

REPORT FORMAT: V-L10 (Project Tie Up format) _V_10.2_2022

CASE NO. VIS (2022-23) PL053-035-057

DATED: 24/03/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY

SITUATED AT

INDRAPRASTHA APARTMENTS-II, SECTOR-30-33, FARIDABAD, HARYANA

DEVELOPER/ PROMOTER

M/S. SWATANTRA LAND & FINANCE PVT.LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST-II, DELHI

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (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 Valuers for State Bank of India (SBI) for PL053-035-057

Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @

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 accepted & correct.

Terms of Services & Consultant's Important Remarks are available at www.rkassociates.org for reference.

CORPORATE OFFICE:

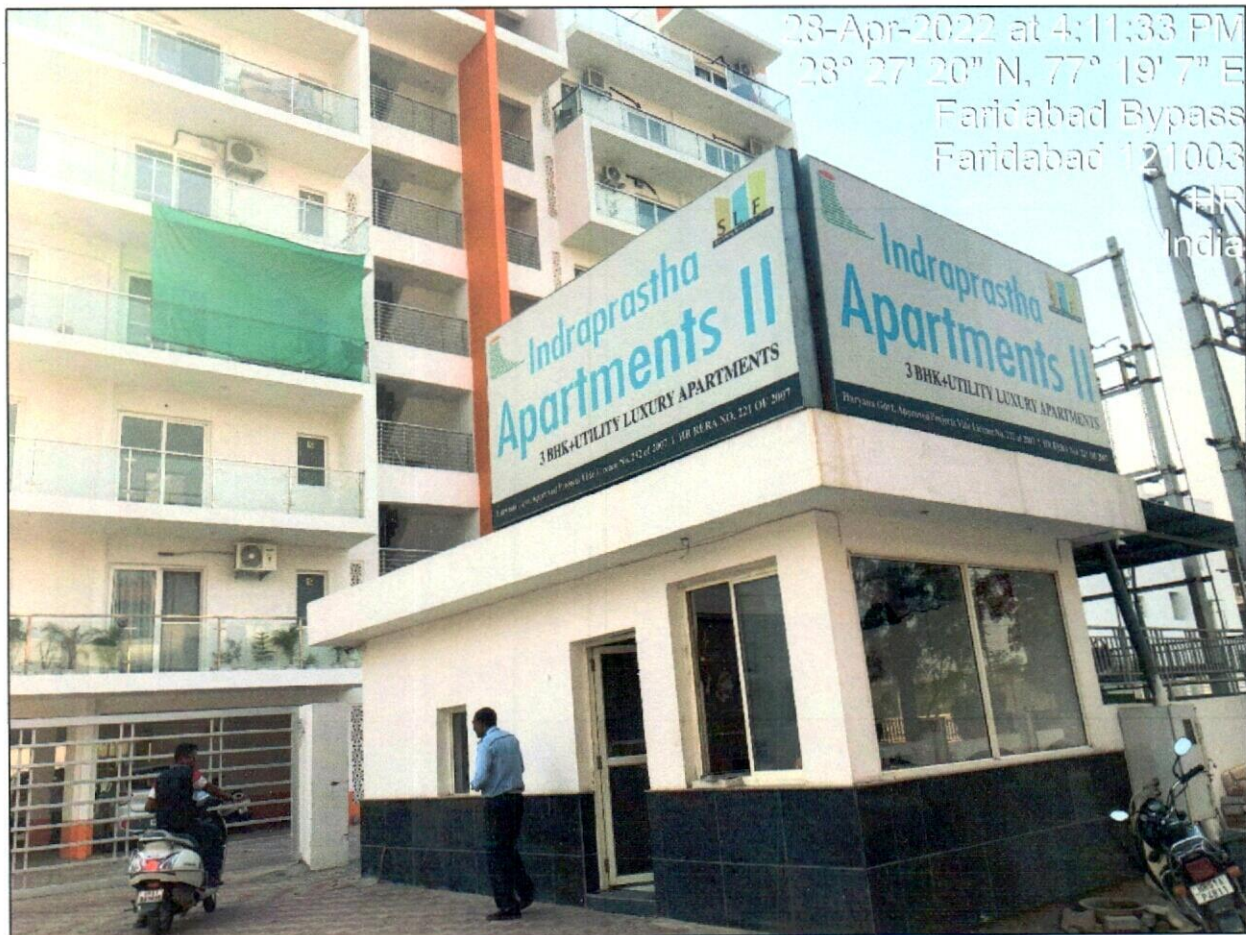
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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
INDRAPRASTHA APARTMENTS-II, SECTOR-30-33, FARIDABAD, HARYANA

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[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]
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PART B
SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
i.	Report prepared for	State Bank of India HLST-II Delhi			
ii.	Name & Address of Organization	State Bank of India HLST-II Delhi			
iii.	Name of Developer/ Promoter	M/S. Swatantra Land & Finance Pvt. Ltd.			
iv.	Registered Address of the Developer	A 71 F.I.E.E. Phase-II Okhla Industrial Area New Delhi South Delhi DL 110020 IN			
v.	Type of the Property	Group Housing Society			
vi.	Type of Report	Project Tie-up Report			
vii.	Report Type	Project Tie-up Report			
viii.	Date of Inspection of the Property	28 April 2022			
ix.	Date of Assessment	16 May 2022			
x.	Date of Report	16 May 2022			
xi.	Surveyed in presence of	Owner's representative	Mr. Kaptan Singh (+91-9910337784)		
xii.	Purpose of the Report	For Project Tie-up for individual Flat Financing			
xiii.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative			
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.			
xv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 05 Documents requested.	Total 05 Documents provided.	05	
		Property Title document	License	Dated: 17.12.2019	
		RERA Certificate	RERA	Dated: 18.09.2017	
		Approved Map (Revised)	Buildings Plan Letter	06.08.2019	



		Occupation Certificate		Occupancy Certificate	Dated
		Other NOC's		Other NOC'S	24.02.2022
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Identified by the Owner's representative		
		<input checked="" 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. SUMMARY		
i.	Total Prospective Fair Market Value	Rs.52,99,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.45,04,15,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.39,74,25,000/-

3. ENCLOSURES		
i.	Part B	Report as per SBI Format Annexure-II
ii.	Part C	Area description of the Property
iii.	Part D	Assessment of the Property
iv.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 33
v.	Enclosure 2	Google Map – Page No. 37
vi.	Enclosure 3	Photographs of The property – Pages. 38
vii.	Enclosure 4	Copy of Circle Rate – Pages 41
viii.	Enclosure 5	Other Important documents taken for reference Page No. 43
ix.	Enclosure 6	Valuer's Remarks Page No. 48
x.	Enclosure 7	Survey Summary Sheet – Pages XX

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for the Group Housing Project “Indraprastha apartment-II” developed on total land area Admeasuring 4,411.067 sq. mtr. (1.09 Acres) as per the site plan and Occupancy Certificate provided by the company.

