

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

CASE NO. VIS (2022-23)-PL206-154-294

DATED: 29/07/2022

PROJECT TIE-UP REPORT

OF

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

SITUATED AT

SOLITAIRE, VILLAGE BADSHAHPUR, SECTOR 70, DISTRICT- GURGAON-
MANESAR URBAN COMPLEX, HARYANA

DEVELOPER/ PROMOTER

MR. JAGDISH S/O MR. LAXMI NARAYAN AND OTHERS IN
COLLABORATION WITH M/S. RISEONIC REALTY PVT.LTD.

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 Advisers
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be accepted & correct.*

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

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Page 1 of 49 CORPORATE OFFICE:

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Valuation Terms of Service & Valuer's Important Remarks are available at www.rkassociates.org E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
SOLITAIRE, VILLAGE BADSHAHPUR, SECTOR 70, DISTRICT- GURGAON-
MANESAR URBAN COMPLEX, 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 Client	State Bank of India HLST-I New Delhi												
iii.	Name of Developer/ Promoter	Mr. Jagdish S/o Mr. Laxmi Narayan and others in collaboration with M/s. Riseonic Realty Pvt. Ltd.												
iv.	Name of Builder	Riseonic Realty Private Limited												
v.	Registered Address of the Developer as per MCA website	Pioneer, Urban Square, Unit No-611 Tower-A 6 th Floor Sector 62 Gurugram Gurgaon Hr 122098 IN												
vi.	Type of the Property	Affordable Group Housing Colony												
vii.	Type of Report	Project Tie-up Report												
viii.	Report Type	Project Tie-up Report												
ix.	Date of Inspection of the Property	22 July 2022												
x.	Date of Assessment	29 July 2022												
xi.	Date of Report	29 July 2022												
xii.	Surveyed in presence of	Owner's representative Mr. Yogesh Yadav (+91 95604 40221)												
xiii.	Purpose of the Report	For Project Tie-up for individual Flat Financing												
xiv.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative												
xv.	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 site if mentioned in the provided documents. d) Getting a cizra6 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) Designing and drawing of property maps and plans is out of scope of the work.												
xvi.	Documents provided for perusal	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 05 Documents requested.</td><td>Total 04 Documents provided.</td><td>10</td></tr> <tr> <td>Property Title document</td><td>General Power of Attorney (3 no's)</td><td>Dated 07/01/2021</td></tr> <tr> <td>RERA Certificate</td><td>RERA Certificate</td><td>Please refer Part-D (Project Approval Details)</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 05 Documents requested.	Total 04 Documents provided.	10	Property Title document	General Power of Attorney (3 no's)	Dated 07/01/2021	RERA Certificate	RERA Certificate	Please refer Part-D (Project Approval Details)
Documents Requested	Documents Provided	Documents Reference No.												
Total 05 Documents requested.	Total 04 Documents provided.	10												
Property Title document	General Power of Attorney (3 no's)	Dated 07/01/2021												
RERA Certificate	RERA Certificate	Please refer Part-D (Project Approval Details)												

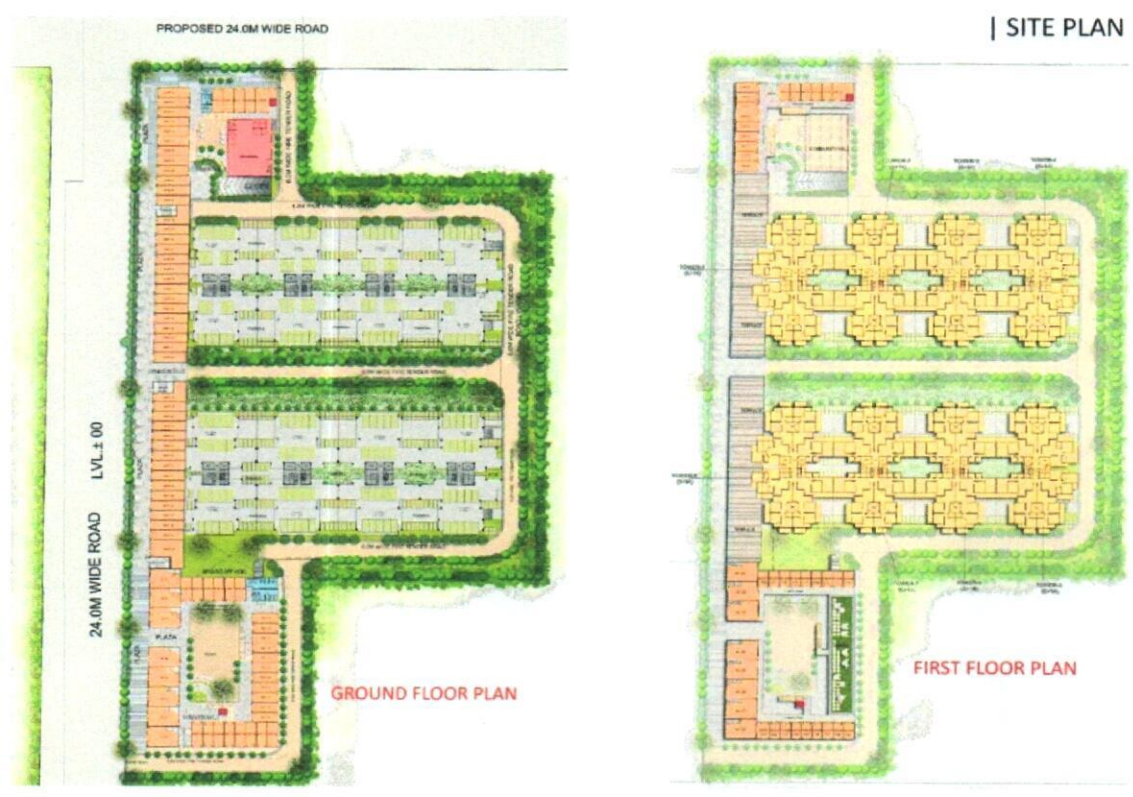
		Approved Map		Approved Map	Please refer Part-D (Project Approval Details)
		NOC's & Approval		NOC's & Approval	Please refer Part-D (Project Approval Details)
xvii.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input 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	

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.206,80,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.175,78,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.155,10,00,000/-
iv.	Total Built-Up Area	Residential: 66,344.20 m ² or 7,14,129 ft ²
v.	Carpet Area	47,760.48 m ² or 5,14,094 ft ²
vi.	Selling Price of Dwelling Units	Rs.4,200/- per ft² on carpet area + Rs.1,000/- per ft² upto Rs.1,00,000/- on balcony.

3.	ENCLOSURES	
i.	Part B	Report as per SBI Format Annexure-II
ii.	Part C	Area description of the Property
iii.	Part D	Assessment of the Property
iv.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 32
v.	Enclosure 2	Google Map – Page No. 33
vi.	Enclosure 3	Photographs of The property – Pages. 34-35
vii.	Enclosure 4	Copy of Circle Rate – Pages 36
viii.	Enclosure 5	Other Important documents taken for reference Page No. 37-44
ix.	Enclosure 6	Consultant's Remarks Page No. 45-47
x.	Enclosure 7	Survey Summary Sheet – Pages 02

PART C **CHARACTERISTICS DESCRIPTION OF THE PROJECT**

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for the Affordable Group Housing Colony in the name of "**Solitaire**" located at the aforesaid address. As per the copy of 3 no. of 'General Power of Attorney' provided by the client/bank, the project is being developed on the total licensed land parcel of an area measuring 6.15 acres/24,888.128 m² under the 'Affordable housing policy scheme 2013'.

