

REPORT FORMAT: V-L5 (RKA - Medium) | Version: 10.1\_2022

CASE NO. VIS (2022-23) PL160-123-239

DATED: 15/07/2022

# PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL PLOTTED COLONY

SITUATED AT

ONE GOOD EARTH, SECTOR- 71, VILLAGE FAZILPUR JHARSA, GURUGRAM,  
HARYANA

DEVELOPER/ PROMOTER

M/S. RAJ BUILDWELL PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST-I, NEW 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 Valuer & Techno Economic Consultants for PSU Banks

**NOTES:** *\*\*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @ [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

*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.*

*Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

**CORPORATE OFFICE:**

D-39, 2nd floor, Sector 2, Noida-201301

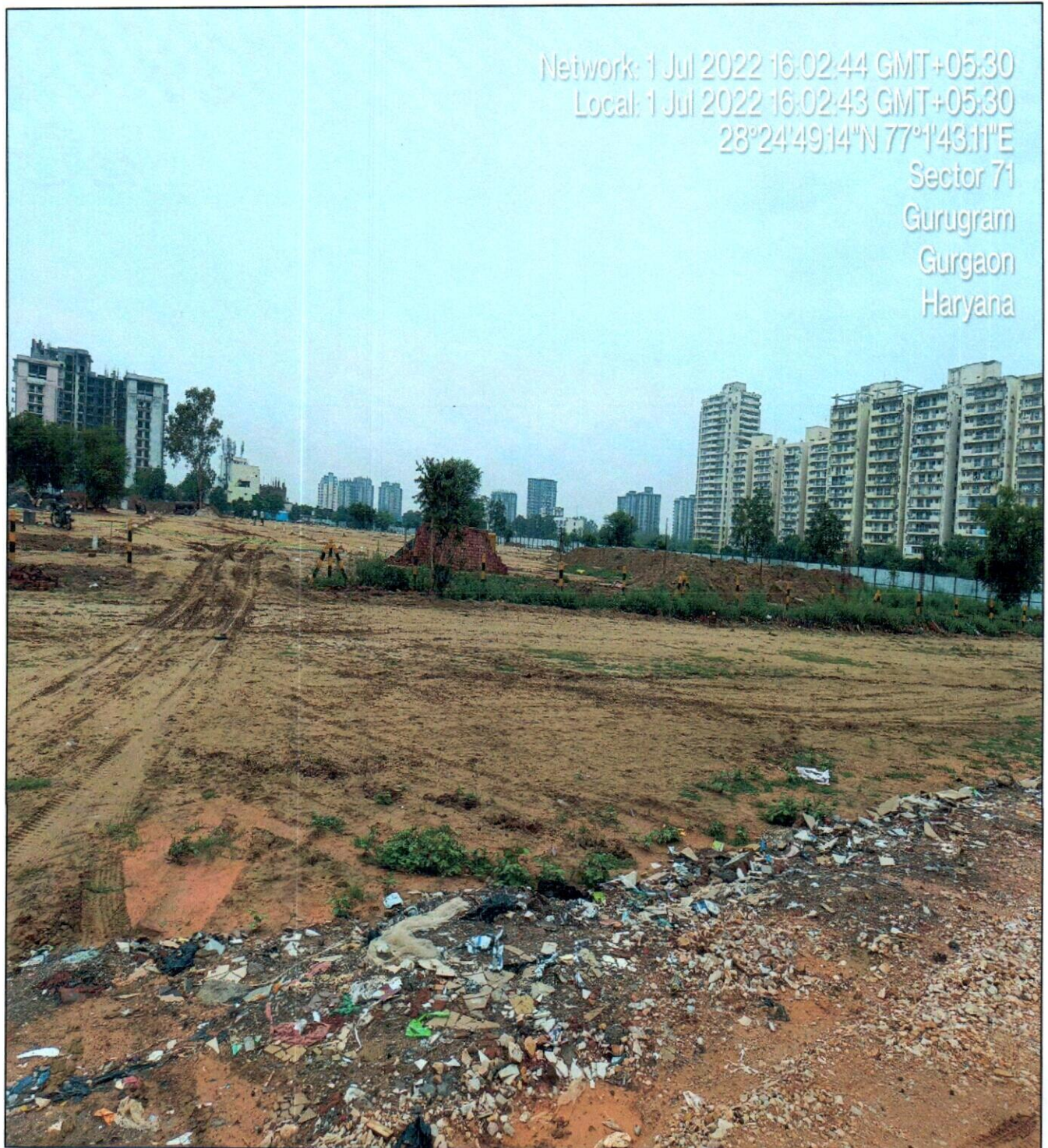
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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



**SITUATED AT**  
**ONE GOOD EARTH, SECTOR- 71, VILLAGE FAZILPUR JHARSA, GURUGRAM,**  
**HARYANA**



**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-I, New Delhi			
ii.	Name & Address of Organization	State Bank of India, HLST-I, New Delhi			
iii.	Name of Developer/ Promoter	M/s. Raj Buildwell Pvt. Ltd.			
iv.	Registered Address of the Developer	41A, Ring Road, Lajpat Nagar IV, Captain Gaur Marg, New Delhi 110024			
v.	Type of the Property	Residential Plotted Colony			
vi.	Type of Report	Project Tie-up Report			
vii.	Report Type	Project Tie-up Report			
viii.	Date of Inspection of the Property	1 July 2022			
ix.	Date of Assessment	15 July 2022			
x.	Date of Report	15 July 2022			
xi.	Surveyed in the presence of	Owner's representative	Mr. Mukesh (+91-7000443127)		
xii.	Purpose of the Report	For Project Tie-up for individual Plot 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. dept. 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 the site if mentioned in the provided documents. d) Getting a 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.	04	
		Property Title document	Agreement to Sale	---	
		Approved Map	Zonning Plan	Dated 28/10/2021	
		RERA Certificate	RERA Certificate	Dated 16/11/2021	
		Cizra Map	Cizra Map	Dated 27/06/2021	



		NOC's & Approval	NOC Approvals	Please refer 'Part-D' (Project Approval Details)
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

<b>2.</b>	<b>SUMMARY</b>	
i.	Total Prospective Fair Market Value	<b>Rs.246,37,00,000/-</b>
ii.	Total Expected Realizable/ Fetch Value	<b>Rs.209,41,00,000/-</b>
iii.	Total Expected Distress/ Forced Sale Value	<b>Rs.184,78,00,000/-</b>

<b>3.</b>	<b>ENCLOSURES</b>	
i.	<b>Part B</b>	<b>Report as per SBI Format Annexure-II</b>
ii.	<b>Part C</b>	<b>Area description of the Property</b>
iii.	<b>Part D</b>	<b>Assessment of the Property</b>
iv.	Enclosure 1	Screenshot of the price trend references of similar related properties available in the public domain
v.	Enclosure 2	Google Map
vi.	Enclosure 3	Photographs of The property
vii.	Enclosure 4	Copy of Circle Rate
viii.	Enclosure 5	Other Important documents taken for reference
ix.	Enclosure 6	Valuer's Remarks
x.	Enclosure 7	Survey Summary Sheet





**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 named as "ONE GOOD EARTH" located at the aforesaid address. As per the documents provided to RKA by the client, the total project is being developed on the total licensed land area admeasuring 13.6775 acres or 66,199 sq yd. Out of the same, the net planned area is 13.3945 acres or 64,829 only, out of which, the total saleable area of the plots is 8.1466 acres or 39,430 sq yd.

