

File No.: VIS (2021-22) PL-378-338-434

Dated: 14.09.2021

PROJECT LENDERS INDEPENDENT ENGINEER (LIE) REPORT OF GROUP HOUSING SOCIETY "EDEN SENIOR LIVING & WELLNESS"

SITUATED AT

KHATA KAHTAUNI NO. 00025 (FASLI 1416 TO 1421), KHASRA NO. 39 & 40,
MAUZA CHAK BHAGWANTPUR, PARGANA PACHWADOON, TEHSIL SADAR,
DEHRADUN, UTTARAKHAND

PROMOTER/S

M/S. EDEN RETIREMENT LIVING PVT. LTD.

(FORMERLY KNOWN AS ALPINE CONSTRUCTION PVT. LTD. THROUGH ITS

DIRECTOR(S) **MR. SANJIV VOHRA, MR. DEEPAK GUPTA & MR. SAMIR GUPTA)**

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, CLPC BRANCH, DEHRADUN

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineer (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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PART A

REPORT SUMMARY

1. **Name of the Project** : Eden Senior Living & Wellness
2. **Project Location** : Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.
3. **Name of the Promoters** : M/s. Eden Retirement Living Pvt. Ltd.
(Formerly known as M/s. Alpine Construction Pvt. Ltd.)
4. **Address and Phone Number** : M/s. Eden Retirement Living Pvt. Ltd.
D-29, Third Floor, Defence Colony, New Delhi
5. **Prepared for Bank** : Punjab National Bank, CLPC Branch, Dehradun
6. **Date of Survey** : 05th Day of September, 2021
7. **Date of Report** : 14th Day of September, 2021
8. **Report type** : Project LIE Report
9. **Purpose of the Report** : Review & evaluate Project Progress, capital expenditure & other execution details of the Project to facilitate creditors for taking business decision on the Project.



10.Scope of the Report : **To assess, evaluate & comment on Reasonableness & sufficiency of:**

- (a) Project expenditures
- (b) Project physical progress
- (c) Project schedules
- (d) Statutory Approvals, Licenses & Registrations

11.Documents produced for perusal : **PROJECT EXPENDITURE DETAILS:**

- 1. Invoices
- 2. Trial Balance Sheet
- 3. CA Certificate

12.Annexure with the Report :

- 1. Site Photographs
- 2. PO/ PI/ Invoices
- 3. Trial Balance Sheet
- 4. CA Certificate

PART B

INTRODUCTION

- 1. THE PROJECT:** Eden Retirement Living Pvt. Ltd. has proposed to develop Group Housing Society named 'Eden Senior Living & Wellness' comprising of high rise apartments having total 2 towers. Company is developing both the towers together with each tower having Basement + Stilt Floor + 10 Floors on total 1.05 acres (4280 sq. mtr.) of land at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand. The society is distributed with different types of units, viz. 2 BHK Type-I, 2 BHK Type-II, 1 BHK & Studio.



- 2. ABOUT THE DEVELOPER COMPANY:** Eden Retirement Living Pvt. Ltd., a company incorporated under the name of M/s. Alpine Construction Pvt. Ltd. in the year 1987 and then changed the name to Eden Retirement Living Pvt. Ltd. w.e.f. 2nd



March, 2017, with its Directors/ Shareholders Mr. Sanjiv Vohra, Mr. Deepak Gupta & Mr. Samir Gupta.

Eden Retirement Living Pvt. Ltd. is a Delhi based company. From public domain we couldn't gather much information about this company and its experience in real estate. However, from the information available to us, it appears that the company is mainly operated by seasoned professionals Shareholders Mr. Sanjiv Vohra, Mr. Deepak Gupta & Mr. Samir Gupta having wide Industry experience in different sectors. Out of all the Directors, Mr. Sanjiv Vohra appears to be having experience in real estate and have been engaged in the development of many real estate Projects in Dehradun like:

1. Doon Trafalgar with 132 apartments in Dhorankhas, Near IT Park, Dehradun
2. Princess Park 44 units along GMS Road, Opp. St. Jude School, Dehradun
3. Doon Trafalgar Extn. With 72 units in Dhorankhas, Near IT Park, Dehradun

As per the Project brochure and the company's websaite, Mr. Deepak Gupta is a qualified Chartered Accountant having over 35 years of global experience in management consulting, banking, executive search with working experience in the companies like Korn/Ferry International's India office, DHR International's India office & Citibank at senior positions. He began his career in management consulting with KPMG and then with PwC in Healthcare Consulting from 1983 to 1989 in USA.

Mr. Samir Gupta holds a postgraduate degree in Management and a Bachelor of Engineering degree in Electronics. He is having 27 years of business experience. As per his profile it appears that he is basically from Electronics & IT field is a Co-founder and Director of Samtech Infonet Ltd., Pyramid Cyber Security & Digital Forensic Pvt. Ltd., Olpoints InfoTech Pvt. Ltd. and Force Infosystems Pvt. Ltd.

- 3. LOCATION:** Eden Senior Living and Wellness is located at Purkul Road, Mauza Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand



ROAD: The said property lies within easy reach, linked by road, rail and air to Delhi and other major cities of the country. Below establishments are at the following distances from the project:

- | | | |
|--|---|----------|
| 1. MAX Senior Living Apartments – Antara | : | 500 mtr. |
| 2. 5 Star Hotel | : | 3 Km |
| 3. MAX Super Speciality Hospital | : | 5 Km |
| 4. Rajpur Road Round-about | : | 7 Km |
| 5. Ghanta Ghar | : | 12 Km |
| 6. Mussoorie | : | 25 Km |
| 7. Proposed Purkul Ropeway | : | 3 Km |
| 8. Kasiga School | : | 1 Km |

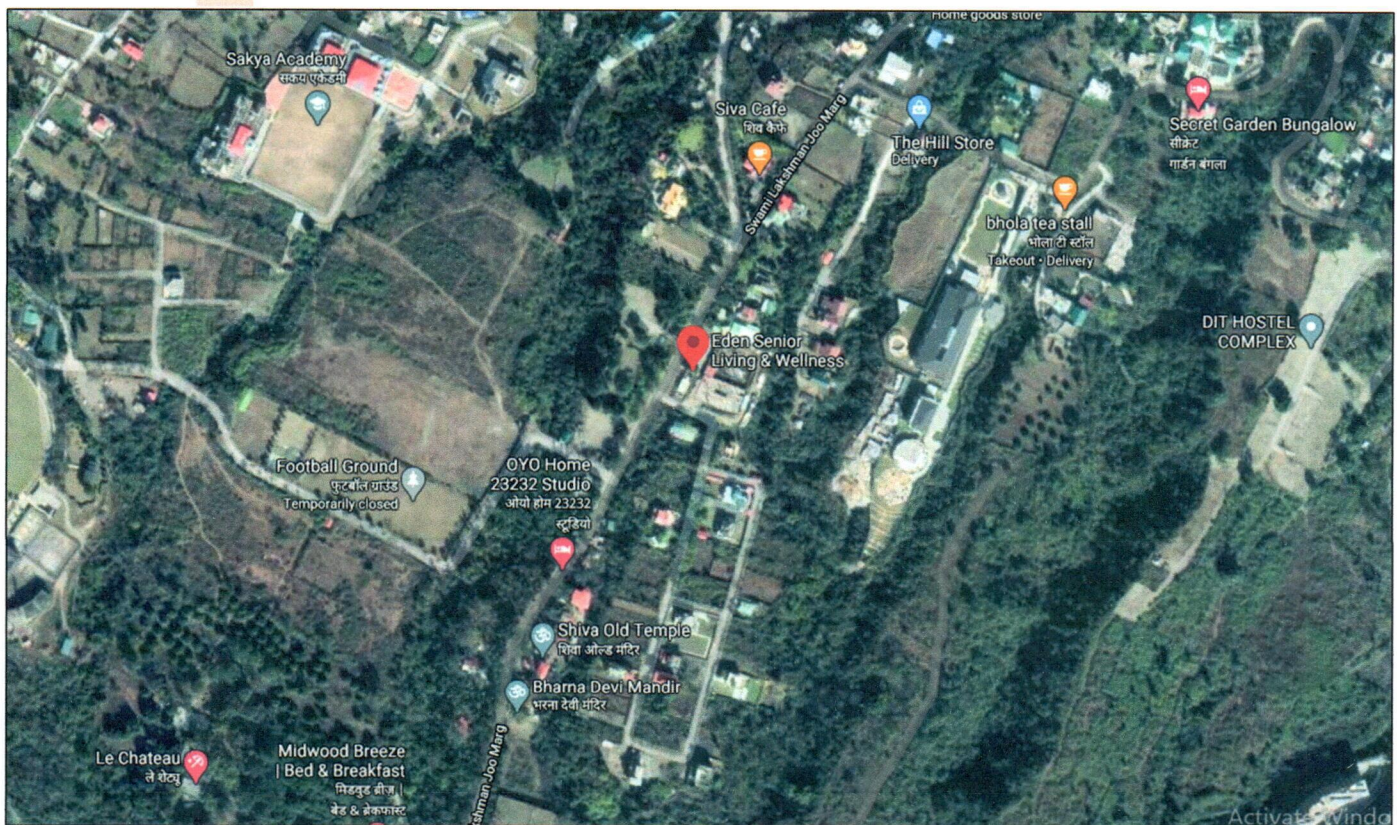
RAIL: Eden Senior Living and Wellness is located closet to Dehradun Railway Station at a distance of approximately 15 km, connected through Main Mussoorie Road. Apart from this the property is also connected to Haridwar Railway Station through road which is approximately 65 km away from Eden Senior Living and Wellness.