This project is developed by M/S. Swatantra Land & Finance Pvt. Ltd. The major consultants of this project were designer consultant by the name M/s. RSMS Architects and the company has given its construction contract to the well- known construction company M/S. Swatantra Land & Finance Pvt. Ltd.

M/S. Swatantra Land & Finance Pvt. Ltd, the Developer has developed a residential group housing society named “Indraprastha apartment-II” on the aforesaid land admeasuring 1.09 acres. This whole project is approved by the DTCP to develop a luxury group housing society as per the documents provided to us by the Bank. This project is Developed & promoted by M/S. Swatantra Land & Finance Pvt. Ltd. As per discussion with the company the said property lies with the Indraprastha colony only.

As per the copy of building plan and copy of occupation certificate available with us, there are three towers with nomenclature namely Tower-1, Tower-2 & Tower-3. Basic details in towers like Number of dwelling units are as below:

ACHIEVED AS PER OCCUPATION CERTIFICATE		SANCTIONED AS PER OCCUPATION CERTIFICATE
TOWER NAME	NUMBER OF DWELLING UNIT	NUMBER OF DWELLING UNIT
Tower-1	14	14
Tower-2 & 3	35	35
EWS	9	9
TOTAL	58	58

As per the physical progress observed during site visit from the premises the project seems to be complete and people are already living in the flats. Also, the Project has already obtained occupation certificate for 3 main towers, EWS Block, Community building and convenient shopping vide Occupancy certificate No. ZP-306/AD(NK)/202215533 dated 24/02/2022.

This project is very well located in fast developing sector of Faridabad, Haryana, which has many land marks in the vicinity like group housing projects and metro connecting with Delhi.

For this report we have relied on copy of approved building plans provided by the company and occupancy certificate.



In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	IP RWA Colony	
ii.	Postal Address of the Project	Indraprastha Apartment-II, Sector-30-33, Faridabad Haryana	
iii.	Independent access/ approach to the property	Clear independent access is available	
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°27'19.8"N 77°19'05.7"E	
v.	Description of adjoining property	Other residential projects nearby	
vi.	Plot No./ Survey No.	---	
vii.	Village/ Zone	---	
viii.	Sub registrar	---	
ix.	District	Faridabad	
x.	City Categorization	Metro City	Urban
	Type of Area	Residential Area	
xi.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing

	Type of Area	Within urban developing zone		
xii.	Characteristics of the locality	Good		Within developing Residential zone
xiii.	Property location classification	Near to Highway	Near to Market	None
xiv.	Property Facing	East Facing		
xv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Faridabad Bypass Road		Approx. 30 mtr. wide road
	b)Front Road Name & width	Faridabad Sector-30 Road		40 ft. wide road
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Approx. 200 m from Faridabad Bypass Road		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes the property is completely Demarcated		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		NA		
xviii.	Boundaries schedule of the Property			
a)	Are Boundaries matched		No, since no concerned documents provided.	
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	NA		40 feet road
	West	NA		IP RWA Colony
	North	NA		IP RWA Colony
	South	NA		IP RWA Colony

3. TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Final Development Plan for Controlled areas, Faridabad-2031/
ii.	Master Plan currently in force	Final Development Plan for Controlled areas, Faridabad-2031/
iii.	Municipal limits	Faridabad Municipal Corporation
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana
v.	Zoning regulations	As per Faridabad Development Plan for controlled areas, Faridabad 2031. Sector 30 & 33 comes under Residential zone and This Project is under Residential Criteria of Zoning.
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society Constructed
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	The Project has obtained occupation certificate for 3 main towers, EWS Block, Community building and convenient shopping vide Occupancy certificate No. ZP-306/AD(NK)/202215533 dated 24/02/2022.
xiii.	Comment on unauthorized construction if any	None, Since the developer has obtained occupation certificate from the concerned authority.
xiv.	Comment on Transferability of developmental rights	As per regulation of DTCP Haryana
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose only.
xvi.	Comment of Demolition proceedings if any	No
xvii.	Comment on Compounding/ Regularization proceedings	No
xviii.	Any information on encroachment	No
xix.	Is the area part of unauthorized area/ colony	No information available



4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	License	NA	NA
ii.	Names of the Developer/Promoter	M/S. Swatantra Land & Finance Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	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 Developer	NA	
xi.	Building plan sanction:			
	a) Authority approving the plan	DTCP, Haryana		
	b) Name of the office of the Authority	Directorate of Town and Country Planning, Haryana		
	c) Any violation from the approved Building Plan	No, since the developer has obtained occupation certificate from the concerned authority.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.		
xvii.	Property or Tax Id No.	Not provided		
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.		
xix.	Property presently occupied/ possessed by	The company has obtained Occupancy certificates. Therefore, the unsold flats are currently owned by the company Developer and the sold flats are owned by their respective purchasers.		
xx.	Title verification	To be done by the competent Advocate		
xxi.	Details of leases if any	NA		

5. ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	NA
ii.	a) Is property presently on rent	No
	b) Number of tenants	NA
	c) Since how long lease is in place	NA
	d) Status of tenancy right	NA
	e) Amount of monthly rent received	NA
iii.	Taxes and other outgoing	Owner/Developer Company to provide this information
iv.	Property Insurance details	Owner/Developer Company to provide this information
v.	Monthly maintenance charges payable	Owner/Developer Company to provide this information
vi.	Security charges, etc.	Owner/Developer Company to provide this information
vii.	Any other aspect	Owner/Developer Company to provide this information

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	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
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes	
ii.	Water Treatment Plant		Yes	
iii.	Power Supply arrangements	Permanent	Yes	
		Auxiliary	Yes, D.G sets	
iv.	HVAC system		Only in Common Mobility Areas. However HVAC System in individual flats is on purchaser's discretion.	
v.	Security provisions		Yes/ Private security guards	
vi.	Lift/ Elevators		Yes	
vii.	Compound wall/ Main Gate		Yes	
viii.	Whether gated society		Yes	
ix.	Car parking facilities		Yes	
x.	Ventilation		Yes	
xi.	Internal development			
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements

	Yes	Yes	Yes/ RCC, interlocking tiles	Yes/ RCC, interlocking tiles	Yes
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8.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			No information available in this regard			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.5 km.	0.5 km.	0.5 km.	1.3 km.	1.5 km.	1.5 km.	35 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby. However, the project is also having their own recreational activity centres within the projects.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
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.	Any New Development in surrounding area	Yes	Some group Housing projects are under construction in the vicinity.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No.	

