



Abhishek sharma &lt;abhishek.sharma@rkassociate.org&gt;

## Fwd: Initiate Valuation - Star Raison Essentia

6 messages

**Jitender Sharma** <jitender.sharma@rkassociates.org>  
 To: abhishek.sharma@rkassociate.org  
 Cc: Sachin Agrahari <sachin.agrahari@rkassociates.org>

7 September 2021 at 11:53

Hi Abhishek,

Please take a look at the attachments and kindly let me know which documents we have received for this real estate project valuation.

----- Forwarded message -----

From: **Sameer Anand** <sameer.anand@pnbhousing.com>  
 Date: Mon, Sep 6, 2021 at 1:06 PM  
 Subject: Initiate Valuation - Star Raison Essentia  
 To: Abhishek Solanki <abhishek.solanki@rkassociates.org>, sachin.agrahari@rkassociates.org  
 <sachin.agrahari@rkassociates.org>, JITENDER.SHARMA@RKASSOCIATES.ORG  
 <JITENDER.SHARMA@rkassociates.org>  
 Cc: Shashank Misra <shashank.misra@pnbhousing.com>, Himanshu Singh <himanshu.singh@pnbhousing.com>

Dear Team,

Please initiate the valuation cum technical appraisal of the group-housing project "The Essentia" by Star Raison located in Bhiwadi, Rajasthan.

### **Project brief:**

The project under consideration "**The Essentia**" is a group-housing project spread over a land parcel of 48,256.30 square meters (11.92 Acres). The project envisaged development of 1,680 residential units

(1 BHK, 2 BHK and 3 BHK) spread over 8 towers (A,B,C,D,E,F1, F2 and G) having total saleable area of 1,38,927.33 square meters. The project was launched in three phases viz. Phase-I (Tower B and Tower D), Phase-II (Tower A, Tower F1 and Tower F2) and Phase-III (Tower C, Tower G and Tower E).

| Phase   | Towers & Names                |
|---------|-------------------------------|
| Phase 1 | B (Saffron), D (Crimson)      |
| Phase 2 | A (Olive), F1 & F2 (Wembley)  |
| Phase 3 | C (Aqua), E (Eden), G (Lords) |
|         | Commercial                    |

The following data has been sent through WeTransfer link (PFA the link):

- Building Plans & Approval
- Statutory Approvals – EC, Fire

RERA details may be taken directly from Rajasthan RERA portal.

**Valuation Instructions:**

- We require the valuation to be provided phase-wise i.e. separately for Phase I, II, III & Commercial.
- The valuation to include the value of receivables from sold as well.
- The distress valuation/forced sales value to also be provided.
- The report to be prepared/signed by wealth tax 34AB registered valuer.

The sold-unsold data shall be provided shortly.

Contact details for site visit: Mr. Devpal (9785642002)

The fees for the assignment shall be INR 30,000/-+taxes as applicable.

The soft copy of the bill (signed) to be addressed as per the undersigned and send once the assignment is completed.

The hard copy of the bill to be couriered at the address as per the undersigned.

The soft copy (signed & stamped) of the valuation report to be mailed to me and the final hard copy to be couriered at the address as per the undersigned.

Thanks & Regards,

**Sameer Anand**

Technical Manager – North

Corporate Finance Dept.

9<sup>th</sup> Floor – Central Support Office (CSO), Antriksh Bhawan

22 K.G. Marg, New Delhi – 110001

Toll Free: 1800 120 8800

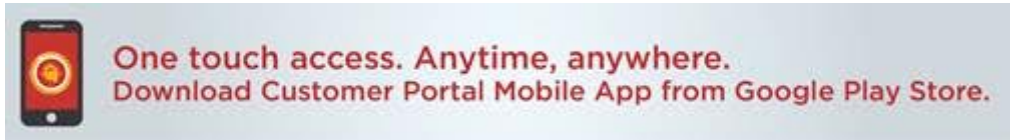
Website- [www.pnbhousing.com](http://www.pnbhousing.com)

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**From:** Sameer Anand  
**Sent:** 01 September 2021 13:29  
**To:** Abhishek Solanki <[abhishek.solanki@rkassociates.org](mailto:abhishek.solanki@rkassociates.org)>  
**Subject:** RE: Information Required for the Valuation

Dear Abhishek,

FYI:

1. Project Name – Essentia
2. Land Area of the Project – 19,725.30 sq. mts.
3. Total No. of Sold and Unsold Units – 1,826 units divided into 3 phases
4. No. of Towers – 7 towers divided into 3 phases

In order to expedite the process, we need to initiate the case the ASAP.

Valuation report to be in compliance with sec 34ab of wealth tax.