As per the copy of Letter of Intent dated 17-02-2021, the subject project has been granted the license by the DTCP, Haryana to develop an affordable residential plotted colony. It is being developed under the 'Deen Dayal Jan Awas Yojna' scheme.

The subject project is proposed to be developed with a total of 207 no. of plots categorized as 'frozen' and 'unfrozen'. Frozen plots are the ones which shall be developed in the second phase after the development of the 'unfrozen' plots. The project comprises 104 'frozen' & 103 'unfrozen' plots. Details of the same are attached below:-

Category	Area of a plot (in sq mtr)	No. of Plots	Total Plot Area (in sq mtr)
<b>Frozen</b>			
A	149.65	84	12,570.60
B	148.53	17	2,524.93
C	146.58	1	146.58
	149.79	2	299.59
<b>Total- Frozen</b>		<b>104</b>	<b>15,541.69</b>
<b>Unfrozen</b>			
A	111.73	1	111.73
	145.12	1	145.12
	149.00	1	149.00
	149.03	1	149.03
	149.51	1	149.51
	149.65	73	10,924.45
	149.66	1	149.66
		<b>79</b>	<b>11,778.49</b>
B	144.08	1	144.08
	146.61	6	879.64
	149.50	4	598.00
		<b>11</b>	<b>1,621.72</b>
C	146.58	6	879.45
	149.79	4	599.17
		<b>10</b>	<b>1,478.62</b>
D	116.85	2	233.70
	146.30	1	146.30
		<b>3</b>	<b>380.00</b>
<b>Total- Unfrozen</b>		<b>103</b>	<b>15,258.83</b>
<b>Grand Total</b>		<b>207</b>	<b>30,517.66</b>



Details as per the documents shared by the company has been tabulated below:

Sr. No.	Particulars	Area (in acres)
1	Total Area of the scheme	13.68
2	Area under U.D.	0.28
3	Net Planned area (A-B)	13.39
4	Area under Commercial	0.54
7	Unfreezed plots' area	3.77
8	Freezed plots' area	3.84
6	Total Saleable Area	8.15

For further details related to the plot no., status i.e. freezed and unfreezed, etc. please refer annexure. The project abuts a 12 m wide approach road in the name of Captain Chadan Lal Marg which further connects it to the Southern Periphery Road in the west direction.

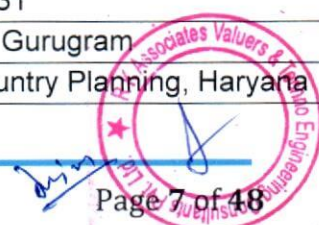
***Since, it is an affordable residential plotted colony, the RERA has made 104 no. of plots pertaining to area measuring 18,587.86 sq yd. or 15,541.69 sq mtr. freezed which at this point of time cannot be sold in the open market by the developer. Therefore, this valuation report is limited to 103 no. of unfreezed plots of area admeasuring 18,249.56 sq. yd. or 15,258.83 sq mtr. or 3.77 acres only.***

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 valuation 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 valuation 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 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 Valuation 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 valuation 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	CHD Avenue Tower		
ii.	Postal Address of the Project	One Good Earth, Sector- 71, Village Fazilpur Jharsa, Gurugram, 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°24'49.4"N 77°01'43.0"E		
v.	Description of adjoining property	Residential Group Housing Projects.		
vi.	Plot No./ Survey No.	NA		
vii.	Village/ Zone	Village Fazilpur Jharsa		
viii.	Sub registrar	Gurugram		
ix.	District	Gurugram, Haryana		
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	Average	Within developing Residential zone	
xiii.	Property location classification	Near to Highway	None	None
xiv.	Property Facing	East Facing		
xv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Southern Periphery Road`	120 ft. wide road	
	b)Front Road Name & width	Internal Road	12 meter wide road	
	c) Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Approx. 1.50 km		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated.		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property ---		
xviii.	Boundaries schedule of the Property			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Title Deed/TIR	Actual found at Site	
	East	NA	Entry	
	West	NA	Road	
	North	NA	Road	
	South	NA	Open Land	
3. TOWN PLANNING/ ZONING PARAMETERS				
i.	Planning Area/ Zone	DTCP Haryana		
ii.	Master Plan currently in force	Gurgaon Master Plan 2031		
iii.	Municipal limits	Municipal Corporation of Gurugram		
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana		





v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Residential
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing plotted Colony
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	Excavation & Land development work in progress
xiii.	Comment on unauthorized construction if any	Excavation & Land development work in progress
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.
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. Raj Buildwell Private Limited		
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 (personal or corporate) 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	Excavation & Land development work in progress.	
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	Excavation & Land development work in progress.	
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 (Proposed)		
ii.	Water Treatment Plant		No Information Provided to us		
iii.	Power Supply arrangements	Permanent	Yes, Proposed		
		Auxiliary	No, Plotted Colony		
iv.	HVAC system		No, Plotted Colony		
v.	Security provisions		No, Plotted Colony		
vi.	Lift/ Elevators		No, Plotted Colony		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Yes		
ix.	Car parking facilities		No		
x.	Ventilation		No		
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)

8.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes, proposed			
	b) Sewerage/ sanitation system			Yes (Proposed)			
	c) Storm water drainage			Yes (proposed)			
ii.	Description of other Physical Infrastructure facilities.in terms of:						
	a) Solid waste management			Yes, by the municipal corporation			
	b) Electricity			Yes, Proposed			
	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
	500 meter.	850 meter	1 km.	4 km.	10 km.	8 Km	24 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 easily available in this area.



iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with its future development (residential/commercial) prospect.	
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	Not Applicable since this is the plotted colony	
ii.	Method of construction	Not Applicable	
iii.	Specifications		
	a) Class of construction	NA	
	b) Appearance/ Condition of structures	Internal - NA External - NA	
	c) Roof	<b>Floors/ Blocks</b>	<b>Type of Roof</b>
		NA	NA
		NA	NA
	d) Floor height	Not applicable the project is Plotted Colony	
	e) Type of flooring	Not applicable the project is Plotted Colony	
	f) Doors/ Windows	Not applicable the project is Plotted Colony	
	g) Interior Finishing	Not applicable the project is Plotted Colony	
	h) Exterior Finishing	Not applicable the project is Plotted Colony	
	i) Interior decoration/ Special architectural or decorative feature	Not applicable the project is Plotted Colony	
	j) Class of electrical fittings	Not applicable the project is Plotted Colony	
	k) Class of sanitary & water supply fittings	Not applicable the project is Plotted Colony	
iv.	Maintenance issues	Not Applicable the project is plotted Colony	
v.	Age of building/ Year of construction	Not applicable the project is Plotted Colony	Not applicable the project is Plotted Colony
vi.	Total life of the structure/ Remaining life expected	Not applicable the project is Plotted Colony	Not applicable the project is Plotted Colony
vii.	Extent of deterioration in the structure	NA	
viii.	Protection against natural disasters viz. earthquakes etc.	Not Applicable	
ix.	Visible damage in the building if any	None,	
x.	System of air conditioning	Not Applicable	
xi.	Provision of firefighting	Not Applicable	
xii.	Status of Building Plans/ Maps	Currently plot is vacant.	
	a) Is Building as per approved Map	Not Applicable	



	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	
ii.	Provision of rainwater harvesting	Not applicable as plotted colony only	
iii.	Use of solar heating and lighting systems, etc.	Not applicable as plotted colony only	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, moderate vehicle & Construction pollution is present in the 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.	Not Applicable	

