Market Value in words | --- | Rupees Fifty Six Crore Fourteen Lakh Only/- |
| 10. | Expected Realizable Value (@ ~15% less) | --- | Rs.47,71,90,000/- |
| 11. | Expected Distress Sale Value (@ ~25% less) | --- | Rs.42,10,50,000/- |

| | | |
|-----|--|---------------|
| 12. | Percentage difference between Circle Rate and Fair Market Value | More than 20% |
| 13. | Concluding Comments/ Disclosures if any <ol style="list-style-type: none"> We are independent of client/ company and do not have any direct/ indirect interest in the property. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report. | |
| 14. | IMPORTANT KEY DEFINITIONS <p>Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.</p> <p>Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.</p> <p>Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.</p> | |



Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

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

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

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

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

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

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

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

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

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

15. Enclosures with the Report:

- Enclosure III: Declaration
- Enclosure IV: Model code of conduct for valuers
- Enclosure V: Photographs of the property
- Enclosure VI: Google map location
- Enclosure VII: Copy of Circle rate
- Enclosure VIII: Referenced on price trend of the similar related properties available on public domain.
- Enclosure IX: Extracts of important property documents provided by the clients
- Enclosure X: Valuer's important remarks.



IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.



COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

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

| SURVEY ANALYST | VALUATION ENGINEER | L1/ L2 REVIEWER |
|----------------|---|---|
| Mohit Yadav | Ashil Baby | Anil Kumar |
| |  |  |



ENCLOSURE III: DECLARATION

- a The information furnished in our valuation report dated 17/9/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- b We have no direct or indirect interest in the property valued.
- c Our authorized Engineer/ surveyor Mr. Mohit Yadav have personally inspected the property on 13/9/2024 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- g We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- h Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- j I am the authorized official of the firm / company, who is competent to sign this valuation report.

| S. No. | Particulars | Valuer comment | | | | | | | | |
|-----------------------------|---|---|-----------------------------|------------------|------------------------|------------------|------------------------|------------------|------------------------|------------------|
| 1. | Background information of the asset being value | This is a vacant land located at aforesaid address having total land area as Approx., 1 kanal/1 Acre/4840 sq.yards found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing. | | | | | | | | |
| 2. | Purpose of valuation and appointing authority | Please refer to Part-D of the Report. | | | | | | | | |
| 3. | Identity of the experts involved in the valuation | Survey Analyst: Er. Mohit Yadav. Valuation Engineer: Er. Ashil Baby L1/ L2 Reviewer: Anil Kumar | | | | | | | | |
| 4. | Disclosure of valuer interest or conflict, if any | No relationship with the borrower and no conflict of interest. | | | | | | | | |
| 5. | Date of appointment, valuation date and date of report | <table><tr><td>Date of Appointment:</td><td>11/9/2024</td></tr><tr><td>Date of Survey:</td><td>13/9/2024</td></tr><tr><td>Valuation Date:</td><td>17/9/2024</td></tr><tr><td>Date of Report:</td><td>17/9/2024</td></tr></table> | Date of Appointment: | 11/9/2024 | Date of Survey: | 13/9/2024 | Valuation Date: | 17/9/2024 | Date of Report: | 17/9/2024 |
| Date of Appointment: | 11/9/2024 | | | | | | | | | |
| Date of Survey: | 13/9/2024 | | | | | | | | | |
| Valuation Date: | 17/9/2024 | | | | | | | | | |
| Date of Report: | 17/9/2024 | | | | | | | | | |
| 6. | Inspections and/ or investigations undertaken | Yes, by our authorized Survey Engineer Mohit Yadav on 13/9/2024 | | | | | | | | |
| 7. | Nature and sources of the information used or relied upon | Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon. | | | | | | | | |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed | Please refer to Part-D of the Report. | | | | | | | | |
| 9. | Restrictions on use of the report, if any | 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. | | | | | | | | |

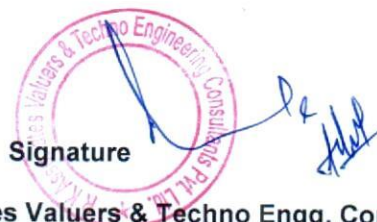
VALUATION ASSESSMENT

M/S. RAHEJA DEVELOPERS PVT LTD.