AIR: The nearest International Airport is the Chandigarh International Airport, located at a distance of approximately 175 Km from Eden Senior Living and Wellness. The nearest Airport to the location is Jolly Grant Airport, Dehradun, which is approximately 35 km away from the location, which is currently being operated only for Domestic Flights.



LIE REPORT

EDEN RETIREMENT LIVING PRIVATE LIMITED



Source:

<https://www.google.com/maps/place/30%C2%B024'07.6%22N+78%C2%B004'09.8%22E/@30.4017894,78.0692337,3247m/data=!3m1!1e3!4m5!3m4!1s0x0:0x0!8m2!3d30.4020986!4d78.069394?hl=en>

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4. PROJECT OVERVIEW: Eden Retirement Living has proposed to develop a Group Housing Project named 'Eden Senior Living and Wellness' accommodating apartment space having approx. saleable area measuring 1,40,000 sq. ft. spread over a land area measuring 4280 sq. mtr. at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.

As per the MDDA approved building Plan, this Project envisage to construct total 96 units in 2 towers in 4 different categories viz., 2 BHK Type-A (carpet area 1055 sq.ft), 2 BHK Type-B (carpet area 1036 sq.ft), 1 BHK (carpet area 636 sq.ft), Studio (carpet area 503 sq.ft). As per the information provided by developer, the builder has upgraded the units of flats in which 11 studio apartment has been added. However, the built-up area of the project is same. They have redesigned and included 11 studio apartment in the same.

The specification of the project is revised and the developer is now providing the facilities like AC (Centralised in the lobby and Split/ Window in the units), Kitchen Appliances (Refrigerator, Oven and other item), Washing Machines.

Total proposed project cost was estimated to be Rs.54.74 crore, now it has been revised to Rs.87.28 crore as per the CA certificate provided to us by the company official for which term Loan of Rs.10 cr. is sanctioned by the bank with a debt-equity ratio of 2:1. Out of which only 6.70 Cr has been disbursed.

As per the records provided by the company from 01.10.2020 to 30.06.2021, Eden Retirement Living has shown total incurred amount of approx. Rs.6.27 cr. However, LIE has approved total amount of Rs.6.27 cr. Out of which 1.75 Cr is from the customer advance, 1.69 Cr from promoter's fund, and 2.83 Cr from Bank.



Company has obtained all the required preliminary, statutory approvals & clearances like NOC from Fire Safety Department, Excavation Permission, RERA Registration Certificate from Uttarakhand Real Estate Regulatory Authority, etc.

Eden Retirement Living Pvt. Ltd. has already acquired the land measuring 4280 sq. mtr. from Mr. Ashish Agarwal as per the Sale Deed dated: 15th January, 2015.

For the construction purpose, Eden Retirement Living Pvt. Ltd. has signed a Construction Agreement with M/s. Shraddha Nirman Pvt. Ltd. on 17th December, 2019, to construct proposed Group Housing Society having 227000 sq. ft. of estimated construction area.

As per the site survey, we have observed the following observations:-

Tower - 1

1. Slab Shuttering Work – Completed till 7th floor
2. Brickwork: - 1st to 4th floor completed.
3. Electrical :- 1st floor completed, 2nd floor is in progress
4. Plumbing: - 1st and 2nd floor is in progress.

Tower – 2

1. Slab Shuttering Work – Completed till 6th floor
2. Brickwork: - 1st to 3rd floor completed.
3. Electrical :- 1st floor completed, 2nd floor is in progress
4. Plumbing :- 1st floor is in progress

Presently as per site survey construction was in progress in full swing.

5. SCOPE OF THE REPORT: To review & scrutinize following below points:

- Review current status of the Project on site.
- Review capital expenditure incurred on site including preliminary & preparative expenses.
- Review position of various statutory, non-statutory clearances and regulatory clearances obtained by the company.

- Review the construction schedule of the project and advice on the scheduled COD of the project, whether same is achievable by the company or not.
- Advise Lender's on any other issue/ constraints in the project which may affect its progress.

6. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above subject to the details/ data/ information provided by the client for facilitating Bank to take appropriate decision on in regard to credit facility extended to the Project.

7. METHADODOLOGY ADOPTED:

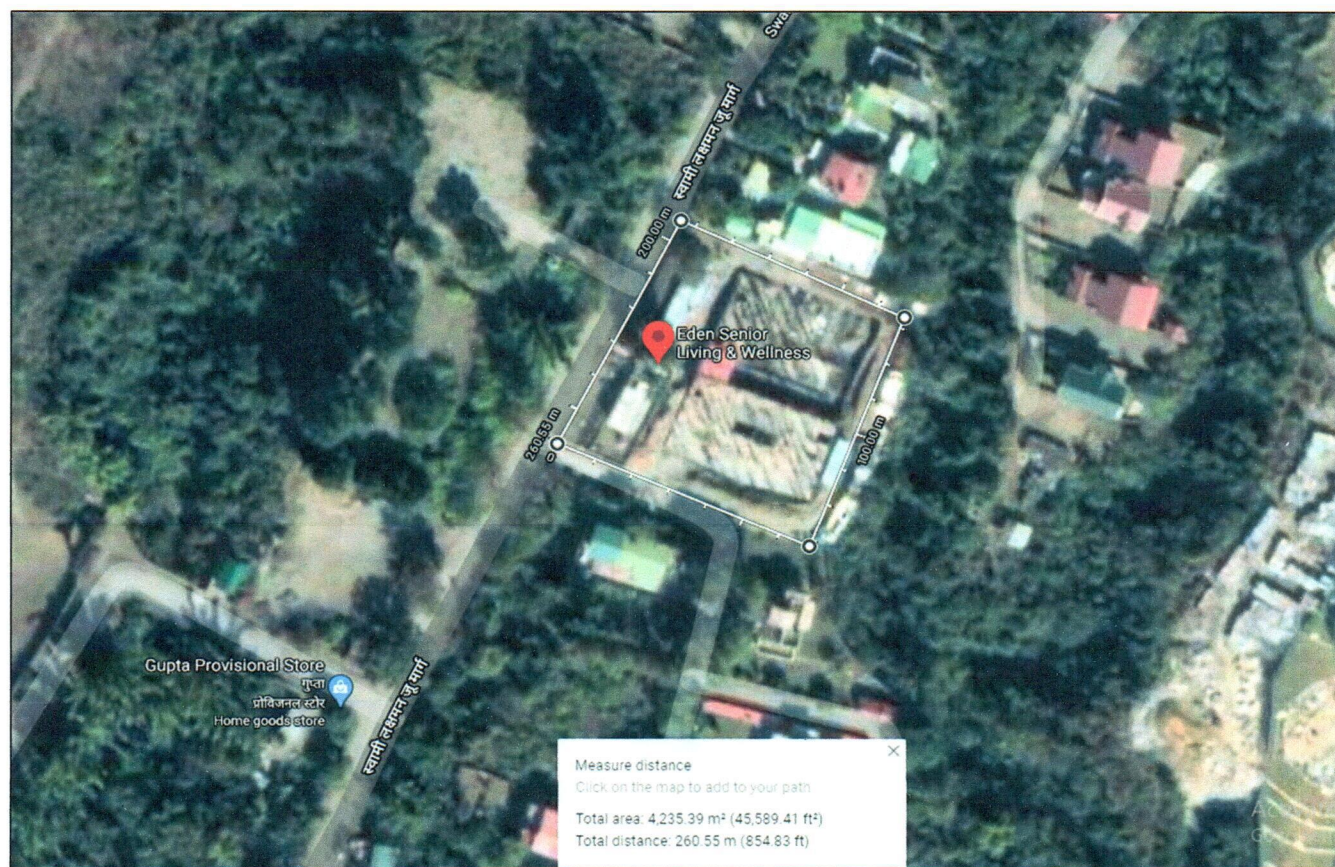
- a. Site Survey.
- b. Review & analysis of the Project initiation, planning, contract agreements, statutory regulatory approval documents and other data, information provided by officials of Eden Retirement Living Pvt. Ltd.
- c. Compilation & Preparation of the Report based on "in scope points".
- d. Approval of the Report.
- e. Report submission.