Thanks & Regards,

**Sameer Anand**

Technical Manager – North

Corporate Finance Dept.

9<sup>th</sup> Floor – Central Support Office (CSO), Antriksh Bhawan

22 K.G. Marg, New Delhi – 110001

Toll Free: 1800 120 8800

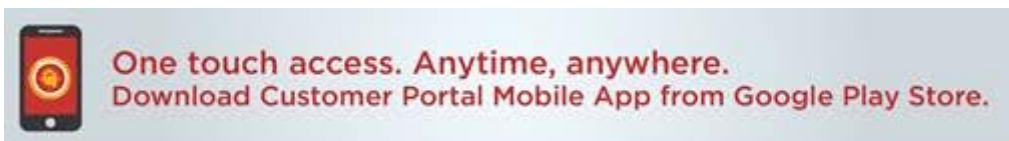
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**From:** Abhishek Solanki <[abhishek.solanki@rkassociates.org](mailto:abhishek.solanki@rkassociates.org)>  
**Sent:** 31 August 2021 11:42  
**To:** Sameer Anand <[sameer.anand@pnbhousing.com](mailto:sameer.anand@pnbhousing.com)>  
**Subject:** Information Required for the Valuation

Dear Sameer,

In reference to our telephonic conversation please provide the following information of the project.

1. Project Name
2. Land Area of the Project
3. Total No. of Sold and Unsold Units
4. No. of Towers

--

Thanks & Regards,

Abhishek Solanki,  
Senior Engineer- Valuations



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We assure our best services and response to you all the time.

In case of any concern regarding our services, you may refer to the escalation matrix below to reach out to my manager/ supervisor or write to us at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) regarding your concern.

**First Level Escalation - Mr. Sachin Agrahari– Manager- [sachin.agrahari@rkassociates.org](mailto:sachin.agrahari@rkassociates.org) -+91-8840025556**

**Second Level Escalation - Mr. Paramjit Kumar– Sr. General Manager- [paramjit.kumar@rkassociates.org](mailto:paramjit.kumar@rkassociates.org) – +91-9892318899**

**Corporate Office:**

D-39, 2nd Floor,  
Sector-2, Noida- 201301 (Delhi NCR)

**Mumbai Branch Office:**

DBS Heritage House,  
Prescott Street, Fort,  
Mumbai- 400001

**Kolkata Branch Office:**

Office No.912, Delta House  
4, Government Place(North),  
Opp. Raj Bhawan, Kolkata, W.B-700001

Other Offices at: Dehradun | Shahjahanpur | Lucknow | Agra

Website: [www.rkassociates.org](http://www.rkassociates.org)

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Thanks & Regards,

Jitender Sharma,  
Senior Engineer - Valuations



Description: Description: RK LOGO (R)



Description: Description: vis logo

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Mobile: +91-8527377740 | Voice: +91-120 4110117; 4324647  
R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.,

### Corporate Office:

D-39, 2<sup>nd</sup> Floor, Sector-2  
Noida-201301 (Delhi NCR)  
Website: [www.rkassociates.org](http://www.rkassociates.org)

**Other Offices at:** Mumbai, Kolkata, Dehradun, Lucknow, Shahjahanpur

**Satellite & shared office:** Ahemedabad, Bangaluru, Meerut, Agra

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**We assure our best services and response to you all the time.**

In case of any concern regarding our services, you may refer to the escalation matrix below to reach out to my manager/ supervisor or write to us at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) regarding your concern.

**First Level Escalation – Sachin Agrahari – Manager – [sachin.agrahari@rkassociates.org](mailto:sachin.agrahari@rkassociates.org) – 88400 25556**

**Second Level Escalation – Paramjit Kumar – Sr. General Manager – [paramjit.kumar@rkassociates.org](mailto:paramjit.kumar@rkassociates.org) – 98923 18899**

----- Forwarded message -----

From: WeTransfer <noreply@wetransfer.com>

To: Sameer Anand <sameer.anand@pnbhousing.com>

Cc:

Bcc:

Date: Mon, 6 Sep 2021 07:30:25 +0000

Subject: Approvals - Star Raison sent successfully to JITENDER.SHARMA@RKASSOCIATES.ORG and 2 others



## Approvals - Star Raison sent to [JITENDER.SHARMA@RKASSOCIATES.ORG](mailto:JITENDER.SHARMA@RKASSOCIATES.ORG) and 2 others

5 items, 23.8 MB in total • Expires on 13 September, 2021

Thanks for using WeTransfer. We'll email you a confirmation as soon as your files have been downloaded.