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Raj Buildwell Pvt. Ltd.	
b.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
c.	Name of the Architect	Design Forum of Architects	
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	No information provided by the client	
f.	Progress of the Project	Excavation & Land development work going in progress.	
g.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,	



**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Licensed Area of Site	13.6775 Acres (66,199 sq yd.)																																																																								
2.	Development Land Area as per Zoning / Net Planned Area	13.3945 Acres (64,829 sq yd.)																																																																								
3.	Saleable Commercial Area of The Site (4%)	0.5356 Acres (2,592 sq yd.)																																																																								
4.	Saleable Total Area Under Plots (56.82%)	7.611 Acres (36,837 sq yd.)																																																																								
5.	Unfreezed Plots	<table><tr><th>Category</th><th>Area of a plot (in sq mtr)</th><th>No. of Plots</th><th>Total Plot Area (in sq mtr)</th></tr><tr><td rowspan="7">A</td><td>111.73</td><td>1</td><td>111.73</td></tr><tr><td>145.12</td><td>1</td><td>145.12</td></tr><tr><td>149.00</td><td>1</td><td>149.00</td></tr><tr><td>149.03</td><td>1</td><td>149.03</td></tr><tr><td>149.51</td><td>1</td><td>149.51</td></tr><tr><td>149.65</td><td>73</td><td>10,924.45</td></tr><tr><td>149.66</td><td>1</td><td>149.66</td></tr><tr><td></td><td></td><td>79</td><td>11,778.49</td></tr><tr><td rowspan="3">B</td><td>144.08</td><td>1</td><td>144.08</td></tr><tr><td>146.61</td><td>6</td><td>879.64</td></tr><tr><td>149.50</td><td>4</td><td>598.00</td></tr><tr><td></td><td></td><td>11</td><td>1,621.72</td></tr><tr><td rowspan="2">C</td><td>146.58</td><td>6</td><td>879.45</td></tr><tr><td>149.79</td><td>4</td><td>599.17</td></tr><tr><td></td><td></td><td>10</td><td>1,478.62</td></tr><tr><td rowspan="2">D</td><td>116.85</td><td>2</td><td>233.70</td></tr><tr><td>146.30</td><td>1</td><td>146.30</td></tr><tr><td></td><td></td><td>3</td><td>380.00</td></tr><tr><td></td><td></td><td>Total</td><td>103</td><td>15,258.83</td></tr></table>		Category	Area of a plot (in sq mtr)	No. of Plots	Total Plot Area (in sq mtr)	A	111.73	1	111.73	145.12	1	145.12	149.00	1	149.00	149.03	1	149.03	149.51	1	149.51	149.65	73	10,924.45	149.66	1	149.66			79	11,778.49	B	144.08	1	144.08	146.61	6	879.64	149.50	4	598.00			11	1,621.72	C	146.58	6	879.45	149.79	4	599.17			10	1,478.62	D	116.85	2	233.70	146.30	1	146.30			3	380.00			Total	103	15,258.83
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	149.79	4	599.17																																																																							
		10	1,478.62																																																																							
D	116.85	2	233.70																																																																							
	146.30	1	146.30																																																																							
		3	380.00																																																																							
		Total	103	15,258.83																																																																						
6.	Freezed Plots	<table><tr><th>Category</th><th>Area of a plot (in sq mtr)</th><th>No. of Plots</th><th>Total Plot Area (in sq mtr)</th></tr><tr><td>A</td><td>149.65</td><td>84</td><td>12,570.60</td></tr><tr><td>B</td><td>148.53</td><td>17</td><td>2,524.93</td></tr><tr><td rowspan="2">C</td><td>146.58</td><td>1</td><td>146.58</td></tr><tr><td>149.79</td><td>2</td><td>299.59</td></tr><tr><td></td><td></td><td>Total</td><td>104</td><td>15,258.83</td></tr></table>		Category	Area of a plot (in sq mtr)	No. of Plots	Total Plot Area (in sq mtr)	A	149.65	84	12,570.60	B	148.53	17	2,524.93	C	146.58	1	146.58	149.79	2	299.59			Total	104	15,258.83																																															
Category	Area of a plot (in sq mtr)	No. of Plots	Total Plot Area (in sq mtr)																																																																							
A	149.65	84	12,570.60																																																																							
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	149.79	2	299.59																																																																							
		Total	104	15,258.83																																																																						
6.	Open/ Green Area	Minimum Required	No information available.																																																																							
		Provided	4,162.258 sq.mtr.																																																																							
7.	Density	Permitted	No information available.																																																																							
		Proposed	278.173 PPA																																																																							



Total Units				
1.	Approved as per Building Plan		Actually provided	Current Status
	PLOTS: - 207		207	Excavation & land development work is in progress.
2.	Total Number of Plots	Unfreezed Plots	103	
		Freezed Plots	104	
		Total Plots	207	
3.			Type of Flat	Tower
			NA	NA
			NA	NA
			NA	NA
			NA	NA
4.	Number of Car Parking available		Required	NA
			Proposed	NA
			Open	NA
			Stilt	NA
			Basement	NA
			Total	NA
5.	Land Area considered/Total Saleable Area		Unfreezed plots: 18,249.56 sq yd (15,258.83 sq mtr)	
6.	Area adopted on the basis of		Land Area Adopted based on Layout Plan.	
7.	Remarks & observations, if any		NA	
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	NA
	Area adopted on the basis of		NA	
	Remarks & observations, if any		NA	



**Note:**

1. Area measurements considered in the report pertaining to Land 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 is out of scope of our services.





**PART E**

**PROJECT APPROVAL DETAILS**

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-III - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Memo No. LC-4204+4257-JE(VA)-2021/3760 Dated 17-02-2021	Approved
2.	Form LC-IV- Agreement by owner of land intending to set up an affordable plotted colony under Deen Dayal Jan Awas Yojna 2016	Dated 08-07-2021	Approved
3.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 33 of 2021	Approved
4.	RERA Certificate	RERA-GRG-PROJ-960-2021 Dated 16-11-2021	Approved
5.	Zoning Plan	Drg. No. DTCP7987 Dated 28-10-2021	Approved

**OBSERVATIONS:**

*We have not received the copy of Final Water connection, Final Electricity Connection, Environmental Clearance.*





**PART F**

**PROCEDURE OF ASSESMENT**


1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		1 July 2022	15 July 2022	15 July 2022
ii.	Client	State Bank of India, HLST-I, New Delhi		
iii.	Intended User	State Bank of India, HLST-I, New Delhi		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Plot Financing		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property for which Bank has asked us to do the Valuation.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

*Dr. Anil*





2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Type of Valuation ( <i>Basis of Valuation as per IVS</i> )	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iii.	Present market state of the Asset assumed ( <i>Premise of Value as per IVS</i> )	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
iv.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	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. dept. 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	Good location within locality	NA
		Urban developing	Within urban developing zone	Near to Dwarka Expressway	
			---	Not Applicable	
		Property Facing			
		East Facing			
viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Not Apppplicable since it is a vacant plot	Underground	Its an under construction property. Connection will be taken in due	Easily available



