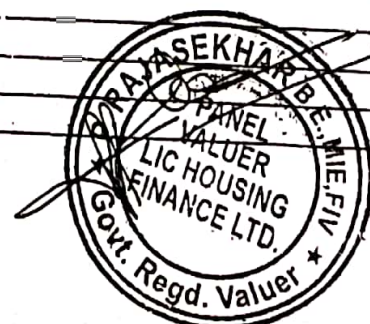


# LIC HFL Valuer Report - 10th Aug 2020

<p>• This valuer had inspected the property on 10th August 2020 and obtained photographs of the progress of work at site and prepared a statement in ANNEXURE – I, based on the work done in the project and attributed percentages considered reasonable in the opinion of the undersigned based on the progress of works / Amenities, Material at site &amp; other features at the project.</p>							
<p>• It may be mentioned here that, as the construction activity in the venture is moving briskly, and as demand for the project had increased, the Developers are reportedly selling the villas (Developers share) at a premium price of about 30 Lakhs per Villa. In view of the activity in the area, the Land owners in the village have also reportedly enhanced the rates of their lands. An amount of RS. 10,50,000.00 is also officially enhanced by the Developers, towards escalation for each of the villa under construction, booked earlier by the clients. It may also be mentioned that, though the prevailing market rates of lands in the upcoming layouts in the vicinity are ranging from RS. 15,000 to 20,000 per Sq.yds. This valuer in the subsequent report had adopted the rate of RS. 12,000.00 per Sq.yd only.</p>							
c.	<p><b>Overall Project Value (as on date)</b> 62% of RS.458,80,26,000.00=RS. 284,45,76,120.00 (Cost of the project - Including land)</p>						
2)	<p>Expected date by which the project is likely to be completed Within 18 Months from the date of issue of this report.</p>						
3)	<p>Whether the construction progressing at site is in accordance with the approved building plan ? Yes, as per HMDA layout</p>						
4)	<p>Deviation</p> <table border="1"> <thead> <tr> <th>Permitted</th> <th>Actual</th> </tr> </thead> <tbody> <tr> <td>14,60,745.00 Sft</td> <td>14,57,700.00 Sft</td> </tr> <tr> <td colspan="2">Deviation Nil</td> </tr> </tbody> </table>	Permitted	Actual	14,60,745.00 Sft	14,57,700.00 Sft	Deviation Nil	
	Permitted	Actual					
	14,60,745.00 Sft	14,57,700.00 Sft					
Deviation Nil							
Total floor area:							
5)	<p>Overall impression about the feasibility and viability of the project The subject project is located in Kondakal village, towards the Western side of Hyderabad city outskirts, provided with earthen roads and it has fair marketability in the opinion of this valuer, based on the location, orientation, amenities provided by the developers. The said project "MAYFAIR B H E L" with 678 villas are reportedly constructed with ultra-modern amenities, infrastructural &amp; recreational facilities, coming up near Kondakal village, towards the Western side of Hyderabad city outskirts. It has good marketability &amp; potential in the opinion of this valuer, based on the proposed specifications.</p>						
<p><b>H. AMENITIES PROVIDED</b></p>							
1)	Swimming Pool Proposed						
2)	Health Club/Gymnasium Proposed						
3)	Childrens' Play area Proposed						
4)	Landscape Garden Proposed						
5)	Tennis Court Not Proposed						
6)	Club House Proposed (Lounge, Gymnasium, Health club, Library, Creche, Multi-purpose hall, Conference room, 2 Indoor Badminton courts with nets, Indoor games, Coffee shop / Restaurants, Convenience store, Maintenance Office, Dispensary / Nurse Station, Provision for ATM, Unisex saloon)						
7)	Community Hall Proposed						
	Sauna /Jacuzzi Proposed						
9)	Jogging Track Proposed						



ANNEXURE - I

**BHEL MAYFAIR PROJECT**

PROJECT STATUS for 678 villas:

