

File No.: RKA/FY18-19/912

Dated: 28.03.2019

PROJECT TIE-UP REPORT

OF

GROUP HOUSING SOCIETY



SITUATED AT

TATA LA- VIDA, SECTOR- 112 & 113, MANESAR URBAN COMPLEX,
GURUGRAM, HARYANA

DEVELOPED & PROMOTED BY

M/S. SECTOR- 113 GATEVIDA DEVELOPERS PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM

***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 Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.*

PART A

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, HLST Branch, Gurugram		
c.	Name of Owner/s	M/s CSC Estates Pvt. Ltd., Abag Hi-Tech Education Pvt. Ltd.& others		
d.	Name of Property Developer	M/s. Sector- 113 Gatevida Developers Pvt. Ltd.		
e.	Address & Phone Number of the owner	Regd. Office: Flat No. GF- 03, Naurang House, 21, Kasturba Gandhi Marg, New Delhi-110001		
f.	Type of the Property	Group Housing Society		
g.	Type of Loan	Project Tie-up Report		
h.	Type of Valuation	Project Tie-up Report		
i.	Report Type	Project Tie-up Report		
j.	Date of Inspection of the Property	27 February 2019		
k.	Date of Valuation Report	28 March 2019		
l.	Surveyed in presence of	Builder's Representative	Mr. Praveen Yadav (+91-9871041450)	
m.	Purpose of the Valuation	Project Tie-up Report		
n.	Scope of the Report	General assessment of the Project for Project Tie-up including its general valuation.		
o.	Out-of-Scope of Report	1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample random measurement. 7. Drawing Map & design of the property.		
p.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 documents requested.	Total 04 documents provided.	-----
		Project Land Title Deeds	Old Valuation Report	-----
		Project Approvals and building plans	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	-----

		Required NOC's for Project		Approved building plans from HUDA	-----
		Copy of RERA Certificate		Occupation Certificate	-----
q.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner/ Builder representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done	NA	

2.	BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION																									
a.	<p>The total land area as per the copy of approved layout plan is 84327.249 (20.82775 acres) and a 24 mtr wide road divides the whole project land into two parts. Therefore, the ownere/developers of the project have decided to give two separate names to each part, namely “Gurgaon Gateway” (on 8.65275 acres) and “Tata La-Vida” (on 12.175 acres)’.</p> <p>This project tie-up report is prepared for the Group Housing Project “Tata La-Vida” being developed on a total land area of 12.175 acres/ 49270.40 sq. mtr.).</p> <p>In this project Tata La – Vida, the developer has proposed to develop seven high-rise residential towers A1, A2, B1, B2, B3, B4, B5 & B6.</p> <p>All the approval and NOC details of the subject project have been taken from the old valuation report provided by the bank. However, the authentication of primary approval has been cross verified by us from the DTCP website. This project has been approved & registered under RERA.</p> <p>As per the copy of license, these land parcels belong to the companies namely M/s. CSC Estate Pvt. Ltd., M/s. A.N. Buildwell Pvt. Ltd. and others and they have vested a project development agreement in favour of M/s. Tata Housing Development Company Limited for the development of project. As per the bank official, they all have formed a Special Purpose Vehicle (SPV) Company namely M/s. Sector-113 Gatevida Developers Pvt. Ltd. for the development of this project.</p> <p>At present this project has been developed & promoted by the company M/s. Sector- 113 Gatevida Developers Pvt. Ltd.</p> <p>The break-up of Type of Unit & Size in this project is as per below:</p> <table><tr><th>Sr. No.</th><th>Tower</th><th>Unit Description</th><th>Carpet Area (per sq.ft.)</th><th>Super Area (per sq.ft.)</th></tr><tr><td>1</td><td>B1, B2, B3, B4 & B5</td><td>2 BHK</td><td>795.33</td><td>1276</td></tr><tr><td>2</td><td>B1, B2, B3, B4 & B5</td><td>2 BHK (L)</td><td>810.04</td><td>1330</td></tr><tr><td>3</td><td>B1, B2, B3, B4 & B5</td><td>2BHK (STUDY)</td><td>904.01</td><td>1573</td></tr><tr><td>4</td><td>B1, B2, B3, B4 & B5</td><td>3 BHK ©</td><td>951.43</td><td>1579</td></tr></table>	Sr. No.	Tower	Unit Description	Carpet Area (per sq.ft.)	Super Area (per sq.ft.)	1	B1, B2, B3, B4 & B5	2 BHK	795.33	1276	2	B1, B2, B3, B4 & B5	2 BHK (L)	810.04	1330	3	B1, B2, B3, B4 & B5	2BHK (STUDY)	904.01	1573	4	B1, B2, B3, B4 & B5	3 BHK ©	951.43	1579
Sr. No.	Tower	Unit Description	Carpet Area (per sq.ft.)	Super Area (per sq.ft.)																						
1	B1, B2, B3, B4 & B5	2 BHK	795.33	1276																						
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4	B1, B2, B3, B4 & B5	3 BHK ©	951.43	1579																						

Developer has obtained most of the preliminary necessary statutory approvals from different government agencies for the development of this modern group housing society comprising of 7 high rise towers. This is as a modern housing society developed with all the basic & urban facilities and amenities.

At present, the construction of the subject project is going on full swing and expected to be completed by year-2022.

This State of the Art premium housing project is located at the junction of upcoming 150 mtr. Dwarka - Manesar Expressway and 24 mtr. wide sector road.

3. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format Annexure-II
b.	Part C	Area description of the Property
c.	Part D	Valuation Assessment of the Property
d.	Enclosure 1	Valuer's Remark - Page No.22-23
e.	Enclosure 3	Google Map – Page No.24
f.	Enclosure 4	Photographs – Pages 02
g.	Enclosure 5	Copy of Circle Rate – Pages 02
h.	Enclosure 6	Survey Summary Sheet – Pages 00
i.	Enclosure 7	Copy of relevant papers from the property documents referred in the Valuation – Pages 09

PART B

SBI FORMAT OF VALUATION REPORT - ANNEXURE - II

Name & Address of Branch:	State Bank of India, HLST Branch, Gurugram
Name of Developer	M/s. Sector- 113 Gatevida Developers Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Project Developer	M/s. Sector- 113 Gatevida Developers Pvt. Ltd.
	Address & Phone Number of the Developer	Regd. Office: Flat No. GF- 03, Naurang House, 21, Kasturba Gandhi Marg, New Delhi-110001
b.	Purpose of the Valuation	Project Tie-up Report
c.	Date of Inspection of the Property	27 February 2019
d.	Date of Valuation Report	28 March 2019
e.	Name of the Developer of the Property	M/s. Sector- 113 Gatevida Developers Pvt. Ltd.
	Type of Developer	Private developer promoted

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY			
a.	Location attribute of the property			
i.	Nearby Landmark	Near- Gurgaon Gateway, Sector-112		
ii.	Postal Address of the Property	Tata La- Vida, Sector- 112 & 113, Manesar Urban Complex, Gurugram, Haryana		
iii.	Area of the Plot/ Land	49270.48m ² (12.175 Acres).		
		Also please refer to Part-B Area description of the property.		
iv.	Type of Land	Solid/		
v.	Independent access/ approach to the property	Clear independent access is available		
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°31'59.2"N 77°01'05.3"E		
vii.	Details of the roads abutting the property			
	• Main Road Name & Width	Dwarka Expressway	150mtr. wide	
	• Front Road Name & width	Sector Road	24mtr. wide	
	• Type of Approach Road	Bituminous Road		
	• Distance from the Main Road	Approx. 01 km away from Expressway		
viii.	Description of adjoining property	Other Residential Project nearby		
ix.	Plot No./ Survey No.	Please see the Title Deeds		
x.	Zone/ Ward	West	Sector- 112 & 113	
xi.	Sub registrar	Manesar, Gurugram		
xii.	District	Gurugram, Haryana		
xiii.	Any other aspect			
	• City Categorization	Metro City		Urban developing
	• Characteristics of the locality	Ordinary		Within developing Residential zone
	• Property location classification	On Wide Road	Road Facing	NA

	• Property Facing	West Facing
b.	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	<i>Please Refer Area Chart</i> <i>Also please refer to Part C - Area description of the property.</i>
c.	Boundaries schedule of the Property	
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.
ii.	Directions	As per Title Deed/TIR
	East	-----
	West	-----
	North	-----
	South	-----
		Actual found at Site
		Agricultural Land
		60 mtr. Wide road
		Baba Body Workshop/ Vacant Land
		Work shop & Shop

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Residential	
i.	Any conversion of land use done	Change in Land Use from Agricultural to Residential must have been obtained by the developer since the project has approval from DTCP	
ii.	Current activity done in the property	Construction of Group Housing Society	
iii.	Is property usage as per applicable zoning	Yes/ used as residential as per zoning	
iv.	Any notification on change of zoning regulation	No	
v.	Street Notification	Residential	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
i.	FAR/ FSI	Please refer to area chart description	Please refer to area chart description
ii.	Ground coverage	-----do-----	-----do-----
iii.	Number of floors	-----do-----	-----do-----
iv.	Height restrictions	-----do-----	-----do-----
v.	Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Obtained for A, F & EWS	NA
d.	Comment on unauthorized construction if any	None, as per visual observation	
e.	Comment on Transferability of developmental rights	As per regulation of DTCP	
f.	i. Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP/ GGN Zone 1 - West	
	ii. Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031/GGN Zone 1 - West	
	iii. Municipal limits	Gurgaon Municipal Corporation/ Gurgaon Zone-1 West	
g.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
h.	Zoning regulations	Residential	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
j.	Comment on Demolition proceedings if any	NA	
k.	Comment on Compounding/	NA	

	Regularization proceedings	
I.	Any other aspect	No
	i. Any information on encroachment	No
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)

4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	License	None	NA
b.	Names of the Legal Owner/s	M/s CSC Estates Pvt. Ltd.,Abag Hi-Tech Education Pvt. Ltd.& others		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No, as per general information available on public domain		
f.	Notification of road widening if any and area under acquisition	No, as per general information available on public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available to us		
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Company	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	DTCP, Chandigarh		
	ii. Name of the office of the Authority	DTCP, Chandigarh		
	iii. Any violation from the approved Building Plan	None, as per visual observation		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No information available to us		
	iii. Is property tax been paid for this property	Not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not provided		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us		
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not provided to us		
q.	Any other aspect			
	i. Since how long owners owing the	Please refer to the copy of title deeds		

	Property	
	ii. Year of Acquisition/ Purchase	Not Known to us
	iii. Property presently occupied/ possessed by	Legal Owner / Developer
	iv. Title verification	To be done by the competent Advocate
	v. Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Please ask to the company
d.	Property Insurance details	Please ask to the company
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
a.	Description of the functionality & utility of the property in terms of :		
	i. Space allocation		Yes, Proposed
	ii. Storage spaces		Yes, Proposed
	iii. Utility of spaces provided within the building		Yes, Proposed
	iv. Car parking facilities		Yes, Proposed
	v. Balconies		Yes, Proposed
b.	Any other aspect		
	i. Drainage arrangements		Yes, Proposed
	ii. Water Treatment Plant		Yes, Proposed
	iii. Power Supply arrangements	Permanent	Will be obtained as per required capacity
		Auxiliary	DG Sets will be installed

iv. HVAC system	NA				
v. Security provisions	Yes/ Private security guards				
vi. Lift/ Elevators	Yes, Proposed				
vii. Compound wall/ Main Gate	Yes, Proposed				
viii. Whether gated society	Yes, Proposed				
ix. Internal development					
Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements	Boundary Wall	
Yes, Proposed	Yes, Proposed	Yes, Proposed	Yes, Proposed	Yes	