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	

	b) Appearance/ Condition of structures	Internal - Good. External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC
		Maximum Floors up to S+9 & S+7	RCC
	d) Floor height	Approximate 10 Feet	
	e) Type of flooring	Vitrified tiles in Common mobility areas. However, the type of flooring is different for different flats which is on purchaser's discretion.	
	f) Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors as seen from outside.	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Simple Plastered Walls	
	i) Interior decoration/ Special architectural or decorative feature	Interior decoration works are different for different flats which depended on owners' choice of work.	
	j) Class of electrical fittings	Not applicable since surveyor was denied entry into the premises.	
	k) Class of sanitary & water supply fittings	Not applicable since surveyor was denied entry into the premises.	
iv.	Maintenance issues	Newly built structure so currently no maintenance issues	
v.	Age of building/ Year of construction	Approx. 6 Years	2016
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 60-65 years
vii.	Extent of deterioration in the structure	No deterioration came into notice through visual observation done from outside of the premises.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	None, as observed from outside only.	
x.	System of air conditioning	As per requirement by individual flat owners on their own.	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the development authority.	
	a) Is Building as per approved Map	Yes, the building is as per the approved map as verified by the survey engineer.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

11. ENVIRONMENTAL FACTORS:

i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us
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ii.	Provision of rainwater harvesting	Yes
iii.	Use of solar heating and lighting systems, etc.	Yes
iv.	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:

i.	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
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13. PROJECT DETAILS:

a.	Name of the Developer	M/S. Swatantra Land & Finance Pvt. Ltd
b.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
c.	Name of the Architect	M/s. RSMS Architect Pvt. Ltd.
d.	Architect Market Reputation	Established Architect with year's long experience in market and successfully delivered multiple projects.
e.	Proposed completion date of the Project	Project is completed and ready to move in. Few families have already taken the possession.
f.	Progress of the Project	Project is completed and ready to move and occupation certificate is issued by the concerned authority
g.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input 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 checked="" 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,
h.	Project Current Status	Completed and OC obtained.

PART D

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		4,411.067 sq. mtr. (1.09 Acres)		
2.	Development Land Area as per Zoning		4,411.067 sq. mtr. (1.09 Acres)		
3.	Ground Coverage Area	Permitted	1,543.87 sq. mtr.		
		Proposed	1,185.83 sq. mtr.		
4.	Covered Built-up Area	UNDER FAR		Proposed as per Building Plan	Achieved Status (As per Occupation Certificates)
		Residential		7,205.85 Sq. Mtr.	7,145.52 Sq. Mtr.
		EWS		246.94 Sq. Mtr.	236.08 Sq. Mtr.
		Commercial Shopping		18.12. Mtr.	22.49 Sq. Mtr.
		Community Building		181.81 Sq. Mtr.	189.34 Sq. Mtr.
		TOTAL	Proposed	7,652.71 Sq. Mtr.	7,593.45 Sq. Mtr.
			Permitted	---	---
		UNDER NON-FAR		Proposed as per Building Plan	Achieved Status (As per Occupation Certificates)
		Basement Area		127.40 sq. mtr.	178.80 sq. mtr.
		Stilt area		936.46 sq. mtr.	983.63 sq. mtr.
		Others (Meter Room/ Guard Room)		20.12 sq. mtr.	22.67 sq. mtr.
		Nursery School		NA	NA
		TOTAL	Proposed	1083.98 sq. mtr. (11,668.17 sq. ft.)	1185.10 sq. mtr. (12,756.65 sq. ft.)
			Permitted	NA	NA
5.	Open/ Green Area	Minimum Required	661.66 sq. mtr.		
		Proposed	687.87 m ²		
6.	Density	Permitted	100 To 250 PPA		
		Proposed	250 PPA		
7.	Carpet Area		N.A.		
8.	Net Floor Area		N.A.		
9.	Super Area		N.A.		
10.	Shed Area		N.A.		
11.	Salable Area		N.A.		



Total Blocks/ Floors/ Flats

	Approved as per Old Building Plan		Actually provided (As per site survey and Occupancy Certificate)		Current Status
1.	Tower-1= S+7 Floors – 14 DU Tower-2= S+7 Floors – 18 DU Tower-3= S+9 Floors – 17 DU EWS= G+2 Floors – 09 DU		Tower-1= S+7 Floors – 14 DU Tower-2= S+7 Floors – 18 DU Tower-3= S+9 Floors – 17 DU EWS= G+2 Floors – 09 DU		The Project has obtained occupation certificate for 3 main towers, EWS Block, Community building and convenient shopping vide Occupancy certificate No. ZP-306/AD(NK)/202215533 dated 24/02/2022 and the project is ready to move in with few flats already occupied as observed during site visit.
2.	Total no. of Flats/ Units	Main Units EWS	49 Main Dwelling units 9 Dwelling units		
3.	Type of Flats		Type of Flat	Tower	Super Area (Sq. ft.)
03 BHK+ Utility			1	1905	
03 BHK+ Utility			2	2036	
03 BHK+ Utility			3	2060	
4.	Number of Car Parking available		Required	49 ECS	
Proposed			57 as per copy of building plan provided to us		
Open			NA		
Stilt			NA		
Basement			NA		
Total			57 ECS		
5.	Land Area considered		Land Area as per Approved Map: 4,411.067 sq. mtr. (1.09 Acres)		
6.	Area adopted on the basis of		Land Area Adopted based on Approved map only.		
7.	Remarks & observations, if any		NA		
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	8,593.67 Sq. mtr.	
	Area adopted on the basis of		Property documents & site survey both		
	Remarks & observations, if any		NA		

Note:

1. Area measurements considered in the 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.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.



