

CASE NO. VIS (2022-23) PL207-155-296

DATED: 26/07/2022

PROJECT TIE-UP REPORT

OF

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

SITUATED AT

BPTP GREEN OAKS, SECTOR 70A, VILLAGE PALRA,
DISTRICT GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

M/S. COUNTRYWIDE PROMOTERS PRIVATE LIMITED & OTHERS

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST-II, NEW DELHI

****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.**

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

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



**SITUATED AT
BPTP GREEN OAKS, SECTOR 70A, VILLAGE PALRA, DISTRICT GURUGRAM,
HARYANA**

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION
1.	GENERAL DETAILS	
i.	Report prepared for	State Bank of India, HLST-II, New Delhi
ii.	Name & Address of Organization	State Bank of India, HLST-II, New Delhi
iii.	Name of Developer/ Promoter	1. M/s. Countrywide Promoters Private Limited, 2. Ms. Impartial Builder Private Limited, 3. Ms. Ashirbad Buildwell Private Limited, 4. Ms. Digital SEZ Developers Private Limited, 5. Ms. Grow High Realtors Private Limited; and M/s. Garland Infrastructure Private Limited, M/s. Passionate Builders Private Limited, M/s. Bright star Builders Private Limited, M/s. Imagine Builders Private Limited C/o M/s. Countrywide Promoters Private Limited
iv.	Registered Address of the Developer	OT-14, 3 rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana
v.	Name of the Borrower	M/s BPTP Limited promoter through M/s. Countrywide Promoters Private Limited
vi.	Registered Address of the Borrower	28, ECE House 1 st Floor, Kasturba Gandhi Marg, New Delhi-110001
vii.	Type of the Property	Residential Plotted Colony
viii.	Type of Report	Project Tie-up Report
ix.	Report Type	Project Tie-up Report
x.	Date of Inspection of the Property	24 July 2022
xi.	Date of Assessment	26 July 2022
xii.	Date of Report	26 July 2022
xiii.	Surveyed in the presence of	Owner's representative Mr. Vinod Kumar (+91-9212437388)
xiv.	Purpose of the Report	For Project Tie-up for individual Plot Financing
xv.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative
xvi.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross-checking from any Govt. dept. is not done at our end. b) Legal aspects of the property are out of scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at the site if mentioned in the provided documents. d) Getting a shazra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end.

		g) Drawing Map & design of the property is out of scope of the work.		
xvii.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 Documents requested.	Total 05 Documents provided.	03
		Property Title document	Copy of TIR	Dated 12/07/2022
		Approved Map	Approved Map	Dated 18/05/2020
		RERA Certificate	RERA Certificate	Dated 27/10/2021
		Shazra Map	Details of Freezed & Unfreezed Plots.	---
		NOC's & Approval	NOC Approvals	Please refer 'Part-D' (Project Approval Details)
xviii.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.263,86,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.224,30,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.197,90,00,000/-

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

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT

This project tie-up report is prepared for the Group Housing Project named as “**BPTP GREEN OAKS**” located at the aforesaid address. As per the documents provided to RKA by the client, the total project is being developed on the total licensed land area admeasuring 15.5625 acres or 62,979 sq mtr.

As per the copy of ‘Form LC-V’; license no. 61 of year 2021, the license has been granted to M/s. Countrywide Promoters Private Limited, M/s. Impartial Builder Private Limited, M/s. Ashirbad Buildwell Private Limited, M/s. Digital SEZ Developers Private Limited & M/s. Grow High Realtors Private Limited, M/s. Garland Infrastructure Private Limited, M/s. Passionate Builders Private Limited, M/s. Bright star Builders Private Limited, M/s. Imagine Builders Private Limited C/o M/s. Countrywide Promoters Private Limited for setting up an affordable residential plotted colony under ‘Deen Dayal Jan Awas Yojna’.

The subject project is proposed to be developed with a total of 279 no. of plots categorized as ‘freezed’ and ‘unfreezed’. Freezed plots are the ones which shall be developed in the second phase after the development of the ‘unfreezed’ plots. The project comprises 138 ‘freezed’ & 141 ‘unfreezed’ plots.

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

Since, it is an affordable residential plotted colony, the RERA has made 138 no. of plots pertaining to area measuring 17,399.65 sq mtr. freezed which at this point of time cannot be sold in the open market by the developer. Therefore, this valuation report is limited to 141 no. of unfreezed plots of area admeasuring 16,970.89 sq mtr. only.