---

### Recipients

[JITENDER.SHARMA@RKASSOCIATES.ORG](mailto:JITENDER.SHARMA@RKASSOCIATES.ORG)

[sachin.agrahari@rkassociates.org](mailto:sachin.agrahari@rkassociates.org) [abhishek.solanki@rkassociates.org](mailto:abhishek.solanki@rkassociates.org)

### Download link

<https://we.tl/t-Au99TedJGP>

## 5 items

Environment clearance.PDF  
3.79 MB

Fire NOC.pdf  
267 KB

Plans.pdf  
18.2 MB

Star Raison Building plan approval.pdf  
925 KB

a86b4877-3357-45f5-b33c-b59e8be3738a.pdf  
706 KB

## Message

PFA the building plan approvals, and other statutory approvals +  
SOLD-UNSOLD data of the project Star Raison Essentia.

To make sure our emails arrive, please add [noreply@wetransfer.com](mailto:noreply@wetransfer.com) to your contacts.

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## 2 attachments



image002.jpg  
12K



**Approvals - Star Raison sent successfully to JITENDER.SHARMA@RKASSOCIATES.ORG and 2 others.eml**  
60K

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**Jitender Sharma** <jitender.sharma@rkassociates.org>

7 September 2021 at 17:10

To: Sameer Anand <sameer.anand@pnbhousing.com>

Cc: Abhishek Solanki <abhishek.solanki@rkassociates.org>, "sachin.agrahari@rkassociates.org"

<sachin.agrahari@rkassociates.org>, Shashank Misra <shashank.misra@pnbhousing.com>, Himanshu Singh

<himanshu.singh@pnbhousing.com>, abhishek.sharma@rkassociate.org, Paramjit Kumar

<paramjit.kumar@rkassociates.org>

Hi Sameer,



We have analysed the provided documents of M/s Star Raison Landmark .Please provide us the following documents so that we can proceed with the valuation assignment.

- 1) Approved map for the 28,531 sq.mtr. land area
- 2) RERA Registration Certificate for Phase I, III and commercial Tower
- 3) Detail Project Report
- 4) Proposed Cost of the Project
- 5) Cost Incurred as on date & the projected cost yet to be incurred
- 6) Latest Brochure of Project
- 7) Latest Price List for different units
- 8) Recently Executed 5 Builder-Buyer Agreement

If we require any other documents/ data/ information we will let you know. In case of any query or concern do let us know.

On Tue, Sep 7, 2021 at 4:59 PM Sameer Anand <[sameer.anand@pnbhousing.com](mailto:sameer.anand@pnbhousing.com)> wrote:

Dear Team,

PFA the sold-unsold data.

Application & Sold are to be considered as SOLD

Booking & Unsold are to be considered as UNSOLD.

Thanks & Regards,

**Sameer Anand**

Technical Manager – North

Corporate Finance Dept.

9<sup>th</sup> Floor – Central Support Office (CSO), Antriksh Bhawan

[22 K.G. Marg, New Delhi – 110001](#)

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**From:** Sameer Anand  
**Sent:** 06 September 2021 13:07  
**To:** Abhishek Solanki <abhishek.solanki@rkassociates.org>; sachin.agrahari@rkassociates.org; JITENDER.SHARMA@RKASSOCIATES.ORG  
**Cc:** Shashank Misra <shashank.misra@pnbhousing.com>; Himanshu Singh <himanshu.singh@pnbhousing.com>  
**Subject:** Initiate Valuation - Star Raison Essentia

Dear Team,

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



**Sameer Anand** <sameer.anand@pnbhousing.com> 8 September 2021 at 11:13  
To: Jitender Sharma <jitender.sharma@rkassociates.org>, "abhishek.sharma@rkassociate.org" <abhishek.sharma@rkassociate.org>, Paramjit Kumar <paramjit.kumar@rkassociates.org>, Abhishek Solanki <abhishek.solanki@rkassociates.org>, "sachin.agrahari@rkassociates.org" <sachin.agrahari@rkassociates.org>  
Cc: Shashank Misra <shashank.misra@pnbhousing.com>, Himanshu Singh <himanshu.singh@pnbhousing.com>

Dear Jitender,

- 1) Approved map for the 28,531 sq. mtr. land area – **already provided**
- 2) RERA Registration Certificate for Phase I, III and commercial Tower – **may be downloaded from Rajasthan RERA website**
- 3) Detail Project Report – **?**
- 4) Proposed Cost of the Project – **cannot be provided**
- 5) Cost Incurred as on date & the projected cost yet to be incurred – **cannot be provided- please use your assumptions/estimates as per the market/type of project/developer**
- 6) Latest Brochure of Project – **may be downloaded from the project website**
- 7) Latest Price List for different units – **can be found using the sold-unsold data provided to you**
- 8) Recently Executed 5 Builder-Buyer Agreement – **cannot be provided**

Thanks & Regards,

**Sameer Anand**

Technical Manager – North

Corporate Finance Dept.