Asch

PART E

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No 232 of 2007 Renewal Dated: 17/12/2019 Memo No. LC-1096-JE(SK)-2019/31064 Dated: 17.12.2009	Approved
2.	Approval Letter of Revised Building Plans from DTCP	Memo No. ZP-236-VOL-II/AD(NK)/2019/18812 Dated: 06.08.2019	Approved
3.	Occupation Certificate issued from DTCP	Memo No.: ZP-306/AD(NK)/2022/5533 dated 24/02/2022	Approved
4.	NOC for Height Clearance from Airport Authority of India	Ref No. AAI/NOC/2009/56/707-709 Dated: 01.07.2009	Approved
5.	Approved Revised Building Plans from DTCP	Letter No.- SE (HQ/294) Dated: 04.06.2013	Approved
6.	NOC from Deputy Conserver of Forests, Gurgaon (Haryana)	--	Not Provided
7.	Environmental clearance NOC from SEIAA	--	Not Provided
8.	Structural Stability Certificate	--	Not Provided
9.	Consent to Operate	--	Not Provided
10.	Final Fire NOC	--	Not Provided
11.	Electricity Connection	--	Not Provided
12.	Water Connection	--	Not Provided

OBSERVATIONS:

We have not received the copy of Final Water connection, Final Electricity Connection, Final Fire NOC, and Consent to operate. However, the same are assumed to be obtained since the company has received Occupancy Certificate.



2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Type of Valuation (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iii.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
iv.	Property Use factor	Current/ Existing Use	Highest & Best Use <small>(in consonance to surrounding use, zoning and statutory norms)</small>	Considered for Assessment	
		Residential	Residential	Residential	
v.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vi.	Land Physical Factors	Shape		Size	
		Irregular		Large	
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	Ordinary location within the locality	NA
		Urban developing	Within developing Residential zone	Near to Highway	
			Within urban developing zone	Not Applicable	
		Property Facing			
		East Facing			
		viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system
Yes	Underground			Yes	Easily available
Availability of other public utilities nearby				Availability of communication facilities	

		Transport, Market, Hospital etc. are available in close vicinity	Major Telecommunication Service Provider & ISP connections are available
ix.	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	
x.	Neighbourhood amenities	Good	
xi.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity.	
xii.	Any specific advantage/ drawback in the property	No	
xiii.	Property overall usability/ utility Factor	Good	
xiv.	Do property has any alternate use?	None	
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly	
xvi.	Is the property merged or colluded with any other property	No	
		Comments: ---	
xvii.	Is independent access available to the property	Clear independent access is available	
xviii.	Is property clearly possessable upon sale	Yes	
xix.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xx.	Hypothetical Sale transaction method assumed for the computation	Not Applicable	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	

xxi.	Approach & Method Used	GROUDING HOUSING RESIDENTIAL COLONY		
		Approach for assessment	Method of assessment	
		Not Applicable	Not Applicable	
xxii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	Mr. Anil
			Contact No.:	+91-9899755526
			Nature of reference:	Property Consultant
			Size of the Property:	---
			Location:	Sector 30 & 33 Faridabad
			Rates/ Price informed:	Rs.70,000/-per sq yard. To Rs.75,000/-per sq. yard.
			Any other details/ Discussion held:	As per the discussion with the dealer, the land rates in the area ranges from Rs.70,000/-per sq yard. To Rs.75,000/-per sq. yard.
		ii.	Name:	Sai Property
			Contact No.:	+91-9899933100
			Nature of reference:	Property Consultant
			Size of the Property:	---
			Location:	Sector 30 & 33 Faridabad
			Rates/ Price informed:	Rs.75,00,000/- to Rs. 85,00,000/- For 3BHK + Utility
			Any other details/ Discussion held:	As per the discussion with the dealer, the Super area sale rate at Indraprastha Apartment-II ranges from Rs.75,00,000/- to Rs. 85,00,000/- For 3BHK + Utility
		iii.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
NOTE: The given information above can be independently verified to know its authenticity.				
xxiv.	Adopted Rates Justification	This land is for the specific purpose to develop group housing society. And Group Housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain the Land rate is prevailing in this sector is between Rs.70,000/- to 75,000/- per sq. yards. and apartment rates in Indraprastha Apartment-II are in a range of Rs.75,00,000/- to 85,00,000/- for 3 BHK+ Utility and taking into consideration all the factors like size of the land and demand		

		<i>of flat in this sector we have taken Rs.70,000/- per sq. yards., which is reasonable in our view owing to large land parcel for the said project.</i> <i>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 is mentioned above. Pricing Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</i>	
xxv.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvi.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxvii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxviii.	Final adjusted & weighted Rates considered for the subject property	Land rate has been assumed at Rs.70,000/- Per Sq. yard.	
xxix.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	

i. Basis of computation & working

- Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- 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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of

- the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
 - e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
 - f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
 - g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
 - h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
 - i. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
 - j. Verification of the area measurement of the property is done based on sample random checking only.
 - k. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
 - l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
 - m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
 - n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
 - o. The condition assessment and the estimation of the residual economic life of the structure are only 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.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
 - q. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
 - r. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

ii. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

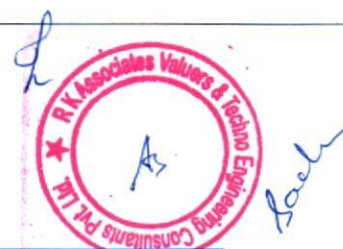
3.	PRICE ASSESSMENT OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range/Rate	Rs. 31,096/- per sq.mtr	Rs.70,000/- to Rs.75,000/- per sq.yds
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.31,096/- per sq.mtr	Rs.70,000/- per sq.yds
d.	Total Land Area considered /FAR Consider <i>(documents vs site survey whichever is less)</i>	4,411.067 sq. mtr. (1.09 Acres)	4,411.067 sq. mtr (5,275.60 sq. yard.)
e.	Total Value of land (A)	4,411.067 sq. mtr. x Rs.31,096/- per sq.mtr	5,275.60 sq. yard x Rs.70,000/- per sq.yds
		Rs.13,71,66,539/-	Rs.36,92,92,000/-

4.	PRICE ASSESSMENT OF BUILDING CONSTRUCTION			
	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,200/- to 1,600/- per sq. ft.	Rs. 1,000/- to 1,400/- per sq. ft.
		Rate adopted	Rs. 1,400/- per sq. ft.	Rs. 1,150/- per sq. ft.
		Covered Area	7,593.45 Sq. Mtr. (81,737.41 sq. ft.)	1185.10 sq. mtr. (12,756.65 sq. ft.)
		Pricing Calculation	81,737.41 x Rs. 1,400/- per sq. ft.	12,756.65 sq. ft. X Rs. 1,150/- per sq. ft..
		Total Value	Rs.11,44,32,380/-	Rs.1,46,70,147/-
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		Approx. 5 years	
c.	Structure Type/ Condition		RCC framed structure/ Very Good	
d.	Construction Depreciated Replacement Value (B)		Rs.12,91,02,527/-	