Freeze/ Unfreezed	No. of Units	Total Plot Area	
		In Sq. yd.	In Sq. mtr.
Freezed	138	20,810	17,400
Unfreezed	141	20,297	16,971
Grand Total	279	41,107	34,371

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

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

2.	LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	M3M Escala		
ii.	Postal Address of the Project	BPTP Green Oaks, Sector 70A, Village Palra, District Gurugram, Haryana		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°22'54.8"N 77°01'23.5"E		
v.	Description of adjoining property	Residential Plotted Colony		
vi.	Plot No./ Survey No.	NA		
vii.	Village/ Zone	Village Palra		
viii.	Sub registrar	Gurugram		
ix.	District	Gurugram, Haryana		
x.	City Categorization	Metro City	Urban	
	Type of Area	Residential Area		
xi.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developing zone		
xii.	Characteristics of the locality	Average	Within developing Residential zone	
xiii.	Property location classification	Near to Highway	None	None
xiv.	Property Facing	North Facing		
xv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Southern Periphery Road`		120 ft. wide road
	b)Front Road Name & width	Internal Road		12 meter wide road
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Approx. 0.5 km		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated.		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		

xviii.	Boundaries schedule of the Property			
a)	Are Boundaries matched		Yes from the available documents	
b)	Directions	As per Title Deed/TIR		Actual found at Site

	East	NA	BPTP Land
	West	NA	BPTP Land
	North	NA	Road
	South	NA	Village Palra

3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP Haryana	
ii.	Master Plan currently in force	Gurgaon Master Plan 2031	
iii.	Municipal limits	Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana	
v.	Zoning regulations	Residential	
vi.	Master Plan provisions related to property in terms of Land use	Residential	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Group Housing plotted Colony	
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning	
x.	Any notification on change of zoning regulation	No	
xi.	Street Notification	Residential	
xii.	Status of Completion/ Occupational certificate	Excavation & Land development work in progress	
xiii.	Comment on unauthorized construction if any	Excavation & Land development work in progress	
xiv.	Comment on Transferability of developmental rights	As per regulation of DTCP, Haryana	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	No	
xvii.	Comment on Compounding/ Regularization proceedings	No	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No information available	

4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	License	NA	NA
ii.	Names of the Developer/Promoter	M/s. Countrywide Promoters Private Limited, Ms. Impartial Builder Private Limited, Ms. Ashirbad Buildwell Private Limited, Ms. Digital SEZ Developers Private Limited, Ms. Grow High Realtors Private Limited; and M/s. Garland Infrastructure Private Limited, M/s. Passionate Builders Private Limited, M/s. Bright star Builders Private Limited, M/s. Imagine Builders Private Limited C/o M/s. Countrywide Promoters Private Limited		
iii.	Constitution of the Property	Free hold, complete transferable rights		

iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building plan sanction:		
	a) Authority approving the plan	DTCP, Haryana	
	b) Name of the office of the Authority	Directorate of Town and Country Planning, Haryana	
	c) Any violation from the approved Building Plan	Excavation & Land development work in progress.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
xix.	Property presently occupied/ possessed by	Excavation & Land development work in progress.	
xx.	Title verification	To be done by the competent Advocate	
xxi.	Details of leases if any	NA	

5. ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	NA
ii.	a) Is property presently on rent	No
	b) Number of tenants	NA
	c) Since how long lease is in place	NA

	d) Status of tenancy right	NA
	e) Amount of monthly rent received	NA
iii.	Taxes and other outgoing	Owner/Developer Company to provide this information
iv.	Property Insurance details	Owner/Developer Company to provide this information
v.	Monthly maintenance charges payable	Owner/Developer Company to provide this information
vi.	Security charges, etc.	Owner/Developer Company to provide this information
vii.	Any other aspect	Owner/Developer Company to provide this information

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing Area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes (Proposed)		
ii.	Water Treatment Plant		No Information Provided to us		
iii.	Power Supply arrangements	Permanent	Yes, Proposed		
		Auxiliary	No, Plotted Colony		
iv.	HVAC system		No, Plotted Colony		
v.	Security provisions		No, Plotted Colony		
vi.	Lift/ Elevators		No, Plotted Colony		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		Yes		
ix.	Car parking facilities		No		
x.	Ventilation		No		
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)

8.	INFRASTRUCTURE AVAILABILITY	
i.	Description of Water Infrastructure availability in terms of:	
	a) Water Supply	Yes, proposed
	b) Sewerage/ sanitation system	Yes (Proposed)
	c) Storm water drainage	Yes (proposed)
ii.	Description of other Physical Infrastructure facilities in terms of:	