8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply			Yes, by the municipal corporation & by the ground water			
	ii. Sewerage/ sanitation system			Underground (proposed)			
	iii. Storm water drainage			Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management			Yes, by the municipal corporation			
	ii. Electricity			Yes, for construction and administrative purposes at present			
	iii. Road and Public Transport connectivity			Yes			
	iv. Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in at some distances			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station (Gurugram)	Metro	Airport (IGI Airport)
	01 Km	03 Km	05 Km	05 Km	07 Km	09 Km	16 Km
	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	Similar kind of properties are not easily available in this area.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		Good developing area
	i. Any New Development in surrounding area	Other development	Many others Group Housing Societies are coming up fast in

			this area and many are already in habited.
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	i. Class of construction	Under construction	
	ii. Appearance/ Condition of structures	Internal –Under construction	
		External –Under construction	
	iii. Roof	Floors/ Blocks	Type of Roof
		High Rise Towers	RCC
	iv. Floor height	10 ft. for each floor (Proposed)	
	v. Type of flooring	Vitrified tiles, Ceramic Tiles, Granite (Proposed)	
	vi. Doors/ Windows	Aluminum flushed doors & windows, Wooden frame & panel doors (Proposed)	
	vii. Interior Finishing	Neatly plastered and putty coated walls (Proposed)	
	viii. Exterior Finishing	Simple plastered walls (Proposed)	
	ix. Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration. (Proposed)	
	x. Class of electrical fittings	Internal/ High quality fittings used(Proposed)	
	xi. Class of sanitary & water supply fittings	Internal/ High quality fittings used(Proposed)	
d.	Maintenance issues	Not Applicable since construction work is in progress	
e.	Age of building/ Year of construction	Under Construction	Under Construction
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years
g.	Extent of deterioration in the structure	Not Applicable since construction work is in progress	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	All the structures are designed for seismic consideration for Zone IV	
j.	Visible damage in the building if any	Not Applicable since construction work is in progress	
k.	System of air conditioning	No	
l.	Provision of firefighting	Automatic Water Sprinkler system with alarm (Proposed)	
m.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	I. Is Building as per approved Map	Yes, as per visual observation	
	II. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA

	structure from the original approved plan		
	III. Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes being used	
b.	Provision of rainwater harvesting	Yes(Proposed)	
c.	Use of solar heating and lighting systems, etc.	Yes(Proposed)	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

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

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Sector- 113 Gatevida Developers Pvt. Ltd.	
b.	Name of the Architect	M/s. Arcop Associates Pvt. Ltd	
c.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
d.	Proposed completion date of the Project	Year- 2023	
e.	Progress of the Project	Tower A1:- Construction work completed upto the Basement level Tower A2:- Under Construction Tower B1:- Construction work completed upto the Basement level Tower B2:- Construction work completed upto the 8 th Floor Tower B3:- Construction work completed upto the 7 th Floor Tower B4:- Construction work completed upto the 6 th Floor Tower B5:- Construction work completed upto the 8 th Floor	
f.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input checked="" type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	

14.	VALUATION:	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Point 1 (K, L & M) of the Part D: Valuation Assessment Factors of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Point ' L ' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to the Point ' K ' of the Part D: Valuation Assessment Factors of the report and the screenshot annexure in the report.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Point 2, 3 & 4 of the Part D: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.75,50,44,800/-
	• Land	Rs.75,50,44,800/-
	• Building	NA
	ii. Prospective Fair Market Value	Rs.331,00,00,000/-
	iii. Expected Realizable Value	Rs.281,35,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.248,25,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.177,00,00,000/-
e.	vi. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation assessment factors.
	vii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey mentioned in Point L of the Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report can be referred.

15.	Declaration (Also see Enclosure: 1 Valuer's Remarks)	<p>i. The information provided is true and correct to the best of my knowledge and belief.</p> <p>ii. The analysis and conclusions are limited by the reported assumptions, conditions and the information came to knowledge during the course of the work.</p> <p>iii. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>iv. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>v. Our authorized surveyor by name of JE Sachin Pandey has surveyed the subject property on 27 February 2019 in the presence of the owner's representative.</p> <p>vi. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957.</p> <p>vii. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank.</p>
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VALUATION REPORT

TATA LA-VIDA, SECTOR-113, GURUGRAM

		viii. We have submitted Valuation report directly to the Bank. ix. This valuation work is carried out by our Engineering team on the request from STATE BANK OF INDIA, HLST BRANCH, GURUGRAM
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x.	Name & Address of Valuer company	Wealth Tax Registration No.	Signature of the authorized person
xi.	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, PreetVihar, Delhi-110092	2303/ 1988	
xii.	Total Number of Pages in the Report with enclosures	45	
xiii.	Engineering Team worked on the report	<i>SURVEYED BY: JE Sachin Pandey</i> <i>PREPARED BY: AE Ritesh Kumar Singh</i> <i>REVIEWED BY: HOD Valuations</i>	