9<sup>th</sup> Floor – Central Support Office (CSO), Antriksh Bhawan

22 K.G. Marg, New Delhi – 110001

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**From:** Jitender Sharma <[jitender.sharma@rkassociates.org](mailto:jitender.sharma@rkassociates.org)>

**Sent:** 07 September 2021 17:11

**To:** Sameer Anand <[sameer.anand@pnbhousing.com](mailto:sameer.anand@pnbhousing.com)>

**Cc:** Abhishek Solanki <[abhishek.solanki@rkassociates.org](mailto:abhishek.solanki@rkassociates.org)>; [sachin.agrahari@rkassociates.org](mailto:sachin.agrahari@rkassociates.org); Shashank Misra <[shashank.misra@pnbhousing.com](mailto:shashank.misra@pnbhousing.com)>; Himanshu Singh <[himanshu.singh@pnbhousing.com](mailto:himanshu.singh@pnbhousing.com)>; [abhishek.sharma@rkassociate.org](mailto:abhishek.sharma@rkassociate.org); Paramjit Kumar <[paramjit.kumar@rkassociates.org](mailto:paramjit.kumar@rkassociates.org)>

**Subject:** Re: Initiate Valuation - Star Raison Essentia

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[Quoted text hidden]

[Quoted text hidden]

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**Sameer Anand** <[sameer.anand@pnbhousing.com](mailto:sameer.anand@pnbhousing.com)>

8 September 2021 at 11:58

To: Jitender Sharma <[jitender.sharma@rkassociates.org](mailto:jitender.sharma@rkassociates.org)>, "abhishek.sharma@rkassociate.org"

<[abhishek.sharma@rkassociate.org](mailto:abhishek.sharma@rkassociate.org)>, Paramjit Kumar <[paramjit.kumar@rkassociates.org](mailto:paramjit.kumar@rkassociates.org)>, Abhishek Solanki

<[abhishek.solanki@rkassociates.org](mailto:abhishek.solanki@rkassociates.org)>, "sachin.agrahari@rkassociates.org" <[sachin.agrahari@rkassociates.org](mailto:sachin.agrahari@rkassociates.org)>

Cc: Shashank Misra <[shashank.misra@pnbhousing.com](mailto:shashank.misra@pnbhousing.com)>, Himanshu Singh <[himanshu.singh@pnbhousing.com](mailto:himanshu.singh@pnbhousing.com)>

PFA RERA

[Quoted text hidden]

[Quoted text hidden]



**RERA Certificate.pdf**

1129K

**Sameer Anand** <sameer.anand@pnbhousing.com>

8 September 2021 at 12:36

To: Jitender Sharma <jitender.sharma@rkassociates.org>, "abhishek.sharma@rkassociate.org" <abhishek.sharma@rkassociate.org>, Paramjit Kumar <paramjit.kumar@rkassociates.org>, Abhishek Solanki <abhishek.solanki@rkassociates.org>, "sachin.agrahari@rkassociates.org" <sachin.agrahari@rkassociates.org>  
Cc: Shashank Misra <shashank.misra@pnbhousing.com>, Himanshu Singh <himanshu.singh@pnbhousing.com>

PFA

These are old CA certificates that will help in estimating the costs.

[Quoted text hidden]

[Quoted text hidden]

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### 3 attachments



**Means of Finance 15.12.17.pdf**

189K



**Means of Finance Phase-II 15.12.17.pdf**

191K



**CA Certificate.pdf**

389K

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**Jitender Sharma** <jitender.sharma@rkassociates.org>

8 September 2021 at 15:21

To: abhishek.sharma@rkassociate.org

PFA.

----- Forwarded message -----

From: **Sameer Anand** <sameer.anand@pnbhousing.com>

Date: Tue, Sep 7, 2021 at 4:59 PM

Subject: RE: Initiate Valuation - Star Raison Essentia

To: Abhishek Solanki <abhishek.solanki@rkassociates.org>, sachin.agrahari@rkassociates.org <sachin.agrahari@rkassociates.org>, JITENDER.SHARMA@RKASSOCIATES.ORG <JITENDER.SHARMA@rkassociates.org>

Cc: Shashank Misra <shashank.misra@pnbhousing.com>, Himanshu Singh <himanshu.singh@pnbhousing.com>

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### 2 attachments



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**image002.jpg**

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**Star Raison - The Essentia Inventory.xlsx**

181K