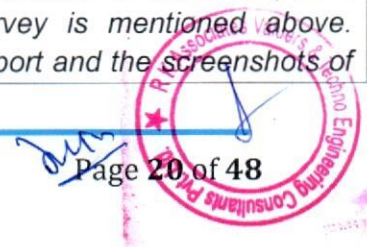


				course	
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
ix.	Social structure of the area (in terms of population, social 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	No			
xii.	Any specific advantage/ drawback in the property	No			
xiii.	Property overall usability/ utility Factor	Normal			
xiv.	Do property has any alternate use?	None			
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands			
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	Not Applicable			
		Free market transaction at arm's length wherein the parties, after full			





	assumed for the computation	market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Approach & Method Used	Vacant Land	Approach for assessment	Method of assessment
			Market Approach	Market Comparable Sales Method
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. Amit Tewari
			Contact No.:	+91- 8287575088
			Nature of reference:	Property Consultant
			Size of the Property:	~165 sq yd
			Location:	One Good Earth
			Rates/ Price informed:	Rs. 2.10 Crore (Negotiable)
			Any other details/ Discussion held:	---
		ii.	Name:	Mr. Maninder Yadav
			Contact No.:	+91- 8383987175
			Nature of reference:	Property Consultant
			Size of the Property:	~180 sq yd
			Location:	One Good Earth
			Rates/ Price informed:	Rs. 2.00 Crores (Negotiable)
			Any other details/ Discussion held:	---
		iii.	Name:	Sales Team
			Contact No.:	+91-9560013654
			Nature of reference:	Interested Seller
			Size of the Property:	134 sq yd. to 179 sq yd.
			Location:	One Good Earth
			Rates/ Price informed:	Rs. 1.40 lakhs per sq yd. (Negotiable)
			Any other details/ Discussion held:	The prevailing base rate in the subject project are applicable to all the available sizes of plots and are further negotiable
	NOTE: The given information above can be independently verified to know its authenticity.			
xxiv.	Adopted Rates Justification	As per the discussion with property consultants of the subject location we came to know that asking price for residential plots within the subject locality and project varies from Rs.1,30,000/- per sq yd to Rs.1,40,000/- per sq yd. (negotiable) depending upon the location, frontage, direction facing and various other attributes. Based on the above enquiries and considering negotiation on the asking price we are of the view to adopt a rate of Rs.1,35,000/- per sq yd. for the purpose of this valuation exercise.		
		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. Valuation Assessment Factors of the report and the screenshots of		





the references are annexed in the report for reference.

xxv.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Reason:	
		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:	
		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	Rs.1,35,000/- per sq yd.	
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		
	<p>a. Assessment of the asset is done as found on an as is where is 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.</p> <p>b. 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.</p> <p>c. 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.</p> <p>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 &amp; resources of the assignment during market survey in the subject location. No written record is generally available for such market information</p>		





- 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, valuation 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. 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 neither investigative in nature nor an audit activity.
  - r. Valuation 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.	<b>ASSUMPTIONS</b> <ol style="list-style-type: none"> <li>Documents/ Information/ Data provided by the client/ property owner or his representative both written &amp; verbally is true and correct without any fabrication and has been relied upon in good faith.</li> <li>Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true &amp; factual.</li> <li>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.</li> <li>It is assumed that the concerned Lender/ Financial Institution has asked for the valuation 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 Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</li> <li>Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal &amp; informal payment components as per market trend.</li> <li>Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</li> <li>If this Valuation 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. This valuation 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.</li> </ol>
iii.	<b>SPECIAL ASSUMPTIONS</b> None
iv.	<b>LIMITATIONS</b> None



3.	<b>VALUATION OF LAND</b>		
	<b>Particulars</b>	<b>Govt. Circle/ Guideline Value</b>	<b>Indicative &amp; Estimated Prospective Fair Market Value</b>
a.	Prevailing Rate range	Rs. 32,300 per sq.yds	Rs.1,30,000/- to Rs.1,40,000/- per sq. yd.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 32,300 per sq.yds	Rs.1,35,000/- per sq. yd.
d.	Total Land Area considered /Saleable Plot area Consider (documents vs site survey whichever is less)	18,249.56 sq yd. or 15,258.83 sq mtr	18,249.56 sq yd. or 15,258.83 sq mtr
e.	<b>Total Value of land (A)</b>	18,249.56 sq yd. x Rs. 32,300/- per sq. yd. <b>Rs.58,94,60,887/-</b>	18,249.56 sq yd. x Rs. 1,35,000/- per sq. yd. <b>Rs.246,36,91,015/-</b>

4.	<b>VALUATION OF BUILDING CONSTRUCTION</b>		
	<b>Particulars</b>		<b>Expected Building Construction Value</b>
			<b>FAR</b> <b>NON FAR</b>
	Building Construction Value	Rate range	Not Applicable
		Rate adopted	Not Applicable
		Covered Area	Not Applicable
		Valuation Calculation	Not Applicable
		<b>Total Value</b>	Not Applicable
a.	Depreciation percentage (assuming salvage value % per year)		Not Applicable (Above replacement rate is calculated after deducting the prescribed depreciation)
b.	Age Factor		Not Applicable
c.	Structure Type/ Condition		Not Applicable since it was a Residential Piloted Colony
d.	Construction Depreciated Replacement Value (B)		Not Applicable



5.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	Not Applicable	Not Applicable
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Not Applicable	Not Applicable
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Not Applicable	Not Applicable
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.)	Not Applicable	Not Applicable
e.	<b>Expected Construction Value (C)</b>	Not Applicable	Not Applicable

6.	MARKET/ SALEABLE VALUE OF THE PLOTS	
a.	Total No. of Unfreezed Plots	103
b.	Total No. of Freezed Plots	104
c.	Total No. of Plots	207
d.	Total No. of EWS	NA
e.	Total Proposed Saleable Area for Plots	Residential: 7.611 acres Commercial: 0.5356 acres <b>Total: 8.1466 acres</b>
f.	Launch Price (approx.) (including PLC, development & other charges)	No information available.
	Current Market Rate (including PLC, development & other charges)	Rs.1,30,000/- to Rs.1,40,000/- per sq. yd.
g.	Remark	The prevailing base rate in the subject project are applicable to all the available sizes of plots and are further negotiable.



7. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.58,94,60,887/-	Rs.246,36,91,015/-
b.	Structure Construction Value(B)	NA	NA
c.	Additional Aesthetic Works Value (C)	NA	NA
d.	Total Add (A+B+C)	Rs.58,94,60,887/-	Rs.246,36,91,015/-
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.58,94,60,887/-	Rs.246,36,91,015/-
h.	Rounded Off	Rs.58,94,60,887/-	Rs.246,37,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred Forty-Six Crores and Thirty-Seven Lakhs Only.
j.	Expected Realizable Value (@ ~15% less)	---	Rs.209,41,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.184,78,00,000/-
l.	Percentage difference between Circle Rate and Fair Market Value	~76%	
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 an affordable plotted housing project and has independent access.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This valuation has been conducted by R.K Associates Valuers & Techno Engineering		



Consultants (P) Ltd. and its team of experts.

- d. This Valuation 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.
- e. 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.
- f. 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.
- g. The valuation 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.
- h. 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.
- i. 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.
- j. 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.

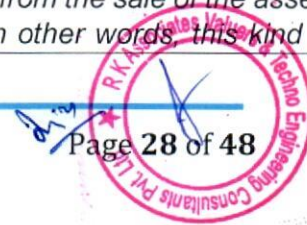
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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 market 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:**

- Annexure-1
- Enclosure I: Screenshots of the price trend references of the similar related properties available on public domain
- Enclosure II: Google Map Location
- Enclosure IV: Copy of Circle Guideline Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Valuer's Important Remarks





### 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](mailto: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](mailto: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.