Developer of the project are Mr. Jagdish S/o Mr. Laxmi Narayan and others in collaboration with M/s. Riseonic Realty Pvt. Ltd. M/s. Riseonic Realty Pvt. Ltd. Is also defined as Builder of the project as per RERA. The architect of this project is M/s Pinnacle Architects Pvt. Ltd.

As per the copy of site plan and other drawings provided to us, there are 8 no. of residential towers named as Tower-1 to Tower-8 having 856 dwelling units which are being developed in the subject project along with a Commercial area, Community Hall and Aanganwadi. Details of the same has been tabulated in Part C.

As per the physical progress observed and our subsequent discussion with the person accompanying us during the site visit, development of the project is yet to be started. Specifications of the dwelling units are 2 BHK, 2 BHK + Store and 3 BHK. All 8 no. of towers are proposed of 14 floors to accommodate a total of 4,280 no. of persons. Details of the no. of dwelling units and area chart are tabulated below:

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

SOLITAIRE, SECTOR-70, GURUGRAM

Type	Carpet Area (in ft ²)	Balcony Area (in ft ²)	Total No. of Units
Type 1 (3BHK)	640.67	150.70	408
Type 1P (3BHK)	640.67	491.27	32
Type 1T (3BHK)	640.67	771.78	8
Type 2 (2BHK+ Store)	621.62	99.03	64
Type 2P (2BHK+ Store)	621.62	240.68	8
Type 3 (2BHK)	542.61	94.62	312
Type 3P (2BHK)	542.61	94.62	24
Total			856

Type	Type 1 (3BHK)	Type 1P (3BHK)	Type 1T (3BHK)	Type 2 (2BHK+Store)	Type 2P (2BHK+Store)	Type 3 (2BHK)	Type 3P (2BHK)	Total
Tower-1	50	4	2	16	2	26	2	102
Tower-2	52	4	-	-	-	52	4	112
Tower-3	52	4	-	-	-	52	4	112
Tower-4	50	4	2	16	2	26	2	102
Tower-5	50	4	2	16	2	26	2	102
Tower-6	52	4	-	-	-	52	4	112
Tower-7	52	4	-	-	-	52	4	112
Tower-8	50	4	2	16	2	26	2	102
Total	408	32	8	64	8	312	24	856

This project is very well located in a developing sector of Gurugram which has various others projects being developed like BPTP Floors, M3M Broadway, DLF Alameda, etc.



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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Vardhman Victoria		
ii.	Postal Address of the Project	Solitaire, Village Badshahpur, Sector-70, District-Gurgaon-Manesar Urban Complex, 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°23'41.2"N 77°01'08.3"E		
v.	Description of adjoining property	Other residential projects		
vi.	Plot No. / Survey No.	---		
vii.	Village/ Zone	Badshahpur		
viii.	Sub registrar	Gurugram		
ix.	District	Gurgaon-Manesar Urban Complex		
x.	City Categorization	Metro City	Urban	
	Type of Area	Residential Area		
xi.	Classification of the area/Society	Middle Class (Ordinary)	Urban developing	
	Type of Area	Within urban developing zone		
xii.	Characteristics of the locality	Good	Within developing Residential zone	
xiii.	Property location classification	3 Side Open (one side proposed road)	Normal location within locality	Near to Highway
xiv.	Property Facing	South facing		
xv.	Details of the roads abutting the property			

	a) Main Road Name & Width	Southern Peripheral Road	Approx. 100 ft.
	b)Front Road Name & width	Approach Road	Approx. 40 ft.
	c)Type of Approach Road	Bituminous Road	
	d)Distance from the Main Road	1 Km	
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, the property is partially demarcated with temporary boundary wall.	
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property	
		NA	
xviii.	BOUNDARIES SCHEDULE OF THE PROPERTY		
	Are Boundaries matched	No, since no concerned documents provided.	
	DIRECTIONS	AS PER TITLE DEED/TIR	ACTUAL FOUND AT SITE
	East	NA	Open land
	West	NA	Open land
	North	NA	Open land
	South	NA	Approach road

3.	TOWN PLANNING/ ZONING PARAMETERS	
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031
iii.	Municipal limits	Municipal Corporation of Gurgram
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana
v.	Zoning regulations	Residential (Group Housing/Plotted) zone
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Under construction group housing project.
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	Not Applicable at this point of project stage.
xiii.	Comment on unauthorized construction if any	None
xiv.	Comment on Transferability of developmental rights	As per the 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 demolition proceedings came to our knowledge.
xvii.	Comment on Compounding/ Regularization proceedings	No Compounding/Regularization proceedings came to our knowledge.
xviii.	Any information on encroachment	No encroachment was observed during site visit.
xix.	Is the area part of unauthorized area/ colony	No (As per general information available) and approved map of the project.

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	RERA Certificate	License	Copy of TIR
ii.	Names of the Developer/Promoter	Mr. Jagdish S/o Mr. Laxmi Narayan and others in collaboration with M/s. Riseonic Realty Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	None		
v.	Notice of acquisition if any land area under acquisition	No such information came to our knowledge		
vi.	Notification of road widening if any land 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	HSVP, Panchkula		
	b) Name of the office of the Authority	Haryana Shahari Vikas Pradhikaran		
	c) Any violation from the approved Building Plan	During the site visit, no development/construction activity was going on. Therefore, it is practically not possible to verify the project as per approved map. However, as per our discussion with the person during site visit it was informed to us that the project is being constructed as per the approved plan only.		
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 (property tax, water tax, electricity bill)	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	No, the development/ construction is yet to start		

xx.	Title verification	As per the copy of TIR provided to us, the land title details were verified by Advocate Inderjeet Yadav
xxi.	Details of leases if any	None