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	a) Solid waste management			Yes, by the municipal corporation			
	b) Electricity			Yes, Proposed			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1.3 Km.	6 Km.	3 km.	1.2 km.	15 km.	12 Km	29 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby. However, the project is also having their own recreational activity centres within the projects.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kinds of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with its future development (residential/commercial) prospect.	
iv.	Any New Development in surrounding area	Yes	Some group Housing projects LIKE BPTP Aistaire, Pyramid Altia, etc. are under the development stage in the vicinity.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	Not Applicable since this is the plotted colony	
ii.	Method of construction	Not Applicable	
iii.	Specifications		
	a) Class of construction	NA	
	b) Appearance/ Condition of structures	Internal - NA External - NA	
	c) Roof	Floors/ Blocks	Type of Roof
		NA	NA
		NA	NA
	d) Floor height	Not applicable the project is Plotted Colony	
	e) Type of flooring	Not applicable the project is Plotted Colony	
	f) Doors/ Windows	Not applicable the project is Plotted Colony	
	g) Interior Finishing	Not applicable the project is Plotted Colony	
	h) Exterior Finishing	Not applicable the project is Plotted Colony	

	i) Interior decoration/ Special architectural or decorative feature	Not applicable the project is Plotted Colony	
	j) Class of electrical fittings	Not applicable the project is Plotted Colony	
	k) Class of sanitary & water supply fittings	Not applicable the project is Plotted Colony	
iv.	Maintenance issues	Not Applicable the project is plotted Colony	
v.	Age of building/ Year of construction	Not applicable the project is Plotted Colony	Not applicable the project is Plotted Colony
vi.	Total life of the structure/ Remaining life expected	Not applicable the project is Plotted Colony	Not applicable the project is Plotted Colony
vii.	Extent of deterioration in the structure	NA	
viii.	Protection against natural disasters viz. earthquakes etc.	Not Applicable	
ix.	Visible damage in the building if any	None,	
x.	System of air conditioning	Not Applicable	
xi.	Provision of firefighting	Not Applicable	
xii.	Status of Building Plans/ Maps	Currently plot is vacant.	
	a) Is Building as per approved Map	Not Applicable	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	Not applicable as plotted colony only	
iii.	Use of solar heating and lighting systems, etc.	Not applicable as plotted colony only	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, moderate vehicle & Construction pollution is present in the atmosphere	

12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Not Applicable	

13.	PROJECT DETAILS:	
a.	Name of the Developer	M/s. Countrywide Promoters Private Limited, Ms. Impartial Builder Private Limited, Ms. Ashirbad Buildwell Private Limited, Ms. Digital SEZ Developers Private Limited, & Ms. Grow High Realtors Private Limited; Ms. Garland Infrastructure Private Limited, Ms. Passionate Builders Private Limited, Ms. Bright star Builders Private Limited, Ms. Imagine Builders Private Limited C/o Ms. Countrywide Promoters Private Limited
b.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
c.	Name of the Architect	Deepak Vashista
d.	Architect Market Reputation	Established Architect with year's long experience in market and successfully delivered multiple projects.
e.	Proposed completion date of the Project	No information provided by the client
f.	Progress of the Project	Excavation & Land development work going in progress.
g.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area,

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site		15.5625 Acres (62,979.10 sq.mtr.)
2.	Development Land Area as per Zoning / Net Planned Area		15.5625 Acres (62,979.10 sq.mtr.)
3.	Proposed Commercial Area of The Site (3.69%)		0.574 Acres (2,322.14 sq mtr.)
4.	Proposed Residential Area of The Site (54.75%)		8.521 Acres (34,484.46 sq mtr.)
5.	Unfreezed Plots		141 Plots with total plot area of 16,970.89 sq.mtr. / 4.19 Acres
6.	Freezed Plots		138 Plots with total plot area of 17,399.65 sq.mtr. / 4.30 Acres
7.	Open/ Green Area	Minimum Required	4,723 sq.mtr.
		Provided	4,724 sq.mtr.
8.	Density	Permitted	No information available.
		Proposed	242 PPA

Total Units				
1.	Approved as per Building Plan		Actually provided	Current Status
	PLOTS: - 279		279	Excavation & land development work is in progress.
2.	Total Number of Plots	Unfreezed Plots	141	
		Freezed Plots	138	
		Total Plots	279	
3.			Type of Flat	Tower
			NA	NA
			NA	NA
			NA	NA
			NA	NA
4.	Number of Car Parking available		Required	NA
			Proposed	NA
			Open	NA
			Stilt	NA
			Basement	NA
			Total	NA
5.	Land Area considered/Total Saleable Area		For Unfreezed Plots only i.e. 16,971 sq. mtr. / 20,297 sq. yd. / 4.19 Acres	
6.	Area adopted on the basis of		Land Area Adopted based on plot details provided to us by the client.	
7.	Remarks & observations, if any		NA	
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	NA
	Area adopted on the basis of		NA	
	Remarks & observations, if any		NA	

Note:

- Area measurements considered in the report pertaining to Land is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- 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.
- Drawing Map, design & detailed estimation of the property is out of scope of our services.

PART D

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	Licence No. 61 of Year 2021	Approved
2.	Approved Map	Dated 18/05/2020	Approved
3.	RERA Certificate	Dated 27/10/2021	Approved
4.	Letter of Assurance for Sewerage Connection	Dated 28/09/2021	Approved
5.	Letter of Assurance for Water Supply	Dated 08/10/2021	Approved

OBSERVATIONS:

We have not received the copy of Final Electricity Connection and Environmental Clearance.