16.	Enclosed Documents <i>(All enclosures & annexures to remain integral part & parcel of the main report)</i>	a. Part C: Area Description of the Property b. Part D: Valuation Assessment of the Property c. Assumption & Remarks 20 d. Valuer's Remark - Page No.22-23 e. Google Map – Page No. 24 f. Photographs – Pages 04 g. Copy of Circle Rate – Page No. 34 h. Survey Summary Sheet – Pages 02 i. Copy of relevant papers from the property documents referred in the Valuation – Pages 09
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PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site			20.837 acres/ 84324.347 sq. mtr.	
2.	Development Land Area as per Zoning			20.837 acres/ 84324.347 sq. mtr.	
3.	Land Area under development			12.175 acres/ 49270.40 sq. mtr.	
4.	Ground Coverage Area	Permitted		29514.537 sq.mtr. (35%)	
		Proposed		16485.725 sq.mtr. (19.55%)	
5.	Covered Built-up Area	UNDER FAR		Proposed	Present Status
		Residential		80855.642 sq.mtr.	Under Construction
		EWS		4252.161 sq.mtr.	
		Commercial Shopping PH-01		209.273 sq.mtr.	
		Commercial Shopping PH-02		207.888 sq.mtr.	
		HT & Meter Room		35.980 sq.mtr.	
		Total	Proposed	86893.877 sq.mtr. (935317.90 sq.ft.)	NA
			Permitted	147572.685 sq.mtr. (1588459.20 sq.mtr.)	
		UNDER NON FAR		Proposed	Present Status
		Basement Area		26429.939 sq.mtr.	Under Construction
		Nursery School		2654.236 sq.mtr.	
		Total	Proposed	29084.175 sq.mtr. (313067.87 sq.ft.)	
Permitted	29084.175 sq.mtr. (313067.87 sq.ft.)				
6.	Open/ Green Area	Minimum Required		12649.087 sq.mtr.	
		Proposed		17766.541 sq.mtr.	
7.	Density	Permitted		100-400 PPA	
		Proposed		-----	
8.	Plinth/ Built-up Area (As per IS 3861-1966)			115978.052 sq.mtr. (FAR + Non FAR)	
9.	Carpet Area			NA	
10.	Net Floor Area			NA	
11.	Super Area			NA	
12.	Shed Area			NA	
13.	Salable Area			NA	

Total Blocks/ Floors/ Flats

Approved as per Sanctioned Plan

BUILDING DESCRIPTION					
S.No	Bldg Type	Description		No. of Bldgs.	No. of Apartments
		No. of Floors	Building Heights		
			Terrace Level	Roof Level	
					A B
1	A1	G+25	78.7000	83.3500	1 98
1	A2	G+25	78.7000	83.3500	1 100
2	B1	G+13	42.5000	47.3000	1 73
2	B2 to B5	G+13	42.5000	47.3000	4 324
2	B6	G+13	42.5000	47.3000	1 79
4	Convenient Shopping(Ph-02)	-	3.0000	-	1 0
5	Community Building	G+1	6.3000	-	1 0
6	E.W.S.	G+5	22.6000	29.1000	1 183
6	Convenient Shopping(Ph-01)	-	4.0000	-	1 0
7	NURSERY/ SCHOOL	G+1	6.2500	11.2000	1 0

Actually provided

(as per inventory list/ brochure)

Tower A1:- G + 25 Floors= **98 DU**
 Tower A2:- G + 25 Floors= **100 DU**
 Tower B1:- G + 13 Floors= **73 DU**
 Tower B2:- G + 13 Floors= **81 DU**
 Tower B3:- G + 13 Floors= **81 DU**
 Tower B4:- G + 13 Floors= **81 DU**
 Tower B5:- G + 13 Floors= **81 DU**
 Tower B6:- G + 13 Floors= **79DU**

EWS:- G+5 = **183 DU**

Convenient Shopping PH-01:- Ground

Convenient Shopping PH-02:- Ground

2.	Total no. of Flats/ Units	Main Units	674 DU
		EWS	183 DU
3.	Type of Flats	Please refer to attached sheet below	
4.	Number of Car Parking available	Required	755 ECS

		Proposed: Basement	732 ECS
		Open	247 ECS
		Total	979 ECS

Sr. No.	Tower	Unit Description	Carpet Area (per sq.ft.)	Super Area (per sq.ft.)
1	B1, B2, B3, B4 & B5	2 BHK	795.33	1276
2	B1, B2, B3, B4 & B5	2 BHK (L)	810.04	1330
3	B1, B2, B3, B4 & B5	2BHK (STUDY)	904.01	1573
4	B1, B2, B3, B4 & B5	3 BHK ©	951.43	1579

PART C

PROJECT APPROVAL DETAILS

S.No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	LC-III - Letter of Intent for grant of license from DTCP (HR Govt.)	----	Not Provided
2.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No.85 of 2012 Dated: 30.08.2012 License No.LC-2577C-JE(VA) License No. 86 of 2012- Endlst No.Lc-2577B-JE (VA) Dated-30/08/2012 License No. 86 of 2011- End Lst No.LC-2577-JE(VA)- 2011/18487 Dated-12/12/2011	Approved
3.	Approved Building Plans from HUDA	Memo No. ZP-766/AD(RA)/2013/35218 Dated-02/04/2013	Approved
4.	Approval of Building Plans letter from HUDA	-----	Approved
5.	NOC for Height Clearance from Airport Authority of India	Memo No. AAI/NOC/2011/488/3968 Dated-13/12/2011	Approved
6.	Environmental clearance NOC from SEIAA	Ref No. SEIAA/HR/2018/725 Dated: 13.07.2018	Approved
7.	NOC from Pollution Control Board	Ref No. HSPCB/Consent/ : 329962318GUSOCTE5534381 Dated: 28.09.2018	Approved
8.	Provisional NOC from Fire Authority	-----	Not Information Provided
9.	NOC from Deputy Conserver of Forests, Gurgaon (Haryana)	Memo No. 31/MB Dated: 18.07.2018	Approved
10.	RERA Certificate	Regd. No. 186 of 2017 Memo No. HRERA-211/2017/1029 Dated:- 14.09.2017	Approved
11.	Occupation Certificate for Tower A & F	Memo No. ZP-766/AD(RA)/2019/4622 Dated:- 15.02.2019	Approved
12.	Structural Stability Certificate	----	Not Provided

OBSERVATIONS:

1. Project meets preliminary necessary compliance statutory approvals.
2. Assumed to be approved as per the copy of old valuation report.