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		Yes (Proposed)
iii.	Power Supply arrangements	Yes	Yes (Proposed)
		Auxiliary	No
iv.	HVAC system		Yes (Proposed)
v.	Security provisions		Yes (Proposed)
vi.	Lift/ Elevators		Yes (Proposed)
vii.	Compound wall/ Main Gate		Yes (Proposed)
viii.	Whether gated society		Yes (Proposed)
ix.	Car parking facilities		Yes (Proposed)
x.	Ventilation		Yes (Proposed)
INTERNAL DEVELOPMENT			

xi.	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Partially Demarcated

8.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection. However no supporting document provided by the company			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes/ Proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			No information available in this regard			
	b) Electricity			Yes. However no supporting document provided by the company.			
	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
	0.85 km	3.00 km	1.00 km	3.00 km	14 km	10 km	25 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are not easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	No	No new development project in surrounding area.
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	Proposed high rise building on RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	NA, as the development/construction is yet to be started	
iii.	Specifications		
	a) Class of construction	Class B construction (Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - NA, as the development/construction is yet to be started External - NA, as the development/construction is yet to be started	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC / Proposed
		Maximum Floors up to S+14	RCC /Proposed
	d) Floor height	Approx. 10 feet, proposed	
	e) Type of flooring	NA	
	f) Doors/ Windows	NA	
	g) Interior Finishing	NA	
	h) Exterior Finishing	NA	
	i) Interior decoration/ Special architectural or decorative feature	NA	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	NA, as the development/construction is yet to be started	
v.	Age of building/ Year of construction	NA, as the development/ construction is yet to be started	--
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years, since the structures are yet to be constructed.
vii.	Extent of deterioration in the structure	Not applicable since the project is still under construction.	
viii.	Protection against natural disasters viz. earthquakes etc.	Can't comment due to unavailability of required technical data	
ix.	Visible damage in the building if any	NA, as the development/construction is yet to start.	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes/ Proposed	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	NA, as the development/construction is yet to start.	
	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	Yes (Proposed)
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere

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

13.	PROJECT DETAILS:	
a.	Name of the Developer	Mr. Jagdish S/o Mr. Laxmi Narayan and others in collaboration with M/s. Riseonic Realty Pvt. Ltd.
b.	Developer market reputation	Not much known builder. No information available on past Projects executed.
c.	Name of the Architect	M/s Pinnacle Architects Pvt. Ltd.
d.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.
e.	Proposed completion date of the Project	2027 (As per the information provided to us by the client).
f.	Progress of the Project	The development/construction is yet to start.
g.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,
h.	Project Current Status	Construction Work is not yet started

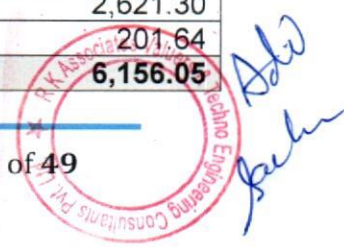


PART D

AREA DESCRIPTION OF THE PROPERTY

Sr. No.	Particulars	Figure	Unit	Figure	Unit
1	Total Plot Area	6.150	acres		
		24,888.128	m ²		
2	Permissible- Commercial	0.492	acre		
		1,991.050	m ²		
3	Permissible- Residential	5.658	acres		
		22,897.077	m ²		
		Permissible / Required		Proposed	
4	Permissible FAR on Commercial	1.750	-	1.869	-
5	Commercial FAR Area	3,484.338	m ²	3,721.960	m ²
6	IGBC Gold Green Rating 12% extra for Commercial	238.926	m ²	-	-
7	Total Permissible FAR for Commercial	3,723.264	m ²	-	-
8	Ground Coverage for Commercial	-	-	2,713.230	m ²
9	Permissible FAR on Residential	2.250	-	2.366	-
10	Covered Area for Residential	51,518.424	m ²	54,184.680	m ²
11	IGBC Gold Green Rating 12% extra for Commercial	2,747.649	m ²	-	-
12	Total Permissible FAR for Residential	54,266.073	m ²	-	-
13	Ground Coverage for Residential	-	-	5,837.540	m ²
14	Aanganwadi	185.810		218.350	m ²
		50.0	%	35.2	%
15	Total Ground Coverage (Residential + Commercial + Aanganwadi)	12,444.064	m²	8,769.120	m²
16	Total Built-up Area (FAR + Commercial + Aanganwadi + Community + Mumty)	-	-	73,235.380	m²
17	No. of Dwelling Units	849-1018	PPA	856	No.
18	Occupancy per Dwelling Unit	5	Person per Unit	5	Person per Unit
19	Total Population	4242-5091	Persons	4,280.000	Persons
20	Density	750-900	PPA	756.451	PPA
21	Green Area	15.0	% of the plot	15.04	% of the plot
		3,733.219	m ²	3,743.870	m ²
22	Total Parking	-	-	23,500.000	m ²
		-	-	479	No.

Tower No.	Unit Type	No. of Units	Carpet Area (in m ²)	Balcony / Terrace Area (in m ²)	Total Carpet Area (in m ²)
Tower-1	Type 1 (3BHK)	50	59.52	14.00	2,975.98
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 1T (3BHK)	2	59.52	71.70	119.04
	Type 2 (2BHK+ Store)	16	57.75	9.20	924.00
	Type 2P (2BHK+ Store)	2	57.75	22.36	115.50
	Type 3 (2BHK)	26	50.41	8.79	1,310.65
	Type 3P (2BHK)	2	50.41	8.79	100.82
	Total-1	102	394.88	180.48	5,784.07
Tower-2	Type 1 (3BHK)	52	59.52	14.00	3,095.02
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 3 (2BHK)	52	50.41	8.79	2,621.30
	Type 3P (2BHK)	4	50.41	8.79	201.64
	Total-2	112	219.86	77.22	6,156.05
Tower-3	Type 1 (3BHK)	52	59.52	14.00	3,095.02
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 3 (2BHK)	52	50.41	8.79	2,621.30
	Type 3P (2BHK)	4	50.41	8.79	201.64
	Total-3	112	219.86	77.22	6,156.05
Tower-4	Type 1 (3BHK)	50	59.52	14.00	2,975.98
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 1T (3BHK)	2	59.52	71.70	119.04
	Type 2 (2BHK+ Store)	16	57.75	9.20	924.00
	Type 2P (2BHK+ Store)	2	57.75	22.36	115.50
	Type 3 (2BHK)	26	50.41	8.79	1,310.65
	Type 3P (2BHK)	2	50.41	8.79	100.82
	Total-4	102	394.88	180.48	5,784.07
Tower-5	Type 1 (3BHK)	50	59.52	14.00	2,975.98
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 1T (3BHK)	2	59.52	71.70	119.04
	Type 2 (2BHK+ Store)	16	57.75	9.20	924.00
	Type 2P (2BHK+ Store)	2	57.75	22.36	115.50
	Type 3 (2BHK)	26	50.41	8.79	1,310.65
	Type 3P (2BHK)	2	50.41	8.79	100.82
	Total-5	102	394.88	180.48	5,784.07
Tower-6	Type 1 (3BHK)	52	59.52	14.00	3,095.02
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 3 (2BHK)	52	50.41	8.79	2,621.30
	Type 3P (2BHK)	4	50.41	8.79	201.64
	Total-6	112	219.86	77.22	6,156.05
Tower-7	Type 1 (3BHK)	52	59.52	14.00	3,095.02
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 3 (2BHK)	52	50.41	8.79	2,621.30
	Type 3P (2BHK)	4	50.41	8.79	201.64
	Total-7	112	219.86	77.22	6,156.05



Tower No.	Unit Type	No. of Units	Carpet Area (in m ²)	Balcony / Terrace Area (in m ²)	Total Carpet Area (in m ²)
Tower-8	Type 1 (3BHK)	50	59.52	14.00	2,975.98
	Type 1P (3BHK)	4	59.52	45.64	238.08
	Type 1T (3BHK)	2	59.52	71.70	119.04
	Type 2 (2BHK+ Store)	16	57.75	9.20	924.00
	Type 2P (2BHK+ Store)	2	57.75	22.36	115.50
	Type 3 (2BHK)	26	50.41	8.79	1,310.65
	Type 3P (2BHK)	2	50.41	8.79	100.82
	Total-8	102	394.88	180.48	5,784.07
Grand Total		856	2458.96	1,030.81	47,760.48