PART E

PROCEDURE OF ASSESMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		24 July 2022	26 July 2022	26 July 2022
ii.	Client	State Bank of India, HLST-II, New Delhi		
iii.	Intended User	State Bank of India, HLST-II, New Delhi		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Plot Financing		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property for which Bank has asked us to do the Valuation.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

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

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

	computation			
xxi.	Approach & Method Used	Vacant Land	Approach for assessment	Method of assessment
			Market Approach	Market Comparable Sales Method
xxii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	Mr. Harish
			Contact No.:	+91- 931555536
			Nature of reference:	Property Consultant
			Size of the Property:	~108 sq mtr.
			Location:	BPTP Green Oaks
			Rates/ Price informed:	Rs. 1.70 Crore (Negotiable)
			Any other details/ Discussion held:	---
		ii.	Name:	Mr. Chandan Mishra
			Contact No.:	+91- 9899988016
			Nature of reference:	Property Consultant
			Size of the Property:	~209 sq.mtr.
			Location:	BPTP Fortuna
			Rates/ Price informed:	Rs. 3.31 Crores (Negotiable)
			Any other details/ Discussion held:	---
		iii.	Name:	Mr. Surender Yadav
			Contact No.:	+91- 9990171415
			Nature of reference:	Property Consultant
			Size of the Property:	209 sq.mtr.
			Location:	BPTP Astaire Garden
			Rates/ Price informed:	Rs. 2.70 Crore. (Negotiable)
			Any other details/ Discussion held:	---
	NOTE: The given information above can be independently verified to know its authenticity.			
xxiv.	Adopted Rates Justification	As per the discussion with property consultants of the subject location we came to know that asking price for residential plots within the subject project varies from Rs.1,30,000/- per sq yd to Rs.1,35,000/- per sq yd. (negotiable) depending upon the location, frontage, direction facing and various other attributes. Based on the above enquiries and considering negotiation on the asking price we are of the view to adopt a rate of Rs.1,30,000/- per sq yd. for the purpose of this valuation exercise. No authentic last two transactions details could be known. However, prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.		
xxv.	Other Market Factors			

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	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Reason:	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Good demand of such properties in the market	
Adjustments (-/+): 0%			
xxvi.	Any other special consideration	Reason:	
		Adjustments (-/+): 0%	
xxvii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxviii.	Final adjusted & weighted Rates considered for the subject property	Rs.1,30,000/- per sq yd.	
xxix.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	

i.	Basis of computation & working
	<p>a. Assessment of the asset is done as found on an as is where is basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>b. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</p> <p>c. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</p> <p>d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & 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.</p> <p>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,</p>

approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.

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

ii. **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 valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation 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. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

iii. **SPECIAL ASSUMPTIONS**

None

iv. **LIMITATIONS**

None

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 32,300 per sq.yds	Rs.1,30,000/- to Rs.1,35,000/- per sq. yd.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs. 32,300 per sq.yds	Rs.1,30,000/- per sq. yd.
d.	Total Land Area considered /Saleable Plot area Consider (documents vs site survey whichever is less)	16,970.89 sq.mtr. / 4.19 Acres / 20,297 sq.yds.	16,970.89 sq.mtr. / 4.19 Acres / 20,297 sq.yds.
e.	Total Value of land (A)	20,297 sq.yds. x Rs. 32,300/- per sq. yd.	20,297 sq. yd. x Rs. 1,30,000/- per sq. yd.
		Rs. 65,55,93,100/-	Rs.263,86,34,700/-

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

5. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	Not Applicable	Not Applicable
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Not Applicable	Not Applicable
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Not Applicable	Not Applicable
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	Not Applicable	Not Applicable
e.	Expected Construction Value (C)	Not Applicable	Not Applicable
6. MARKET/ SALEABLE VALUE OF THE PLOTS			
a.	Total No. of Unfreezed Plots	141	
b.	Total No. of Freezed Plots	138	
c.	Total No. of Plots	279	
d.	Total No. of EWS	NA	
e.	Total Proposed Area for Plots	Commercial: - 0.574 Acres (2,322.14 sq mtr.) Residential: - 8.521 Acres (34,484.46 sq mtr.)	
f.	Launch Price (approx.) (including PLC, development & other charges)	No information available.	
	Current Market Rate (including PLC, development & other charges)	Rs.1,30,000/- to Rs.1,35,000/- per sq. yd.	
g.	Remark	The prevailing base rate in the subject project are applicable to all the available sizes of plots and are further negotiable.	

7.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs. 65,55,93,100/-	Rs.263,86,34,700/-
b.	Structure Construction Value(B)	NA	NA
c.	Additional Aesthetic Works Value (C)	NA	NA
d.	Total Add (A+B+C)	Rs. 65,55,93,100/-	Rs.263,86,34,700/-
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. 65,55,93,100/-	Rs.263,86,34,700/-
h.	Rounded Off	Rs. 65,55,93,100/-	Rs.263,86,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred Sixty Three Crores and Eighty-Six Lakhs Only.
j.	Expected Realizable Value (@ ~15% less)	---	Rs.224,30,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.197,90,00,000/-
l.	Percentage difference between Circle Rate and Fair Market Value	75%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is an affordable plotted housing project and has independent access.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	d. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/		

customer of which photographs is also attached with the report.