PART C

PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS

- 1. LAND DETAILS:** Eden Retirement Living Pvt. Ltd. has already acquired the land measuring 4280 sq. mtr. from Mr. Ashish Agarwal through Sale Deed no. 408, dated: 15th January, 2015.



{Table: 1}

PARTICULARS	DETAILS
Total Land Area	4280 m ²
Location	Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand



Boundaries	North : Others Property South : Road East : Drain West : Purkul Road 40 ft. wide
Total Estimated Cost allocated in the Project	Rs.87.28 cr.
Total Money outlaid till date	Rs.32.455 cr.
Observation & Comments: 1. In Land & Land Development head, total Project Expenditure against Plot Cost shown by the Eden Retirement Living is Rs.8.34 cr. However LIE has approved only Rs.6.35 cr. which is the cost of land as per sale deeds including registration charges. For other charges company couldn't produce any satisfactory breakup or invoices/ bills therefore amount of ~Rs.2 cr. has not been considered.	

2. PROJECT INFRASTRUCTURE DETAILS: Eden Retirement Living Pvt. Ltd. has proposed to set-up a Group Housing Society named 'Eden Senior Living & wellness' having approx. saleable area measuring 1,40,000 sq. ft. spread over a land area measuring 4280 sq. mtr. at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.

This project is comprising of 2 towers (Basement + Stilt + 10 Floors each) having total Area of Construction Approx. 2,27,000 sq. ft.

For the purpose of the development of the Project, Eden Retirement Living has engaged a main Architect M/s. VYOM Architects & Interior Designer for the Design and Structural Services. Eden Retirement Living Pvt. Ltd. has engaged M/s. Shraddha Nirman Pvt. Ltd. for Building / Structural construction work as per below mentioned Terms & Conditions:



{Table: 2}

Estimated Area of Construction	2,27,000 sq.ft (Basement + Stilt + 10 Floors) excluding elevation features & swimming pool which will be measured and priced separately.
Contract Value	Rs.690 per sq.ft + GST
Type of contract	With material, labour, all the labour, material, tools and Equipment except Steel which will be provided by the Project owner.
Mobilization Advance	---
Performance Security	2% of payment of entire contract
Time of completion	18 months from the date of signing the agreement and structure in 15 months from the date of this agreement.
Mode of Payment	As per schedule mentioned in Table below.
Other conditions	1. Payment shall be made as per payment schedule attached herewith and only 75% Payment will be made on submission of the bill by the contractor against their running bill and balance of 23% of the balance payment within 10 days of submission after deducting statutory dues and adjustment of mobilization advance. 2% of payment of entire contract will be kept as performance guarantee & will be released after satisfactory

	completion of the contract and settlement of final bill.
	2. Fixed price contract with no escalation clause.

MODE OF PAYMENT (AREA-WISE)

Break-up of Payment at Different Levels		
Approx. Area: 2,27,000 Sq. Ft.		
S. No.	Payment Level	Payment %
1	Basement Raft & up to basement roof	20.00
2	Slab Casting	
	Stilt Slab	4.00
	1st Floor Slab	4.00
	2nd Floor Slab	4.10
	3rd Floor Slab	4.10
	4th Floor Slab	4.20
	5th Floor Slab	4.20
	6th Floor Slab	4.30
	7th Floor Slab	4.30
	8th Floor Slab	4.40
	9th Floor Slab	4.40
	10th Floor Slab	4.50
		46.50
3	Brick Work	
	1st Floor	1.50
	2nd Floor	1.50
	3rd Floor	1.60
	4th Floor	1.60
	5th Floor	1.70
	6th Floor	1.70
	7th Floor	1.80
	8th Floor	1.80
	9th Floor	1.90
	10th Floor	1.90
		17.00
4	Internal Plaster	
	Stilt	1.00
	1st Floor	1.00
	2nd Floor	1.10
	3rd Floor	1.10
	4th Floor	1.20
	5th Floor	1.20
	6th Floor	1.30
	7th Floor	1.30
	8th Floor	1.40
	9th Floor	1.40
	10th Floor	1.40
		13.40
5	External Plaster	3.10
	TOTAL	100.00



{Table: 3}

No. of Flats	Type of Flats	Carpet Area	Balcony	Carpet Area With Balcony	Total Carpet Area with Balcony	Area Under Cupboard	Area Under Walls	Area under Cupboards and walls	Area under Cupboards and walls	Covered Area (Per Flat)	Total Covered Area
16	2 BHK TYPE-A	1055	306	1361	21776	20	127	147	2352	1508	24128
48	2 BHK TYPE-B	1035	283	1318	63264	22	125	147	7056	1465	70320
16	1 BHK	636	112	748	11966	0	77	77	1232	825	13198
16	Studio	503	76	579	9269	0	53	53	848	632	10117
96	Total:				106275						117763

Carpet Area description

{Table: 4}

No. of Flats	Type of Flats	Carpet Area	Balcony	Cupboard	Area Under Walls	Loading of Common Areas	Total Super Area (Per Flat)	Total Super Area
16	2 BHK TYPE-A	1055	306	20	127	281	1789	28624
48	2 BHK TYPE-B	1035	283	22	125	278	1743	83664
16	1 BHK	636	112	0	77	156	981	15696
16	Studio	503	76	0	53	120	752	12032
96	Total:							140016