Total Blocks/ Floors/ Flats

APPROVED AS PER BUILDING PLAN		ACTUALLY PROVIDED		CURRENT STATUS	
1.	Please refer to the sheet attached above.		During site visit it was informed that the builder will be constructing the structures as per approved building plan only.	Construction works are not yet started in the project.	
2.	Total no. of Flats/ Units	Main Units	As per approved map, the project has 856 Dwelling Units		
3.	Type of Flats		Type of Flat	Tower	Carpet Area (Sq. ft.)
			Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.
4.	Number of Car Parking available		Required Proposed	Please refer to the sheet attached above.	
5.	Land Area considered		As per ownership documents: 6.15 acres or 24,888.128 m ²		
6.	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to vastness of the Project area.		
7.	Remarks & observations		NA		
8.	Constructed Area considered		Built-up Area	73,235.38 m ²	
	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to vastness of the property.		
	Remarks & observations, if any		NA		

Note:

- This project is being constructed under Affordable housing policy 2013 notified by Town and country planning, Haryana Government
- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.

3. Area of the large land parcels of more than 2500 sq. mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

PART E
PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Land Layout Plan	Dated 7 th March 2022	Provided
2.	License (Form LC-V)	Endst. No. LC-4486-JE.(VA)-2022/1195-1209, Dated 7 th January 2022	Provided
3.	Building Plan Approval	Memo No. ZP=1553/AD(RA)/2022/9438 Dated 7 th April 2022	Provided
4.	Approved Map	Dated 27 th March, 2022	Provided
5.	Registration Certificate – RERA	RC/REP/HARERA/GGM/567/299/2022/42 Dated 25 th May 2022	Provided
6.	Height Clearance Certificate – Airport Authority of India	AAI/RHQ/NR/ATM/NOC/2022/118/475-476 Dated 7 th March 2022	Provided
7.	NOC-Forest	Reference No. H9W-4E8-LYHJ Dated 25 th November 2021	Provided
8.	Fire NOC	Application No. 050262223001317 Dated 21 st April 2022	Yet to be Approved
9.	Pollution NOC	Proposal No. SIA/HR/MIS/268548/2022 Application dated 26 th April, 2022	Yet to be approved
10.	NOC for Ground Water Extraction	---	Not Provided
11.	NOC from NHAI/NGT	---	Not Provided
12.	Initial Structure Stability Certificate	---	Not Provided

PART F

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		22 July 2022	29 July 2022	29 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 pricing assessment 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 Flat Financing		
vi.	Scope of the Assessment	Non-binding opinion on the pricing assessment of the project and ascertaining the construction status of the project for which the bank has asked us to do a Project Tie-up report		
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 checked="" 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 (Project discussion with accompanying person on visit and photographs taken)		

2.		ASSESSMENT FACTORS		
i.	Nature of the Report	Project Tie-up		
ii.	Type of Valuation (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iii.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
iv.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment

		Residential	Residential	Residential
v.	Legality Aspect Factor	<p>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.</p> <p>Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.</p>		
vi.	Land Physical Factors	Shape		Size
		Irregular		Medium
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics
		Metro City	Good	On Wide Road
		Urban developing	Within developing Residential zone	Not Applicable
			Within urban developing zone	Not Applicable
		Property Facing		
		South Facing		
viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity
		Yes, proposed	Underground, proposed	Yes, proposed
		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	Some group housing projects are under construction in the vicinity and some		

	surrounding area	are already constructed.											
xii.	Any specific advantage/ drawback in the property	The project is being constructed based on Affordable housing policy 2013											
xiii.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.											
xiv.	Do property has any alternate use?	None. The property can only be used for residential purpose.											
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	No, it is partially demarcated											
xvi.	Is the property merged or colluded with any other property	No the property is not colluded with any other property.											
		Comments: NA											
xvii.	Is independent access available to the property	Clear independent access is available											
xviii.	Is property clearly possessable upon sale	Yes											
xix.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value											
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.											
xx.	Hypothetical Sale transaction method assumed for the computation	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.											
xxi.	Approach & Method Used	GROUP HOUSING RESIDENTIAL PROJECT											
		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	i.	<table><tr><td>Name:</td><td>Solitaire Sales Department</td></tr><tr><td>Contact No.:</td><td>+91 9999101494</td></tr><tr><td>Nature of reference:</td><td>Solitaire Sales Department</td></tr><tr><td>Size of the Property:</td><td>500 ft² to 640 ft²</td></tr><tr><td>Location:</td><td>Subject Project</td></tr></table>	Name:	Solitaire Sales Department	Contact No.:	+91 9999101494	Nature of reference:	Solitaire Sales Department	Size of the Property:	500 ft ² to 640 ft ²	Location:	Subject Project
Name:	Solitaire Sales Department												
Contact No.:	+91 9999101494												
Nature of reference:	Solitaire Sales Department												
Size of the Property:	500 ft ² to 640 ft ²												
Location:	Subject Project												

(from property search sites & local information)		Rates/ Price informed:	Rs.4,200/- per ft ² on carpet area + Rs.1,000/- per ft ² up to Rs.1,00,000/- on balcony.
		Any other details/ Discussion held:	As on date, the bookings are closed in the project
	ii.	Name:	Scale-up Realty
		Contact No.:	+91 98990 13138
		Nature of reference:	Property Consultant
		Size of the Property:	1300 Sq. ft. to 1950 Sq. ft.
		Location:	Shree Vardhaman, Sector 70
		Rates/ Price informed:	Rs.6,500/- per ft ² to Rs.7,500/- per ft ² on Saleable area
		Any other details/ Discussion held:	Shree Vardhman Victoria project is just opposite of Solitaire project. However, this project is not under Affordable housing scheme as per information available in public domain.
	iii.	Name:	Ankur saini
		Contact No.:	+91 8527493473
		Nature of reference:	Property Consultant
		Size of the Property:	1250 Sq. ft
		Location:	GPL Minto tower, Sector 70
		Rates/ Price informed:	Rs.6,500-to Rs.7,500 per sq. ft. on Saleable area.
		Any other details/ Discussion held:	GPL Mint Towers in Sector-70, Gurgaon is a ready-to-move housing society about 300 meters from Solitaire project.
xxiv.	Adopted Rates Justification		<p>We have not adopted any Market rate for calculation of Land Value since this is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value/Market rates enquired for the land has been given only for the reference purpose. However, if the sale of similar land parcel in the district is to be done, it will be by auction procedure only. During the auction procedure the base price/Reserve price of the land will be as per the land allotment rates finalized by HSVP only.</p> <p>This is a Licensed land for an affordable group housing colony, on which the developer has proposed to start selling of the flat which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created. Therefore, we have given the FMV of land as per Cost of Land parcel mentioned on RERA.</p> <p>According to RERA The total amount of land admeasuring 6.150 acres stands at Rs.90,25,67,000/- i.e., Rs.14,67,58,862/- per acre. As per approved map the permissible residential area stands at 5.6580 acre (22,897.077 sq. mtr.). Therefore, the cost of land considered for this tie up report is Rs.83,03,61,640/-.</p> <p>Value of the flats have been considered based on amendment in affordable housing policy 2013 dated 16.11.2021. Copy of the same is</p>

