



**VALUATION REPORT OF THE PROJECT “Commerzone Raidurg”**

*Property Location : Raidurg Panmaktha(V), Serillingampally (M), Ranga Reddy (D), Telangana (S)*

*January 2025*





**Mindspace Business Parks REIT**

Raheja Towers,  
Plot No C-30, Block G,  
Bandra Kurla Complex,  
Bandra East, Mumbai – 400 051

**Attn: Ms. Preeti Chheda**

**Re: Valuation of a commercial (IT/ITes) Sez building viz. Commerzone Raidurg (Tower K) admeasuring 1.8 million sq ft of office space located at Plot Nos. 16/A/1 and 16/A/2 comprised in Survey No. 83/1 located at Hyderabad Knowledge City, Raidurga (Panmaktha), Serilingampally (Mandal), Ranga Reddy (District), Telangana (the "Property")**

In accordance with our terms of engagement dated **03 January 2025**, we attach our report setting out the estimation of net cash-flow from the "Property".

We confirm that we have carried out an inspection of the Property, made relevant enquiries and obtained such further information as we consider necessary as to allow us to provide you with our opinion of subject as of **31 December 2024**, for acquisition purpose. Please note this report is for your sole use and for the purpose indicated only and no liability to any third party can be accepted for the whole or any part of the contents of the document. It has been informed by the client that access to this report shall be provided to statutory authorities, appointed third party consultants and/or auditors of the Client. The REIT may disclose the report for any statutory or reporting requirements or include it in stock exchange filings, any transaction document, publicity material, presentations or press releases to the unitholders, or any other document in connection with the proposed 100% acquisition of the property by Mindspace Business Parks REIT. The registered valuer consent to provide access to this report but will have no liability to any third party other than the Client. Neither the whole nor any part of this valuation report nor any reference thereto may not be included in any published documents, circular or statement, nor published in any way whatsoever except for purposes mentioned above and/or with the prior written approval of registered valuer as to the form and context in which it may appear.

If you have any queries concerning the report, please feel free to contact Srinivas MVDS, Director, at [srinivas.mvds@anviadvisors.com](mailto:srinivas.mvds@anviadvisors.com) who would be most pleased to help.

Yours faithfully,

For and on behalf of

**ANVI Technical Advisors India Pvt Ltd**

**Registered Valuer Entity, IBBI Reg No: IBBI/RV-E/02/2019/101**

*Srinivas MVDS*  


**Srinivas MVDS**

*MRICS, MIE, CE, FIV, RV - IBBI (L&B)*

Director,

ANVI Technical Advisors India Pvt Ltd



## Mindspace Business Parks REIT

Valuation of a commercial (IT/ITes Sez) building viz. Commerzone Raidurg admeasuring 1.82 million sq ft of office space located at Raidurg, Hyderabad, Telangana.



January 2025

**VI Technical Advisors India Pvt Ltd**

#404, 4th Floor, Mayfair Garden, 8-2-682/3/A  
& B, Plot No. 6B & 7B, Road No. 12, Banjara  
Hills, Hyderabad, Telangana, India - 500034

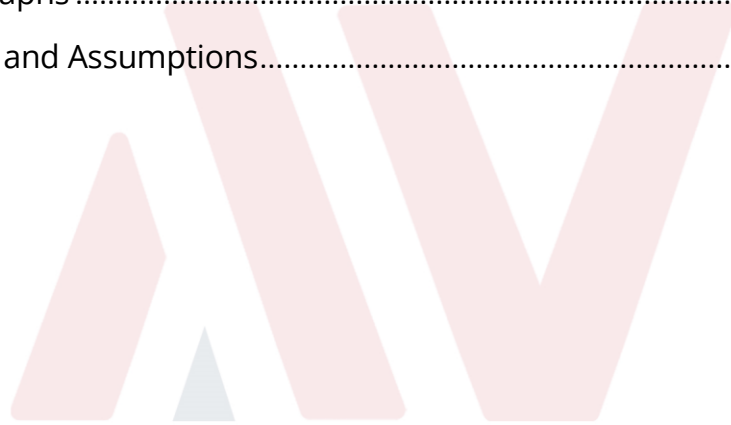


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## LIST OF ABBREVIATIONS

Approx.	Approximately
B	Basement
BUA	Built-up Area
CA	Carpet Area
CAIA	Chartered Alternative Investment Analyst
CDA	City Development Plan
Ft	Feet
G	Ground
HMDA	Hyderabad Metropolitan Development Authority
INR	Indian National Rupee
IVSC	International Valuation Standard Council valuation standards.
Km	Kilometer
Mn	Million
MRICS	Member of Royal Institution of Chartered Surveyors
Mt	Meter
NA	Not Applicable / Not Available
No/Nos.	Number
P	Podium
RERA	Real Estate Regulatory Authority
RICS	Royal Institution of Chartered Surveyors
S	Stilt
Sq. ft	Square Feet
Sq. mt	Square Meter
<b>Unit Conversion</b>	
1 Hectare	2.47 acres
1 acre	4,046.85 sq.m
1 acre	43,560 sq.ft
1 sq.m	10.764 sq.ft

## 1. EXECUTIVE SUMMARY

Particular	Description				
<b>Property Address</b>	Commerzone Raidurg, Plot Nos. 16/A/1 and 16/A/2 comprised in Survey No. 83/1 located at Hyderabad Knowledge City, Raidurga (Panmaktha), Serilingampally (Mandal), Ranga Reddy (District), Telangana – 500 081.				
<b>Description</b>	<p>The Subject Project is an IT/ITeS SEZ office space in a large development built over a total plot area measuring 9.07 acres with a total leasable area of 2.80 Mn sq ft. Sustain Properties Private limited is entitled to 65.5% of undivided share in land and 65.5% share the built-up area equivalent to a leasable area of 1.82 Mn sq ft (Tower K).</p> <p>The building is a Grade A commercial development which have a floor configuration of 2 Basements + 2 Stilt + G + 20 upper floors. As per the information provided to us, the total leased space is 1.82 Mn Sq ft.</p> <table border="1" data-bbox="652 797 1321 916"> <thead> <tr> <th>Particulars</th> <th>Leased (Mn sq ft)</th> </tr> </thead> <tbody> <tr> <td><b>Commerzone Raidurg</b></td> <td><b>1.82</b></td> </tr> </tbody> </table> <p>As on date of site visit, the property is fully leased as warm shell office space. As per the information shared during site inspection, car parking space is available on basement &amp; ground level.</p>	Particulars	Leased (Mn sq ft)	<b>Commerzone Raidurg</b>	<b>1.82</b>
Particulars	Leased (Mn sq ft)				
<b>Commerzone Raidurg</b>	<b>1.82</b>				
<b>Area under valuation<sup>1</sup></b>	<p>Total leasable area – 18,22,433 sq ft.</p> <ul style="list-style-type: none"> <li>Leasable area for office space admeasures 18,15,635 sq ft</li> <li>Leasable area for retail space in the subject project admeasures 6,798 sq ft</li> </ul>				
<b>Ownership</b>	Sustain Properties Private Limited (as informed by client)				
<b>Zoning</b>	Public and semi-public use as per masterplan for Cyberabad Development Region				
<b>Tenure of the property</b>	Freehold				
<b>Purpose of Valuation</b>	Acquisition purpose (Proposed transaction is a related party transaction)				
<b>Valuation Approach</b>	Income Approach (Discounted Cash Flow Method)				
<b>Date of Inspection</b>	17 January 2025 & 22 January 2025				
<b>Valuation Date</b>	31 December 2024				
<b>Market Value of the Property</b>	<p><b>INR 21,939 Million</b></p> <p><b>(Indian Rupees Twenty One Thousand, Nine Hundred and Thirty Nine Million Only)</b></p>				

<sup>1</sup> Area information provided by the client representative.



## 2. INTRODUCTION

### 2.1. Terms of Engagement

On instructions received from Mindspace Business Parks REIT (the “Client”) and as agreed in our terms of engagement dated 03 January 2025, we have conducted inspection of the property and provided our opinion of the Market Value of the Property (as defined hereinafter) in its existing state, for acquisition purpose only.

### 2.2. The Property

The subject property under valuation is a commercial (IT/ITes Sez) building known as Commerzone Raidurg, Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana – 500 081.

The Subject Project is an IT/ITeS SEZ office space in a large development built over a total plot area measuring 9.07 acres with a total leasable area of 2.80 Mn sq ft (Tower K + Tower H). Sustain Properties Private limited is entitled to 65.5% of undivided share in land and 65.5% share the built-up area equivalent to a leasable area of 1.82 Mn sq ft (Tower K).

The building (Tower K) is a Grade A commercial development which have a floor configuration of 2 Basements + 2 Stilt + G + 20 upper floors. As per the information provided to us, the total leased space is 1.82 Mn Sq ft. Tower K has received the occupancy certificate in the month of April 2022.

As on date of site visit, the property is fully leased. As per the information shared during site inspection, car parking space is available on basement & ground level.

### 2.3. Valuation Date

As per the instruction received from the client the effective date of valuation is 31 December 2024.

Due to possible changes in market forces and circumstances in relation to the Property, the report can only be regarded as representing our opinion of the value of the Subject Property as on the date of valuation.