PART D

VALUATION OF THE PROPERTY

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value		Group Housing Society Value	
b.	Scope of the Valuation	To assess Project Establishment Replacement Value			
c.	Property Use factor	Group Housing Society Project			
d.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	On Road Level	Normal frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
			Metro City	Good	Near to Highway
		Property within developing Residential zone		On wide approach road	
				NA	
g.	Any New Development in surrounding area	Other development		Many others Group Housing Societies are coming up fast in this area and many are already in habited.	
h.	Property overall usability Factor	Good			
i.	Comment on Property Salability Outlook	Easily sellable			
j.	Comment on Demand & Supply in the Market	Good demand of such properties in the market			
k.	Methodology/ Basis of Valuation	Land Value is assessed based on comparable sales approach for an approved Project Land and Building Value is assessed based on expected construction cost as per proposed Built-up area.			
		For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been judiciously taken seeing the market scenario. Kindly please refer below section to know the name & contact numbers from whom enquiries have been made.			
l.	Details of the sources from where the information is gathered on prevailing market Rate/Price trend of the property (from property search sites & local information)				
	1. Name:		----		
	2. Name:		----		
	3. NA				
m.	Adopted Rates Justification	This land is used for the specific purpose to develop group housing society. As per the present market survey & verbal communication with local dealer we got the mixed information for the group housing land in this developing sector and no other sale/ purchase has taken place in current market due to the low demand ¤t economical & real estate market condition for similar kind of property.			

		As per information available in public domain the FSI rate is prevailing in this sector is between Rs. 1,200/- to 1,500/- per sq. ft. And taking into consideration all the factors like size of the land and demand of flat in this sector we have taken Rs. 1,300/- per sq. ft., which is reasonable in our view.
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2.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Prevailing Market Rate range	4 x Rs.1,55,04,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	Rs1,200/- to Rs.1,500/- per sq. ft.
b.	Rate adopted considering all characteristics of the property	Rs.6,20,16,000/- per acre	Rs.1,300/- per sq. ft.
c.	Total Development Land Area considered (documents vs site survey whichever is less)	12.175 acres/ 49270.40 sq. mtr.	12.175 acres/ 49270.40 sq. mtr.
d.	Total permissible FAR	86893.877 m ² . (935317.90 ft ² .)	86893.877 m ² . (935317.90 ft ² .)
e.	Total Value of land (A)	12.175 acres x Rs.6,20,16,000/- per acre	935317.90 ft. ² x Rs. 1,300/- per sq.ft.
		Rs.75,50,44,800/-	Rs.121,59,13,270/-

3.	VALUATION OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON FAR
	Proposed Cost of Construction of proposed Building	Rate range	Rs. 1,200/- to 1,800/- per sq. ft.	Rs. 1,000/- to 1,400/-per sq. ft.
		Rate adopted	Rs. 1,500/- per sq. ft.	Rs. 1,200/- per sq. ft.
		Covered Area	86893.877 m ² (935317.90 ft ²)	29084.175 m ² (313067.87 ft ²)
		Valuation Calculation	935317.90 ft ² x Rs. 1,500/- per ft. ²	313067.87 ft ² x Rs. 1,200/- per ft. ²
		Total Value	Rs.140,29,76,850/-	Rs.37,56,81,444/-
a.	Depreciation percentage (assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	Under Construction		
c.	Structure Type/ Condition	RCC framed structure		
d.	Construction Depreciated Replacement Value (B)	Rs.177,86,58,294/-		

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	Rs.8,50,00,000/-
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards,	----	Rs.8,50,00,000/-

	<i>modular kitchen, electrical/ sanitary fittings)</i>		
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	----	Rs.8,00,00,000/-
d.	Add extra for internal & external development and other facilities <i>(Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)</i>	----	Rs.7,00,00,000/-
e.	Expected Construction Value (C)	NA	Rs.32,00,00,000/-

5.	<u>MARKET/ SALABLE VALUE OF THE FLATS</u>		
a.	Total No. of DU	674DU	
b.	Total No. of EWS	183 DU	
c.	Total Proposed Salable Area for flats	NA	
	Government Rate	Rs.3,000/- per sq.ft.	
d.	Current Market Rate Excluding GST & other charges	Rs.8,000/- to 8,500/- per sq. ft.	
e.	Remark	<i>The market value of the proposed Flats varies from floor to floor, size of the flat and Vastu Compliance status and will depend upon the direction of the flat and also on which floor flat is situated. It also greatly depends upon the quality of construction, amenities and internal finishing and furnishing to be done by the builder. This is a modern society and the builder proposes to construct modern flats. As per information gathered from the public domain & dealers of that area, and it is found that present market resale rates for these flats may vary in between Rs.8,000/- to 8,500/- per sq. ft.</i>	

6.	<u>CONSOLIDATED VALUE</u>		
	Particulars	Govt. Circle/ Guideline Value	Prospective Fair Market Value
a.	Land Value (A)	Rs.75,50,44,800/-	Rs.121,59,13,270/-
b.	Building Construction Value (B)	NA	Rs.177,86,58,294/-
c.	Additional Building & Site Aesthetic Works Value (C)	NA	Rs.32,00,00,000/-
d.	Total Add (A+B+C)	Rs.75,50,44,800/-	Rs.331,45,71,564/-
e.	Rounded Off	----	Rs.331,00,00,000/-
f.	Realizable/ Fetch Value(@ ~15% less)	----	Rs.281,35,00,000/-
g.	Distress/ Forced Sale Value (@ ~25% less)	----	Rs.248,25,00,000/-
h.	Market/ Salable Value of Flats*	NA	NA
i.	Value for Insurance purpose	NA	Rs.177,00,00,000/-