| | | |
|-----|---|--|
| | | <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset which owner/ owner representative/ client/ bank has shown/ identified to us on the site and as found on as-is-where basis unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p> |
| 10. | Major factors that were taken into account during the valuation | Please refer to Part A, B & C of the Report. |
| 11. | Major factors that were not taken into account during the valuation | Please refer to Part A, B & C of the Report. |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please refer to Part D & Part E Valuer's Important Remarks of the Report enclosed herewith. |

Date: 17/9/2024

Place: Noida

Signature 

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

ENCLOSURE IV: 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 endeavour 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 necessarily 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

(Handwritten signature and circular stamp of R.K. Associates)

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 valuer's organisation 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 valuer's organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Signature of the Authorized Person: _____

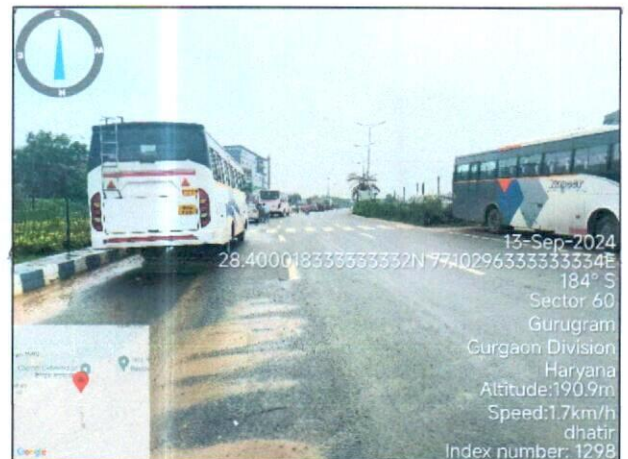
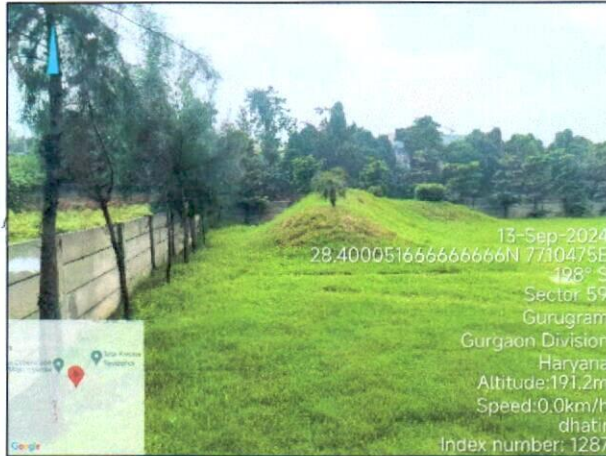
Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