- e. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- f. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- g. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- h. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- i. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- j. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. IMPORTANT KEY DEFINITIONS

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

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

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

willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

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

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

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

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

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

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

p.

Enclosures with the Report:

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

IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. 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.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Sachin Pandey	Gaurav Sharma	Adil Afaque

Annexure-1: Details of Plots

Sr. No.	Unit No.	Plot Area (Sq. Yd)	Plot Area (Sq. Mtr.)
Unfreeze Plots			
1	A-201	145.98	122.06
2	A-202	131.11	109.62
3	A-203	131.11	109.62
4	A-204	131.11	109.62
5	A-205	131.11	109.62
6	A-206	131.11	109.62
7	A-207	131.11	109.62
8	A-208	131.11	109.62
9	A-209	131.11	109.62
10	A-210	131.11	109.62
11	A-211	131.11	109.62
12	A-212	131.11	109.62
13	A-212A	131.11	109.62
14	A-214	131.11	109.62
15	A-215	131.11	109.62
16	A-216	131.11	109.62
17	A-217	131.11	109.62
18	A-218	131.11	109.62
19	A-219	131.11	109.62
20	A-220	131.11	109.62
21	A-221	131.11	109.62
22	A-222	131.11	109.62
23	A-223	131.11	109.62
24	A-224	131.11	109.62
25	A-225	131.11	109.62
26	A-226	131.11	109.62
27	A-227	131.11	109.62
28	A-228	131.11	109.62
29	A-229	131.11	109.62
30	A-230	131.11	109.62
31	A-231	131.11	109.62
32	A-232	131.11	109.62
33	A-233	131.11	109.62
34	A-234	131.11	109.62
35	A-235	131.11	109.62
36	A-236	139.14	116.34
37	A-237	134.62	112.56
38	A-238	131.11	109.62
39	A-239	131.11	109.62
40	A-240	131.11	109.62
41	A-241	131.11	109.62
42	A-242	131.11	109.62
43	A-243	131.11	109.62
44	A-244	131.11	109.62
45	A-245	131.11	109.62
46	A-246	131.11	109.62
47	A-247	131.11	109.62

PROJECT TIE-UP REPORT

GREEN OAKS, SECTOR 70A, GURUGRAM

Sr. No.	Unit No.	Plot Area (Sq. Yd)	Plot Area (Sq. Mtr.)
48	A-248	131.11	109.62
49	A-249	131.11	109.62
50	A-250	131.11	109.62
51	A-251	131.11	109.62
52	A-252	131.11	109.62
53	A-253	131.11	109.62
54	A-254	131.11	109.62
55	A-255	162.66	136.00
56	A-256	162.66	136.00
57	A-257	162.66	136.00
58	A-258	162.66	136.00
59	A-259	162.66	136.00
60	A-260	162.66	136.00
61	A-261	162.66	136.00
62	A-274	130.07	108.75
63	A-275	155.74	130.22
64	A-276	155.74	130.22
65	A-288	155.74	130.22
66	A-332	175.99	147.15
67	A-333	136.88	114.45
68	A-334	136.88	114.45
69	A-335	136.88	114.45
70	A-336	136.88	114.45
71	A-337	136.88	114.45
72	A-338	136.88	114.45
73	A-339	136.88	114.45
74	A-340	136.88	114.45
75	A-341	136.88	114.45
76	A-342	125.47	104.91
77	A-343	125.47	104.91
78	A-344	125.47	104.91
79	A-345	125.47	104.91
80	A-346	125.47	104.91
81	A-347	125.47	104.91
82	A-348	125.47	104.91
83	A-349	125.47	104.91
84	A-350	136.88	114.45
85	A-351	136.88	114.45
86	A-352	136.88	114.45
87	A-353	136.88	114.45
88	A-354	136.88	114.45
89	A-355	136.88	114.45
90	A-356	136.88	114.45
91	A-357	136.88	114.45
92	A-358	136.88	114.45
93	A-359	136.88	114.45
94	A-360	136.88	114.45
95	A-361	136.88	114.45
96	A-362	136.88	114.45
97	A-363	136.88	114.45
98	A-364	136.88	114.45