5. PRICE ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	5% of building construction cost	Rs.75,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	13% of building construction cost	Rs.2,00,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	2% of building construction cost	Rs.40,00,000/-
e.	Expected Construction Value (C)	NA	Rs.3,15,00,000/-

6. MARKET/ SALABLE VALUE OF THE FLATS		
a.	Total No. of DU	49 DU
b.	Total No. of EWS	NA
c.	Total Proposed Salable Area for flats	NA
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.3,700/- to 4,200/- per sq. ft. on super area
e.	Remarks	The market value of the Flats are varies from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary between Rs.3,700/- to 4,200/- per sq. ft. on super area



7. CONSOLIDATED PRICE ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.13,71,66,539/-	Rs.36,92,92,000
b.	Structure Construction Value (B)	NA	Rs.12,91,02,527/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.3,15,00,000/-
d.	Total Add (A+B+C)	Rs.13,71,66,539/-	Rs.52,98,94,527/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.13,71,66,539/-	Rs.52,98,94,527/-
h.	Rounded Off	Rs.13,71,00,000/-	Rs.52,99,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Fifty-Two Crore Ninety-Nine lakhs only/-
j.	Expected Realizable Value	---	Rs.45,04,15,000/-
k.	Expected Distress Sale Value	---	Rs.39,74,25,000/-
l.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		

- d. This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- e. This Project Tie-up is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- f. Reference of the property is also taken from 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 in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- g. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- h. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- i. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- j. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- k. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted

market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the marker Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed

will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Costs, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 33
- Enclosure II: Google Map Location Page No. 37
- Enclosure III: Photographs of the property Page No. 38
- Enclosure IV: Copy of Circle Guideline Rate Page No. 41
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 43
- Enclosure VI: Valuer's Important Remarks Page No. 48



IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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.


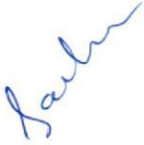


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IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Terms of Services & Consultant's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	ENGINEERING ANALYST	L1/ L2 REVIEWER
Sachin Pandey	Sachin Pandey	Tejas Bharadwaj
		 

**ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**



₹70 Lac ①
₹3,889 per sqft

3 BHK Flat for Sale Indraprastha Colony, Sector 32, Mathura Road

CARPET AREA 1500 sqft **STATUS** Ready to Move **FLOOR** 1 out of 3

Very Cheap , Affordable, Very spacious Carefully laid out in the [Read more](#)

Agent: H Batra Properties & Const...
Operating Since 1999
1500+ Buyers Served

[Contact Agent](#)
[Get Phone No.](#)
[Share Feedback](#)



₹64 Lac
₹4,000 per sqft

3 BHK Flat for Sale Indraprastha Colony, Sector 32, Mathura Road

CARPET AREA 1700 sqft **STATUS** Ready to Move **FLOOR** 2 out of 2

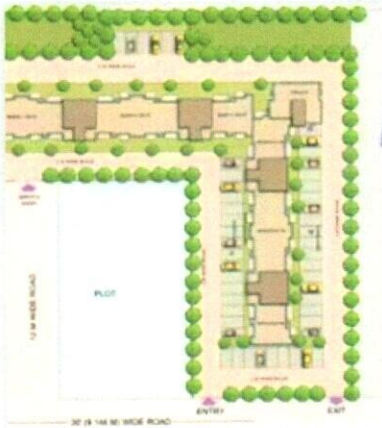
[ONLY ON MAGICBRICKS](#)

[Newly Constructed Property](#)

Owner: Poonam Sharma

This beautiful 3 BHK Flat is available for sale in Indraprastha [Read more](#)

[Contact Owner](#)
[Get Phone No.](#)
[Share Feedback](#)