### 2.4. Basis of Valuation

Our valuation is provided on the basis of Market Value, which we define as “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion”.

### 2.5. Valuation Standards Adopted

The valuation report has been carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) Global and India Valuation Professional Standards, incorporating the International Valuation Standard Council (IVSC) valuation standards.

ANVI Technical Advisors India Pvt Ltd (referred as “ANVI”) is a Registered Valuer Entity registered under IOVRVF, a Registered Valuer Organization (‘RVO’) recognized by IBBI under the Valuer Rules read with section 247 and section 458 of the Companies Act, 2013.





## 2.6. Valuer

As per the requirements of law and the SEBI regulations, the valuation has been independently undertaken by ANVI Technical Advisors India Private Limited, a registered valuer under the instructions of MVDS Srinivas, registered valuer and Director of the Registered Valuer Entity "ANVI Technical Advisors India Private Limited".

ANVI has appointed market experts with in-depth knowledge of the specific micro market and real estate asset class. ANVI have inspected the property gathered site observations, research, market information and trends for the specific asset class (aspects including providing market intelligence on the Indian real estate market, rental trends, forecasting cash flows for the property etc) which were incorporated and were duly appraised and assessed to determine the opinion of value.

### **Profile of the Company (ANVI Technical Advisors India Pvt Ltd)**

ANVI is the first company in India to get registered with IBBI as a Registered Valuer Entity for Land & Building vide IBBI Registration No. IBBI/RV-E/02/2019/101. ANVI is registered for asset classes Plant & Machinery, Securities or Financial Assets as well.

### **Srinivas MVDS (RV - Land & Building, IBBI Reg No. IBBI/RV/02/2018/10035):**

He has more than 16 years of experience in Real Estate Valuations and Construction Industry (more than 13 years in Real Estate Valuations and 3 years in Project Management). He is a Registered Valuer with IBBI (Insolvency & Bankruptcy Board of India in Land & Building vide IBBI Registration No. IBBI/RV/02/2018/10035, IOV (Institution of Valuers) and is a member of Professional Institutions like RICS (Royal Institute of Chartered Surveyors), Chartered Engineer (The Institution of Engineers, India).

## 2.7. Inspection and Investigations

Inspection of the subject property adequate for the purpose of this study was carried out by Abhishek Dhanashire, on 17 January 2025 and Srinivas MVDS on 22 January 2025. The current report contains the discounted cash flow analysis done as of 31 December 2024 basis the updated information and date received. We confirm that we have made relevant enquiries and obtained such information that we consider necessary to conduct the valuation. Investigations have been conducted independently and without influence from any third parties in any way. The information used for this report has been obtained from sources including the Client, publicly available information, our internal database, and has been verified. Coordinates of Client's representative who provided details of subject site are provided below.

**Name:** Mr. Madhusudhan

**Position:** Building Manager

No structural survey or environmental survey has been carried out. Services and facilities have not been tested.



## 2.8. Caveats and Assumptions

This report is subject to and includes our Standard Caveats and Assumptions as set out in the appendices at the end of this report, as well as our agreed terms of our engagement.

Please note the report is for your sole use and for the purpose indicated only and no liability to any third party can be accepted for the whole or any part of the contents of the document. It has been informed by the Client that access to this report shall be provided to statutory authorities, appointed third party consultants and/or auditors of the Client. The registered valuer consent to provide access to this report but will have no liability to any third party other than the Client. The whole nor any part of the valuation report nor any reference thereto may not be included in any published documents, circular or statement, nor published in any way whatsoever except for the purposes mentioned above and/or with the prior written approval of ANVI as to the form and context in which it may appear.

ANVI shall at all times keep all information relating to this valuation report confidential and not release it to third parties, without the written consent of the client. ANVI further confirm that their directors, employees, associates involved in this engagement shall comply with the Unpublished Price Sensitive Information ("UPSI") framework under the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 including its amendments.



### 3. CITY OVERVIEW

#### 3.1. Hyderabad

Hyderabad is the capital city for the state of Telangana. Hyderabad City has a spatial spread of approx. 7,200+ square kilometers and is governed by the Hyderabad Metropolitan Development Authority (HMDA). The city was initially positioned as an important trading hub of South India for various products. Hyderabad enjoys excellent connectivity to other cities through multiple National Highways, State Highways, Railway and Airway Networks.

Hyderabad is serving as a manufacturing and services hub with the establishment of many prominent educational institutes, pharmaceutical industries, R & D laboratories, Data Centers and large office spaces. The manufacturing activities in the city focus on manufacturing of medical/clinical drugs, cement and fertilizers. Over the last decade, the city has emerged as 2 largest IT exporter and a prominent biotech hub in India as the Telangana government has proactively invested in improving the city infrastructure to attract major corporate activity and investments into the city.

For the purpose of comprehending the real estate sector, Hyderabad city has been classified into five different activity zones based on the concentration and profile of development activity, as detailed below:

**Central** ~ Panjagutta, Ameerpet, Begumpet, Somajiguda, Secunderabad, Banjara Hills, Jubilee Hills, Abids, Himayat Nagar, etc.

**East** ~ Uppal, Nagole, Nacharam, Pocharam, etc.

**North** ~ Alwal, Bolarum, Kompally, Shamirpet, Hakimpet, Jeedimetla, Medchal, etc.

**West** ~ Madhapur, Hitech Layout, Raidurg, Gachibowli, Nanakramguda, Kondapur, Kukatpally, Manikonda, Gopanpally, Tellapur, Nallagandla, etc.

**South** ~ Shamshabad and surroundings.

#### 3.2. West Hyderabad

The subject project developed by Sustain Properties Private Limited is located at Raidurg which forms part of the IT corridor of Hyderabad. Subject region is an established market with significant real estate activity in terms of various asset classes including IT/ITeS offices supported by Residential, Retail and Hospitality. The subject project is in close vicinity to Hitech City which comprises of a number of office space IT parks at various stages of construction and operations. Few prominent developments are Novartis, Oracle, HSBC, Tata Consulting Services, JP Morgan & Chase, Ascendas and etc. Subject vicinity also hosts hospitality developments such as Lemon Tree Hotel, Trident, Westin, Ibis etc.

Subject micro-market in the last decade has witnessed high levels of commercial real estate development activity. These key connecting roads comprises of prominent pockets and developments such as Knowledge City Layout (Salarpuria Knowledge City, RMZ Skyview), Phoenix Avance, Mindspace Madhapur etc.

A large number of residential supplies have been launched owing to the significant opportunity in the West Hyderabad. Local and National level developers have launched large scale residential apartment projects in this vicinity and the same is expected to cater to the demand generated from employed population. Some of the prominent residential apartment developments in the subject vicinity include NCC Gardenia, My Home Bhooja, Meenakshi Trident Towers, Ramky Towers, Bollineni Bion etc.

### 3.3. Infrastructure Overview

A number of infrastructure initiatives have been taken by Telangana State Government to ease the vehicular mobility within the city and access to other key nodes of adjacent states. Key infrastructure activities undertaken by the state government are as follows –

1. **Nehru Outer Ring Road** – A total of 162 kms stretch around the city.

**Phase 1 (20 – 25 km stretch)** - West Hyderabad to Hyderabad International Airport

**Phase 2A (60 – 65 km stretch)** – Samshabad – Pedda Amberpet – Narsingi and further to Patancheru.

**Phase 2B (75 - 80 km stretch)** – Patancheru – Pedda Amberpet.

2. **MMTS** - Hyderabad Multi-Modal Transport System known as MMTS is a suburban rail system. It spreads across a distance of 44 km which includes 27+ stations and connects Secunderabad, Nampally, Malakpet, Falaknuma, Hitech city and Lingampally.

3. **Inter City Bus Depot/Terminal**

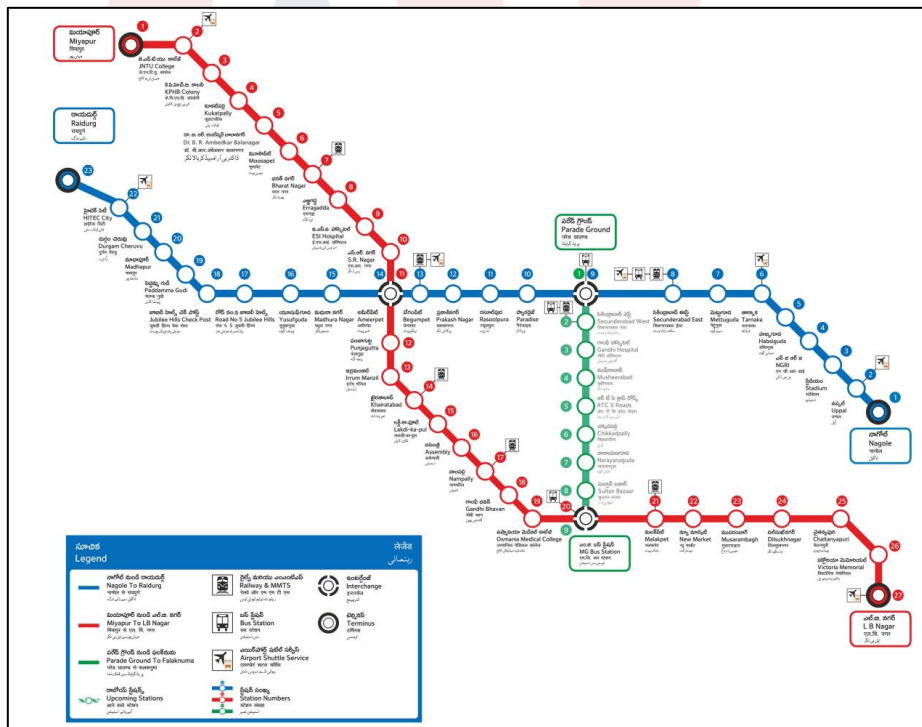
4. **Multi-level flyovers**

5. **Mass Rapid Transit System (MRTS)** –

As a part of urban and city planning, Hyderabad Metro Rail has been envisaged and developed to connect the important hubs in the city through 67 stations across 3 rail lines.