PROJECT TIE-UP REPORT

GREEN OAKS, SECTOR 70A, GURUGRAM

Sr. No.	Unit No.	Plot Area (Sq. Yd)	Plot Area (Sq. Mtr.)
99	A-365	136.88	114.45
100	A-366	136.88	114.45
101	A-367	136.88	114.45
102	A-368	167.22	139.82
103	A-369	167.22	139.82
104	A-370	167.22	139.82
105	A-371	167.22	139.82
106	A-372	167.22	139.82
107	A-373	167.22	139.82
108	A-374	173.91	145.41
109	A-375	173.91	145.41
110	A-376	173.91	145.41
111	A-377	173.91	145.41
112	A-378	173.91	145.41
113	A-379	173.91	145.41
114	A-380	173.91	145.41
115	A-381	173.91	145.41
116	A-382	173.91	145.41
117	A-383	173.91	145.41
118	A-384	173.91	145.41
119	A-385	173.91	145.41
120	A-386	173.91	145.41
121	A-387	173.91	145.41
122	A-388	173.91	145.41
123	A-389	173.91	145.41
124	A-390	173.91	145.41
125	A-391	173.91	145.41
126	A-392	176.82	147.84
127	A-393	176.82	147.84
128	A-394	176.82	147.84
129	A-395	176.82	147.84
130	A-396	161.60	135.12
131	A-397	161.60	135.12
132	A-398	161.60	135.12
133	A-399	161.60	135.12
134	A-400	161.60	135.12
135	A-401	132.92	111.14
136	A-402	132.92	111.14
137	A-403	132.92	111.14
138	A-404	132.92	111.14
139	A-405	132.92	111.14
140	A-406	132.92	111.14
141	A-407	132.92	111.14
Total- Unfreezed	141	20,297.19	16,970.89
Freeze Plots			
142	A-262	151.86	126.97
143	A-263	151.86	126.97
144	A-264	151.86	126.97
145	A-265	178.03	148.85
146	A-266	163.04	136.32
147	A-267	151.86	126.97

PROJECT TIE-UP REPORT

GREEN OAKS, SECTOR 70A, GURUGRAM

Sr. No.	Unit No.	Plot Area (Sq. Yd)	Plot Area (Sq. Mtr.)
148	A-268	151.86	126.97
149	A-269	151.86	126.97
150	A-270	151.86	126.97
151	A-271	151.86	126.97
152	A-272	151.86	126.97
153	A-273	151.41	126.60
154	A-277	155.74	130.22
155	A-278	155.74	130.22
156	A-279	155.74	130.22
157	A-280	155.74	130.22
158	A-281	176.12	147.26
159	A-282	161.16	134.75
160	A-283	155.74	130.22
161	A-284	155.74	130.22
162	A-285	155.74	130.22
163	A-286	155.74	130.22
164	A-287	155.74	130.22
165	A-289	155.74	130.22
166	A-290	155.74	130.22
167	A-291	155.74	130.22
168	A-292	155.74	130.22
169	A-293	155.74	130.22
170	A-294	155.74	130.22
171	A-295	137.24	114.75
172	A-296	155.74	130.22
173	A-297	155.74	130.22
174	A-298	155.74	130.22
175	A-299	155.74	130.22
176	A-300	155.74	130.22
177	A-301	155.74	130.22
178	A-302	155.74	130.22
179	A-303	155.74	130.22
180	A-304	155.74	130.22
181	A-305	155.74	130.22
182	A-306	155.74	130.22
183	A-307	155.74	130.22
184	A-308	155.74	130.22
185	A-309	155.74	130.22
186	A-310	155.74	130.22
187	A-311	155.74	130.22
188	A-312	155.74	130.22
189	A-312A	155.74	130.22
190	A-314	155.98	130.42
191	A-315	155.98	130.42
192	A-316	155.98	130.42
193	A-317	155.98	130.42
194	A-318	155.98	130.42
195	A-319	155.98	130.42
196	A-320	155.98	130.42
197	A-321	155.98	130.42
198	A-322	155.98	130.42