Super Saleable Area



LIE REPORT

EDEN RETIREMENT LIVING PRIVATE LIMITED

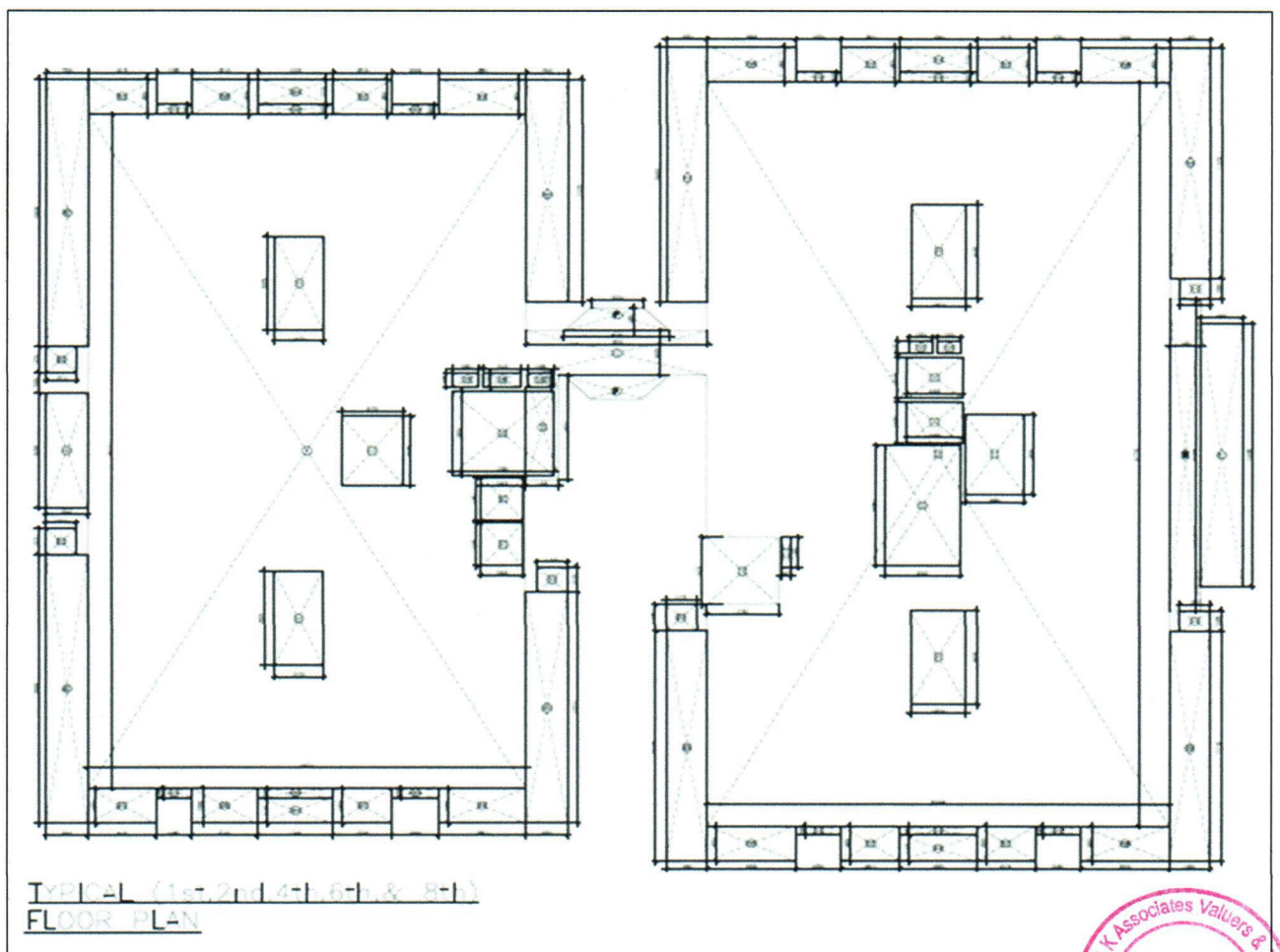
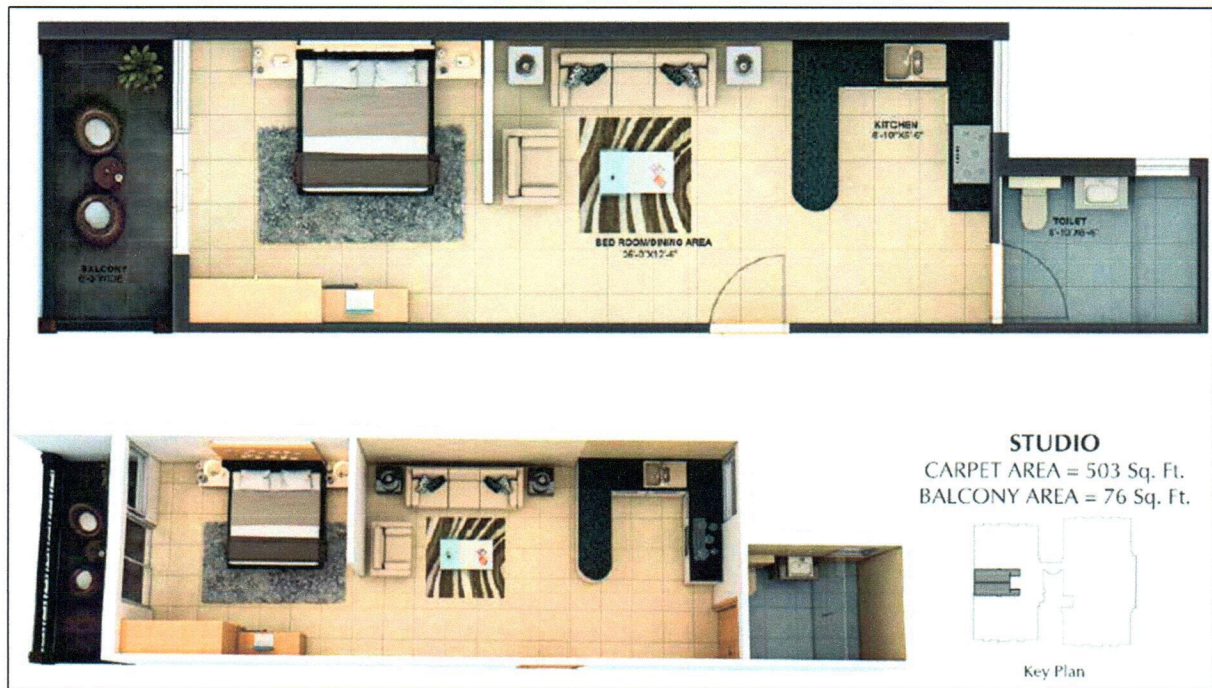
EDEN SENIOR LIVING | DEHRADUN
AREA STATEMENT

UNIT TYPE	DESCRIPTION	CARPET AREA				BUILTUP AREA		SUPER AREA				UNITS PER FLOOR	TOTAL CARPET AREA PER FLOOR (SQM)	TOTAL BUILTUP AREA PER FLOOR (SQM)	NO. OF FLOORS	TOTAL NO. OF UNITS	TOTAL CARPET AREA OF ALL FLOORS		TOTAL BUILTUP AREA OF ALL FLOORS														
		APARTMENT (SQM)	CUPBOARD (SQM)	BALCONY (SQM)	TOTAL CARPET AREA (SQM)	APARTMENT + CUPBOARD + BALCONY (SQM)	SUPER AREA ADDITION		TOTAL SUPER AREA																								
							SQM	SQFT	SQM	SQFT	SQM						SQFT																
RETIREMENT HOME (1ST TO 8TH FLOORS)																																	
2RA	2 BHK	96.16	2.02	26.28	124.46	1,339.69	136.29	1,457.03	25.63	275.86	161.92	1,242.89	6	746.76	817.74	8	48	5,974.08	64,305.00	1,280.16	6,541.92												
2RB	2BHK	98.01	1.84	28.41	128.26	1,380.59	139.89	1,505.78	26.31	283.15	166.20	1,788.93	2	296.52	279.78	8	16	2,052.16	22,099.45	420.88	2,238.24												
1RD	1 BHK	59.12	-	10.40	69.52	748.31	76.69	825.46	14.42	155.23	91.11	980.72	2	139.04	153.38	8	16	1,112.32	11,973.01	240.74	1,227.04												
1SD	STUDIO	46.79	-	2.09	53.88	579.06	58.81	633.03	11.06	119.04	69.87	752.07	2	107.76	117.62	8	16	862.08	5,279.43	176.94	946.96												
TOTAL AREA OF UNITS PER FLOOR (SQM)													1,250.08	1,868.52	TOTAL AREA OF ALL UNITS ON 1ST TO 8TH FLOORS (SQM)		10,000.64	1,07,646.89	10,948.16		1,17,845.39												
RENTAL HOME (9TH TO 10TH FLOORS)																																	
1SA	STUDIO	37.41	-	7.53	44.94	481.73	48.71	524.91	-	-	-	-	1	44.94	48.71	2	2	89.88	957.47	-	97.47												
1SB	STUDIO	35.88	1.27	34.09	51.24	551.55	55.14	593.53	-	-	-	-	1	51.24	55.14	2	2	102.48	1,103.09	-	110.28												
1SC	STUDIO	32.83	1.93	8.72	43.48	468.02	47.00	505.91	-	-	-	-	1	43.48	47.00	2	2	86.96	936.04	-	94.05												
1SD	STUDIO	34.63	1.27	34.09	49.99	538.09	53.78	578.89	-	-	-	-	1	49.99	53.78	2	2	99.98	1,076.18	-	307.56												
1SE	STUDIO	33.53	-	7.53	41.06	441.97	44.56	479.64	-	-	-	-	1	41.06	44.56	2	2	82.12	883.94	-	89.12												
1SF	STUDIO	31.40	-	10.34	41.74	449.26	45.40	488.69	-	-	-	-	1	41.74	45.40	2	2	83.48	449.29	-	45.40												
TOTAL AREA OF UNITS PER FLOOR (SQM)													272.45	-	TOTAL AREA OF ALL UNITS ON 9TH & 10TH FLOORS (SQM)		503.16	5,416.61	543.78		5,853.23												
TOTAL CARPET AREA OF ALL UNITS																				10,509.80	SQM	TOTAL BUILTUP AREA OF ALL FLOORS		18,916.70	SQM	TOTAL BALCONY AREA OF ALL UNITS		2,110.10	SQM	TOTAL CUPBOARD AREA OF ALL UNITS		135.34	SQM
																				1,13,062.90	SQFT			2,03,619.36	SQFT			22,713.12	SQFT			1,455.80	SQFT
TOTAL BUILTUP AREA OF ALL UNITS																				11,491.94	SQM			-				-				-	
																				1,23,699.24	SQFT			2,110.10	SQM			22,713.12	SQFT			135.34	SQM
CIRCULATION AREA (1ST TO 8TH)																				1,714.08	SQM												
																				18,450.35	SQFT												
CIRCULATION AREA (9TH)																				201.23	SQM												
																				2,166.04	SQFT												
CIRCULATION AREA (10TH)																				246.57	SQM												
																				2,654.08	SQFT												
CIRCULATION AREA (TERRACE)																				38.19	SQM												
																				411.08	SQFT												
COMMON AREAS (COMMON ROOMS)																				344.64	SQM												
																				3,709.70	SQFT												
COMMON AREAS 9TH FLOOR																				900.95	SQM												
																				9,697.83	SQFT												
COMMON AREAS 10TH FLOOR																				937.76	SQM												
																				10,294.05	SQFT												
SERVICE AREAS BASEMENT																				361.41	SQM												
																				3,890.22	SQFT												
TOTAL BUILTUP AREA (ST/1)																				1,439.95	SQM												
																				15,499.62	SQFT												
TOTAL BUILTUP AREA (1ST TO 8TH)																				13,230.00	SQM												
																				1,42,407.72	SQFT												
TOTAL BUILTUP AREA (9TH)																				1,148.52	SQM												
																				12,862.67	SQFT												
TOTAL BUILTUP AREA (10TH)																				1,150.51	SQM												
																				12,384.05	SQFT												
TOTAL BUILTUP AREA (TERRACE)																				171.00	SQM												
																				1,840.44	SQFT												
TOTAL BUILTUP AREA (BASEMENT)																				1,775.72	SQM												
																				19,174.61	SQFT												