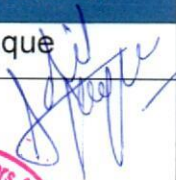

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### IF REPORT IS USED FOR BANK/ FIs

**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.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Harshit Mayank	Gaurav Sharma	Adil Afaq
		 



**Annexure-1: Details of Plots**

Sr. No.	Plot No.	Category	No.	Total Area (Sq.mtr.)	Remark
1	1	B	1	148.53	Freezed
2	2	B	1	148.53	Freezed
3	3	B	1	148.53	Freezed
4	4	B	1	148.53	Freezed
5	5	B	1	148.53	Freezed
6	6	B	1	148.53	Freezed
7	7	B	1	148.53	Freezed
8	8	B	1	148.53	Freezed
9	9	A	1	149.65	Freezed
10	10	A	1	149.65	Freezed
11	11	A	1	149.65	Freezed
12	12	A	1	149.65	Freezed
13	12A	A	1	149.65	Freezed
14	14	A	1	149.65	Freezed
15	15	A	1	149.65	Freezed
16	16	A	1	149.65	Freezed
17	17	A	1	149.65	Freezed
18	18	A	1	149.65	Freezed
19	19	A	1	149.65	Freezed
20	20	A	1	149.65	Freezed
21	21	A	1	149.65	Freezed
22	22	A	1	149.65	Freezed
23	23	A	1	149.65	Freezed
24	24	A	1	149.65	Freezed
25	25	A	1	149.65	Freezed
26	26	A	1	149.65	Freezed
27	27	A	1	149.65	Freezed
28	28	A	1	149.65	Freezed
29	29	A	1	149.65	Freezed
30	30	A	1	149.65	Unfreezed
31	31	A	1	149.65	Unfreezed
32	32	A	1	149.65	Unfreezed
33	33	A	1	149.65	Unfreezed
34	34	A	1	149.65	Freezed
35	35	A	1	149.65	Freezed
36	36	A	1	149.65	Freezed
37	37	A	1	149.65	Freezed
38	38	A	1	149.65	Freezed
39	39	A	1	149.65	Freezed
40	40	A	1	149.65	Freezed
41	41	A	1	149.65	Freezed
42	42	A	1	149.00	Unfreezed
43	43	D	1	116.85	Unfreezed
44	44	D	1	116.85	Unfreezed
45	45	D	1	146.30	Unfreezed
46	46	A	1	149.65	Unfreezed
47	47	A	1	149.65	Unfreezed



## PROJECT TIE-UP REPORT

ONE GOOD EARTH, SECTOR- 71, GURUGRAM

Sr. No.	Plot No.	Category	No.	Total Area (Sq.mtr.)	Remark
48	48	A	1	149.65	Unfrozen
49	49	A	1	149.65	Unfrozen
50	50	A	1	149.65	Unfrozen
51	51	A	1	149.65	Unfrozen
52	52	A	1	149.65	Unfrozen
53	53	A	1	149.65	Unfrozen
54	54	A	1	149.65	Frozen
55	55	A	1	149.65	Frozen
56	56	A	1	149.65	Frozen
57	57	A	1	149.65	Frozen
58	58	A	1	149.65	Frozen
59	59	A	1	149.65	Frozen
60	60	A	1	149.65	Frozen
61	61	A	1	149.65	Frozen
62	62	A	1	149.65	Unfrozen
63	63	A	1	149.65	Unfrozen
64	64	A	1	149.65	Unfrozen
65	65	A	1	149.65	Unfrozen
66	66	A	1	149.65	Unfrozen
67	67	A	1	149.65	Unfrozen
68	68	A	1	149.65	Unfrozen
69	69	A	1	149.65	Unfrozen
70	70	A	1	149.65	Unfrozen
71	71	A	1	149.65	Unfrozen
72	72	A	1	149.65	Unfrozen
73	73	A	1	149.65	Unfrozen
74	74	A	1	149.65	Frozen
75	75	A	1	149.65	Frozen
76	76	A	1	149.65	Frozen
77	77	A	1	149.65	Frozen
78	78	A	1	149.65	Frozen
79	79	A	1	149.65	Frozen
80	80	A	1	149.65	Frozen
81	81	A	1	149.65	Frozen
82	82	A	1	149.65	Unfrozen
83	83	A	1	149.65	Unfrozen
84	84	A	1	149.65	Unfrozen
85	85	A	1	149.65	Unfrozen
86	86	A	1	149.65	Unfrozen
87	87	A	1	149.65	Unfrozen
88	88	A	1	149.65	Unfrozen
89	89	A	1	149.65	Unfrozen
90	90	A	1	149.65	Unfrozen
91	91	A	1	149.65	Unfrozen
92	92	A	1	149.65	Unfrozen
93	93	A	1	149.65	Unfrozen
94	94	A	1	149.65	Unfrozen
95	95	A	1	149.65	Unfrozen
96	96	A	1	149.65	Unfrozen
97	97	A	1	149.65	Unfrozen





## PROJECT TIE-UP REPORT

ONE GOOD EARTH, SECTOR- 71, GURUGRAM

Sr. No.	Plot No.	Category	No.	Total Area (Sq.mtr.)	Remark
98	98	B	1	146.61	Unfrozen
99	99	B	1	146.61	Unfrozen
100	100	B	1	146.61	Unfrozen
101	101	B	1	146.61	Unfrozen
102	102	B	1	146.61	Unfrozen
103	103	B	1	146.61	Unfrozen
104	104	A	1	111.73	Unfrozen
105	105	A	1	149.65	Unfrozen
106	106	A	1	149.65	Unfrozen
107	107	A	1	149.65	Unfrozen
108	108	A	1	149.51	Unfrozen
109	109	A	1	149.03	Unfrozen
110	110	A	1	149.65	Unfrozen
111	111	A	1	149.65	Unfrozen
112	112	A	1	149.65	Unfrozen
113	112A	A	1	149.65	Frozen
114	114	A	1	149.65	Frozen
115	115	A	1	149.65	Frozen
116	116	A	1	149.65	Frozen
117	117	A	1	149.65	Frozen
118	118	A	1	149.65	Frozen
119	119	A	1	149.65	Unfrozen
120	120	A	1	149.65	Unfrozen
121	121	A	1	149.65	Unfrozen
122	122	A	1	149.65	Unfrozen
123	123	A	1	149.65	Unfrozen
124	124	A	1	149.65	Unfrozen
125	125	A	1	145.12	Unfrozen
126	126	A	1	149.66	Unfrozen
127	127	B	1	144.08	Unfrozen
128	128	B	1	149.50	Unfrozen
129	129	B	1	149.50	Unfrozen
130	130	B	1	149.50	Unfrozen
131	131	B	1	149.50	Unfrozen
132	132	A	1	149.65	Unfrozen
133	133	A	1	149.65	Unfrozen
134	134	A	1	149.65	Unfrozen
135	135	A	1	149.65	Unfrozen
136	136	A	1	149.65	Unfrozen
137	137	A	1	149.65	Unfrozen
138	138	A	1	149.65	Unfrozen
139	139	A	1	149.65	Frozen
140	140	A	1	149.65	Frozen
141	141	A	1	149.65	Frozen
142	142	A	1	149.65	Frozen
143	143	A	1	149.65	Frozen
144	144	A	1	149.65	Frozen
145	145	A	1	149.65	Frozen
146	146	A	1	149.65	Frozen
147	147	A	1	149.65	Frozen