		attached as annexure with this report.	
		This value should not be used for Project funding especially considering the land and for Land mortgage process.	
xxv.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvi.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxvii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxviii.	Final adjusted & weighted Rates considered for the subject property	Rs.4,200/- per ft ² on Carpet area + Rs.1,000/- per ft ² upto Rs.1,00,000/- on balcony	
xxix.	Considered Rates Justification	Since the project is being constructed under Affordable housing policy 2013, the rates of the project are fixed vide amendment in affordable housing policy 2013 dated 16.11.2021. copy of the same is attached as annexure with this report.	
i.	Basis of computation & working		
	<p>a. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</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</p>		

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

ii. **ASSUMPTIONS**

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

3.

PRICE ASSESSMENT OF LAND

Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.2,80,00,000/- per acres (4 times of agricultural rate)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	4 X 2,80,00,000/- per acres =11,20,00,000/- per acre	Rs.83,03,61,640/-
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	6.150 acres 24,888.128 m ²	6.150 acres 24,888.128 m ²
e.	Total Value of land (A)	Rs.11,20,00,000/- per acres X 6.15 acres	---
		Rs.68,88,00,000/-	Rs.83,03,61,640/-*



Note:

(*) This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for the reference purpose. However, if the sale of similar land parcel in the district is to be done, it will be by auction procedure only. During the auction procedure the base price/Reserve price of the land will be as per the land allotment rates finalized by HSVP only.

Also, since this is a Licensed land for an affordable group housing colony, on which the developer has proposed to start selling of the flat which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created. Therefore, we have given the FMV of land as per Cost of Land parcel mentioned on RERA.

According to RERA The total amount of land admeasuring 6.150 acres stands at Rs.90,25,67,000/- i.e., Rs.14,67,58,862/- per acre. As per approved map the permissible residential area stands at 5.6580 acre (22,897.077 sq. mtr.). Therefore, the cost of land considered for this tie up report amounts to Rs.83,03,61,640/-.

4. PRICE ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs. 1,300/- to 1,600/- per sq. ft.	Rs. 1,000/- to 1,300/- per sq. ft.
		Rate adopted	Rs. 1,500/- per sq. ft.	Rs. 1,200/- per sq. ft.
		Built-up Area	54,184.68 sq. mtr. (5,83,244 sq. ft.)	12,159.52 Sq. mtr. (1,30,885 sq. ft.)
		Pricing Calculation	Rs.1,500/- per Sq. ft. X 5,83,244 Sq. ft.	Rs.1,200/- per sq. ft. X 1,30,885 sq. ft.
		Total Value	Rs.87,48,66,000/-	Rs.15,70,62,000/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		Rs.103,19,28,000/-	

5. PRICE ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	Rs.5,16,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	Rs.13,41,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs.2,00,00,000/-

	Expected Construction Value (C)	Rs.20,57,00,000/-
--	--	--------------------------

6.	MARKET/ SALABLE VALUE OF THE FLATS	
a.	Total No. of DU	856 DU
b.	Total No. of EWS	NA
c.	Total Proposed Salable Area for flats	59,227.97 m ²
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.4,200/- per ft ² on carpet area + Rs.1,000/- per ft ² upto Rs.1,00,000/- on balcony
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Same
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No secondary Sale. However, the range is from Rs.4,000/- per ft ² to Rs.4,500/- per ft ² on carpet area + Rs.1,000/- per ft ² upto Rs.1,00,000/- on balcony
e.	Remarks	As per amendment in Affordable housing policy dated 16.11.2021 the maximum allotment rate on per sq. ft. Carpet area basis stands at Rs.4200 per sq. ft. and additional recovery amount against balcony area of minimum 5 sq. ft. clear projection amounts to Rs.1000 per sq. ft. against all balcony area in a flat adding up to and limited to 100 sq. ft. as permitted in the approved building plans, but total cost for this should not exceed Rs. 1 Lakh per flat. Copy of amendment is attached as annexure with this report.

Note: Normally, apart from the Basic Sale Price mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltaic System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



Type	Carpet Area (in ft ²)	Balcony Area (in ft ²)	Amount on Carpet area sale @ Rs.4,200 per Sq. ft.	Amount on Balcony/ Terrace area sale @ Rs.1000 per sq. ft.	Amount on Balcony/ Terrace area sale*	Total No. of Units	Total amount on sale of Inventory
Type 1 (3BHK)	640.67	150.70	26,90,814.00	1,50,700.00	1,00,000.00	408	1,13,86,52,112.00
Type 1P (3BHK)	640.67	491.27	26,90,814.00	4,91,270.00	1,00,000.00	32	8,93,06,048.00
Type 1T (3BHK)	640.67	771.78	26,90,814.00	7,71,780.00	1,00,000.00	8	2,23,26,512.00
Type 2 (2BHK+ Store)	621.62	99.03	26,10,804.00	99,030.00	99,030.00	64	17,34,29,376.00
Type 2P (2BHK+ Store)	621.62	240.68	26,10,804.00	2,40,680.00	1,00,000.00	8	2,16,86,432.00
Type 3 (2BHK)	542.61	94.62	22,78,962.00	94,620.00	94,620.00	312	74,05,57,584.00
Type 3P (2BHK)	542.61	94.62	22,78,962.00	94,620.00	94,620.00	24	5,69,65,968.00
		Total	1,78,51,974.00	19,42,700.00	6,88,270.00	856	2,24,29,24,032.00

Note:

(*) Rs.1000 per sq. ft. against all balcony area in a flat adding upto and limited to 100 sq ft, as permitted in the approved building plans, but total cost for this should not exceed Rs. 1 Lakh per flat as per amendment in Affordable housing policy 2013 dated 16.11.2021.

7. CONSOLIDATED PRICE ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.68,88,00,000/-	Rs.83,03,61,640/-
b.	Structure Construction Value (B)	NA	Rs.103,19,28,000/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.20,57,00,000/-
d.	Total Add (A+B+C)	Rs.68,88,00,000/-	Rs.206,79,89,640/-
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.68,88,00,000/-	Rs.206,79,89,640/-
h.	Rounded Off	Rs.68,88,00,000/-	Rs.206,80,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred Seven Crores Ninety Lakhs Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs.175,78,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.155,10,00,000/-
l.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	

m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
n.	<p>Concluding Comments/ Disclosures if any</p> <p>a. The subject property is an Affordable Group Housing Colony.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for the reference purpose. However, if the sale of similar land parcel in the district is to be done, it will be by auction procedure only. During the auction procedure the base price/Reserve price of the land will be as per the land allotment rates finalized by HSVP only.</p> <p>Also, since this is a Licensed land for an affordable group housing colony, on which the developer has proposed to start selling of the flat which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created. Therefore, we have given the FMV of land as per Cost of Land parcel mentioned on RERA.</p> <p>According to RERA The total amount of land admeasuring 6.150 acres stands at Rs.90,25,67,000/- i.e., Rs.14,67,58,862/- per acre. As per approved map the permissible residential area stands at 5.6580 acre (22,897.077 sq. mtr.). Therefore, the cost of land considered for this tie up report amounts to Rs.83,03,61,640/-.</p> <p>a. This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.</p> <p>b. This Project Tie-up is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>c. 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.</p>	

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.