Total Common Areas for Super Area2,058.72









PART D PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

1. Confirmed Contractors: Following below consultants, contractors & suppliers have been engaged/ confirmed for different activities of the Project initiation and implementation activities:

{Table: 5}

S. No.	Name of the Company	Type of Contract	Scope of Work of Contract	Date of Agreement	Rates Agreed as per Contract
1	M/s. Shraddha Nirman Pvt. Ltd.	Per Square Feet	Civil & Structure Work for Group Housing Society	17/12/2019	Rs.690/- per sq. ft. + GST
2	M/s. Kaura & Co.	Per Square Feet	Water Proofing Treatment	23/10/2020	Refer to the work order attached below
3	M/s. Lakhinder Singh	Per Square Feet	Electrical Work	25/06/2020	Rs.20/- per sq. ft.
4	M/s. Air Wizz HVAC & Energy Solutions	Per Running Meter &	Installation, Testing & Commissioning of AC Equipments	22/09/2020	Refer to the work order attached below

S. No.	Item Description	Rate (INR)	Area/Qty.
1	Waterproofing Treatment to sunken portion	48/Sq. Ft.	As per actual
2	Waterproofing Treatment to core cutting in sunken portion with dia of 6" to 8"	550/No.	As per actual
3	Treatment to tanks in two options by Injection Grouting/Food grade Epoxy coatings	80/Sq. Ft.	As per actual
4	Treatment to Crevices/Honeycombs & Joints	200/packer	As per actual
5	Epoxy Injection	850/packer	As per actual
6	Waterproofing Treatment to Balcony area by 2 Ply system app membrane (Plain/Mineral finish)	90/Sq. Ft.	As per actual
Detailed work specifications are as per attached quotation			



S. No.	Description	Qty.	Unit	Rate	Amount
1	Installation, testing & Commissioning of Variable refrigerant volume modular type air- conditioning system suitable for Cooling & Heating by inverter driven capacity control compressor complete with indoor and outdoor units with individual controllers with additional charging of Refrigerant gas.				
1.1	OUTDOOR UNITS				
a	6 HP	1	No.	12000	12000
1.2	Indoor units inclusive of Ref. piping , Drain piping etc as per drawings				
a	Cassette IDU	4	Nos.	2500	10000
2	Installation of 'Y' Joint Required for distribution of refrigerant in copper piping etc complete as per specifications	3	Nos.	450	1350
3	Supply,Installation, Testing of Interconnecting refrigerant pipe work with (19mm/13 mm thick) closed cell elastomeric nitrile rubber tubular insulation between each set of indoor & outdoor units as per specifications, all piping inside the building shall be properly supported with MS hanger.				
	Make Used: MANDEV / RAJCO/ MEXFLOW				
a	6.35 mm dia (13 mm thick)	14	Rmt.	330	4620
b	9.5 mm dia (13 mm thick)	16	Rmt.	390	6240
c	12.7 mm dia (13 mm thick)	14	Rmt.	480	6720
d	15.9 mm dia (19 mm thick)	6	Rmt.	585	3510
e	19.1 mm dia (19 mm thick)	10	Rmt.	760	7600
f	22.2 mm dia (19 mm thick)		Rmt.	900	
4	Communication Cable interconnecting ODU & IDU Duly conduted				

a	1.5 sq.mm. - 2 core	38	Rmt.	150	5700
5	Power Cable for Indoor units with 3 pin top, with flexible condute	12	Rmt.	150	1800
6	Drain Piping				
	Rigid PVC piping complete with fittings, supports as per specifications and duly insulated with 6 mm thick closed cell nitrile rubber insulation				
a	25 mm	40	Rmt.	150	6000
7	MS Stand for ODUs	1	No.	3500	3500
TOTAL					69040
Discount 15%					
Total after Discount					58684



PART E

PROJECT COST & MEANS OF FINANCE

- 1. TOTAL PROJECT COST:** As per the Bank Loan Sanctioned Letter, the bank has sanctioned the Fresh Term Loan in favour of M/s. Eden Retirement Living Pvt. Ltd. of Rs.10 cr. with a Debt Equity Ratio of 2:1. Out of which 6.70 Cr has been disbursed. Where the total project cost provided by the company was Rs. 54.74 cr. Which has been revised to Rs. 87.2801 Cr As per the high level break-up below:

{Table: 6}

S. No.	Particulars	Amount (In Rs. Cr.)
1.	Land & Land Development	8.3436
2.	Construction	73.34
3.	Pre-operative and Preliminary Expenses	5.5965
	Total Project Cost	87.28

Source: Project Cost as sanctioned by PNB

Observations & Comments:

1. The basis of the above estimated cost is as per the estimates provided by the Eden Retirement Living.
2. This is a Group Housing Society and hard cost includes complete interiors, finishing, fittings & fixtures of both the towers admeasuring total construction area measuring 2,27,000 sq. ft.as per contract agreement and total constructed area from Basement to 10th Floor = 15665.94 sq.mtr (168631.31 sq.ft). as per MDDA approved map.
3. Total covered area from Basement to 10th Floor = 15665.94 sq.mtr. (168631.31 sq.ft.) as per approved map and as per the total construction area including balconies measuring 2,27,000 sq.ft as per construction contract agreement works out to be ~Rs.1700 sq.ft, appears to be reasonable as per the specification shown in the developers brochure for the Group Housing Society.



{Table: 7}

Name of the Project	Eden Senior Living & Wellness	
Constitution	Private Limited Company	
Name of the Company	Eden Retirement Living Private Limited	
Registered office address	D-29, TF Defence Colony, New Delhi - 110024	
Location of the Site	Purukul, Dehradun	
Name of the Promoters Directors	1	Deepak Gupta
	2	Sanjiv Vohra
	3	Samir Gupta
Nature of Industry	Real Estate Developers	
Project Cost	Rs. 87.28 Crores	
Shareholder's Contribution	Rs. 2.50 Crores	
Loan from Directors	Rs.14.46 Crores	
Total Area of land	4280 Sq. Mtr.	
No. of Units and storeys	107 units and 10 Storeys	
Saleable Area	140000 Sq. Ft approx	
Constructed Area	226215 Sq. Ft approx	
Total Cost of Project		Rs. Lacs
	Land Cost	834.36
	Cost of Construction	7334.00
	Other Indirect Expenses	559.65
	Total	8728.01
Means of Finance	Share Capital	250.00
	Unsecured Loan from Directors	1446.00
	Bank Loan	5032.01
	Revenue from the Project	2000.00
	Total	8728.01

Extract from the Project Report

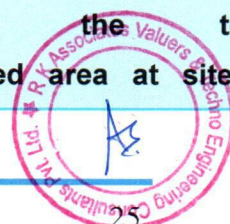
- 2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE:** Details of the expenditure in the Table below is recorded for the expenditure incurred up to 30th June, 2021 only as provided by the company:



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EDEN RETIREMENT LIVING PRIVATE LIMITED