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

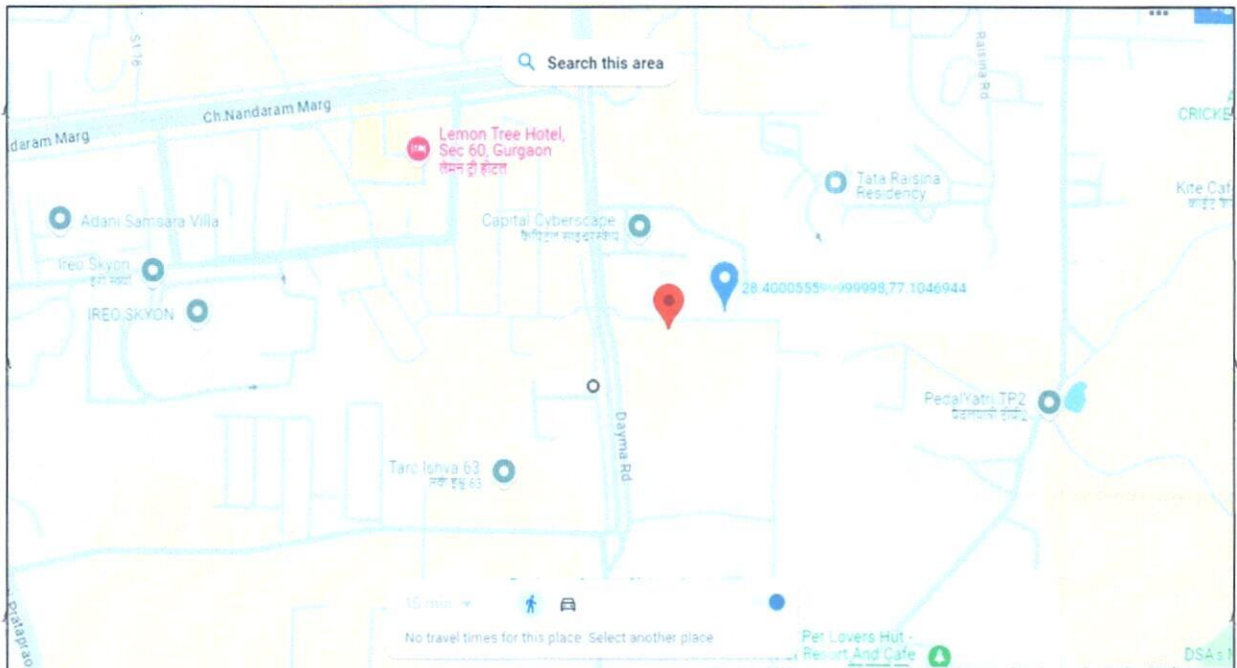
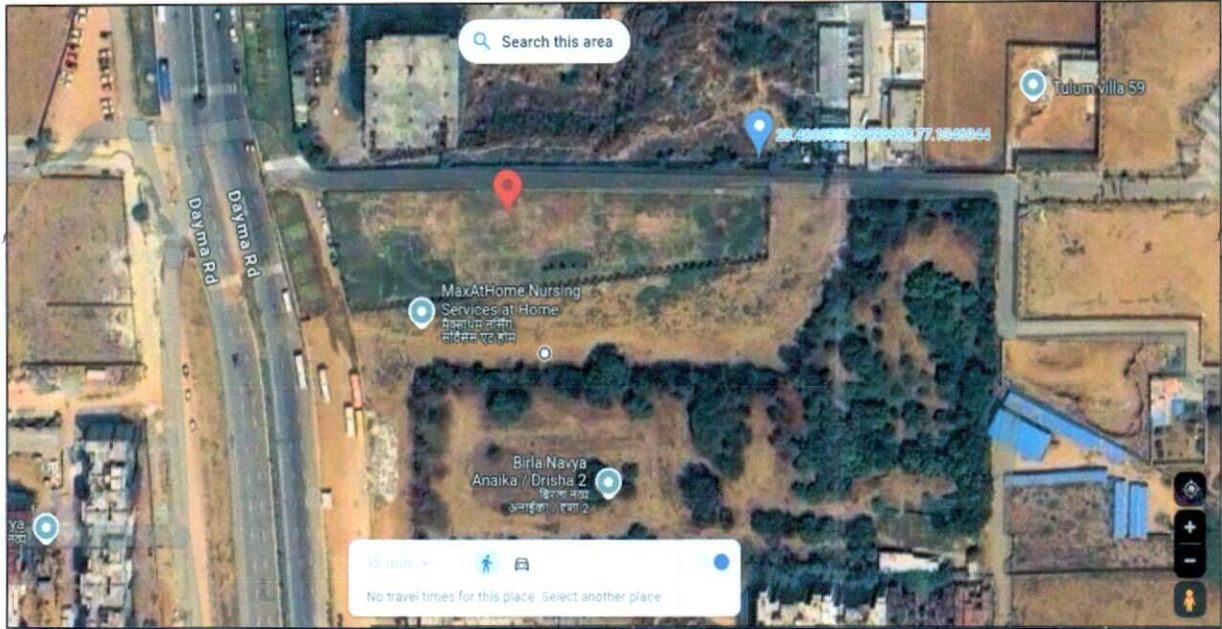
Date: 17/9/2024

Place: Noida

ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – GOOGLE MAP LOCATION



(Circular stamp: Techno Engineering Consultants Pvt. Ltd. with a signature across it)