- d. 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.
- e. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- f. 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.
- g. 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.
- h. 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:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 32
- Enclosure II: Google Map Location Page No. 33
- Enclosure III: Photographs of the property Page No. 34-35
- Enclosure IV: Copy of Circle Guideline Rate Page No. 36
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 37-44
- Enclosure VI: Consultant's Remarks Page No. 45-47

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IMPORTANT NOTES

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

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.





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IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Adil Afaque	Tejas Bharadwaj
		 

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

IV. The table in clause 5(i) of Affordable Group Housing Policy shall stand substituted with the following:-

"Sr No	Development Plan	Maximum allotment rate on per sq.ft. carpet area basis	Additional recovery against balcony of min 5 sq. ft clear projection
a.	Gurgaon, Faridabad, Panchkula, Pinjore-Kalka	Rs.4,200/- per sq. ft.	Rs 1000 per sqft against all balcony area in a flat adding upto and limited to 100 sq ft, as permitted in the approved building plans, but total cost for this should not exceed Rs. 1 Lakh per flat.
b.	Other High and Medium Potential Towns.	Rs.3,800/- per sq. ft.	
c.	Low Potential Towns	Rs.3,200/- per sq. ft.	

NOTE: Such cantilevered balconies (unsupported on three sides) shall not be part of carpet area and shall continue to be allowed free-of-FAR."

RISEONIC REALTY SOLITAIRE 70 PRICE LIST :

Carpet Area Cost :- 4200/SqFt and Balcony Area Cost :- 1000/SqFt

Category	Carpet Area		Balcony Area		Total Cost of Apartment *	With Application Booking Amount 5%**	On Allotment 20%*
	Sq. Ft. (Approx)	Sq. mt. (Approx)	Sq. Ft. (Approx)	Sq. mt. (Approx)			
3 BHK Type 1	640.67	59.52	150.69	14.00	2790814	139541	558163
2 BHK +Store Type 2	621.62	57.75	99.02	9.20	2709824	135491	541965
2 BHK Type 3	542.61	50.41	94.61	8.79	2373572	118679	474714
3 BHK Type 1P	640.67	59.52	491.26	45.64	2790814	139541	558163
2 BHK +Store Type 2P	621.62	57.75	240.68	22.36	2710804	135540	542161
2 BHK Type 3P	542.61	50.41	94.61	8.79	2373572	118679	474714
3 BHK Type 1T	640.67	59.52	771.77	71.70	2790814	139541	558163



ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





ENCLOSURE: 4- COPY OF CIRCLE RATE

①

Sl. No.		Name of Village	R-ZONE AREA		Rate list of Sub Tehsil Badshahpur, District Gurugram										Rate for the year 2023-24									
					1st Part Rates for the year 2023-24					2nd Part Rates for the year 2023-24					3rd Part Rates for the year 2023-24					4th Part Rates for the year 2023-24				
					Residential (Plotted Colony)	Residential (Group Housing)	Commercial	Industrial	Ware House	Public Utility	Land (Agriculture)	Land (Forest)	Land (Other)	Land (Vacant)	Residential (Plotted Colony)	Residential (Group Housing)	Commercial	Industrial	Ware House	Public Utility	Land (Agriculture)	Land (Forest)	Land (Other)	Land (Vacant)
1		Badshahpur	INSIDE R-ZONE, Commercial, Institutional & Industries Area		MUSTIL NO. 1 TO 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 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1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952,																			

ENCLOSURE 5: OTHER RELEVANT DOCUMENT

DOCUMENT 1: BUILDING PLAN APPROVAL

1

FORM BR-III
(See Code 4.2 (4))
Form of Sanction

From

Chief Town Planner, Haryana cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhawan Block-A,
Sector-18A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Sh. Jagdish S/o Sh. Laxminarayan and others
in collaboration with Riseonic Reality Pvt. Ltd.
A-611, Pioneer Urban Square,
Sector-62, Gurugram.

Memo No. ZP-1553/AD(RA)/2022/ 9438 Dated: 07-04-2022

Subject:-

Approval of building plans of Affordable Group Housing Colony on
the area measuring 6.15 acres (Licence No. 03 of 2022 dated
07.01.2022) in Sector-70, Gurugram Manesar Urban Complex
being developed by Sh. Jagdish S/o Sh. Laxminarayan and others
in collaboration with Riseonic Reality Pvt. Ltd.

Reference your letter dated 15.02.2022 & 16.03.2022 for permission
to erect the buildings of Affordable Group Housing Colony area measuring 6.15
acres (Licence No. 03 of 2022 dated 07.01.2022) in Sector-70, Gurugram Manesar
Urban Complex Manesar Urban Complex in accordance with the plans submitted
with it alongwith the online payment amounting to ₹ 19,56,207/- towards
Infrastructure Development Charges for additional FAR being considered as
incentive for providing green buildings as per IGBC (Gold Rating) in view of
provision of Code 6.5 of Haryana Building Code, 2017 and .

Permission is hereby granted for the aforesaid construction subject
to the provisions of the respective Acts and Haryana Building Code-2017 subject to
the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the building less than 15.00
metres in height and 5 years for the multistoried buildings from the date of
issuance of sanction, subject to validity of licences granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the
owner/ supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed in accordance to the Structure Design by
Structure Engineer and certified by Proof Consultant on prescribed FORM
BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and
N.B.C. standards.

**DOCUMENT 2: ENVIRONMENT CLEARANCE (APPLICATION FROM THE PROMOTER/
DEVELOPER)**



RISEONIC REALTY
LIVE TO RISE

Date: 26/04/2022

To,
The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
Bays No.: -55-58, Paryatan Bhawan,
1st Floor, Sector-2, Panchkula, Haryana

Subject: Environment Clearance for Proposed "Affordable Group Housing Colony" on the land measuring 6.15 acres (Built-up Area: 73,235.380 m²) at Kila No. 13, 8/2, 18, 3/2, 7, 8/1, 14/1, 17/2, 23/1, 14/2 of Village Badshahpur, Sector-70, District Gurugram, Haryana- **Submission of Demand Draft (DD)**

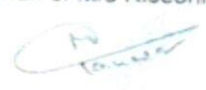
Ref: Proposal No. SIA/HR/MIS/268548/2022

Dear Sir,

In regard to the abovementioned subject, we are herewith submitting the demand draft (DD) of INR 2,00,000.00/- (Two Lakhs) vide DD No.322334 in the name of "The Member Secretary State Level Environment Impact Assessment Authority, Haryana" for Proposed "Affordable Group Housing Colony" on the land measuring 6.15 acres in the revenue estate of Village Badshapur, Sector-70, District Gurugram, Haryana by M/s Riseonic Realty Pvt. Ltd. We have already submitted the soft copy of DD during application on PARIVESH Portal vide S. No. 40 of Index of Single File of Additional Documents at Page No. 173.