(Rupees Three Hundred Thirty One Crores Only)

7.	ASSUMPTIONS/ REMARKS
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset.
c.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape is taken as per property documents which have been relied upon.
d.	Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
e.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
f.	Valuation is done for the property identified to us by the owner/ owner representative. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. At our end we can just cross verify the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
g.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old areas of towns, small cities & districts where property number is not assigned clearly and not displayed on the properties, also due to the presence of multiple/ parallel departments (errors for in property registration) it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and chances of error & misrepresentation by the borrower and margin & chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
h.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then it is assumed that the Banker or the concerned organization has satisfied themselves with the approval of the Group Housing Society/ particular floor & building before allotting the Valuation case to the Valuer company.
i.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout out of approved/ applicable limits or the properties are decades old for which no formal Building Bye-Laws were applicable. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
j.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various factors/ basis considered during the course of assessment before reaching to any conclusion.
k.	At the outset, it is to be noted that Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formulae to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be

	higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
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ENCLOSURE: 1– VALUER’S REMARKS

1.	Fair Market Value suggested by the competent Value in his opinion is an prospective estimated amount without
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VALUATION REPORT

TATA LA-VIDA, SECTOR-113, GURUGRAM

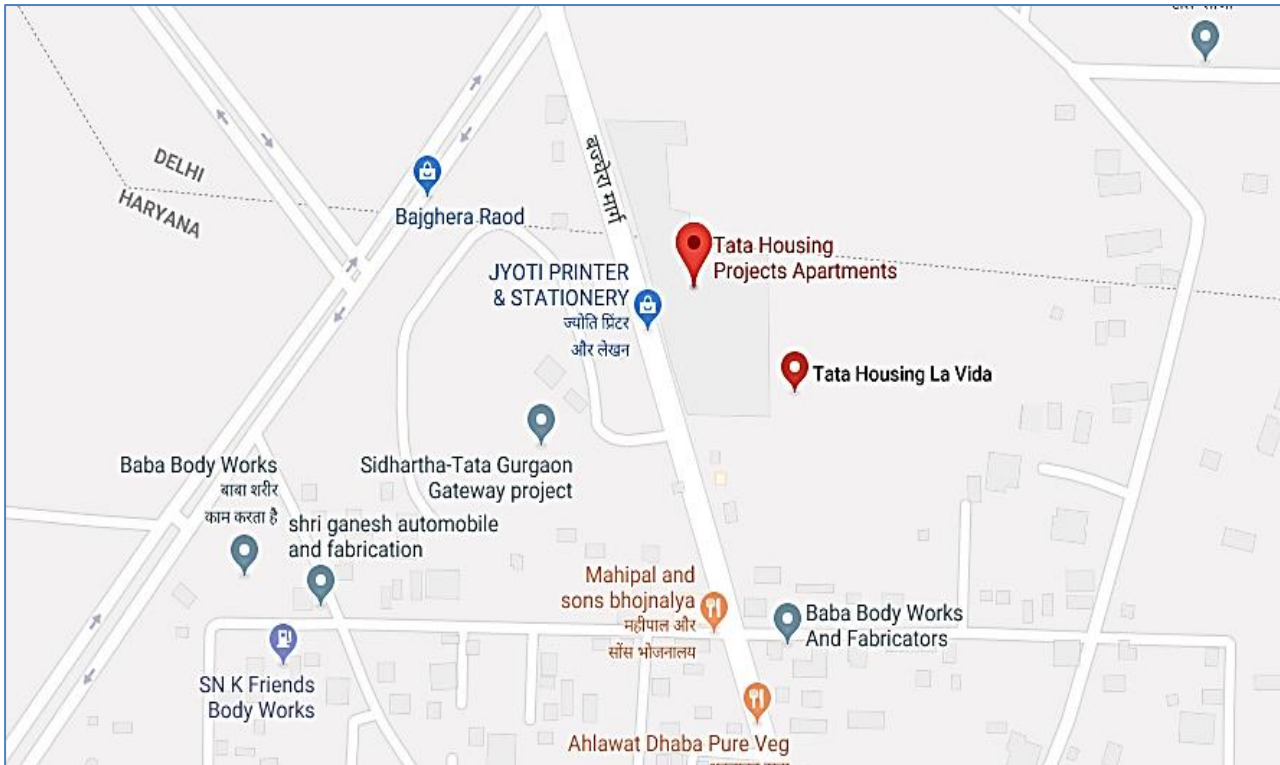
	any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
2.	Realizable Value is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the salability prospects of the subject property.
3.	Forced/ Distress Sale Value is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the salability prospects of the property.
4.	Best rates are rationally adopted based on the facts of the case came to our knowledge during the course of the assignment considering many factors like nature of property, location, approach, market situation and trends.
5.	Construction rates are adopted based on present replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition, specifications based on the visual observation of the structure. No physical tests have been carried out in respect of it.
6.	No employee or member of R.K Associates has any direct/ indirect interest in the property.
7.	Sale transaction method of the asset is assumed as free market transaction while assessing Fair Prospective Market Value of the asset.
8.	Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
9.	This report is having limited scope as per its fields <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested value should be considered only if transaction is happened <u>as free market transaction</u> .
10.	The condition assessment and the estimation of residual economic life of the structure is based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
11.	Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
12.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the original has not been done at our end. If at any time in future it's found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report will automatically become null & void.
13.	Investigation of title of the property and its legal right is beyond the scope of this report. If this property is offered as collateral security, the concerned financial institution is requested to verify & satisfy themselves on the ownership & legality of the property shown in this valuation report with respect to the latest legal opinion.
14.	Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
15.	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.
16.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement, charges paid and the time allotted. This report is having limited scope as per its fields to provide only the general estimated basic idea of the value of the property prevailing in the market based on the information provided by the client. The Valuation assessed in this Valuation Report should hold good only if transaction is happened as per free market transaction. No detailed analysis or verification of the information is carried upon pertaining to the value of the subject property. No claim for any extra information will be entertained whatsoever be the reason. For any extra work over and above the fields mentioned in the report will have an extra cost which has to be borne by the customer.
17.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
18.	This Valuation report is prepared based on the facts of the property on the date of the survey. However in future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt.