ENCLOSURE: VII – COPY OF CIRCLE RATE

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

Sub Registrar
Tehsil Wazirabad

SDO (C)
Badshahpur


DBD
Gurugram

Deputy Commissioner-cum-
Registrar, Gurugram




LAND CONVERSION CHART

शिकायत/सुझाव के लिए संपर्क करें 1800-180-2137



Jamabandi
 An Official Web site to get
 Haryana Land Record Documents



ITUWTSa
 NEW DELHI

[Home](#) [Jamabandi ▾](#) [Property Registration ▾](#) [All Section ▾](#) [Knowledge Base ▾](#)

बन्दाबस्ती के बाद

| |
|------------------------------------|
| 1 करम = 66" |
| 1 सरसाई = 1 करम X 1 करम |
| 9 सरसाई = 1 मरला |
| 20 मरला = 1 कनाल |
| 8 कनाल = 1 एकड़ (युग्म) |
| 1 एकड़ = 36 करम X 40 करम |
| (उत्तर से दक्षिण, पूर्व से पश्चिम) |



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

Agriculture Land for Sale in Sector 59, Gurgaon

Showing 2 Similar Properties Nearby Sector 59 Gurgaon

No Image Available

Posted: Yesterday

Certified Agent

Sigma Real Estate Solutions

Agricultural Land for Sale in Sector 63A Gurgaon

[See on map](#)

PLOT AREA: 550 sqyrd

DIMENSIONS (L X B): 40 X 13.75

OWNERSHIP: Freehold

Price: ₹ 2.20 Cr
₹ 4,444 per sqft

Contact Agent

Get Phone No.

Home / Gurgaon / Properties in Gurgaon / Agricultural Properties in Gurgaon / Agricultural Lands in Gurgaon / Agricultural Land / Farm Land For Sale in Sector-59 Gurgaon, Gurgaon

Activate Membership now to get Instant Leads & Activate SMS Alerts - Apply for Loan

AGRICULTURAL LAND / FARM LAND FOR SALE IN SECTOR-59 GURGAON, GURGAON

200 Crore(s) 3279/- / Sq-ft

CONTACT NOW VIEW CONTACT DETAILS REPORT PROBLEM ADD TO COMPARE BOOKMARK

Plot Area: 14 Acre

Name of Agricultural Land Project/Society:

Property Description

We have agricultural 14 acre rzon land for sale in sec-59 gurgaon.Its total price rs-200cr/-Its road said facing and near by ireo tata m3m project....

Don't forget to mention [NanuBhaiProperty.com](#), when you call.

Property ID: 52754263 Print this Page



99acres Buy Sector 59 Gurgaon X Add more

Home > Property in Gurgaon > Plots in Gurgaon > Plots in Golf Course Ext Road

7 results | Plots in Sector 59 Gurgaon

Get to know more about Sector 59 Gurgaon Locality →

NEW LAUNCH Owner Corner Property Gated Society With Videos Sort By

Applied Filters Clear All

Residential Land X

Sector 59 Gurgaon X

Hide already seen

Budget

0 100+ Crores

Min Budget Max Budget

SEEN

Alahawas, Gurgaon RESALE

Residential land / Plot in Alahawas, Gurgaon

₹15 Lac 100 sqft (9 sqm) Plot/Land

₹15,000 /sqft Plot Area Ready To Move

Highlights: North-East Facing Corner Property +1

Alahawas is an ideal location for buying residential plots in...

Dealer · 1mo ago MS Group

2 people shortlisted this property this week 1/5

View Number Contact

99acres Buy Sector 59 Gurgaon X Add more

Home > Property in Gurgaon > Plots in Gurgaon > Plots in Golf Course Ext Road

Alahawas, Gurgaon RESALE

Residential land / Plot in Alahawas, Gurgaon

₹7.5 Lac 50 sqft (5 sqm) Plot/Land

₹15,000 /sqft Plot Area Ready To Move

Highlights: North-East Facing Corner Property +1

Looking for a plot in a prime location of gurgaon? This plot in...