Therefore, we are requested you to kindly acknowledge the same.

Thanking You,
Behalf of M/s Riseonic Realty Pvt. Ltd


Mr. Mukesh Tanwar
(Manager Liasoning)

Enc. DD of 2,00,000/- favor of The Member Secretary of SEIAA, Haryana

RISEONIC REALTY PRIVATE LIMITED

A-611, Pioneer Urban Square, Sector-62, Gurugram, Haryana - 122001

E: riseonicrealty.ggn@gmail.com | M: +91 9560 70 60 89 | W: www.riseonicrealty.in



DOCUMENT 3: FIRE NOC APPLICATION

Application for : Approval of Fire Fighting Scheme

Application ID : 050262223001317

Application Date : 21/04/2022

050262223001317

District : GURUGRAM

Fire Station : Gurgaon Sector-29

Municipal Corporation Gurgaon

Building Details	
Type of Ownership	Company
Ownership title	RISEONIC REALTY PVT LTD
Height of the building (In Meters)	44.80
Plot Area (In Sq. yards)	24888.13
Type of occupancy	Group A-Residential Building
Tehsil	GURGAON
Town	Gurgaon
Ward No.	0
UniquePropertyID	
Name / Number of the building	SH JAGDISH SO LAXMINARAYAN AND OTHERS
Address of the building	SECTOR 70 GURUGRAM

Applicant Details	
Name Of Applicant	RISEONIC REALTY PVT LTD
Residential address Applicant	A611 6TH FLOOR PIONEER URBAN SQUARE SECTOR 62 GURUGRAM
Phone No.	
Mobile No.	8744860008
E-mail ID	
PAN NO.	AAKCR0268A

Certified that the above information is true to the best of my knowledge .

(Signature Of Applicant)



DOCUMENT 4: NOC FROM AIRPORT AUTHORITY OF INDIA



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
PALM/NORTH/3/022822/657676

मालिक का नाम एवं पता
OWNERS Name & Address

Riseonic Realty Private Ltd
A-611, Pioneer Urban Square, Sector-62 Gurgaon, Haryana- 122002

दिनांक/DATE:

07-03-2022

वैधता/ Valid Up to:

06-03-2030

ईशाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (English)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (आविप्र) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवाहन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/3/022822/657676
आवेदक का नाम / Applicant Name*	Raman Grover
स्थल का पता / Site Address*	Rect. No. 58 Kila No. 8/2(4-0-0), 13(8-0-0), 18(8-0-0), 3/2(7-8-0), 7(8-0-0), 8/1(4-0-0), 14/2(7-16-0), 14/1(0-4-0), 17/2(0-4-0), 23/1(1-12-0), Sector 70, Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana Badshahpur, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 23 40.52N 77 01 07.99E, 28 23 47.87N 77 01 08.13E, 28 23 47.87N 77 01 08.31E, 28 23 49.83N 77 01 08.35E, 28 23 40.51N 77 01 08.60E, 28 23 41.96N 77 01 08.63E, 28 23 41.93N 77 01 10.54E, 28 23 43.92N 77 01 10.58E, 28 23 47.84N 77 01 10.59E, 28 23 49.80N 77 01 10.63E, 28 23 43.88N 77 01 12.98E, 28 23 47.80N 77 01 13.05E
स्थल की ईचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	229.12 M
अनुमत्य अधिकतम ईचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL.)	329.12 M

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है:-

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ईचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमत्य अधिकतम ईचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराए गए स्थल की ईचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कबूली कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (गवन, वूश आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सख्त दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुसूचक में दिखाया गया है। आवेदक: मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।



b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व सम्मन्ध के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.



DOCUMENT 5: FOREST CLEARANCE

 <p>प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र Clarification letter by Concerned Divisional Forest Officer हरियाणा सरकार / Government of Haryana</p> 	
<p>नैऋत्य भूमि पर वन कानून लागू करने के विषय में स्पष्टीकरण पत्र। Clarification letter regarding applicability of forest laws on non forest land.</p>	
नाम Name	परमेश कुमार Parmesh Kumar
संस्थान का नाम Organisation Name	Jagdish Rajesh Narender Singh Gurugram Land And Flat Developers In Collaboration With Riseonic Realty Private Limited
वर्तमान पता Current Address	1600 Sector-28 Faridabad- 121008, Haryana.
भूमि स्थान Land Location	Badshahpur, Gurgaon.
भूमि मापन Land Measurements	6.15 (Acre)
आवत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	18.
<p>Reference No. (SRN):- H9W4E8-LYHJ जारी करने की तिथि / Date of Issuance: 25-11-2021 जारी करने का स्थान / Place of Issuance: Gurgaon जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer</p> <p>This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below: https://164.100.137.243/eservices/mobileapp/verify/clarification/H9W4E8LYHJ</p>	



[Handwritten Signature]

DOCUMENT 6: HARERA REGISTRATION CERTIFICATE

REGISTRATION NO. 42 of 2022

FORM REP-III [See rule 5 (I)]

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

 **HARERA
GURUGRAM**

REGISTRATION NO. 42 of 2022

RC/REP/HARERA/GGM/567/299/2022/42	Date: 25.05.2022
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1031-2021

REGISTRATION CERTIFICATE

**REAL ESTATE PROJECT - AFFORDABLE GROUP HOUSING PROJECT
SOLITAIRE**

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PART OF PROJECT/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Solitaire
(ii)	Location	Sector 70, Gurugram
(iii)	License no. and validity	03 of 2022 valid upto 06.01.2027
(iv)	Total licensed area of the project	6.15 Acres
(v)	Area of project for registration	6.15 Acres
(vi)	Nature of the project	Affordable Group Housing Project
(vii)	Total FAR area of the project	54266.0732 sq.m. Residential FAR 3723.2639 sq.m. Commercial FAR
(viii)	Number of units	856 units (Residential) 114 units (Commercial-1)

(B) NAME OF THE PROMOTERS

S. N.	Particulars	S.N.	Details
(i)	Promoter 1/License holders	1.	Sh. Jagdish S/o Laxminarayan
		2.	Sh. Rajesh S/o Jai Singh
		3.	Sh. Narender Singh S/o Sh. Har Gian Singh
		4.	Gurugram Land & Flat Developer
(ii)	Promoter 2/Collaborator		M/s Riseonic Realty Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 2/ COLLABORATOR