VALUATION REPORT







TATA LA-VIDA, SECTOR-113, GURUGRAM

	policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
19.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
20.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
21.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
22.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
23.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
24.	R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
25.	If this report is prepared for the matter under litigation in any Indian court, no official or employee of R.K Associates will be under any obligation to give in person appearance in the court as a testimony. For any explanation or clarification, only written reply can be submitted on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.2500/-.

ENCLOSURE: 2- GOOGLE MAP LOCATION



ENCLOSURE: 3– REFERENCES FROM PUBLIC DOMAIN

 <p>1 Property Photo</p>	<p>3 BHK Residential Apartment in Sector-113 Gurgaon Tata La Vida RERA</p> <p>★ Hide Feedback</p> <p>₹1.28 Cr 1579 Sq.Ft. 3 BHK 8107/Sq.Ft. Super built-up Area 2 Baths</p> <p>Possession in Mar 2020 New Booking</p> <p>Tata la vida is one of the residential cum commercial development of tata housing, located in sect... + more</p> <p>Posted on Mar 14, 2019 by Chaahat Homes Infratech private limited (Dealer) RERA</p> <p>View Phone No. Contact Dealer</p>
 <p>1 Property Photo</p>	<p>2 BHK Residential Apartment in Sector-113 Gurgaon Tata La Vida RERA</p> <p>★ Hide Feedback</p> <p>₹1.03 Cr - 1.28 Cr 1276 - 1573 Sq.Ft. 2 BHK 8107/Sq.Ft. Super built-up Area 2 Baths</p> <p>Possession in Mar 2020 New Booking</p> <p>Tata la vida is one of the residential cum commercial development of tata housing, located in sect... + more</p> <p>Posted on Mar 14, 2019 by Chaahat Homes Infratech private limited (Dealer) RERA</p> <p>View Phone No. Contact Dealer</p>
 <p>17 Property photos and videos</p>	<p>3 BHK Residential Apartment in Sector-113 Gurgaon Tata Gurgaon Gateway RERA</p> <p>★ Hide Feedback</p> <p>₹1.74 Cr 2225 Sq.Ft. 3 BHK 7800/Sq.Ft. Super built-up Area 3 Baths, 3 Balconies</p> <p>Ready To Move ✓ Verified</p> <p>Gurgaon gateway, which is situated right at the doorstep of delhi, marks the entry to gurgaon, and... + more</p> <p>Posted on Jan 24, 2019 by SYNERGY REAL ESTATES ADVISORY (Dealer) RERA</p> <p>View Phone No. Contact Dealer</p>
 <p>17 Property photos and videos</p>	<p>3 BHK Residential Apartment in Sector-113 Gurgaon Tata Gurgaon Gateway RERA</p> <p>★ Hide Feedback</p> <p>₹2.24 Cr 2870 Sq.Ft. 3 BHK 7789/Sq.Ft. Super built-up Area 3 Baths, 3 Balconies</p> <p>Ready To Move ✓ Verified</p> <p>Gurgaon gateway, which is situated right at the doorstep of delhi, marks the entry to gurgaon, and... + more</p> <p>Posted on Jan 24, 2019 by SYNERGY REAL ESTATES ADVISORY (Dealer) RERA</p> <p>View Phone No. Contact Dealer</p>
 <p>3 Property Photos</p>	<p>3 BHK Residential Apartment in Sector-113 Gurgaon Tata La Vida RERA</p> <p>★ Hide Feedback</p> <p>₹1.28 Cr 1579 Sq.Ft. 3 BHK 8107/Sq.Ft. Super built-up Area 2 Baths, 3 Balconies</p> <p>Possession in May 2022</p> <p>Tata la vida is full of exquisiteness, Stylishness and nature at its best. La vida is a spanish word whi... + more</p> <p>Posted on Mar 01, 2019 by Tasha Realty Solution Pvt Ltd (Dealer) RERA</p> <p>View Phone No. Contact Dealer</p>
 <p>2 Property Photos</p>	<p>2 BHK Residential Apartment in Sector-113 Gurgaon Tata La Vida RERA</p> <p>★ Hide Feedback</p> <p>₹1 Cr 1276 Sq.Ft. 2 BHK 7837/Sq.Ft. Super built-up Area 2 Baths, 3 Balconies</p> <p>Possession in May 2022</p> <p>Tata la vida is full of exquisiteness, Stylishness and nature at its best. La vida is a spanish word whi... + more</p> <p>Posted on Mar 01, 2019 by Tasha Realty Solution Pvt Ltd (Dealer) RERA</p> <p>View Phone No. Contact Dealer</p>

Source:-99acres.com

Refine Search
Bedroom
Price
Area
Set Alert

3 BHK Apartment 1579 sqft

₹ 1.30 Cr
See All Incl. Price
₹ 8264 per sqft


Status: Under Construction (Ready by Aug, '22), Freehold

Details: 2 Bath, Semi-Furnished

Description: TATA housing Project in Gurgaon at Sector-113. This is a JV of Tata Housing and Siddhartha group. The site is located adjoining the New Delhi border. It is li
[... \(read more\)](#)

Agent: Tasha Realty Solutions (OPC) Pvt. Ltd. Posted Today

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2 BHK Apartment 1276 sqft

₹ 1.08 Cr
See All Incl. Price
₹ 8500 per sqft


Status: Under Construction (Ready by Apr, '20), Freehold

Details: 2 Bath, Furnished

Description: TATAs NEW LAUNCH : LA VIDA, Sec-113, Gurgaon (0.5 km from Delhi) - ITS A NOW OR NEVER OPPORTUNITY La Vida is designed with the vision to create a forest inspir...[\(read more\)](#)