₹95 L - 1.05 Cr EMI starts at ₹47.16 K

Swatantra Indraprastha Apartments II **RERA** ✓

3 BHK Flat for sale in Indraprastha Colony, Sector 32
Indraprastha Colony, Sector 32, Faridabad

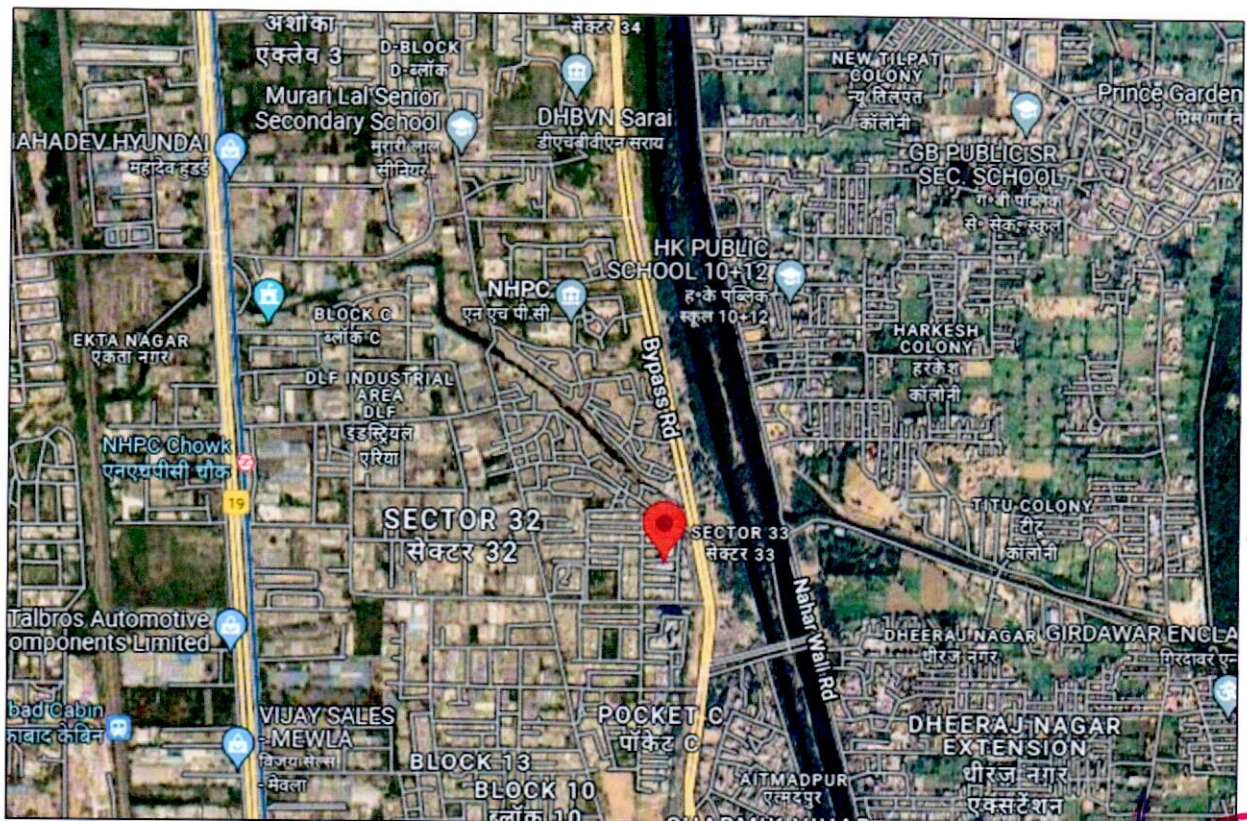
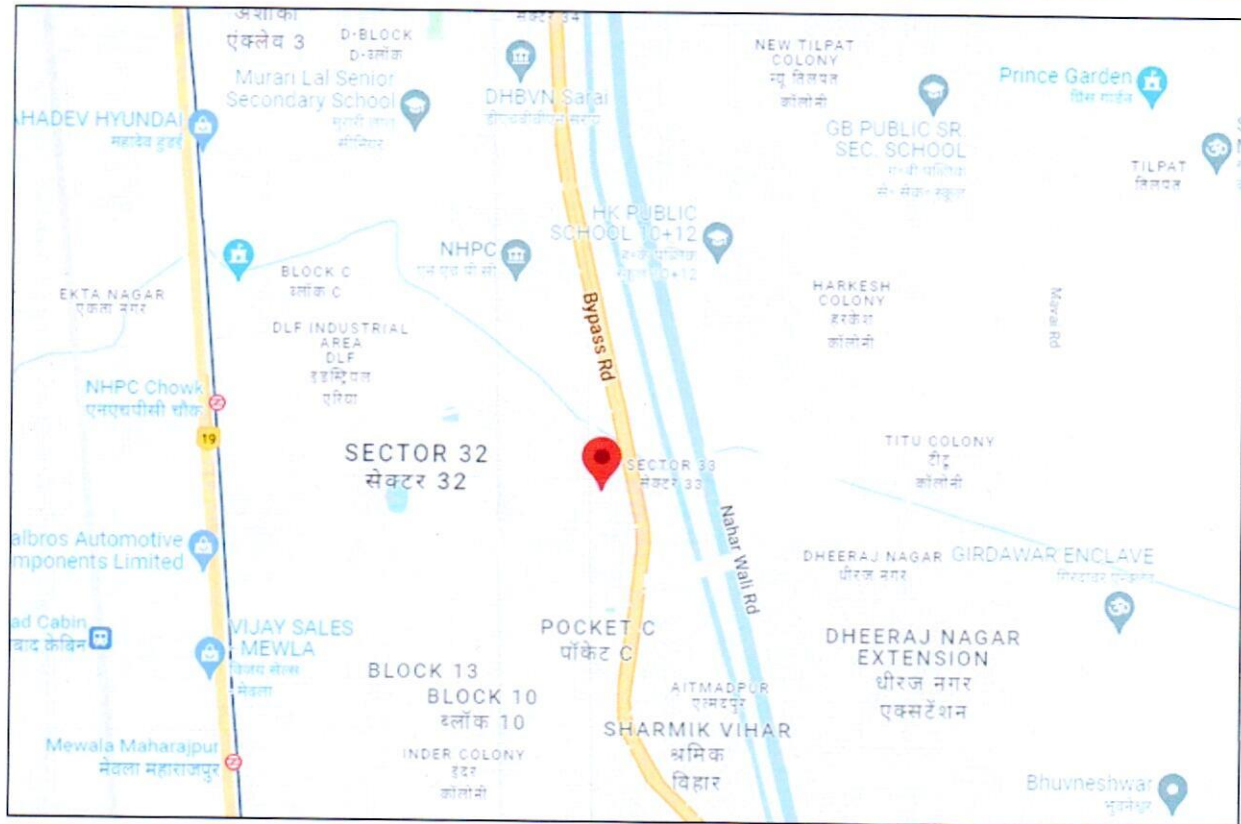
Possession Starts: Dec. 2020 Avg. Price: ₹4.00 K/sq.ft

Faridabad's residential project, Swatantra Indraprastha Apartmen... [Read more](#)

SLF [View Phone](#) [Contact](#)

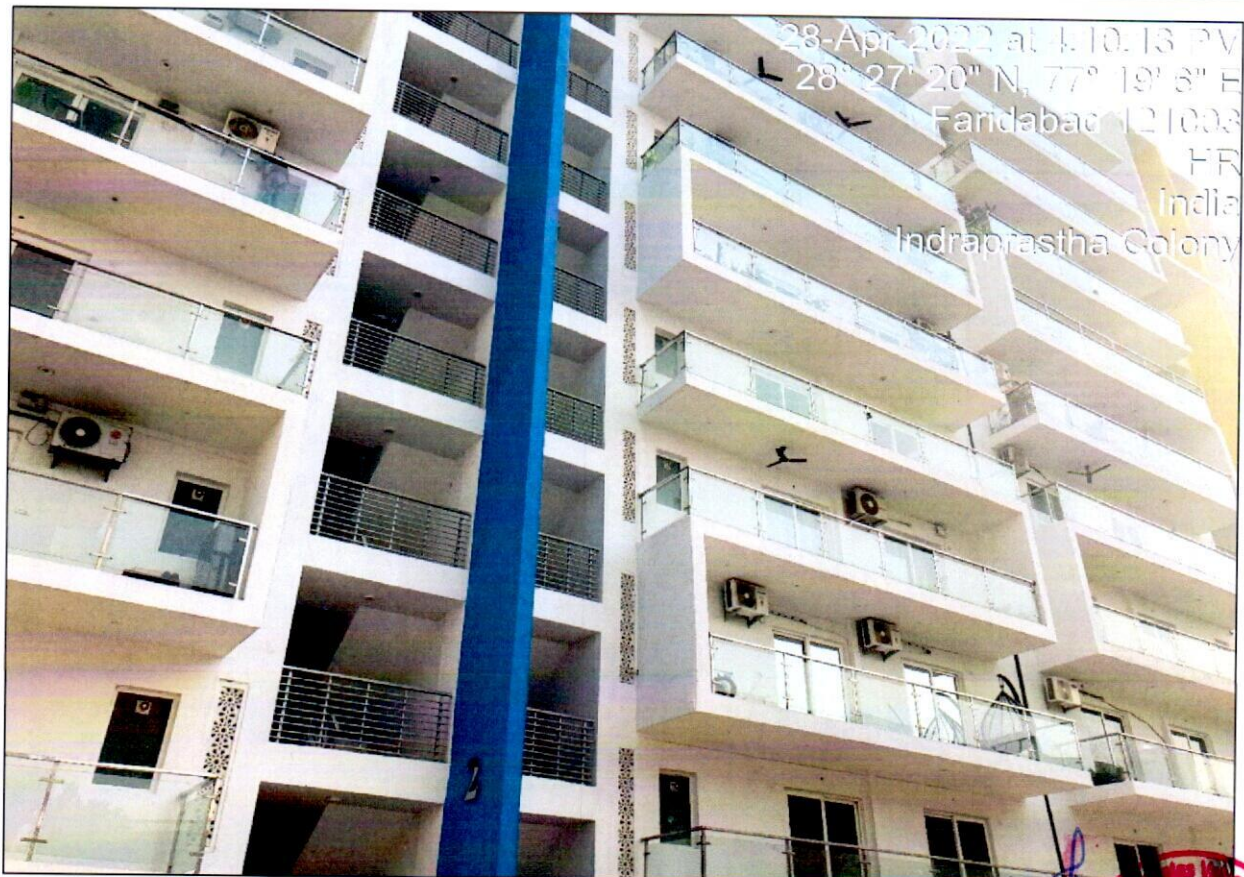
Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