MRTS is spread across a length of approx. 71 km comprising of 3 lines viz.

- Line 1 - LB Nagar – Miyapur
- Line 2 - Jubilee Bus Stand - Falaknuma
- Line 3 - Nagole – Shilparamam / Raidurg



Further, the HMRL authority is expected to undertake initiatives towards providing connectivity from West Hyderabad (Gachibowli – Rajiv Gandhi International Airport) along the Outer Ring Road as part of Phase II of the Hyderabad Metro Project.

### 3.4. Location Overview

The subject property is built on 9.07 acres of Land and was developed under a Joint Development Agreement between Sustain Properties Pvt Ltd and Janina Marine LLP and Dyumat Hotels LLP. Based on visual inspection during the site visit, we understand that the subject development is located along the 100 feet wide road which originates from Mindspace signal and extends onto the Old Mumbai Highway towards south. Subject land parcel enjoys excellent frontage along the primary access road. Further, the subject micro-market is very well connected to key nodes in the city like Hyderabad International Airport and other key economic nodes of the city through the state-highways and outer ring road. The distances from prominent areas to the subject project are highlighted below:

Particulars	Approx. Distance (kms)	Approx. Travel Time (mins)
Key Locations		
Gachibowli ORR Circle	3.6	9 – 11
Hi-Tech City – Cyber Towers Junction	3.7	8 – 10
Raidurg Metro Station	2.4	5 - 7
Secunderabad Railway Station	17.5	38 – 40
CBD – Panjagutta (Nagarjuna Circle)	10.4	27 – 29
Hyderabad International Airport (RGIA)	33.5	40 – 45

### 3.5. Hyderabad Commercial Market Overview

Hyderabad Office market has been witnessing steep upward trend from the last 5-6 years. Political stability after bifurcation of the state in 2014 has provided major boost to commercial real estate activities. Moreover, infrastructure development, suitable government policies and presence of other knowledge-based industries like Pharma and Biotechnology have stimulated commercial real estate growth in the city.

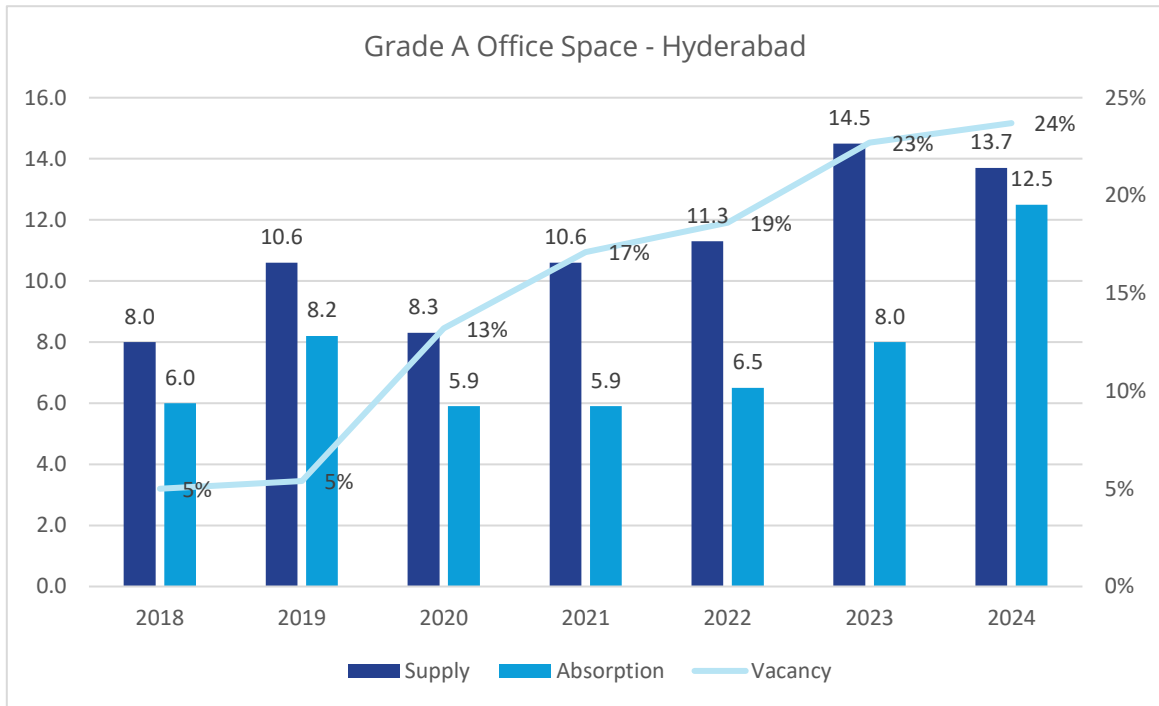
Hyderabad level commercial office – Supply, Absorption & Vacancy Levels –

Particulars	Area
City Level Operational Stock	110 – 116 Mn sq. ft
Occupied stock (Mn sq. ft)	84 - 86 Mn sq. ft
Stock in the western quadrant (Mn sq. ft)	105 - 110 Mn sq. ft
CBD Zone (Mn sq. ft)	8.5 – 9.0 Mn sq. Ft
Peripheral, Eastern & Southern markets (Mn sq. ft)	3 – 4 Mn sq. ft

Source: Market Research

The graph below highlights the year-on-year supply, absorption and vacancy levels on a Hyderabad Level for Grade A developments only.

## Hyderabad Level – Supply, Demand and Vacancy

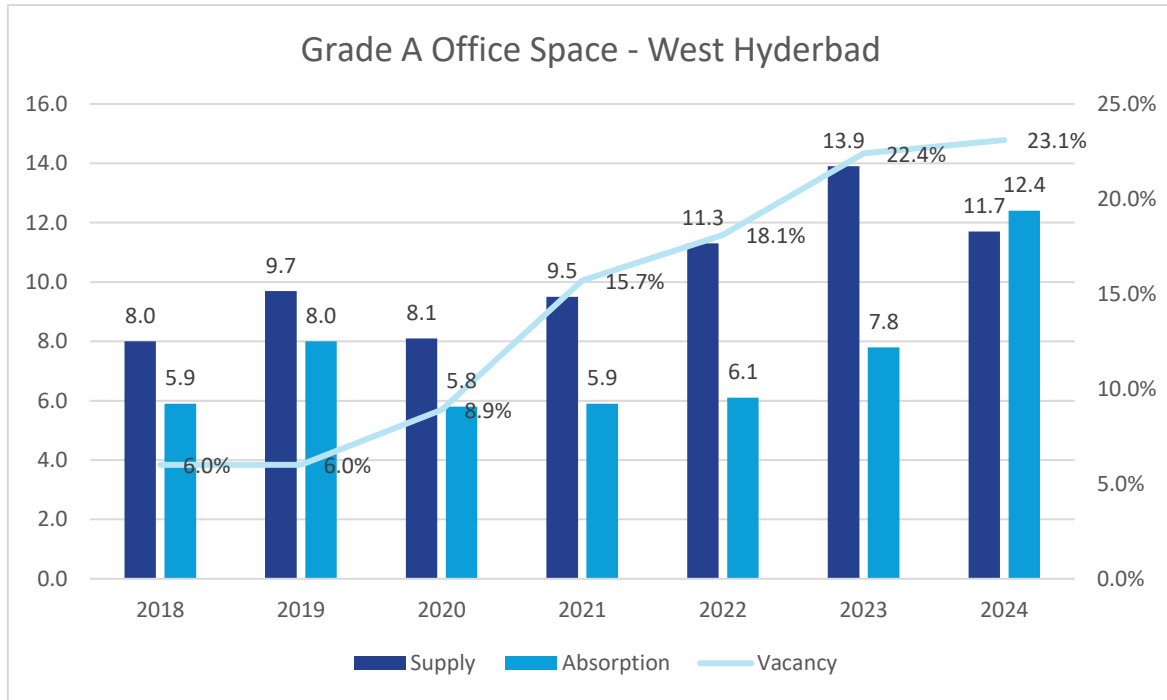


Source: Market Research

### 3.6. West Hyderabad – Commercial Market Overview

West Hyderabad from a reference point view has been split into two regions namely IT Corridor and Extended IT Corridor. IT Corridor comprises of micro markets such as HITEC City, Madhapur, Gachibowli, Kondapur, Raidurg. Extended IT comprises of markets namely, Financial District (Nanakramguda), Puppalguda, Narsingi, Kokapet, Manikonda etc. West Hyderabad hosts 86% the total commercial office supply in the Hyderabad City. The graph below highlights the year-on-year supply, absorption and vacancy levels on a West - Hyderabad Level (Grade A Only) –