## PROJECT TIE-UP REPORT

ONE GOOD EARTH, SECTOR- 71, GURUGRAM

Sr. No.	Plot No.	Category	No.	Total Area (Sq.mtr.)	Remark
148	148	A	1	149.65	Freezed
149	149	A	1	149.65	Freezed
150	150	A	1	149.65	Freezed
151	151	A	1	149.65	Freezed
152	152	A	1	149.65	Freezed
153	153	A	1	149.65	Freezed
154	154	A	1	149.65	Freezed
155	155	A	1	149.65	Freezed
156	156	C	1	149.79	Freezed
157	157	C	1	149.79	Freezed
158	158	C	1	149.79	Unfreezed
159	159	C	1	149.79	Unfreezed
160	160	C	1	149.79	Unfreezed
161	161	C	1	149.79	Unfreezed
162	162	C	1	146.58	Unfreezed
163	163	C	1	146.58	Unfreezed
164	164	C	1	146.58	Unfreezed
165	165	C	1	146.58	Unfreezed
166	166	C	1	146.58	Unfreezed
167	167	C	1	146.58	Unfreezed
168	168	C	1	146.58	Freezed
169	169	A	1	149.65	Freezed
170	170	A	1	149.65	Freezed
171	171	A	1	149.65	Freezed
172	172	A	1	149.65	Freezed
173	173	A	1	149.65	Freezed
174	174	A	1	149.65	Freezed
175	175	A	1	149.65	Freezed
176	176	A	1	149.65	Freezed
177	177	A	1	149.65	Freezed
178	178	A	1	149.65	Freezed
179	179	A	1	149.65	Freezed
180	180	A	1	149.65	Freezed
181	181	A	1	149.65	Freezed
182	182	A	1	149.65	Unfreezed
183	183	A	1	149.65	Unfreezed
184	184	A	1	149.65	Unfreezed
185	185	A	1	149.65	Unfreezed
186	186	A	1	149.65	Unfreezed
187	187	A	1	149.65	Unfreezed
188	188	A	1	149.65	Unfreezed
189	189	A	1	149.65	Unfreezed
190	190	A	1	149.65	Unfreezed
191	191	A	1	149.65	Unfreezed
192	192	A	1	149.65	Unfreezed
193	193	A	1	149.65	Unfreezed
194	194	A	1	149.65	Unfreezed
195	195	A	1	149.65	Unfreezed
196	196	A	1	149.65	Freezed
197	197	A	1	149.65	Freezed





## PROJECT TIE-UP REPORT

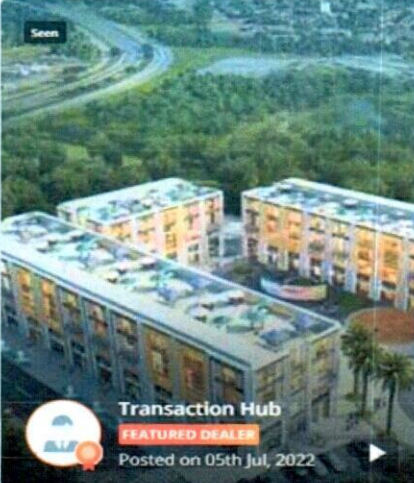
ONE GOOD EARTH, SECTOR- 71, GURUGRAM

Sr. No.	Plot No.	Category	No.	Total Area (Sq.mtr.)	Remark
198	198	A	1	149.65	Freezed
199	199	B	1	148.53	Freezed
200	200	B	1	148.53	Freezed
201	201	B	1	148.53	Freezed
202	202	B	1	148.53	Freezed
203	203	B	1	148.53	Freezed
204	204	B	1	148.53	Freezed
205	205	B	1	148.53	Freezed
206	206	B	1	148.53	Freezed
207	207	B	1	148.53	Freezed
<b>Total</b>			<b>207</b>	<b>30,800.52</b>	<b>sq mtr</b>
			<b>or</b>	<b>7.611</b>	<b>acres</b>





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



Seen

**Transaction Hub**  
FEATURED DEALER  
Posted on 05th Jul, 2022

Residential land / Plot in Sector-71 Gurgaon

**dlf Almeda**

38 Places nearby 1 Religious Place 2 ATMs 16 Hospitals

₹ 2.55 Cr 1,611 sq. ft.  
₹ 15,829/sq. ft. (150 sq. m.) Plot Area

✓ North Facing ✓ Corner Property ✓ Overlooking Park/Garden ✓ Over...

180 yard corner plot opposite dlf almeda prime location 80% loa... more

UNDER CONSTRUCTION RESALE

[View Phone Number](#) [Contact Dealer](#)



2 people already contacted since last week

Posted on 12th Jun, 2022 by RERA Registered...  
**Franklink Associates**

Residential land / Plot in Sector-71 Gurgaon

**ONE Good Earth**

38 Places nearby 1 Religious Place 2 ATMs 16 Hospitals

₹ 2.68 Cr 1,611 sq. ft.  
₹ 16,647/sq. ft. (150 sq. m.) Plot Area

✓ Rain Water Harvesting

Good earth residential plots in gurgaon, book & construct your h... more

UNDER CONSTRUCTION RESALE

[View Phone Number](#) [Contact Dealer](#)



Photos not available!  
[Request photos](#)

2 people already contacted yesterday

**Valley View Properties**  
FEATURED DEALER  
Posted on 28th Jun, 2022

Residential land / Plot in Sector-71 Gurgaon

**Good earth one**

38 Places nearby 1 Religious Place 2 ATMs 16 Hospitals

₹ 2.51 Cr 1,611 sq. ft.  
₹ 15,556/sq. ft. (150 sq. m.) Plot Area

✓ North Facing ✓ Overlooking Main Road ✓ Rain Water Harvesting

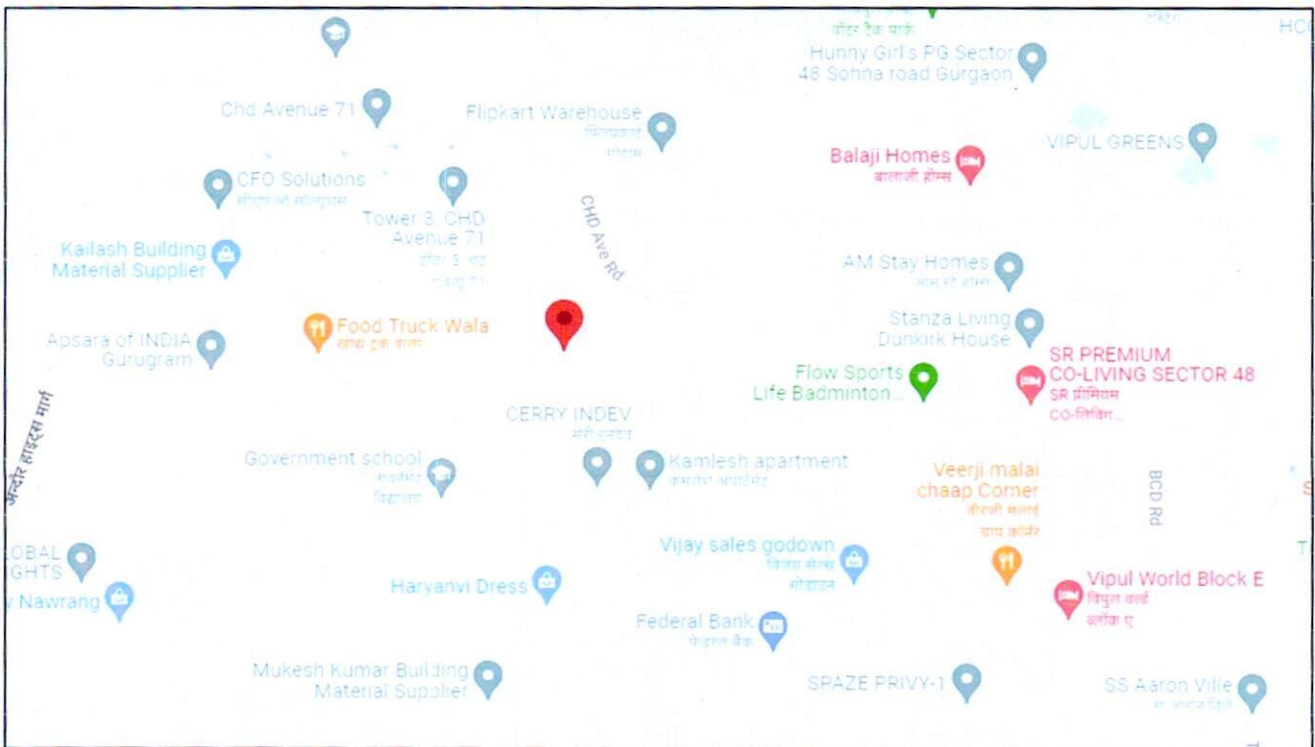
Good earth one plots are strategically located in sector 71, gurga... more