PROJECT TIE-UP REPORT

GREEN OAKS, SECTOR 70A, GURUGRAM

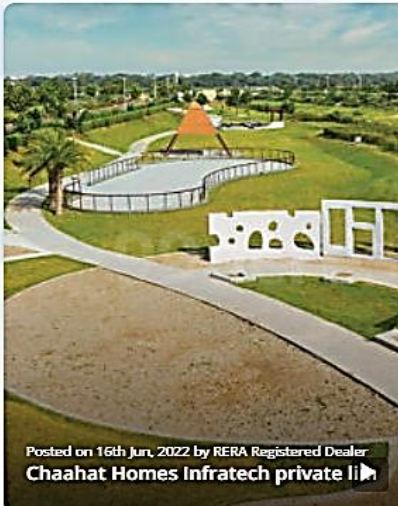
Sr. No.	Unit No.	Plot Area (Sq. Yd)	Plot Area (Sq. Mtr.)
199	A-323	155.98	130.42
200	A-324	155.98	130.42
201	A-325	155.98	130.42
202	A-326	116.15	97.12
203	A-327	129.26	108.08
204	A-328	129.26	108.08
205	A-329	129.26	108.08
206	A-330	129.26	108.08
207	A-331	129.26	108.08
208	A-408	157.94	132.06
209	A-409	157.94	132.06
210	A-410	157.94	132.06
211	A-411	157.94	132.06
212	A-412	172.74	144.43
213	A-412A	144.93	121.18
214	A-414	157.94	132.06
215	A-415	157.94	132.06
216	A-416	157.94	132.06
217	A-417	157.94	132.06
218	A-418	178.22	149.01
219	A-419	171.89	143.72
220	A-420	171.89	143.72
221	A-421	171.40	143.31
222	A-422	149.01	124.59
223	A-423	143.25	119.77
224	A-424	143.25	119.77
225	A-425	143.25	119.77
226	A-426	143.25	119.77
227	A-427	127.92	106.96
228	A-428	127.92	106.96
229	A-429	127.92	106.96
230	A-430	127.92	106.96
231	A-431	127.92	106.96
232	A-432	127.92	106.96
233	A-433	170.53	142.58
234	A-434	150.23	125.61
235	A-435	127.92	106.96
236	A-436	127.92	106.96
237	A-437	127.92	106.96
238	A-438	127.92	106.96
239	A-439	127.92	106.96
240	A-440	127.92	106.96
241	A-441	127.92	106.96
242	A-442	127.92	106.96
243	A-443	127.92	106.96
244	A-444	127.92	106.96
245	A-445	127.92	106.96
246	A-446	127.92	106.96
247	A-447	108.20	90.47
248	A-448	156.71	131.03
249	A-449	152.51	127.52

PROJECT TIE-UP REPORT

GREEN OAKS, SECTOR 70A, GURUGRAM

Sr. No.	Unit No.	Plot Area (Sq. Yd)	Plot Area (Sq. Mtr.)
250	A-450	127.92	106.96
251	A-451	127.92	106.96
252	A-452	127.92	106.96
253	A-453	127.92	106.96
254	A-454	127.92	106.96
255	A-455	127.92	106.96
256	A-456	127.92	106.96
257	A-457	120.49	100.74
258	A-458	120.49	100.74
259	A-459	179.28	149.90
260	A-460	167.44	140.00
261	A-461	167.44	140.00
262	A-462	167.44	140.00
263	A-463	167.44	140.00
264	A-464	167.44	140.00
265	A-465	167.44	140.00
266	A-466	167.44	140.00
267	A-467	167.44	140.00
268	A-468	167.44	140.00
269	A-469	166.18	138.95
270	A-470	167.44	140.00
271	A-471	167.44	140.00
272	A-472	167.44	140.00
273	A-473	167.44	140.00
274	A-474	167.44	140.00
275	A-475	167.44	140.00
276	A-476	167.44	140.00
277	A-477	167.44	140.00
278	A-478	167.44	140.00
279	A-479	169.47	141.70
Total- Freezed	138	20,809.98	17,399.65
Grand Total	279	41,107.17	34,370.54

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



Residential land / Plot in Sector-70A Gurgaon

BPTP Green Oaks

12 Places nearby 1 Religious Place 7 Hospitals

₹ 1.7 Cr 1,179sq.ft. ✓
₹ 14,436/sq.ft. (110 sq.m.) Plot Area


✓ East Facing ✓ Pyramid Nearby ✓ Corner Property ✓ Overlooking Pa... ✓

Township is located at the core of gurugram which is excellently ... [more](#)

UNDER CONSTRUCTION RESALE RERA

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

Posted on 16th Jun, 2022 by RERA Registered Dealer
Chahat Homes Infratech private li



Photos not available!
[Request photos](#)

Residential land / Plot in Sector-70A Gurgaon

BPTP Astaire Gardens 3.9 ★

15 Places nearby 4 Educations 1 Religious Place 1 ATM


₹ 3.01 Cr 2,043sq.ft. ✓
₹ 14,722/sq.ft. (190 sq.m.) Plot Area

Plot in astaire garden, prime location, excellent facing. Astaire ga... [more](#)