{Table: 8}

S.NO.	PARTICULARS	TOTAL ALLOCATED AMOUNT	INCURRED TILL 30th June, 2021	CURRENT STATUS OF WORK AND REMARKS
		(All figures in cr.)		
1.	Land & Land Development	Allocated Amount	8.34	Total Project Expenditure against Plot Cost as per the sale deeds is Rs.6.35 cr. including registration charges as per the sale deeds details: Deed No. 64/2018, Dated: 11/01/2018 Deed No. 408, Dated: 15/01/2015
		Expenses incurred up to last LIE report	6.35	
		Incurred in the period (October 2020 – June 2021)	00	
2.	Construction	Allocated Amount	73.34	Total expenses shown in this head by the Eden Retirement Living is Rs.4.68 cr for this period. The total amount incurred in this head by the company till date 20.1868 Cr. As per stage of completion of work also where 7rd Floor slab is casted on tower 1 and 6th Floor slab is casted in other tower. Based on the stage of construction, payment done to the contractor in line with the physical progress of work. Currently the total constructed area at site is
		Expenses incurred up to last LIE report	15.50	
		Incurred in the period (October 2020 – June 2021)	4.6868	



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EDEN RETIREMENT LIVING PRIVATE LIMITED

				approx. 14000 only RCC constructed. approved by t basis of the pl of work till dat
3.	Pre-operative and Preliminary Expenses	Allocated Amount	5.5965	Company has s cr. of the amou operative & pre expenses as pe Certificate which Salaries & staff Travelling, Tele & Postage, Ren administrative e have been adrn expenses befor seeking various not to that exte the client. In the October 2020 t Rs.1.5847 cr. s client.
		Expenses incurred up to last LIE report	4.335	
		Incurred in the period (October 2020 – June 2021)	1.5847	
4.	Total	Allocated Amount	87.2801	All the expendit is cross checke done on site ar Invoices/ Bills/
		Expenses incurred up to last LIE report	26.185	
		Incurred in the period (October 2020 – June 2021)	6.27	



3. SOURCES OF FINANCE & UTILIZATION OF FUNDS: The Project cost mentioned above has been planned to be covered from following resources:

{Table: 9}

PARTICULARS		PLANNED AMOUNT	CURRENT STATE OF INVESTMENT	BALANCE
		(Amount in Cr.)		
Promoter's Equity	Shared Capital	2.50	2.50	0
	Unsecured Loans from Directors	14.46	14.02	0.44
	Bank Term Loan	20.00	7.0371	12.9629
	Revenue from the project (Advance from customers)	50.3201	5.2638	45.0563
TOTAL		87.2801	28.8278	58.4523

Source: As per the information by the company official and CA certificate.

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PART F STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

{Table: 10}

S. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	Current Status
	ISSUING AUTHORITY		LICENCE NO.	
1.	Building Plan Approval	Building Plan	25.04.2018	Obtained
	Mussoorie Dehradun Development Authority		MDDA/SL/LTR/2218/17-18	
2.	Sanction of Power Load	Electricity	02.04.2019	Obtained
	Uttarakhand Power Corporation Limited		Connection No. 7069999001310	
3.	Fire Safety Clearance	Firefighting	01.01.2018	Obtained
	Fire Department, Dehradun		3/CFO(GHP)/141/17	
4.	Excavation clearance	Excavation Clearance	15.01.2019	Obtained
	DC, Dehradun		03/khanij/2019	
5.	RERA Permission	Construction Approval	25.06.2018	Obtained
	Real Estate Regulatory and Authority, Dehradun		UKREP06180000273	
6.	Water Connection	Water	---	Not Obtained
	Uttarakhand Jal Pay Sansthan		Requirement to be fulfilled by Tube-Well	

Observations & Comments:

- Eden Retirement Living has obtained all the required Preliminary & Statutory Approvals from different Government Agencies but no formal document is available for Water Connection through concerned authority.



PART G

PROJECT SCHEDULE & CURRENT STATUS

- 1. PROJECT SCHEDULE CHART:** Project schedule is summarized in the below chart mentioning the important activities and milestones as provided by the developer. This has been revised post Covid pandemic disruption from the original schedule. From original schedule, finish timelines have been extended by 2 additional months to factor in the Covid period disruption.

{Table: 11}

EDEN SENIOR LIVING & WELLNESS, DEHRADUN					
Revised Project Implementation Schedule with Reasons for delay (Construction)					
S. No.	Name of Work	Start Date	Finish Date	Period of Delay	Reasons for Delay
1	Engineering setup and mobilisation of contractors at site	01.03.19			No Delay
2	Land Excavation	01.04.19			No Delay
3	Foundations & Casting of Basement	07.06.19			No Delay
4	Casting of Stilt Roof	01.10.19			No Delay
5	Casting of First Floor Roof	01.12.19	31.01.20		No Delay
6	Casting of Second floor Roof	01.02.20	30.06.20	3 months	The nation-wide lock-down implemented on 23.03.2020, the site remained closed for 2 months and thereafter it took further time to mobilise the site again. Even after that there was restrictions in transportation of materials and travel restrictions.
7	Casting of Third Floor Roof	15.07.20	30.09.20	4 months	Same as above
8	Casting of Fourth Floor Roof	20.10.20	30.11.20	4 months	Same as above
9	Casting of Fifth Floor Roof	05.12.20	15.01.21	3.5 months	Same as above
10	Casting of Sixth Floor Roof	20.01.21	28.02.21	3 months	Same as above
11	Casting of Seventh Floor Roof	05.03.21	20.04.21	3 months	The second nation-wide lock-down implemented on 19.04.2021 and this time, the situations were more severe than the earlier one. This time, almost all the labour left the site for their home towns
12	Casting of Eighth Floor Roof	01.07.21	15.09.21	5.5 months	Again it took more than 2 months to remobilise the site, hence an overall delay of 6 months in the construction of the project, mainly due to the pandemic
13	Casting of Ninth Floor Roof	01.10.21	30.11.21	6 months	
14	Casting of Tenth Floor Roof	15.12.21	15.02.22	5.5 months	
15	Commencement of external development works	01.03.22	31.08.22		
15A	Completion & Handing over	01.09.22	30.09.22		

PROJECT SCHEDULE CHART

Observation: As per the above revised schedule, presently Project appears to be on time, however the revised project schedule has not been accepted by the bank.



PROJECT PROGRESS CHART

S.No.	Activity	Start	Finish	Finishing & Interiors		Remarks	
				Start	Finish	Tower 1	Tower 2
1	Engineering setup and mobilization of Contractor at site	01..03.2019	-	-	-	Completed	Completed
2	Land Excavation	01.04.2019	31.05.2019	-	-	Land Excavation work completed at site.	Land Excavation work completed at site.
3	Foundation & Casting of Basement	07.06.2019	30.09.2019	-	-	Foundation and Basement construction work is completed at site. Along with this electrical work and plumbing work is completed.	Foundation and Basement construction work is completed at site. Along with this electrical work and plumbing work is completed.
4	Casting of Stilt roof	07.10.2019	30.11.2019	-	-	Casting of roof is completed and electrical work and plumbing work is completed.	Casting of roof is completed and electrical work and plumbing work is completed.
5	Casting of First Floor Roof	01.12.2019	31.01.2020	01.01.2020	28.02.2020	Casting of roof and electrical work (Piping, Box fitting) is completed and the plumbing work is approx. 70% is completed. Brick work is completed. A complete sample flat is also available including all the furniture and fixture.	Casting of roof and electrical work (Piping, Box fitting) is completed and the plumbing work is in progress. Brick work is completed.
6	Casting of Second Floor Roof	01.02.2020	30.03.2020	01.04.2020	31.05.2020	Casting of roof is completed, electrical piping, conduting work and plumbing work is going on. Brick work is completed.	Casting of roof is completed, electrical piping, conduting work and plumbing work is going on. Brick work is completed.
7	Casting of Third Floor Roof	01.04.2020	31.05.2020	01.06.2020	31.07.2020	Casting of roof is completed,brick work is completed.	Casting of roof is completed,brick work is completed.
8	Casting of Fourth Floor Roof	01.06.2020	31.07.2020	01.08.2020	30.09.2020	Casting of roof is completed,brick work is completed.	Only casting of roof is completed.
9	Casting of Fifth Floor Roof	01.08.2020	30.09.2020	01.10.2020	31.11.2020	Only casting of roof is completed.	Only casting of roof is completed.
10	Casting of Sixth Floor Roof	01.10.2020	30.11.2020	01.12.2020	31.01.2021	Only casting of roof is completed.	Only casting of roof is completed, shuttering is not removed yet.
11	Casting of Seventh Floor Roof	01.12.2020	31.01.2021	01.02.2021	31.03.2021	Casting of roof is completed, shuttering is not removed yet.	No work done.
12	Casting of Eighth Floor Roof	01.02.2021	31.03.2021	01.04.2021	31.05.2021	No work done.	No work done.
13	Casting of Ninth Floor Roof	01.04.2021	31.05.2021	01.06.2021	31.07.2021	No work done.	No work done.
14	Casting of Tenth Floor Roof	01.06.2021	31.08.2021	01.08.2021	31.10.2021	No work done.	No work done.
15	Commencemnet of External Development work	01.06.2021	-	-	30.09.2021	No work done.	No work done.
COD		31.12.2021					

Remark:

1. The above project progress is as per the project schedule provided to us by the bank.
2. According to this project schedule the construction seems to be delay.