UNDER CONSTRUCTION RESALE

[View Phone Number](#) [Contact Dealer](#)



**ENCLOSURE: 2 – GOOGLE MAP LOCATION**





**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**



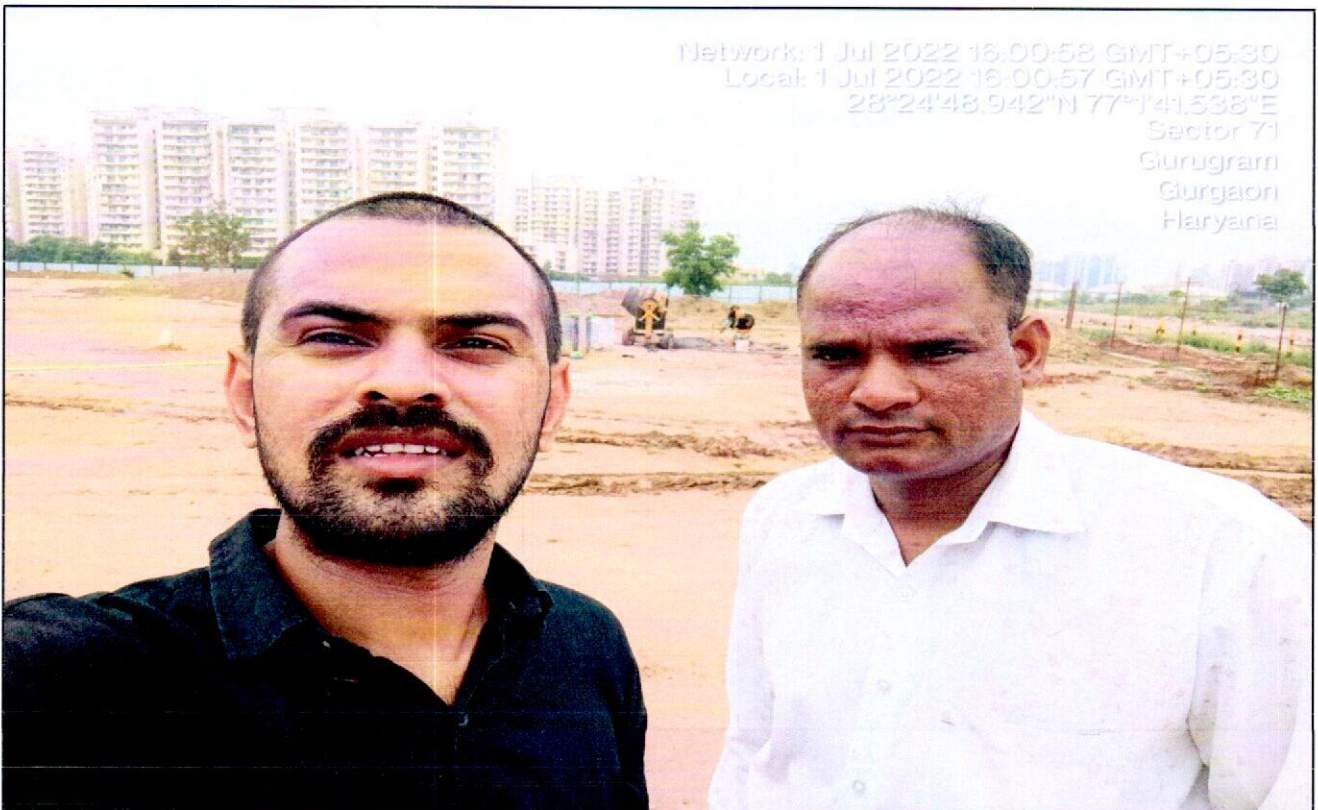






# PROJECT TIE-UP REPORT

ONE GOOD EARTH, SECTOR- 71, GURUGRAM





**ENCLOSURE: 4- COPY OF CIRCLE RATE**

Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2022									
Sr. No.	Huda Sectors	Rates for the year of 2021 to 2022				Proposed Rates for the year of 2022			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO / SCS	Office /IT Space (Rs. Per Sq. feet )	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet )
1	Sec-33, 38, 47, 48, 49, 50	10000	165000	10000	6600	44000	165000	10000	6600
2	Sec- 62, 65, 66, 69, 70, 70A, 71, 72	32300	100000	6000	4500	36500	100000	6000	4500
3	Sec-	25500	85000	4000	3100	28500	85000	4000	3100
4	Other Area in Sub-Tehsil Badshahpur	NA	9000	6600	NA	NA	9000	6600	NA

Naib Tehsildar, Badshahpur

SDO (c) Badshahpur

DWO Gurugram

Additional Deputy Commissioner, Gurugram

Deputy Commissioner-cum- Registrar, Gurugram.

Scanned



**ENCLOSURE 5: Other Relevant Documents**

**Document 1: LC-III**

**Directorate of Town & Country Planning, Haryana**  
Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.  
Phone : 0172-2549349 Email: tcpharyana7@gmail.com  
Website: http://tcpharyana.gov.in

Regd. **LC-III**  
(See Rule 10)

To

✓  
Raj Buildwell Pvt. Ltd.,  
Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh,  
C/o Raj Buildwell Pvt. Ltd.,  
41-A, Ring Road, Lajna: Nagar IV,  
Captain Gaur Marg,  
New Delhi-110024.

Memo No. LC-4204+4257-JE.(VA)-2021/ 3760 Dated: 17-02-2021

Subject: **Letter of Intent:- Grant of licence for setting up of Affordable Plotted Colony on the land measuring 10.89+2.7875 (13.6775) acres under Deen Dayal Jan Awas Yojna through migration of license no. 15 of 2013 dated 03.04.2013 and (for GH colony) and licence no. 27 of 2010 dated 18.03.2010 (for IT park colony) in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram.- Raj Buildwell Pvt. Ltd.**

Please refer your application dated 08.11.2019, 12.12.2019, 16.12.2020, 17.12.2020, 28.12.2020, 21.01.2021 on the matter as subject cited above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for development of Affordable Plotted Colony on the land measuring 10.89+2.7875 (13.6775) acres under Deen Dayal Jan Awas Yojna through migration of license no. 15 of 2013 dated 03.04.2013 and (for GH colony) and licence no. 27 of 2010 dated 18.03.2010 (for IT park colony) in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram has been considered and it is proposed to grant a license for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused.