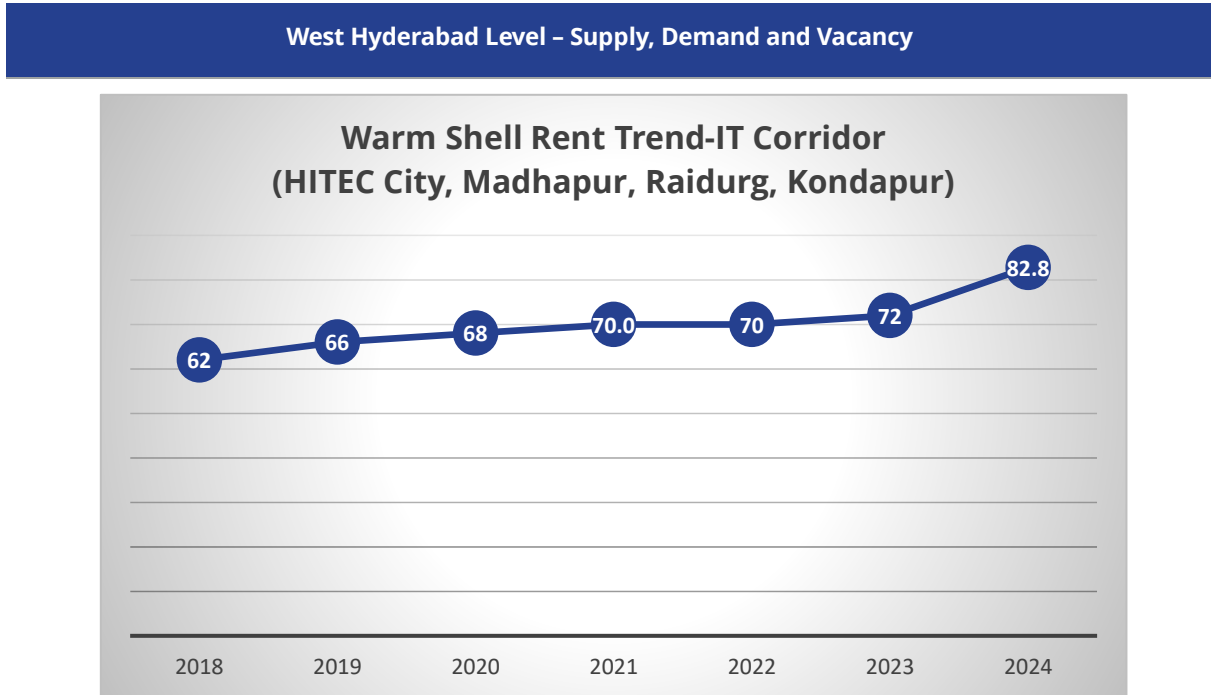
#### West Hyderabad Level – Supply, Demand and Vacancy



Source: Market Research

### 3.7. Opinion on Rental Trends

The subject vicinity has witnessed fairly good growth in the rentals over the last 3 – 4 years. The current transacted rentals are in the range of INR 70 – 85 per sq. ft per month depending upon the developer reputation, location, development profile, facilities and amenities. Newly completed developments in the subject region are observed to be signing deals in the range of INR 75 – 85 per sq. ft per month on account of its proximity to IT Corridor and superior quality of construction. The exhibit below represents the average market rental trends witnessed over the last few years in the subject micro market:



Source: Market Research

### 3.8. Market Evidence & Benchmarking

Following exhibit highlights the prominent transactions in West Hyderabad –

S. No	Name of Building	Location	Tenant/ Occupier	Area (sq. ft)	Quarter & Year of Transaction	Base Rental (INR/sq. ft/ month)
1	Salarpuria Knowledge City	Raidurg	AT&T	89,770	Q4 2024	83 (WS)
2	RMZ Nexity	Raidurg	Zelis Health Care	101,063	Q4 2024	86 (WS)
3	Salarpuria Knowledge Park	Raidurg	HCA Global Services	3,22,436	Q4 2024	75 (WS)
4	Commerzone Raidurg	Raidurg	Syndyont	19,955	Q4 2024	83 (WS)
5	RMZ Nexity	Raidurg	Redbricks	1,06,994	Q3 2024	83 (WS)
6	Salarpuria Knowledge Park	Raidurg	Cigna	3,29,133	Q3 2024	75 (WS)

Source: Primary Research





# ANVI ADVISORS

A NEXT GEN VALUATION INTELLIGENCE

Basis on our understanding of factors pertaining to the subject development such as specifications, visibility, location, developer profile, scale of development etc., we are of the opinion that the market rent for the space in the subject tower as on date of valuation would range from INR 75 per sq ft per month – INR 85 per sq ft per month (Say an average of INR 80 per sq ft per month).





## 4. PROPERTY OWNERSHIP

As per the entity details provided by the Client, it is understood that Sustain Properties Private Limited is entitled to have share of 65.5% of the leasable area (Office + Retail space) equivalent to 1.82 Mn sq ft which is under purview of this valuation exercise. For the purpose of this report, Sustain Properties Private Limited is considered as the owner of the Property.

We have assumed that the subject property is free and clear of any and all charges, liens, and encumbrances of an onerous nature likely to affect value, whether existing or otherwise, unless otherwise stated. We assume no responsibility for matters legal in nature nor do we render any opinion as to the title which is assumed to be good and marketable. We are not aware of any easements or rights of way affecting the property and our valuation assumes that none exists. We strongly recommend the end user of this report to seek professional advice for the same from a qualified legal expert.

### Documents / Information Shared

The following documents have been shared for the purpose of preparation of this report:

- Chargeable Area
- Summary of lease terms of the single tenant who has signed to take up the entire leasable area of 1.82 Mn sq ft.
- Details of leasing schedule in a phased manner.
- Pending Capex details
- Lease commencement dates (LCD), rent commencement dates (RCD), lock in period, escalation terms and etc.
- Property tax and property insurance
- Draft Rental Support Agreement

## 5. PROPERTY DETAILS

### 5.1. Property Brief

Property Details	
<b>Property Address Under Assessment</b>	Commerzone Raidurg, Plot Nos. 16/A/1 and 16/A/2 comprised in Survey No. 83/1 located at Hyderabad Knowledge City, Raidurga (Panmaktha), Serilingampally (Mandal), Ranga Reddy (District), Telangana.
<b>Subject Building Name</b>	Commerzone Raidurg
<b>Google Co-ordinates</b>	17°25'57.4"N 78°22'52.2"E
<b>Area Under Valuation</b>	Total leasable area – 18,22,433 sq ft. <ul style="list-style-type: none"> <li>Leasable area for office space - 18,15,635 sq ft</li> <li>Leasable area for retail space - 6,798 sq ft</li> </ul>
<b>Nature of Building</b>	Commercial
<b>Permissible Usage</b>	IT/ITeS
<b>Elevation</b>	2 Basements + 2 Stilt + Ground + 20 upper floors
<b>Access Road</b>	Knowledge City layout to Raidurg Police Station Road (Existing 100 ft wide black top road)
<i>Source: As per information provided by the client</i>	

### 5.2. Location & Neighborhood

The subject project under valuation is Commerzone located at Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana – 500 081. The immediate neighborhood also well known as IT Corridor comprises of mix of commercial and residential projects. The micro market is predominantly known for commercial IT office space and houses multi tenanted buildings (RMZ Skyview, Salarpuria Knowledge City, Mindspace Madhapur (K Raheja Corp) and etc., Hitech City, Madhapur, Gachibowli, Kondapur, Khanamet and Manikonda etc. are the neighboring localities of subject property.

Subject site enjoys access through an existing 100 feet wide Knowledge City Layout Road which extends on south and connects onto the Old Mumbai Highway while the same road leads to Hitech City on the north side.

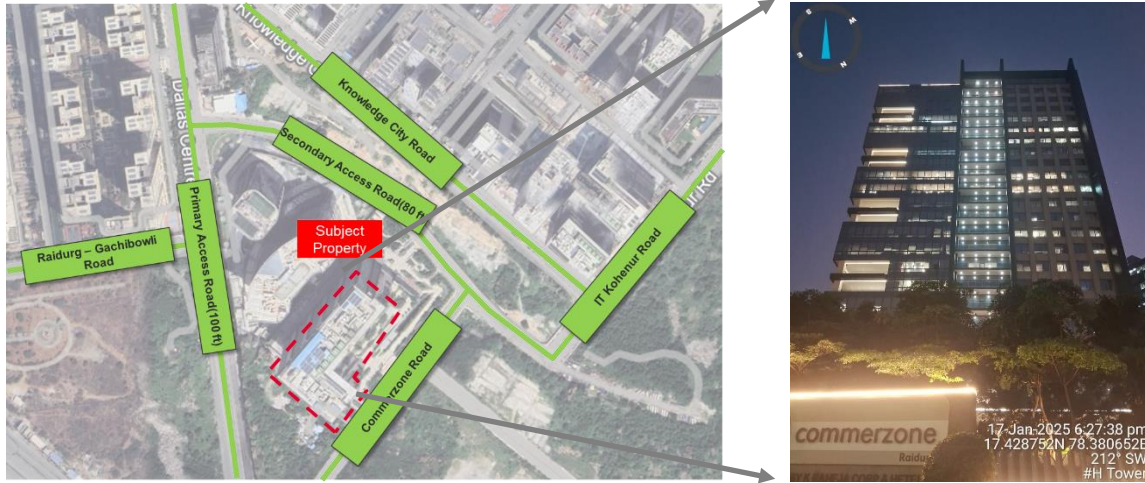
Commerzone is built across two wings comprising of office space of which the wing owned by Sustain Properties is operational. An area admeasuring 1.815 Mn sq ft has been leased out to a single tenant.