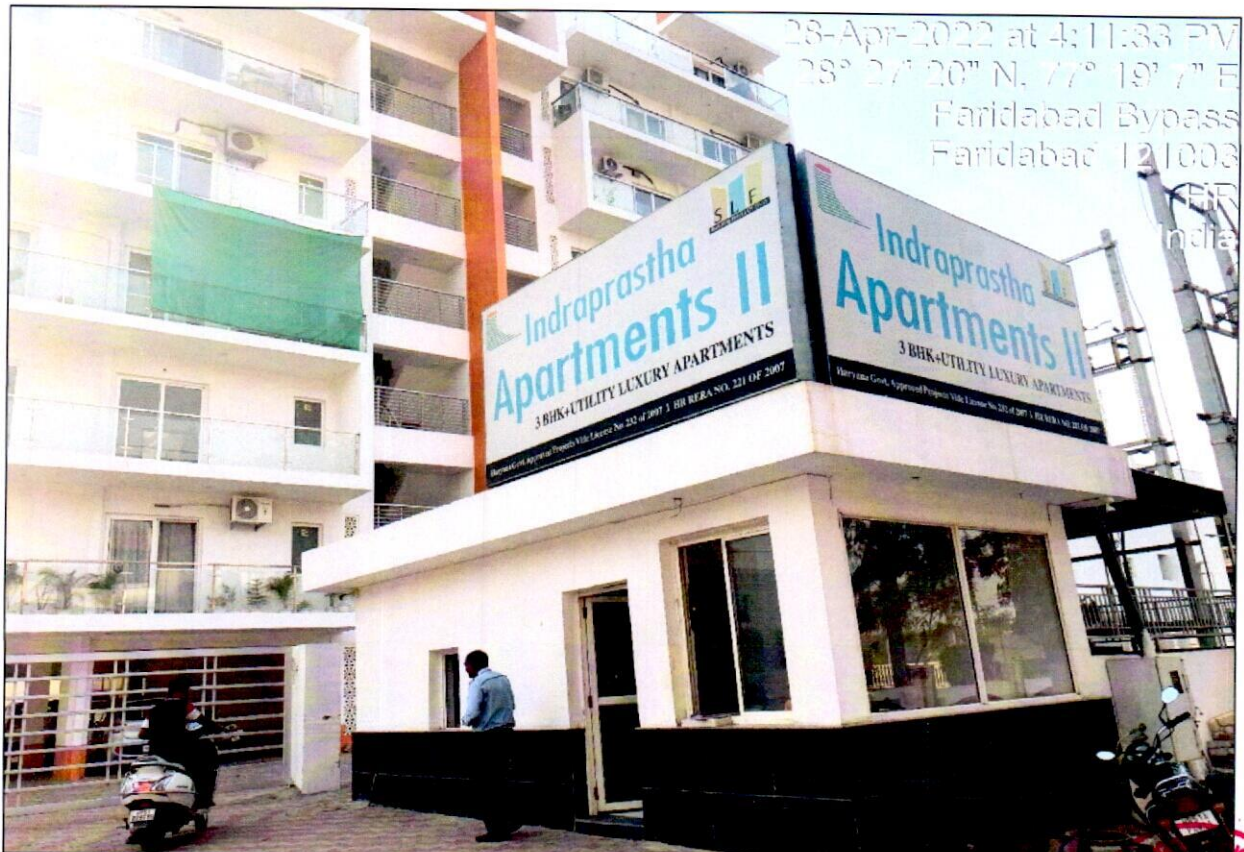
ENCLOSURE: 2 – GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY







ENCLOSURE: 4- COPY OF CIRCLE RATE

LICENSED COLONY									
Sr. No	NAME OF COLONY	Residential Collector rate for 2020-21 (in Rs. Per Sq. Yard)	Proposed Residential Collector Rates, 2022-22, 01.01.2022 to 31.12.2022		Inc/Dec %	Commercial Collector rate for 2020-21 (in Rs. Per Sq. Yard)	Proposed Commercial Collector Rates, 2022-22, 01.01.2022 to 31.12.2022		Inc/Dec %
			Per sqyds	Per sq. mtrs.			Per sqyds	Per sq. mtrs.	
1	DURGA BUILDER COLONY	16000	20000	23920	25%	60000	61000	72055	1.66%
2	INDRAPRASTHA COLONY	23000	26000	31096	13.04%	60000	61000	72956	1.66%
3	SPRING FIELD COLONY	23000	26000	31096	13.04%	60000	61000	72956	1.66%
4	ASHOKA ENCLAVE	31000	31000	37076	0%	60000	61000	72956	1.66%
5	NEHAR PAR SECTOR-79,80,81,82,83,	35000	35000	41860	0%	40000	55000	65780	37.5%
6	NEHAR PAR SEC-84,85,86,87,88,89,90,97,98	30000	30000	35800	0%	40000	55000	65780	37.5%
7	OTHER RESIDENTIAL SECTOR	25000	25000	29990	0%	50000	50000	59800	0%

Sub Registrar
Faridabad

DTP(P)
Faridabad

Distt. Revenue Officer
Faridabad

Joint Commissioner
Faridabad

Sub Divisional Officer (c)
Faridabad

Add. Deputy Commissioner
Faridabad.