2. To furnish the bank guarantees on account of Internal Development Works and the External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:
• Residential component - 13.1304 acres x Rs. 20,00,000/- = Rs.262.608 lacs
• Commercial component - 0.5471 acres x Rs 50,00,000/- = Rs. 27.355 lacs
• Total amount of IDW = 289.963 lacs against which 25% BG amounting to ₹ 72.49075 lacs is required to be deposited or to mortgage 15% of saleable area
EXTERNAL DEVELOPMENT CHARGES
• Total EDC amount required after adjustment = ₹466.88778 lacs
• An amount to be deposited = ₹ 116.72 lacs
• 25% BG Required = ₹ 87.54 lacs

Director  
Town & Country Planning  
Haryana, Chandigarh



**Document 2: LC-IV**

Indian-Non Judicial Stamp Haryana Government		Date: 06/07/2021
Certificate No. GOF2021G2097		Stamp Duty Paid: ₹ 101
Q&N No. 78917347		Penalty: ₹ 0
<b>Deponent</b>		
Name: Raj Buildwell Pvt Ltd	Sector/Ward: Na	Landmark: Na
H.No/Floor: Na	City/Village: Gurugram	State: Haryana
Phone: 88*****25	District: Gurugram	
Purpose: GENERAL AGREEMENT to be submitted at Others		

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <http://registry.rk.in>

**Form LC - IV**  
(See rule 11)

**Agreement by owner of land intending to set up Affordable Plotted colony under Deen Dayal Jan Awas Yojna -2016**

This agreement made on this 8th day of July 2021

**BETWEEN**

M/s. Raj Buildwell Private Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at 41A, Ring Road, Lajpat Nagar IV, Captain Gaur Marg, New Delhi 110024, through its Authorized Signatory Shri Raj Kumar Bhambri, R/o House No. B2/11, Ground Floor, DLF-Phase-V, Gurugram authorized vide board resolution dated 25<sup>th</sup> February 2021, (hereinafter referred to as "Owners / Developer") & Rao Inderjit Singh in collaboration with Raj Buildwell Private Limited also through its Authorized Signatory Shri Raj Kumar Bhambri, which expression shall unless repugnant to the subject of context shall mean and include their successors, administrators, assigns, nominees and permitted assignees of the One Part.

**AND**

The Governor of Haryana, acting through the Director General, Town & Country Planning, Chandigarh (hereinafter referred to as the "Director General") of the Other Part.

And whereas under rule 11. of the Haryana Development and Regulation of Urban Areas Rules 1976 (hereinafter referred to as the said "Rules"), one of the conditions for the grant of license is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the license finally granted for setting up a colony in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. In consideration of the Director agreeing to grant license to the owner to setup the said colony on the land mentioned in "Annexure - A" attached hereto on the fulfillment of all



**Document 3: LC-V**

**FORM LC -V**  
(See Rule 12)  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 33. of 2021


This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Raj Buildwell Pvt. Ltd and Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh, C/o Raj Buildwell Pvt. Ltd., 41-A, Ring Road, Lajpat Nagar IV, Captain Gaur Marg, New Delhi-110024 for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 13.6775 acres in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
  - c) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - d) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
  - f) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

  
Director  
Town & Country Planning  
Haryana, Chandigarh



**Document 3: RERA Certificate**



**CONDITIONS OF REGISTRATION**

This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall submit the approved service plans and estimates within 2 months' time from the grant of registration.
- (ii) The promoter shall enter into an agreement for sale with the allottees as provided in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
- (iii) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act.
- (iv) The promoter shall convey/slow usage of common areas as per Rule 21(5) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (v) The promoter shall deposit hundred percent of the amount realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (v) of clause (7) of sub-section 2 of section 4.
- (vi) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- (vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (viii) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

**VALIDITY OF REGISTRATION**

The registration of this project shall be valid for the period commencing from 16.11.2021 and ending with 11<sup>th</sup> December, 2024 (completion date as declared by the promoter in RFP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

**REVOCATION OF REGISTRATION**

If the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM RER/EP (New rate 5.00)

**HARYANA REAL ESTATE  
REGULATORY AUTHORITY  
GURUGRAM**



**REGISTRATION NO. 83 of 2021**

RC/REP/HARERA/GGM/515/247/2021/83	Date: 16.11.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-960-2021

**REGISTRATION CERTIFICATE  
REAL ESTATE PROJECT**

**ONE GOOD EARTH**

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 on the following project under project registration number as mentioned above:


PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1.	Name of the project	One Good Earth
2.	Location	Sector-71, Gurugram, Haryana
3.	License no.	11 of 2021 dated 08.07.2021
4.	Total licensed area of the project	13.6775 acres
5.	Area of project for registration	13.6775 acres
6.	Name of the project	Affordable Residential Planned Colony (DCA)
7.	Total saleable area of the project registered	32,966,358 Sq. Mtrs.
8.	Number of Flats	207

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Raj Buildwell Pvt. Ltd. and Sh. Rajinder Singh
2.	Promoter 2/Collaborator	Raj Buildwell Pvt. Ltd.

PARTICULARS OF THE PROMOTER 2/COLLABORATOR		
S.N.	Particular	Detail
1.	Name	Raj Buildwell Pvt. Ltd.
2.	Registered Address	41A, Ring Road, Lajpat Nagar IV, Capital Court Marg, New Delhi - 110024
3.	Corporate Office Address	Unit No.211-212, 2 <sup>nd</sup> Floor, Good Earth City Centre, Sector-50, Gurugram-122018
4.	Local Address	Unit No.211-212, 2 <sup>nd</sup> Floor, Good Earth City Centre, Sector-50, Gurugram-122018
5.	CIN	U70109DL2006PTC149177
6.	PAN	AADCR3293G
7.	Status	Active
8.	Mobile No.	9717796766
9.	Landline No.	+91-4965804
10.	Email Id	info@rajbuildwell.com
11.	Authorized Signatory	Pawan Kumar Bohara

DETAILS OF THE BANK ACCOUNT			
S.N.	Type of bank account	Account No.	Name and branch of the bank
1.	Master Account of the Project (100%)	57500000256384	HDFC Bank Ltd. and B-54A, Greater Kailash-1, New Delhi-110048
2.	Separate RERA account of the project (70%)	57500000256397	HDFC Bank Ltd. and B-54A, Greater Kailash-1, New Delhi-110048
3.	Free account of the promoter of the project (30%)	57500000256548	HDFC Bank Ltd. and B-54A, Greater Kailash-1, New Delhi-110048

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

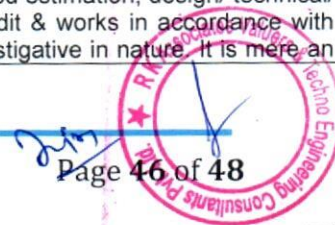
  
 (Dr. K.R. Rhandeewal)  
 Chairman  
 Haryana Real Estate Regulatory Authority  
 Gurugram

Dated: 16.11.2021  
 Place: GURUGRAM



## ENCLOSURE 6: VALUER'S REMARKS

1.	Valuation 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 valuation 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 Valuation 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 valuation, 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 Valuation 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 Valuation. 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 the valuation. 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 valuation, 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 valuation 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 owners name, etc., it is only for illustration purpose and may not necessary 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 valuation 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 Valuation 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 valuation report can only be regarded as relevant as at the valuation 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 considerable 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.	Valuation is done 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 Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. 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.	If this Valuation 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 present on the site as per site survey will be considered in the Valuation.
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 Valuation 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 Valuation 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 RKA V-L1 (Basic) Valuation 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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 Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast 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.