S.No	Description of Item	Villa Numbers	Percentage of work done	Total
1	Laying Isolated column footings for foundation, Pedestrials & earth filling	-----	23%	0
2	Laying RCC plinth beams & PCC bed for flooring inside basement	3, 4, 17, 21, 25, 41, 73, 77, 78, 89, 120, 121, 122, 123, 124, 125, 126, 128, 129, 136, 141, 143, 145, 153, 154, 186, 187, 188, 210, 216, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 233, 235, 238, 241, 244, 257, 267, 278, 279, 281, 283, 284, 285, 286, 288, 291, 298, 302, 303, 304, 305, 309, 311, 313, 315, 317, 456, 637, 657 & 658	30%	70
3	Columns raised upto GF roof level	75, 102, 110, 130, 132, 134, 138, 139, 140, 206, 214, 215, 228, 229, 237, 240, 247, 249, 251, 252, 253, 254, 255, 319, 321, 326, 350, 351, 362, 366, 434, 543, 551, 564, 578, 585, 620, 640, 641, 659, 669 & 671	37%	42
4	RCC roof slab laid for GF	2, 9, 24, 30, 31, 32, 42, 43, 44, 45, 46, 47, 48, 49, 53, 54, 55, 64, 79, 133, 146, 165, 166, 167, 168, 169, 200, 201, 217, 230, 236, 239, 258, 259, 287, 289, 299, 300, 301, 307, 327, 368, 391, 392, 401, 405, 422, 423, 549, 563, 600, 601, 603, 607 & 639	47%	55
5	RCC roof slab laid for GF & columns raised upto FF roof level.	8, 33, 36, 37, 40, 50, 51, 52, 57, 58, 59, 106, 107, 147, 148, 149, 150, 151, 157, 160, 161, 162, 170, 173, 211, 231, 248, 250, 293, 294, 297, 323, 324, 341, 342, 352, 353, 354, 355, 357, 388, 389, 390, 406, 414, 415, 417, 426, 431, 432, 447, 448, 449, 544 & 674	60%	55
6	RCC roof slabs laid for GF & FF	1, 5, 6, 7, 13, 14, 16, 18, 20, 34, 35, 38, 56, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 74, 76, 80, 81, 82, 83, 84, 85, 86, 87, 98, 100, 108, 109, 111, 112, 113, 114, 115, 118, 127, 131, 135, 137, 142, 144, 152, 155, 156, 158, 159, 163, 164, 171, 172, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 190, 193, 195, 198, 199, 202, 203, 204, 205, 207, 208, 209, 212, 213, 232, 234, 242, 243, 245, 246, 256, 260, 261, 262, 263, 264, 265, 273, 274, 290, 292, 295, 296, 306, 308, 310, 312, 314, 316, 318, 320, 325, 328, 334, 337, 338, 339, 340, 344, 356, 358, 359, 360, 361, 365, 369, 384, 387, 397, 403, 404, 416, 421, 429, 433, 439, 446, 458, 459, 462, 463, 464, 465, 505, 528, 529, 530, 531, 532, 533, 534, 538, 539, 541, 542, 546, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 565, 566, 567, 569, 570, 571, 572, 573, 574, 575, 576, 577, 579, 580, 581, 582, 583, 584, 587, 589, 593, 594, 595, 596, 597, 598, 602, 605, 606, 614, 615, 616, 617, 618, 619, 621, 631, 633, 634, 638, 642, 643, 644, 645, 646, 653, 654, 655, 656, 660, 670, 672 & 673	65%	221
7	Brick work is completed / work in progress in GF & FF	10, 11, 12, 15, 19, 22, 23, 26, 27, 28, 29, 39, 88, 90, 91, 92, 93, 94, 95, 96, 97, 99, 101, 103, 104, 105, 116, 117, 119, 189, 191, 192, 194, 196, 197, 266, 268, 269, 270, 271, 272, 275, 276, 277, 280, 282, 322, 329, 330, 331, 332, 333, 335, 336, 343, 345, 346, 347, 348, 349, 363, 364, 367, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 385, 386, 393, 394, 395, 396, 398, 399, 400, 402, 407, 408, 409, 410, 411, 412, 413, 418, 419, 420, 424, 425, 427, 428, 430, 435, 436, 437, 438, 440, 441, 442, 443, 444, 445, 450, 451, 452, 453, 454, 455, 457, 460, 461, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 535, 536, 537, 540, 545, 547, 548, 550, 552, 568, 586, 588, 590, 591, 592, 599, 604, 608, 609, 610, 611, 612, 613, 622, 623, 624, 625, 626, 627, 628, 629, 630, 632, 635, 636, 647, 648, 649, 650, 651, 652, 661, 662, 663, 664, 665, 666, 667, 668, 675, 676, 677 & 678	72%	233
8	Model Villas (Completed)	526 & 527	95%	2