The following table lists out their current construction status, leasable area and type of building -

Building/ Tower Name	Building Type	Construction Status	Total Leasable Area (sq ft)
Sustain Properties Private Limited's share	IT/ITeS SEZ and retails space	Operational	18,22,433

The following satellite map illustrates the location of the Subject Property

## Location & Neighbourhood of the Subject Property



Source: Primary Research

### 5.3. Key Highlights of the Property

This section of the report lists out the occupier/tenant details and a few structural highlights of the property -

- ✓ Qualcomm India Private Limited has taken up space of 1.82 Mn sq ft in subject property.
- ✓ LEED Gold Certified building
- ✓ Availability of larger floor plates
- ✓ Availability of open areas/ green areas
- ✓ 2 functional entry/exit point
- ✓ Availability of all the basic requirements for the occupier viz. Food Court, ATM, convenience stores etc.
- ✓ Overlooks the Durgam Cheruvu Lake

## 5.4. Access and Connectivity

The subject vicinity is accessible through a number of existing 100 feet wide roads and multiple infrastructure initiatives have been taken up in the neighbourhood of the subject project. The following map illustrates the location of the Subject Property with respect to the mentioned connectivity nodes.

### Location & Neighbourhood of the Subject Property



Source: Market Research

#### Distance of subject site from key landmarks:

Particulars	Approx. Distance (kms)	Approx. Travel Time (mins)
Key Locations		
Gachibowli ORR Circle	3.6	9 – 11
Hi-Tech City – Cyber Towers Junction	3.7	8 – 10
Raidurg Metro Station	2.4	5 - 7
Secunderabad Railway Station	17.5	38 – 40
CBD – Panjagutta (Nagarjuna Circle)	10.4	27 – 29
Hyderabad International Airport (RGIA)	33.5	40 – 45



## 5.5. Environmental Issue

The Valuer has not carried out any investigations or tests or been supplied with any information from the Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water). For the purpose of assessing the vulnerability of the Project to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Hyderabad where the Project is located falls in Seismic Zone II with low risk. The city faces low risk in terms of high winds or cyclones too. The Project is not likely to face any higher risk than the overall risk profile of the city. Project is regular in shape with fairly even topography. No hazardous activity was noted in the vicinity of the Project, which may expose it for any induced disaster.

## 5.6. Option or Pre-Emption Rights and Encumbrances

The project can have some encumbrances created in favor of the lenders in ordinary course of the business. Unless disclosed and recorded by the Client, the Project is considered to possess a good and marketable title and is free from any unusually onerous encumbrances in relation to the assets, based on the information given in the Title Reports prepared by Tempus Law (hereinafter collectively referred to as 'Legal Counsel'). The Valuer has not checked and verified the title of the Project. It is understood from the client that if REIT intends to sell the property in the future post the proposed acquisition, the tenant, Qualcomm has a right of first refusal under the lease deed.

## 5.7. Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsel and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Project or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

## 5.8. Material Litigation

Based on discussions with the Client and Title Reports shared, there are no material litigation including tax disputes other than the litigation disclosed to the valuer, relating to the Project or any compounding charges

## 5.9. Approval and Regulatory Status

List of Approvals received for the subject property.

- Approved Sanction plan
- Consent to Operate
- Full Occupancy Certificate
- Height Clearance NOC from AAI
- Fire NOC
- Environmental Clearances
- Consent for Establishment

List of Approvals yet to be received for the subject property

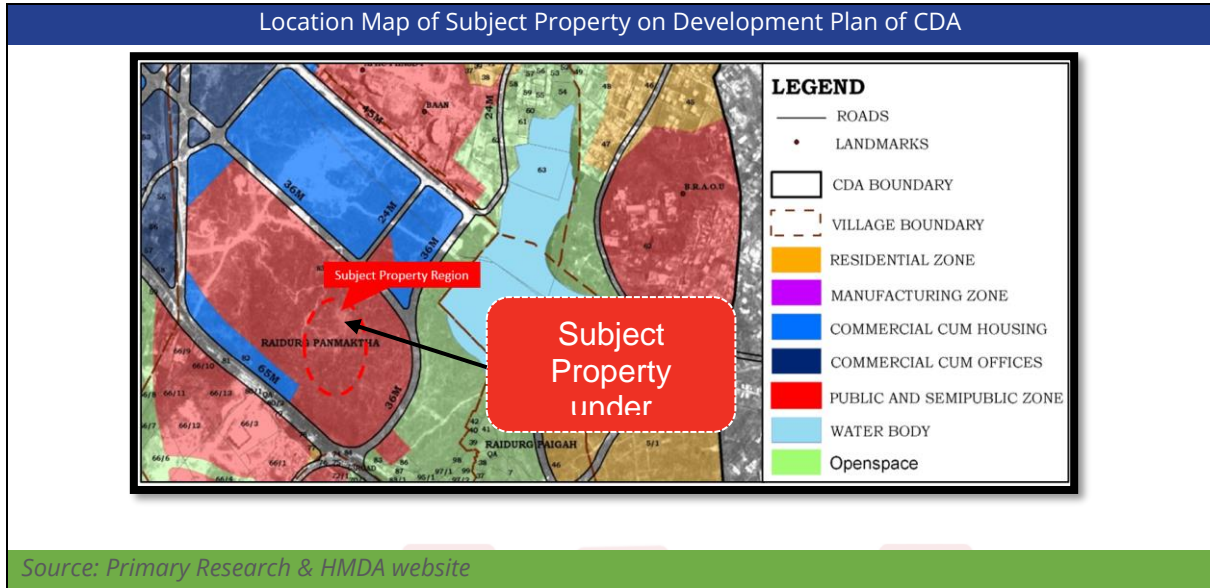
- None

## 5.10. Statement of Assets

Building	No./Name	Commerzone Raidurg
Floor	No's	2B+2S+1G+20F+1T
Air Cooled Chiller	TR	Trane – 375 TR * 4 No
Water Cooled Chiller	TR	Trane – 750 TR * 5 No
		Total -31
No. of Elevators/Make	No/Make	24 Passenger, 4 jump lifts & 03 Service Make – Mitsubishi- 30 no & Toshiba 1 nos (Service lift)
		13 No.
No. of DG/ Capacity	No./KVA	Make – MTU Capacity – 2250 KVA
		10 No.
No. of Transformers/ Capacity	KVA	Make – SGB Capacity – 3150 KVA * 5 nos, 2000 KVA * 5 nos
FF System		
Booster Pump	KW/Make	Not applicable
Jockey Pump	KW/Make	KSB – 5.5 KW * 2 nos (Low zone Hydrant & Sprinkler) & KSB – 7.5 KW * 2 nos (High zone Hydrant & Sprinkler)
Fire Diesel Pump	KW/Make	Kirloskar – 111 KW * 2 nos (Hydrant & Sprinkler)
Hydrant Pump	KW/Make	LHP – 110 KW (MFD by: Laxmi Hydraulics PVT. LTD)
Sprinkler Pump	KW/Make	LHP– 110 KW (MFD by: Laxmi Hydraulics PVT. LTD)
Water curtain pump	KW/Make	KSB – 45 KW
STP Rating	KLD	400 KLD Installed. Tanks designed and constructed for future expansion till 700kLD
Warm Shell/ Bare Shell		Up to 17th floor occupied, 18th to 20th floor Warm Shell
Stack parking	Make	Make: Klaus, installed Qty: 848, (Yet to install Qty: 149)
Building management system		
BMS	Make	Make: Sauter, installed by Eneffen
CCTV	Make	Make: Vivotek, installed by Trane
Access control	Make	Make: IDCUBE , installed by Eneffen
FA/PA	Make	FA Make: Edwards EST3, PA Make: Bosch, installed by Trane
Talkback	Make	Make: Heinrich installed by Trane

## 5.11. Zoning and Planning

The following map illustrates the zoning of the subject project region through masterplan for Cyberabad Development Authority region -



Source: Primary Research & HMDA website

## 5.12. Government Guideline Value

Subject property is located in Raidurg Panmaktha, as per the Registration and Stamps Department, Government of Telangana the guideline value is INR 4,500 per Sq ft for commercial properties in all floors

Location Map of Subject Property on Development Plan of CDA

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**REGISTRATION & STAMPS DEPARTMENT**  
Government of Telangana

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District Name : RANGAREDDY      Mandal Name : SRILINGAMPALLE      City/Town/Village : RAIDURG PANMAKTHA

S.No.	Ward-Block	Locality	Apartment value (Rs. per Sq.Ft)			Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
			Ground Floor	First Floor	Other Floors			
1.	0 - 1	COMMERCIAL-1	4,500	4,500	4,500	01(Residential)	01/02/2022	<a href="#">Get</a>
2.	0 - 1	RESD IN COMM-1	4,500	4,500	4,500	02(Commercial)	01/02/2022	<a href="#">Get</a>
3.	0 - 1	RESIDENTIAL LOCALTY	3,000	3,000	3,000	01(Residential)	01/02/2022	<a href="#">Get</a>
4.	0 - 2	NH BOMBAY ROAD	7,300	6,600	6,600	02(Commercial)	01/02/2022	<a href="#">Get</a>
5.	0 - 5	COMMERCIAL PROPERTIES IN RAIDURG PANMAKTHA RE	4,500	4,500	4,500	02(Commercial)	01/02/2022	<a href="#">Get</a>
6.	0 - 6	COMMERCIAL PROPERTIES IN RAIDURG PANMAKTHA RE	4,500	4,500	4,500	02(Commercial)	01/02/2022	<a href="#">Get</a>

Source: Primary Research & HMDA website





## 6. APPROACH & METHODOLOGY

We have considered the following valuation approach to value the Property.