PART H

OBSERVATIONS & COMMENTS

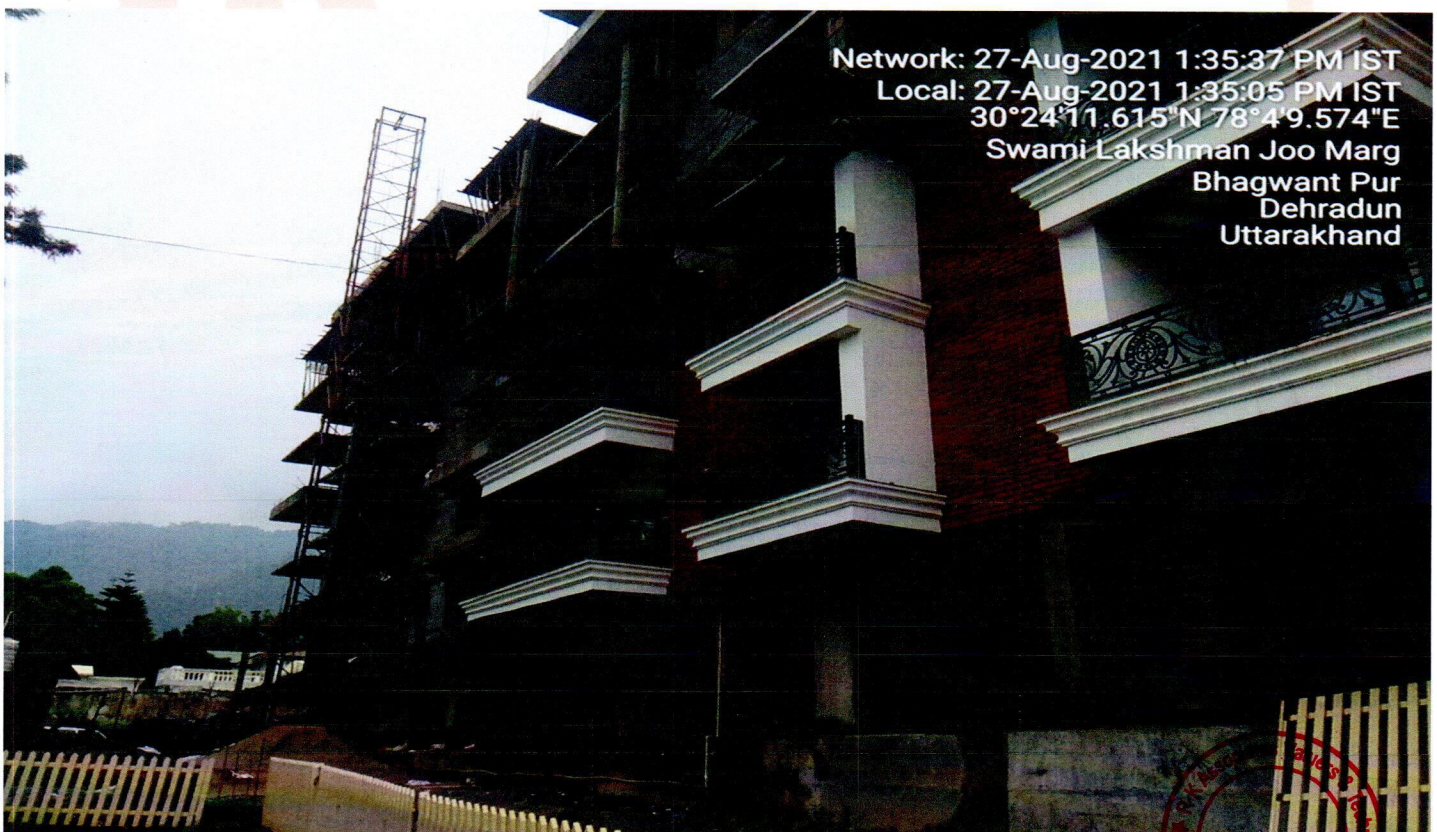
1. Eden Retirement Living Pvt. Ltd. has proposed to develop a Group Housing Society named 'Eden Senior Living & Wellness' saleable area approx. 1,40,000 sq. ft. spread over a land area measuring 4280 sq. mtr. at Khata Kahtauni No. 00025 (Fasli 1416 To 1421), Khasra No. 39 & 40, Mauza Chak Bhagwantpur, Pargana Pachwadoon, Tehsil Sadar, Dehradun, Uttarakhand.
2. Eden Senior Living & wellness has signed the Agreement with M/s. Shraddha Nirman Pvt. Ltd. As a contractor for the construction of the civil structure of the said project.
3. For the construction purpose, Eden Retirement Living has signed a Construction Agreement with M/s. Shraddha Nirman Pvt. Ltd. on 17.12.2019 to construct proposed Group Housing Society having total Built-up area 227000 sq. ft. comprising of 2 Towers.
4. Total proposed project cost has been estimated Rs.54.7404 cr. Which has been revised by the by the developer to Rs.87.28 cr. However, bank has sanctioned a Fresh Term Loan of Rs.10 cr. In the name of M/s. Eden Retirement Living Pvt. Ltd. which is proposed to be funded with a debt-equity ratio not more than 2:1. Out of which 6.70 cr has been issued by bank. We don't have any information whether the bank has accepted the revised estimated cost of project.
5. For the Land, Eden Retirement Living has already acquired the land measuring 4280 sq. mtr. from Mr. Ashish Agarwal through its sale deed no. 408, dated: 15th January, 2015.
6. Construction of the project commenced on May, 1st 2020.
7. As per the records provided by the company upto 01/06/2021, Eden Retirement Living has shown total incurred amount of Rs.28.82 cr. However, LIE has approved total amount of Rs.32.455 cr. on the basis of the records provided to us by the company and the physical progress of the construction at the site.
8. Total expenditure shown by Eden Retirement Living for Land and Land Development cost is Rs.8.34 cr. however we have considered amount Rs.6.35 cr. as per the sale deed.