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

Document 1: Occupancy Certificate

HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109

FORM 'REP-III'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 221 of 2017 dated 18.09.2017)

To:
Swantantra Land & Finance Pvt. Ltd.
A-71, HUDA Complex, Okhla,
Industrial Area, Phase II,
New Delhi 110020

Subject:
Registration of Real Estate Project Area 1.09 Acres Group Housing Colony
("Indraprastha Apartments-II") situated in Sector 30 and 33, Faridabad,
Haryana by Swantantra Land & Finance Pvt. Ltd. under RERA Act, 2016
and HRERA Rules, 2017

Ref:
Your application dated 30.07.2017 and 03.09.2017

Your request for registration of Group Housing Colony for Area 1.09 Acres
situated in Sector 30 and 33, Faridabad, Haryana with regard to License no. 221 of 2017
dated 18.09.2017 issued by the Director, Town and Country Planning Department, Haryana,
has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development)
Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is hereby
issued with following terms and conditions:-

- The Promoter shall comply with the provisions of the Act and the rules and
regulations made there under;
- The Promoter shall deposit seventy percent of the amount to be realized from the
allottees by the Promoter in a separate account to be maintained in a schedule bank
to meet exclusively the cost of land and construction purpose as per provision of
Section 4 (2) (i) (D);
- The registration shall be valid for a period commencing from 18.09.2017 to
17.09.2022
- The Promoter shall offer to execute and register a conveyance deed in favour of the
allottees or the association of the allottees, as the case may be, of the apartment,
plot or building as the case may be, or on the common areas as per provision of
Section 17 of the Act;
- The Promoter shall take all the pending approvals from various competent authorities
in time;
- The Promoter shall pay all outstanding payment i.e. land cost, construction cost,
ground rent, municipal or other local taxes, charges for water or electricity,
maintenance charges, including mortgage loan and interest on mortgages or other
finances and such other liabilities payable to competent authorities, bank and

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Swatantra Land & Finance Pvt. Ltd.,
A-71, FIEE Complex, Okhla Industrial Area Phase-11,
New Delhi-110020.

Memo No. ZP-306/AD(NK)/2022/ 5533 Dated 24-02-2022

Whereas Swatantra Land & Finance Pvt. Ltd. has applied for the issue of an occupation certificate on 13.04.2021 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Faridabad:-

- License No. 232 of 2007 dated 10.10.2007.
- Total area of the Group Housing Colony measuring 1.09 acres.
- Sector-30-33, Faridabad.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units		No. of Floors	FAR Sanctioned		FAR Achieved	
	Sanction ed	Achieved		Area Sqm.	in %	Area Sqm.	in %
Tower-1	14	14	S + 7	1888.588	42.814	1871.692	42.431
Tower-2 & 3	35	35	S + 9	5317.268	120.543	5273.839	119.559
EWS Block	9	9	G + 2	246.94	5.598	236.089	5.352
Community Building	G. Floor	G+1		181.812	4.121	189.341	4.292
Convenient Shopping	G. Floor	G. Floor		18.123	0.41	22.491	0.509
Total	49 Main Dwelling Units and 09 EWS units			7652.731	173.486	7593.452	172.143
Non-FAR Area in Sqm.							
				Sanctioned		Achieved	
Stilt under tower-1, 2 & 3				936.46		983.638	
Basement (for services only)				127.409		178.806	
Guard Room and Meter Room				20.123		22.671	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Faridabad, Structure Stability Certificate given by Sh. Arun Uttarwar, M.Tech (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, sector-9, Faridabad, Haryana and after charging the composition charges amount of Rs. 3,27,459/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP/competent authority as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVP/competent authority as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations of State Environment Impact Assessment Authority Haryana & MOEF.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/82 dated 13.05.2021 & FS/2021/141 dated 29.10.2021 of the Fire Station Officer, Faridabad with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, SCF-9, Sector-9, Faridabad.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, MCHZ Marg, Chandigarh
Web site: topharyana.gov.in - e-mail: topharyana7@gmail.com

Regd.

To

Sweetens Land and Finance Pvt. Ltd.,
Regd. Officer A-71, FIEE Complex,
Oshia Industrial Area, Phase-2,
New Delhi-110030,
Email ID: slr@slrpl.com

Memo. No. LC-1096-JE (SK)-2019/ 31064

Dated: 17-12-2019

Subject:

Renewal of License No. 232 of 2007 dated 10.10.2007.

Please refer to your application dated 12.09.2019 and 18.10.2019 on the matter cited as subject above.

1. Licence No. 232 of 2007 dated 10.10.2014 granted for setting up of a Group Housing Colony over an area measuring 1.09 acres falling in the revenue estate of village Barnahpur, Sector-30-33, Faridabad is hereby renewed upto 09.10.2024 on the same terms & conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on licensee satisfactory performance - entitled licensee for renewal of licence for further period and licensee will get the licence renewed upto the period till the final completion of the colony is granted.
3. You shall submit the Compliance of Rule 24, 26, 27 and 28 for financial of Haryana Development and Regulation of Urban Areas Rules, 1976 timely online in future.
4. You shall pay the enhanced EDC dues, as and when demanded by the Department after the final decision of Honble High Court in CWP No. 5835 of 2013 titled as Selwan Singh & Others Vs State of Haryana.
5. You shall transfer the portion of sector/master plan road which forming part of licensed area free of cost to the Govt.
6. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.

[Signature]

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 17-12-2019

Enst. No. LC-1046-JE (SK)-2019/ 31065-69

A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Faridabad.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Faridabad.
- v. Chief Account Officer of this Directorate.

[Signature]

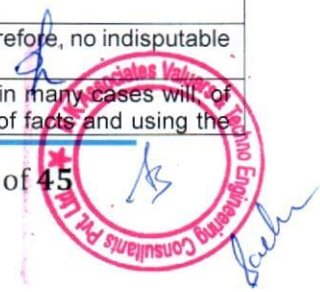
(Vijender Singh)
District Town Planner (HOD)
O/o Director, Town & Country Planning
Haryana, Chandigarh



ENCLOSURE 6: CONSULTANT'S REMARKS

1.	This Tie up report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the Project tie up report of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the preparation of this tie up report, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the tie up report services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the tie up report. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude this tie up report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of project pricing, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third-

	party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owner's name, etc., it is only for illustration purpose and may not necessarily represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. 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.
22.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	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 locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of 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.
25.	This Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	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 from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area presents on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	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 data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	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 formula 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, demand & supply prevailing in the market 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 pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	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.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	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.
40.	This Project tie up 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 we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