### By Using Income Approach

The Income Approach focuses on the income-producing capability of the subject asset. The underlying premise of this approach is that the value of an asset can be measured by the present worth of the net economic benefit to be received over the life of the subject asset.

### Methodology: Discounted Cash Flow:

Discounted Cash Flow Analysis: Within the Income Approach, the DCF analysis technique is the process of analyzing an investment by estimating a series of future cash flows and taking into account the time value of money. For the DCF technique, the income is projected over the investment cycle and the net income is calculated after deduction of the capital and operating expenses. The market value of the subject property has been estimated using Income Approach on 'as is where is' basis. The income of the operational property has been assumed and the value has been derived based on the same. In this approach, the development potential of the subject property, based on the information shared by the Client is used to compute the future cash flows from the development and the time value of money which shall determine the market value of the project.

### Principle of lease rental/fee valuation of assets:

Leases are valued by DCF analysis.

- For DCF analysis, an appropriate discount rate is used to convert the net operating income (NOI) or cash flow before debt service (CFBDS) to an estimate the value generated by the NOI. When DCF is used to estimate a property market value, the discount rate ought to be extracted from the market using data of comparable properties. When DCF analysis is used for investment analysis, the investor's required rate of return may be used to discount the expected cash flow.
- The NOI or CFBDS is capitalized by a terminal capitalization rate for the year after the analysis period to obtain an estimate of the future sale price\* of the property. This value is assumed to occur at the end of the last year of analysis, simultaneous with the final year's cash flow or when the income so generated from the property is deemed to stabilized.
- Terms of the leases govern rental rates and the expenses and costs to be borne by both tenants and owner.
- The contract rent may differ from the prevailing market rent. Valuer may determine to use market rental from a period when the Lock-in expires or the contract itself expires.

### \*Limitations:

The inherent weakness of direct capitalization to arrive at a reasonable opinion of terminal value is that the process does not take into account market cycles or idiosyncrasies of short-term conditions such as anticipated rent bump or re-leasing risk, vacancy risk, implications of changes in property tax rates, and the general overall cost of ownership.

### Discount rate:

$$r_E = r_f + \beta(r_m - r_f)$$



Discount rate is used to compute net present value in the discounted cash flow analysis. The Discount Factor considered for arriving at the present value is the weighted average cost of capital (WACC). A debt-equity ratio comprising of 60% debt and 40% equity has been considered. The cost of equity is computed using the Capital Asset Pricing Model (CAPM) using the formula shown below.

Where,

$r_f$  = Risk free rate (Average yield in December 2022 on Govt of India 10-year bond)

$r_m$  =Market return

$\beta$  = Measure of Market Risk (Sensitivity of price of comparable; Levered Beta – REIT= 0.80, Unlevered Beta = 0.58)

Based on the above parameters, the cost of equity has been calculated at 15%. A pre-tax cost of debt has been considered at 8.50%, after providing adjustment for tax, a post-tax cost of debt has been considered as 5.60%. Basis these a pre-tax WACC for constructed assets have been calculated as 11.75%, however taking a conservative basis a WACC of 11.75% has been utilized for constructed assets





## 7. VALUATION ASSUMPTIONS

This report is subject to our Standard Caveats and Assumptions as set out in the end of this report as well as those mentioned below:

- This assessment is being conducted based on the presumption that the present owner holds a clear, undisputed title to the subject property. In other words, the subject property has been considered to be free from restrictive covenants & any form of encumbrances.
- We have not verified title deeds of the Property and have based our valuation on the information provided by client representative.
- For the purpose of the current appraisal exercise, we have relied solely on the information shared by the client. We have not physically measured the saleable area /chargeable area of subject property being valued. The area used for this valuation assignment has been directly adopted from the documents provided to us by client's representatives. Any change in the same will have an impact on the market value of the subject property.
- The date of valuation is 31 December 2024 (as instructed by the client) and the date of site inspection is 17 January 2025. We have assumed that the property was in the same condition on the date of valuation as on the date of inspection.
- Since the scope of this assignment was restricted to the valuation of real property; fixed furniture's & fixtures, other related equipment's (if any) installed at the subject property; have been excluded from this valuation exercise.
- Transaction costs like stamp duty, registration charges, mode of payment, and any other additional cost related to transaction structuring, taxes such as capital gains, Income tax etc. pertaining to sale / purchase of the property have not been considered while arriving at the market value.
- Real estate market in India is unorganized and there are no official market databases/ sources for their prevailing market rates. The information pertaining to the sales/listing data has been obtained from sources deemed to be reliable however no written confirmation or verification was made available and hence our analysis is limited to that extent.

## 8. VALUATION

As per our observation at the time of site inspection that the Subject Property comprises of office space development which is currently fully leased. Owing to the income generating nature of the Property, discounted cash flow method under the Income Approach is being utilized. The following section shows the area statement basis the information shared by the client and a table highlighting the assumptions adopted for this valuation exercise -

### Key Highlights of Lease Agreement:

1. Signed lease rent – INR 60 per sq ft per month.
2. Lease tenure – Initial lease term of 10 years with a renewable option for further term of 5 years making it 15 years in total.
3. As per the lease agreement, it is understood that the total office space has been leased to a single tenant. However, the space is expected to be occupied in four phases with different lease commencement and rent commencement dates. Further, it is also understood that the leases for different phases are co-terminus in nature and hence the lease end dates for all phases are same and the details of the same are highlighted in below valuation section.
4. Escalation – 15% every three years.
5. Security deposit - 4 months
6. Lock In Period – 3 years from the Rent Commencement Dates for each phase in the subject project.
7. Details pertaining to the Lease Commencement Date (LCD), Rent Commencement Date (RCD) for multiple phases in the subject project are detailed in the valuation section below.
8. As per the information shared by the client, One of the SPVs of the REIT, KRC Infrastructure and Properties Pvt Ltd, shall have the right to provide facility management services to the developer and landowner area (0.98 msf) under the proposed acquisition terms. Hence the CAM business revenues and expenses are considered for both subject property of 1.82 msf and landowner share of 0.98 msf)

### Critical assumptions and details adopted in valuation:

1. A market rent of INR 80 per sq ft has been assumed for the leased space in the subject project.
2. Office rental is escalated by 5% every year from the date of valuation.
3. No fit-out rent and car parking charges have been considered for the purpose of this valuation.
4. Rent Free Period is considered as 2 months for any new lease
5. **CAM:** CAM Income for sustain properties is INR 12.6 per Sq ft per month. CAM Expenses for sustain properties is INR 9.6 per Sq ft per month. For Facility Management Business, CAM Income is INR 4.9 per Sq ft per month. CAM Expenses is INR 3.0 per Sq ft per month.  
CAM Escalation is considered as per contractual terms.
6. **CAP rate** - The capitalization rate is a term used in the world of commercial real estate. It is the rate of return on a real estate investment property based on the income that the property is expected to generate. It was used to estimate the investor's potential return on his or her investment. The capitalization rate of an investment can be calculated by dividing the property's net operating income (NOI) by the current market value or acquisition cost of a property. Basis analysis of market date and considering the size, development profile, location and other factors we opine that the cap rate for the subject property is **8.00%** and same is used in this valuation exercise as the 'terminal cap rate'.

## 7. Discount rate

Particulars	Value
Debt proportion	50%
Equity Proportion	50%
Cost of equity	15%
Cost of debt	8.5%
<b>Weighted Average Cost of Capital</b>	<b>11.75%</b>

This reflects the risk associated by the market with this type of project. Cost of long-term debt for a commercial asset in India is close to 8.0% - 13% at present. This cost may vary based on reputation and creditworthiness of the borrower and the project financials and risk. Commercial Real Estate, as an asset class, has been given a high-risk weight by the Reserve Bank of India and the Capital Adequacy Ratio for loans provided to this sector are also high. Thus, Discount Rate is estimated as 11.75% considering a Debt-Equity weightage of 50% and 50% respectively.