NEERAJ GAUTAM
ASSOCIATE ARCHITECTURAL EXECUTIVE

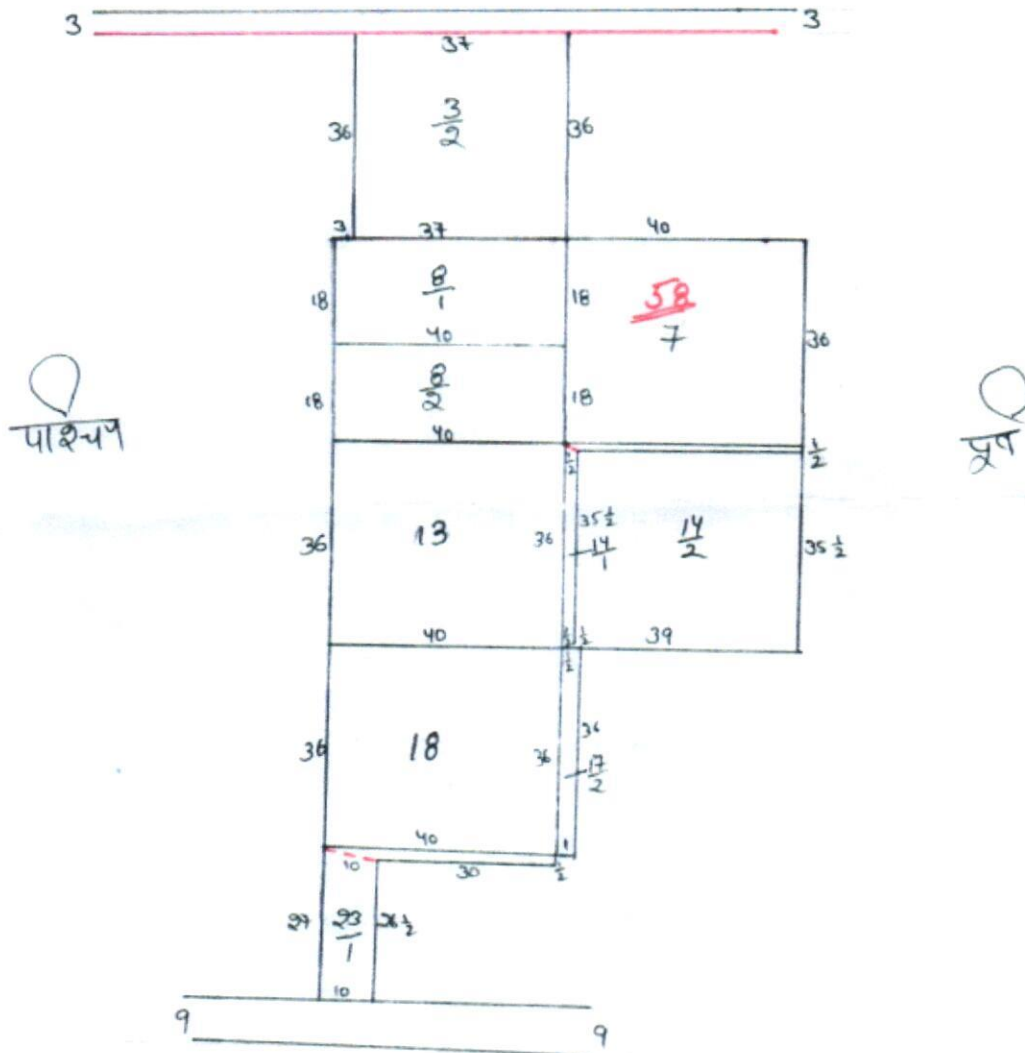
Page 1 of 9



DOCUMENT 7: LAND LAYOUT MAP

नाम उपनामा विवरण आदिवासी उप-वर्ग आदिवासी जिला

3mk



61401

लीबाब जी,
 समझी की जाती है।
 पुता-
 बाबता समझ बाबा।

07322

DOCUMENT 8: LICENSE TO DEVELOP THE PROJECT

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

Licence No. 03 of 2022

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made thereunder to Sh. Jagdish S/o Laxminarayan, Sh. Rajesh S/o Sh. Jai Singh, Sh. Narender Singh S/o Sh. Har Gian Singh, Gurugram Land & Flat developer C/o Riseonic Realty Pvt. Ltd., 308, Time Centre, Sector-54, Gurugram-122001 for setting up of an Affordable Group Housing Colony over an area measuring 6.15 acres in the revenue estate of village Badshahpur, Sector-70, District Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule 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 Group Housing 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 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 thereunder are duly complied with.
 - c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and 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.
 - d. That you shall maintain and upkeep 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 portion of service road, internal circulation roads forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, within five years from grant of licence or in the extended period as allowed by the Director failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and condition, as it may deem fit.


Director
Town & Country Planning
Haryana



DOCUMENT 8: COPY OF AMENDMENT IN AFFORDABLE HOUSING POLICY 2013

From Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

To The Director,
Town and Country Planning Department,
Haryana, Chandigarh.

Memo No. PF-27-III/2021/28851

Dated:- 16.11.2021

Subject: Amendment in the Affordable Housing Policy-2013 dated 19.08.2013 notified under Section 9A of Haryana Development and Regulation of Urban Areas Act, 1975 (Act no. 8 of 1975).

In continuation of the notification of Affordable Housing Policy, 2013 published vide Gazette notification no. PF-27/49921 dated 19.08.2013 and further amendments made therein from time to time, the Governor of Haryana is pleased to further amend the said policy under the provisions of Section 9-A of the Haryana Development and Regulation of Urban Areas Act, 1975 governing development of affordable group housing colonies, as under:

I. The following "Clause 0. Definitions" shall be inserted before "Clause 1. Foreword" of the Affordable Housing Policy -2013:-

"0. Definitions:

- "Colony" means as defined in Section 2(c) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- "License" means as granted under Section 3 of Haryana Development and Regulation of Urban Areas Act, 1975.
- "Project" means an Affordable Group Housing license as provided under Section 3 of the Act of 1975 for the purpose of this policy."

II. The last sentence of clause 1(iv) of the policy dated 19.08.2013 to the effect that "The licences shall not be renewed beyond the said 4 years period from the date of commencement of project" shall stand omitted.

III. For clarity, the clause 2(vi) of the policy dated 19.08.2013 shall stand substituted with the following:-

"(vi) 30 acres area limit for Affordable Group Housing colony in a residential Sector shall be independent of the prescribed limit for grant of license for Group Housing and DDJAY colonies."

IV. The table in clause 5(i) of Affordable Group Housing Policy shall stand substituted with the following:-

"Sr No	Development Plan	Maximum allotment rate on per sq.ft. carpet area basis	Additional recovery against balcony of min 5 sq. ft clear projection
a.	Gurgaon, Faridabad, Panchkula, Pinjore-Kalka	Rs.4,200/- per sq. ft.	Rs 1000 per sqft against all balcony area in a flat adding upto and limited to 100 sq ft. as permitted in the approved building plans, but total cost for this should not exceed Rs. 1 Lakh per flat.
b.	Other High and Medium Potential Towns.	Rs.3,800/- per sq. ft.	
c.	Low Potential Towns	Rs.3,200/- per sq. ft.	

NOTE: Such cantilevered balconies (unsupported on three sides) shall not be part of carpet area and shall continue to be allowed free-of-FAR."

ENCLOSURE 6: CONSULTANT'S REMARKS

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

	estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like 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 tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment 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.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment 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 Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may

	be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or 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.