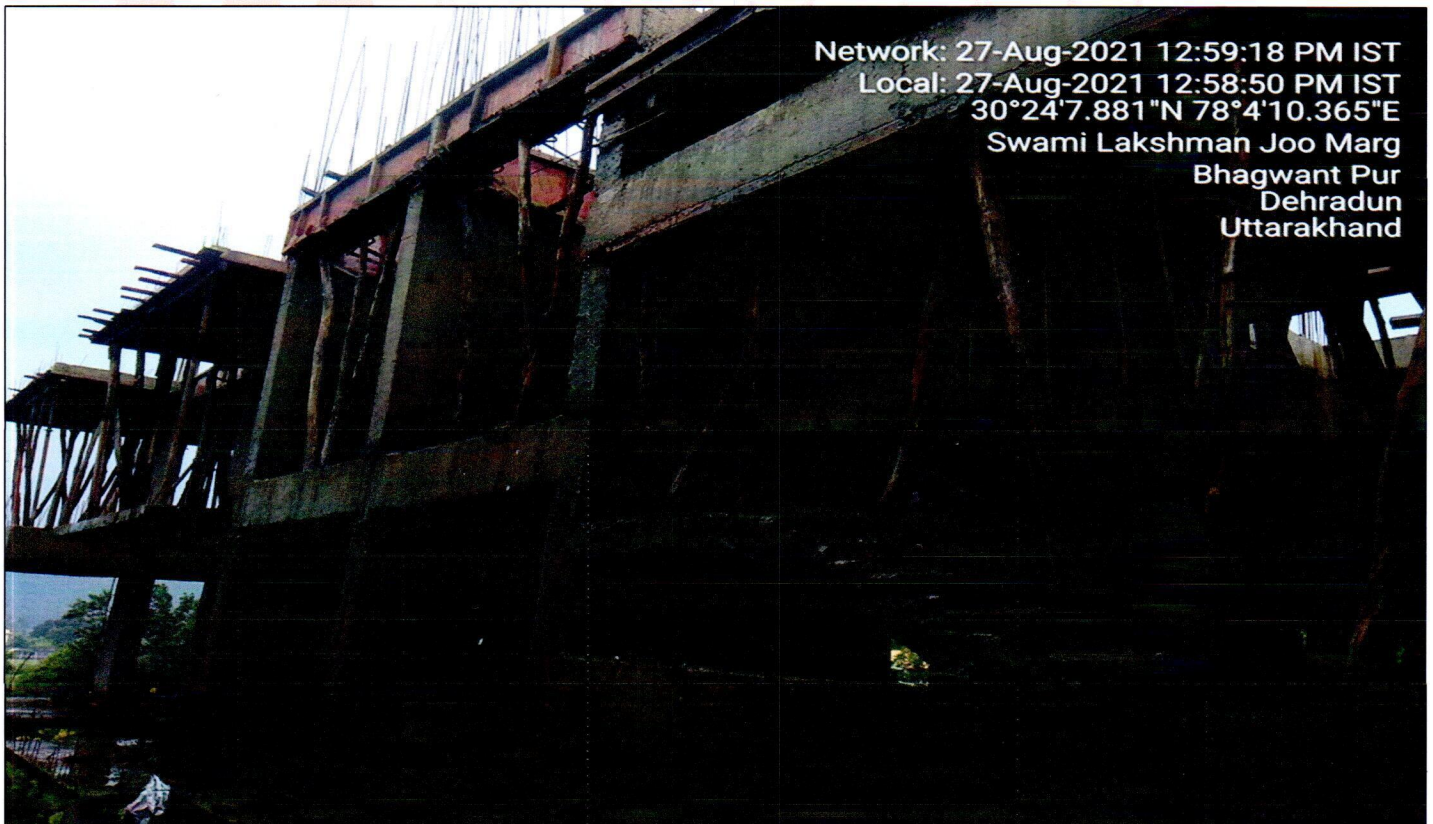
9. Total expenses shown against Construction cost by the Eden Retirement Living is Rs. 17.8431 cr. However, LIE has approved Rs.20.1868 cr. in this head (which includes 15.50 Cr from the previous LIE & 4.6868 Cr in the period of 1st October 2020 to 31st June 2021) as per the ledger, contractor invoices & CA Certificate provided to us and based on the present stage of construction. The company has shown Rs. 73.34 Cr construction cost for the area of approx. 227000 sq. ft. which comes to be around Rs.3,230/- per sq. ft. which seems to be on higher side.
10. Company has obtained all the required preliminary, statutory approvals & clearances (NOC from Fire Safety Department, Excavation Permission, RERA Registration Certificate from Uttarakhand Real Estate Regulatory Authority, etc.)
11. As per the current status on the site, the casting of roof of 7th Floor in Tower-1 completed and in Tower-2 roof of 6th Floor is ready for casting. Presently as per site survey construction was in progress in full swing.
12. The electrical work, plumbing work, brick work is completed on some floors mentioned in the progress sheet and on some floor it is under progress. However, no electrical work, plumbing work, brick work is started on above 3rd floor, only roof casting work is completed till 7th floor in tower 1 and till 6th floor in tower 2.
13. As per the observation during the site survey conducted by our surveyor, we are in the view that the progress of the project is around 40% of total, in which the developer has completed a sample flat on first floor in tower 1 including all the furniture and fixtures.
14. The company has revised the total project cost, however the built up area of the project is same as earlier. The company has proposed to construct 11 studio apartments on 9th floor. Also the company has upgraded the material to be used for the interior work of the units. As per the discussion with the officials we came to know that the amount shown in the head of construction includes the electronic appliances and other fittings which the developer is providing to their customers in semi furnished units.
15. Company has provided us the revised schedule post Covid pandemic disruption. From original schedule, finish timelines have been extended by 1 additional year to factor in the Covid period disruption.
16. As per the above revised schedule, presently Project appears to be on time.

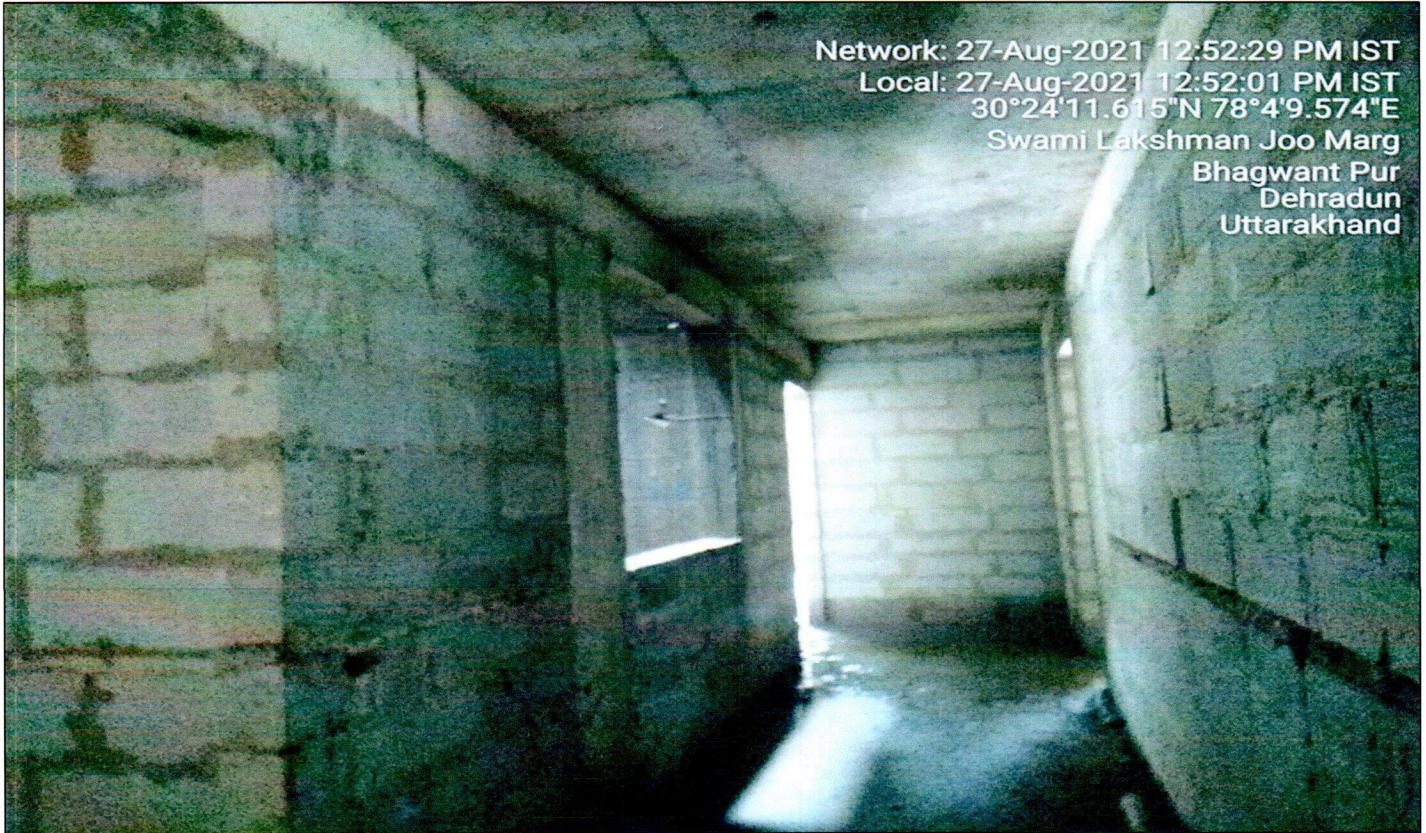
PART I

Photos

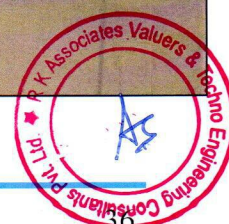


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PART J

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. 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 has not been done at our end from the originals. 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 shall automatically become null & void.
3. This report is a general analysis of the project and not an audit report. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
5. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it's specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
6. In case of any default in loans or the credit facility extended to the borrowing company, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
7. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
8. 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 taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.



9. 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.
10. 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 facts & figures changes will be entertained other than the one mentioned above.
11. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at le@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.
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13. 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.
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on payment of charges by the plaintiff or respondent which will be 10% of the original fees charged where minimum charges will be Rs.15,000/-.

Place : New Delhi
Date : 14/09/2021
Note : This report contains 35 pages

FOR INTERNAL USE

SURVEYED BY: AE Deepak Joshi

PREPARED BY: PE Team

REVIEWED BY: MA

**For R.K Associates Valuers & Techno
Engineering Consultants Pvt. Ltd.**



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