8. **Property Management Fee** – 3.5% of the Gross Rental Income has been assumed as property management fee for the subject development.
9. **Property tax and Insurance** – As per inputs provided by the Client, INR 1.7 per sq ft per month has been assumed as property tax and INR 0.3 per sq ft per month as insurance for the subject development.
10. **Income support** – Based on the draft rental support agreement, the selling shareholders of Sustain Properties will provide rental support of INR 9 per sq ft per month till the next escalation date of 1st January 2026 when the rental as per contract becomes INR 69 per sq ft per month. This is the difference between current rent of INR 60 and escalated rent of INR 69 per sq ft. Further, the selling shareholders will provide rental support in case of any delay in rent commencement of floors 18-20 from 1st March 2025. The income support for this period is INR 156 million. The projected rental support is detailed in the valuation section below (Snapshot of consolidated cashflow

Particular	Q1-2025	Q2-2025	Q3-2025	Q4-2025
Income support rent (INR Mn)	8	49	49	49



## Lease Details:

Lease Details				Market Rental	Lease Terms					
No.	Phase	Leasable area (sq ft)	Rental as on date of signing	Market Rental (INR/sft)	Lease commencement date	Rent commencement date	Lease end date	First Escalation Date	Escalation due (months)	Escalation %
1	Phase 1	7,35,903	60	80	11-Oct-21	01-Jan-23	11-Oct-36	01-Jan-26	36 Months	15%
2	Phase 2	5,56,466	60	80	30-Apr-22	01-Feb-23	11-Oct-36	01-Jan-26	36 Months	15%
3	Phase 3	2,79,684	60	80	31-May-22	01-Jan-24	11-Oct-36	01-Jan-26	36 Months	15%
4	Phase 4	2,43,582	60	80	30-Jun-24	01-Mar-25	11-Oct-36	01-Jan-26	36 Months	15%
5	Retail	6,798	93	100	01-Feb-25	01-Feb-25	31-Jan-30	01-Feb-28	36 Months	15%





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## Consolidated cashflows (in INR Million) –

Particulars	2025 - Q1	2025 - Q2	2025 - Q3	2025 - Q4	2026 - Q1	2026 - Q2	2026 - Q3	2026 - Q4	2027 - Q1	2027 - Q2	2027 - Q3	2027 - Q4
	2025	2025	2025	2025	2026	2026	2026	2026	2027	2027	2027	2027
Gross Rental Income	299	329	329	329	378	378	378	378	378	378	378	378
Margin on CAM												
CAM Margin for Sustain	26	35	35	35	35	37	37	37	37	37	37	37
CAM Margin for KRC infra	16	17	17	17	17	18	18	18	18	18	18	18
<b>Total Income (Rental Income + CAM Income)</b>	<b>341</b>	<b>381</b>	<b>381</b>	<b>381</b>	<b>430</b>	<b>432</b>	<b>432</b>	<b>432</b>	<b>432</b>	<b>433</b>	<b>433</b>	<b>433</b>
Other Income												
Income support	7.9	49.0	49.0	49.0	-	-	-	-	-	-	-	-
<b>Total Income</b>	<b>349</b>	<b>430</b>	<b>430</b>	<b>430</b>	<b>430</b>	<b>432</b>	<b>432</b>	<b>432</b>	<b>432</b>	<b>433</b>	<b>433</b>	<b>433</b>
<b>Expenses</b>												
Property Taxes	10	10	10	10	10	10	10	10	10	11	11	11
Insurance	2	2	2	2	2	2	2	2	2	2	2	2
<b>Net Operating Income (NOI)</b>	<b>337</b>	<b>417</b>	<b>417</b>	<b>417</b>	<b>417</b>	<b>419</b>	<b>419</b>	<b>419</b>	<b>419</b>	<b>420</b>	<b>420</b>	<b>420</b>
Property Management Fees	10	12	12	12	13	13	13	13	13	13	13	13
Overheads	1	1	1	1	1	1	1	1	1	1	1	1
Brokerage	45	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expense</b>	<b>68</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>
<b>Net Cash Flow</b>	<b>281</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>403</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>406</b>	<b>406</b>	<b>406</b>
Balance cost to be incurred (INR Mn)	(85)	(75)	(53)	(8)								
<b>Capitalization on NOI</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Brokerage on Terminal Value												
<b>Cash Flow from Project</b>	<b>196</b>	<b>330</b>	<b>352</b>	<b>397</b>	<b>403</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>405</b>	<b>406</b>	<b>406</b>	<b>406</b>



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Particulars	2028 -	2028 -	2028 -	2028 -	2029 -	2029 -	2029 -	2029 -	2030 -	2030 -	2030 -	2030 -
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	2028	2028	2028	2028	2029	2029	2029	2029	2030	2030	2030	2030
Gross Rental Income	378	378	378	378	434	434	434	434	433	432	434	435
Margin on CAM												
CAM Margin for Sustain	37	38	38	38	38	40	40	40	40	40	40	40
CAM Margin for KRC infra	18	19	19	19	19	20	20	20	20	21	21	21
<b>Total Income (Rental Income + CAM Income)</b>	<b>434</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>491</b>	<b>495</b>	<b>495</b>	<b>495</b>	<b>493</b>	<b>494</b>	<b>496</b>	<b>497</b>
Other Income												
Income support												
Total Income	<b>434</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>491</b>	<b>495</b>	<b>495</b>	<b>495</b>	<b>493</b>	<b>494</b>	<b>496</b>	<b>497</b>
<b>Expenses</b>												
Property Taxes	11	11	11	11	11	11	11	11	11	12	12	12
Insurance	2	2	2	2	2	3	3	3	3	3	3	3
<b>Net Operating Income (NOI)</b>	<b>420</b>	<b>421</b>	<b>421</b>	<b>421</b>	<b>478</b>	<b>481</b>	<b>481</b>	<b>481</b>	<b>479</b>	<b>480</b>	<b>481</b>	<b>482</b>
Property Management Fees	13	13	13	13	15	15	15	15	15	15	15	15
Overheads	1	1	1	1	1	1	1	1	1	1	1	1
Brokerage	-	-	-	-	-	-	-	-	-	2	-	-
<b>Total Expense</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>32</b>	<b>31</b>	<b>31</b>
<b>Net Cash Flow</b>	<b>406</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>462</b>	<b>464</b>	<b>464</b>	<b>464</b>	<b>463</b>	<b>462</b>	<b>465</b>	<b>466</b>
Balance cost to be incurred (INR Mn)												
Capitalization on NOI	-	-	-	-	-	-	-	-	-	-	-	-
Brokerage on Terminal Value												
<b>Cash Flow from Project</b>	<b>406</b>	<b>407</b>	<b>407</b>	<b>407</b>	<b>462</b>	<b>464</b>	<b>464</b>	<b>464</b>	<b>463</b>	<b>462</b>	<b>465</b>	<b>466</b>





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Particulars	2031 -	2031 -	2031 -	2031 -	2032 -	2032 -	2032 -	2032 -	2033 -	2033 -	2033 -	2033 -
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	2031	2031	2031	2031	2032	2032	2032	2032	2033	2033	2033	2033
Gross Rental Income	435	435	435	435	500	500	500	500	500	500	500	500
Margin on CAM												
CAM Margin for Sustain	40	41	41	41	41	43	43	43	43	44	44	44
CAM Margin for KRC infra	21	22	22	22	22	24	24	24	24	25	25	25
<b>Total Income (Rental Income + CAM Income)</b>	<b>497</b>	<b>498</b>	<b>498</b>	<b>498</b>	<b>563</b>	<b>567</b>	<b>567</b>	<b>567</b>	<b>567</b>	<b>569</b>	<b>569</b>	<b>569</b>
Other Income												
Interest on security deposit	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income</b>	<b>497</b>	<b>498</b>	<b>498</b>	<b>498</b>	<b>563</b>	<b>567</b>	<b>567</b>	<b>567</b>	<b>567</b>	<b>569</b>	<b>569</b>	<b>569</b>
Less: Vacancy Provision	-	-	-	-	-	-	-	-	-	-	-	-
<b>Expenses</b>												
Property Taxes	12	12	12	12	12	12	12	12	12	13	13	13
Insurance	3	3	3	3	3	3	3	3	3	3	3	3
<b>Net Operating Income (NOI)</b>	<b>482</b>	<b>483</b>	<b>483</b>	<b>483</b>	<b>548</b>	<b>551</b>	<b>551</b>	<b>551</b>	<b>552</b>	<b>553</b>	<b>553</b>	<b>553</b>
Property Management Fees	15	15	15	15	17	17	17	17	17	18	18	18
Overheads	1	1	1	1	1	1	1	1	1	1	1	1
Brokerage	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expense</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>33</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>
Net Cash Flow	466	467	467	467	530	533	533	533	533	534	534	534
Balance cost to be incurred (INR Mn)												
Capitalization on NOI	-	-	-	-	-	-	-	-	-	-	-	-
Brokerage on Terminal Value												
<b>Cash Flow from Project</b>	<b>466</b>	<b>467</b>	<b>467</b>	<b>467</b>	<b>530</b>	<b>533</b>	<b>533</b>	<b>533</b>	<b>533</b>	<b>534</b>	<b>534</b>	<b>534</b>



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A NEXT GEN VALUATION INTELLIGENCE