Dealer · 1mo ago MS Group

3 people already contacted since last week 4/5

View Number Contact

Type of property Clear

+ Residential Apartment

✓ Residential Land

+ Independent/Builder Floor

+ Independent House/Villa

+ Serviced Apartments


+ 1 more



**ENCLOSURE IX: EXTRACTS OF IMPORTANT PROPERTY DOCUMENTS PROVIDED BY
THE CLIENT**

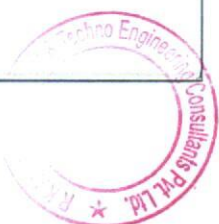
Sale Deed

Sr. No. 66 Dated 09/05/2007
Certified Under Section 42 of the Indian Stamp Act, 1889,
that Stamp Duty of the amount of Rs. 141,400/-
(Rupees One lac forty one thousand four hundred only)
has been levied on this document and paid by M/s. Raheja Developers
Pvt Ltd E-G Saket New Delhi
vide treasury challan No. 25
Dated 09/05/2007 for 2356250 in favour
of _____


Assistant Treasury Officer
SOHNA 9/5/07
584
09/05/07

| | | |
|---------------------------|---|-------------------|
| किस्म वसीका | : | बयनामा |
| मालिकता | : | 23,56,250/- रुपये |
| स्टाम्प | : | 1,41,400/- रुपये |
| स्टाम्प कहाँ से खरीदा गया | : | खजाना सोहना |
| स्टाम्प/सी.सी. नम्बर | : | 66 |
| दिनांक | : | 09.05.2007 |
| मौजा | : | उलाकोर |
| किस्म अराजी | : | चाही |

मन कि वेद कपूर पुत्र सेवाराम व श्रीमती अम्बीका पत्नी श्री वेदकपूर निवासीयान ए-40, ईस्ट
फेज्डम कालोनी, नई दिल्ली विश्वेदारान उत्तावास, तहसील सोहना, जिला गुड़गावां के हैं।



प्रलेख नं: 584 दिनांक 09/05/2007

| | | |
|---|---|---------------|
| होटल संबंधी विवरण | | |
| होटल का नाम SALE OUTSIDE MC AREA | | |
| कच्ची/सब-तहसील सोहना | गांव/शहर Uallawas | जिला Uallawas |
| भवन का विवरण | | |
| भूमि का विवरण | | |
| खंड | 13 Marla | |
| घर संबंधी विवरण | | |
| राशि 2,356,250.00 रुपये | स्टाम्प ड्यूटी की राशि 141,400.00 रुपये | |
| रजिस्ट्रेशन फीस की राशि 12,500.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये | |

Drafted By: C P Barheja Adv

यह प्रलेख आज दिनांक 09/05/2007 दिन मंगलवार, मंगल बने श्री/श्रीमती/कुमारी Ved Kapoor पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Soma Singh निवासी East Friends Colony N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रत्यक्षता *[Signature]* उप/सद्व्यक्त पंजीयन अधिकारी सोहना

श्री Ved Kapoor, Ambika Kapoor

उपरोक्त विवेकन श्री/श्रीमती/कुमारी The Manoj Singh केनाहालिर है। प्रस्तुत प्रलेख के लक्ष्यो को दोनो पक्षो ने सुकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केना ने मेरे समक्ष विवेकता को अदा की तथा प्रलेख मे वर्धित अधिम अरा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षो को पहचान श्री/श्रीमती/कुमारी C P Barheja पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv Sohna व श्री/श्रीमती/कुमारी Rajni Dharwan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Anand Kr Dharwa: निवासी 102, East Friend Colony N Delhi

साक्षीन: 1 को इस मम्बरदार/अधिवक्ता के रूप में जानते है तथा यह सचो नः को पहचान करता है।