Agent: Growmax Wealth Management Services Posted: 3rd Apr

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3 BHK Apartment 1579 sqft

₹ 1.34 Cr
See All Incl. Price
₹ 8500 per sqft

Status: Under Construction (Ready by Apr, '20), Freehold

Details: 3 Bath, Furnished

Description: TATAs NEW LAUNCH LA VIDA, Sec-113, Gurgaon (0.5 km from Delhi) - ITS A NOW OR NEVER OPPORTUNITY La Vida is designed with the vision to create a forest inspired...[\(read more\)](#)

Agent: Growmax Wealth Management Services Posted: 3rd Apr

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2 BHK Apartment 1573 sqft

₹ 1.33 Cr
See All Incl. Price
₹ 8500 per sqft

Status: Under Construction (Ready by Apr, '20), Freehold

Details: 3 Bath, Furnished

Description: TATAs NEW LAUNCH : LA VIDA, Sec-113, Gurgaon (0.5 km from Delhi) - ITS A NOW OR NEVER OPPORTUNITY. La Vida is designed with the vision to create a forest inspi...[\(read more\)](#)

Agent: Growmax Wealth Management Services Posted: 3rd Apr

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₹ 1.12 Cr
₹ 8777 per sqft
[See other Charges](#)

25 Photos

Posted: Apr 03, '19

2 BHK Apartment for Sale in Tata Housing La Vida, Sector 113

[What's near by](#)

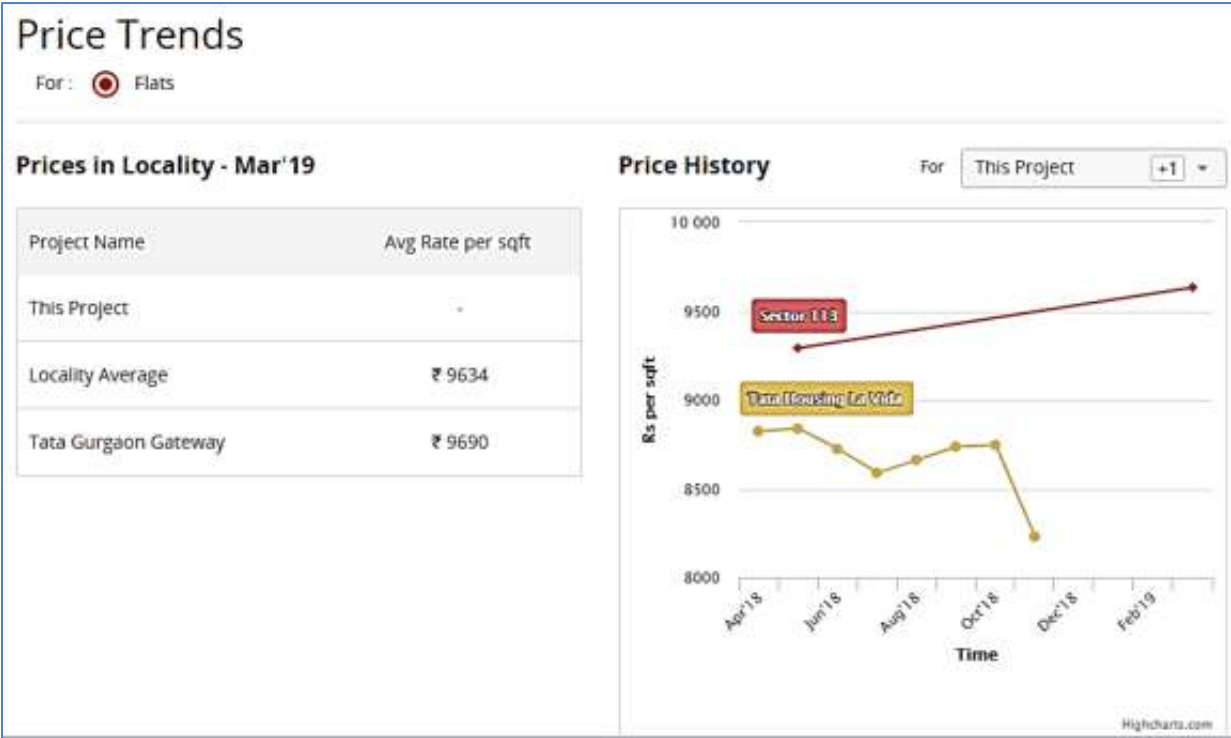
SUPER AREA	STATUS	FLOOR	TRANSACTION
1276 sqft	Possession by Dec '20	5 out of 13 floors	New Property

✓ Newly Constructed Property
Tata Housing has established itself as one of the key players in th... [read more](#)

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Source:-magicbricks.com

ENCLOSURE: 4- APPROVAL EXHIBITS


Department of Town & Country Planning
Government of Haryana

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Case No	Colony Name	BR-III (BP sanction Letter)	BR-VII (OC permission Letter)	LC-IX (Completion Certificate)	File/Case ID	License No	License Issue Date	Purpose	Area (Acre)	Dev. Plan	Valid/Renewal Updo	Sector Covered	Developer Name	Land Schedule
LC-2977	• CSN GUR-113 RGH (earlier approved on 02/04/2013) • CSN GUR-113 RGH (In-principle approved on 17/10/2014)	• 3/6/2018	• 15/02/2018 (Tower-A, F, EWS etc.)		LC-2577C	88 OF 2012	29/06/2012	RGH	6.88	GURGAON-MANESAR	29/06/2018	113	CSN Estates (P) Ltd.	View Land Schedule

Records: 1