Particulars	2034 -	2034 -	2034 -	2034 -	2035 -	2035 -	2035 -	2035 -	2036 -	2036 -	2036 -	2036 -
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	2034	2034	2034	2034	2035	2035	2035	2035	2036	2036	2036	2036
Gross Rental Income	500	500	500	500	575	575	575	575	575	575	575	71
Margin on CAM												
CAM Margin for Sustain	44	44	44	44	44	48	48	48	48	48	48	6
CAM Margin for KRC infra	25	26	26	26	26	27	27	27	27	29	29	4
<b>Total Income (Rental Income + CAM Income)</b>	<b>569</b>	<b>571</b>	<b>571</b>	<b>571</b>	<b>645</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>650</b>	<b>652</b>	<b>652</b>	<b>81</b>
Other Income												
Interest on security deposit	-	-	-	-	-	-	-	-	-	-	-	-
Income support												
<b>Total Income</b>	<b>569</b>	<b>571</b>	<b>571</b>	<b>571</b>	<b>645</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>650</b>	<b>652</b>	<b>652</b>	<b>81</b>
Less: Vacancy Provision	-	-	-	-	-	-	-	-	-	-	-	-
<b>Expenses</b>												
Property Taxes	13	13	13	13	13	14	14	14	14	14	14	14
Insurance	3	3	3	3	3	3	3	3	3	3	3	3
<b>Net Operating Income (NOI)</b>	<b>553</b>	<b>554</b>	<b>554</b>	<b>554</b>	<b>629</b>	<b>633</b>	<b>633</b>	<b>633</b>	<b>633</b>	<b>635</b>	<b>635</b>	<b>(153)</b>
Property Management Fees	18	18	18	18	20	20	20	20	20	20	20	2
Overheads	1	1	1	1	1	1	1	1	1	1	1	1
Brokerage	-	-	-	-	-	-	-	-	-	-	-	212
<b>Total Expense</b>	<b>34</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>37</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>39</b>	<b>39</b>	<b>233</b>
Net Cash Flow	534	536	536	536	608	611	611	611	612	613	613	63
Balance cost to be incurred (INR Mn)												
Capitalisation on NOI	-	-	-	-	-	-	-	-	-	-	-	-
Brokerage on Terminal Value												
<b>Cash Flow from Project</b>	<b>534</b>	<b>536</b>	<b>536</b>	<b>536</b>	<b>608</b>	<b>611</b>	<b>611</b>	<b>611</b>	<b>612</b>	<b>613</b>	<b>613</b>	<b>(153)</b>



# ANVI ADVISORS

A NEXT GEN VALUATION INTELLIGENCE

Particulars	2037 - Q1	2037 - Q2	2037 - Q3	2037 - Q4	2038 - Q1	2038 - Q2	2038 - Q3	2038 - Q4
	2037	2037	2037	2037	2038	2038	2038	2038
Gross Rental Income	322	322	563	563	801	801	801	801
Margin on CAM								
CAM Margin for Sustain	27	49	49	49	49	52	52	52
CAM Margin for KRC infra	16	30	30	30	30	32	32	32
<b>Total Income (Rental Income + CAM Income)</b>	<b>365</b>	<b>401</b>	<b>642</b>	<b>642</b>	<b>880</b>	<b>885</b>	<b>885</b>	<b>885</b>
Other Income								
Interest on security deposit	-	-	-	-	-	-	-	-
Income support								
<b>Total Income</b>	<b>365</b>	<b>401</b>	<b>642</b>	<b>642</b>	<b>880</b>	<b>885</b>	<b>885</b>	<b>885</b>
Less: Vacancy Provision	-	-	-	-	-	-	-	-
<b>Expenses</b>								
Property Taxes	14	14	14	14	14	15	15	15
Insurance	3	3	3	3	3	3	3	3
<b>Net Operating Income (NOI)</b>	<b>348</b>	<b>383</b>	<b>624</b>	<b>624</b>	<b>862</b>	<b>867</b>	<b>867</b>	<b>867</b>
Property Management Fees	11	11	20	20	28	28	28	28
Overheads	1	1	1	1	1	1	1	1
Brokerage	-	161	-	159	-	-	-	-
<b>Total Expense</b>	<b>30</b>	<b>191</b>	<b>39</b>	<b>197</b>	<b>47</b>	<b>48</b>	<b>48</b>	<b>48</b>
Net Cash Flow	335	210	603	445	833	837	837	837
Balance cost to be incurred (INR Mn)								
Capitalisation on NOI	-	-	-	-	-	-	-	44,483
Brokerage on Terminal Value	-	-	-	-	-	-	-	(445)
<b>Cash Flow from Project</b>	<b>335</b>	<b>210</b>	<b>603</b>	<b>445</b>	<b>833</b>	<b>837</b>	<b>837</b>	<b>44,875</b>

<b>Discount Rate</b>	11.75%
Date of Valuation	31-Dec-24
<b>Value of the property (INR Mn)</b>	21,939

## 9. VALUATION CONCLUSION

We are of the opinion that the estimated market value of the subject property "Commerzone Raidurg, Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana – 500 081, in its existing state and subject to the assumptions, comments, terms and conditions contained within and annexed to our report, as on 31 December 2024 is estimated as;

**INR 21,939 Million\***

(Indian Rupees Twenty One Thousand, Nine Hundred and Thirty Nine Million Only)

\*The Market Value is inclusive of rental support information provided by the client and Facility Management Business for both developer and landowner share

For and on behalf of

**ANVI Technical Advisors India Pvt Ltd**

**Registered Valuer Entity, IBBI Reg No: IBBI/RV-E/02/2019/101**

*Srinivas MVDS*  


**Srinivas MVDS**

MRICS, MIE, CE, FIV, RV - IBBI (L&B)

Director,

ANVI Technical Advisors India Pvt Ltd

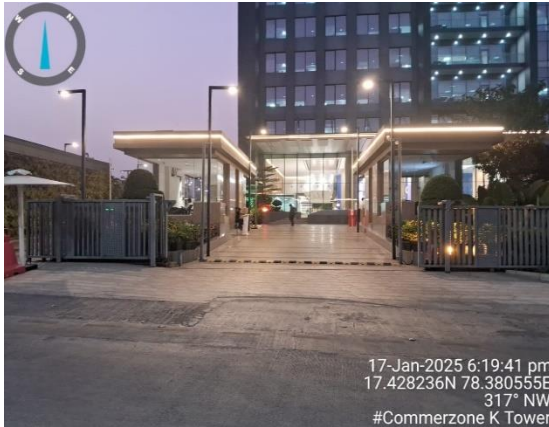
## ANNEXURE 1: Photographs



View of the Subject Property



View of the Subject Property



View of the Entrance



View of the Subject property



View of the access road



View of the Internal pathway



## ANNEXURE 2: Caveats and Assumptions

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- The status of property is as on date of visit and data provided is to the best of our knowledge under the current circumstances and market scenario.
- The report is based on information shared by the client which is assumed to be reliable.
- This report contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional, economical or technological obsolescence, and environmental contamination or flood insurance determination.
- This report does not warrant the accuracy or completeness of any public record information or data sources used to prepare the report.
- This document is confidential in nature and is for sole usage of the Client, its affiliates, designates, assignees, rating agencies, auditors, prospective investors and investors, and no other party shall have any right to rely upon the recommendations / conclusions, etc.
- The existence of this report can be published in the scheme of reorganization documents and can be furnished to any stakeholder who wishes to inspect the copy of the document. The report can also be provided to the regulatory authorities in connection with the proposed scheme of reorganization.
- The data provided may not be re-sold, re marketed, published, or incorporated into other products or services in any form or manner whatsoever apart from the ones stated above.
- Any market projections included in the report are based on a host of variables which are sensitive to varying conditions. Hence, the projections should be interpreted as an indicative assessment of potentialities, as opposed to certainties.
- We have assumed that the subject property is free from and clear of any and all charges, liens and encumbrances unless otherwise stated.
- We assume no responsibility for matters legal in nature nor do we render any opinion as to the title which is assumed to be good and marketable.
- We assume that there are no claims, disputes, etc on the property unless otherwise stated.
- We assume that, for any use of the subject property upon which this report is based, any and all required licenses, permits, certificates, and authorizations have been obtained, except only where otherwise stated.
- Our liability for loss and damage attributable to our negligence, breach of contract, misrepresentation or otherwise (but not in respect of fraud, fraudulent misrepresentation, death or personal injury) due to the valuation report shall be limited to one time the contracted fee for said assignment.
- The assessment of structural stability is not within the valuer's scope, and no comprehensive analysis has been carried out in this regard. However, a visual inspection has been conducted, and it appears to be in satisfactory condition.
- The information pertaining to sales / prices has been obtained from sources deemed to be reliable, however no written confirmation or verification was made available. Hence, our analysis is limited to that extent. ANVI Technical Advisors India Pvt Ltd. Or any employee shall not be held responsible in case the same does not hold true / does not align with actual data.
- ANVI Technical Advisors India Pvt Ltd or any employee of ours shall not be held responsible for giving testimony or to appear in court or any other tribunal or to any government agency by reason of this report or with reference to the property in question unless prior arrangements have been made and we are properly reimbursed.