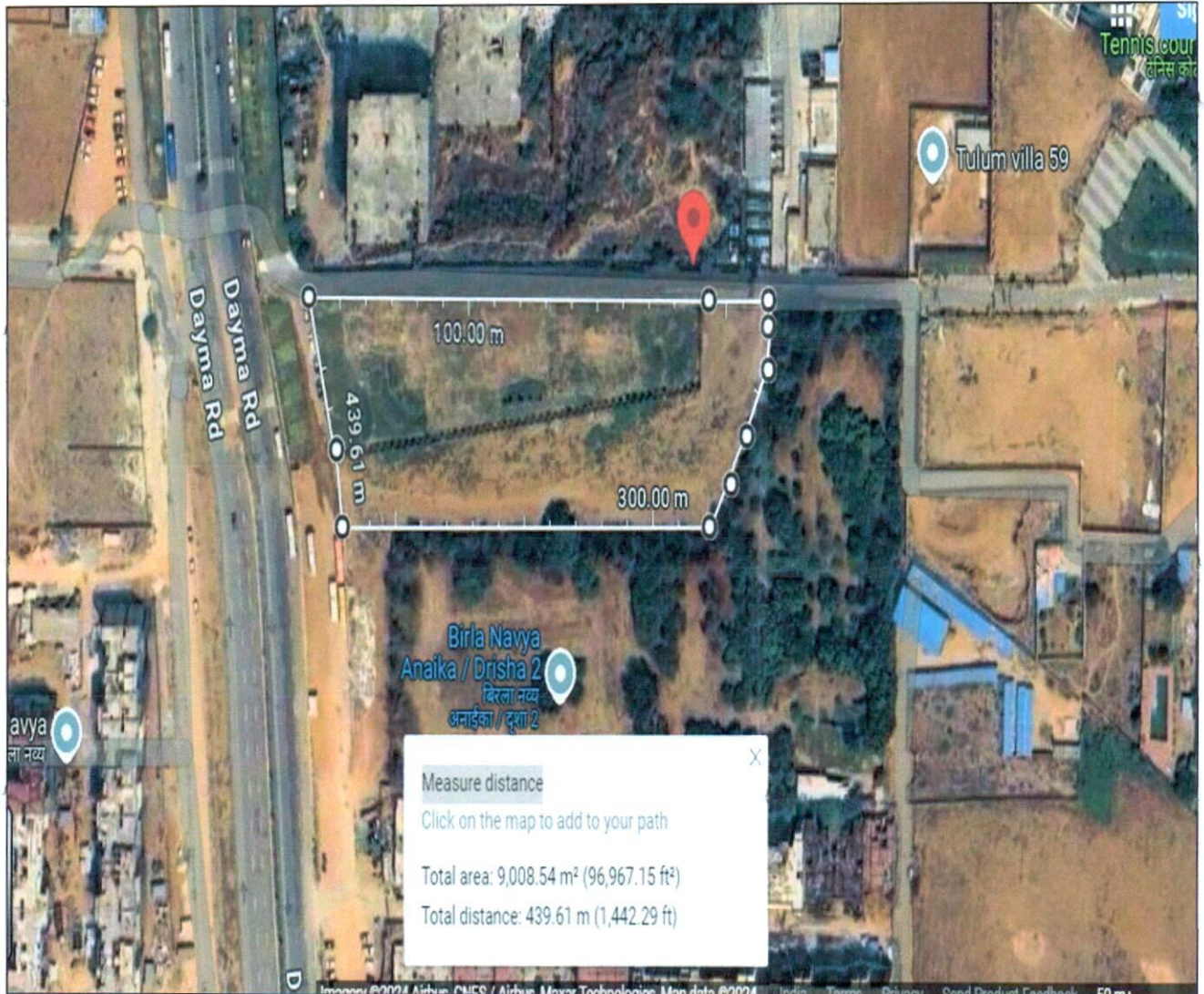
दिनांक 09/05/2007

[Signature] उप/सद्व्यक्त पंजीयन अधिकारी सोहना

Scanned with OKEN Scanner



Google Map Measurement of land area



ENCLOSURE – X

| PART E | VALUER'S IMPORTANT REMARKS |
|--------|---|
| 1. | Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer. |
| 2. | The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents. |
| 3. | Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. |
| 4. | In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment. |
| 5. | Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated. |
| 6. | Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same. |
| 7. | We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed. |
| 8. | This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower. |
| 9. | We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy. |
| 10. | Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. |
| 11. | Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred. |
| 12. | Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report. |
| 13. | We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents. |
| 14. | This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction. |
| 15. | The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market. |
| 16. | The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale. |

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| | expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction. |
| 33. | This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature. |
| 34. | This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover. |
| 35. | This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report. |
| 36. | All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office. |
| 37. | As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted. |
| 38. | Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property. |
| 39. | Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. |
| 40. | Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data. |
| 41. | This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly. |
| 42. | R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void. |
| 43. | We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws. |
| 44. | The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused. |

(Handwritten signature and circular stamp of R.K. Associates Pvt. Ltd. with text "Techno Engineers & Consultants")