READY TO MOVE RESALE RERA

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

Posted on 20th Jun, 2022 by RERA Registered Dealer
Gurgaonproperties.net



Residential land / Plot in Sector-70A Gurgaon

12 Places nearby 1 Religious Place 7 Hospitals

₹ 1.69 Cr 1,215sq.ft. ✓
₹ 13,889/sq.ft. (113 sq.m.) Plot Area

✓ North-East Facing ✓ Corner Property ✓ Overlooking Park/Garden... ✓

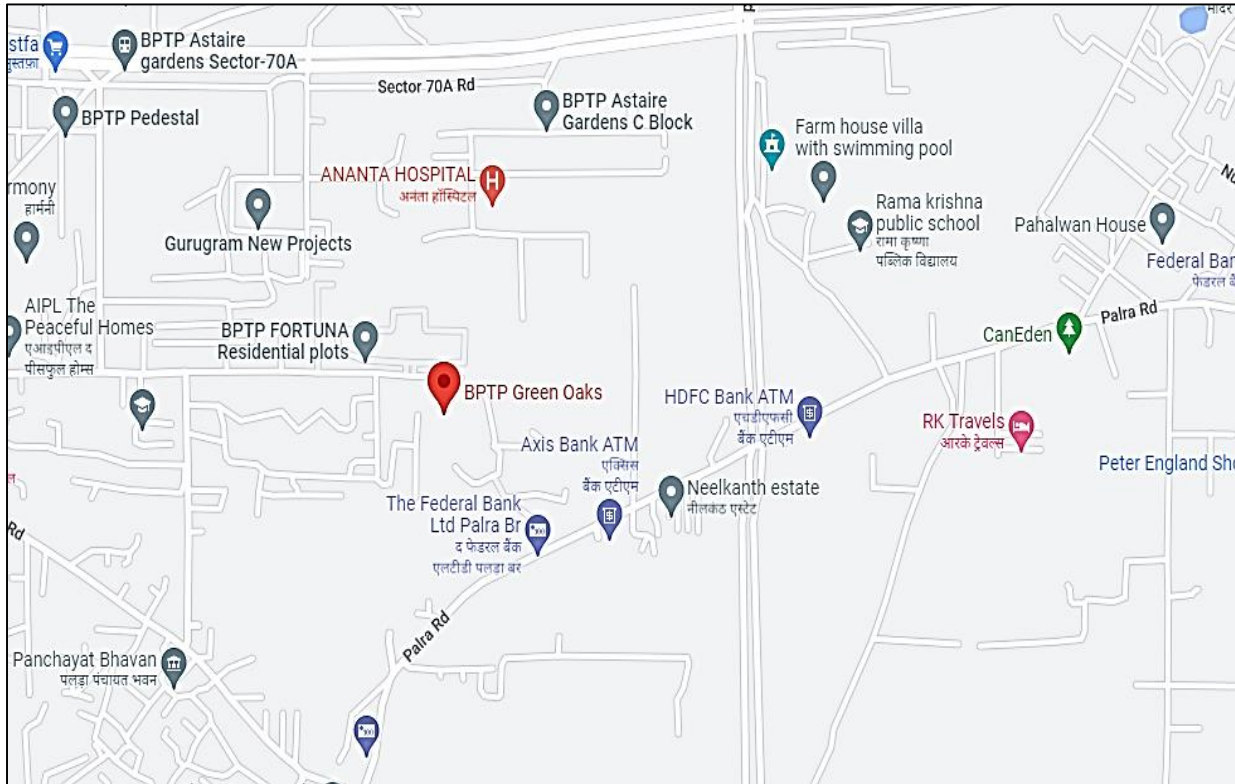
Bptp plots Astaire gardens is a highly-Priced township in gurugra... [more](#)

UNDER CONSTRUCTION RESALE

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

Posted on 08th Jun, 2022 by RERA Registered...
Axiom Land Base Pvt Ltd

ENCLOSURE: 2 – GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY







ENCLOSURE: 4- COPY OF CIRCLE RATE

Proposed Collector rate list of Sub Tehsil Badshahpur, District Gurugram for the year 2022									
Sr. No.	Huda Sectors	Rates for the year of 2021 to 2022				Proposed Rates for the year of 2022			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO / SCS	Office /IT Space (Rs. Per Sq. feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yard) SCO/SCS	Commercial /Retail (Rs. Per Sq. feet) SCO/SCS	Office /IT Space (Rs. Per Sq. feet)
1	Sec-33, 38, 47, 48, 49, 50	40000	165000	10000	6600	44000	165000	10000	6600
2	Sec- 62, 65, 66, 69, 70, 70A, 71, 72	32300	100000	6000	4500	36500	100000	6000	4500
3	Sec-	25500	85000	4000	3100	28500	85000	4000	3100
4	Other Area in Sub-Tehsil Badshahpur	NA	9000	6600	NA	NA	9000	6600	NA

Naib Tehsildar, Badshahpur SDO (c) Badshahpur DRO Gurugram Additional Deputy Commissioner, Gurugram Deputy Commissioner-cum- Registrar, Gurugram.

ENCLOSURE 5: Other Relevant Documents


Document 1: LC-V

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

Licence No. 61 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Countrywide Promoters Pvt. Ltd., Impartial Builders Pvt. Ltd., Ashirbad Buildwell Pvt. Ltd., Digital Sez Developers Pvt. Ltd. & Grow High Realtors Pvt. Ltd., Garland Infrastructure Pvt. Ltd., Passionate Builders Pvt. Ltd., Bright Star Builders Pvt. Ltd., Imagine Builders Pvt. Ltd. C/o Countrywide Promoters Pvt. Ltd., Regd. Office. OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004 for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 15.5625 acres (an area measuring 13.51875 acres under migration from licence no. 15 of 2011 under migration policy dated 18.02.2016 alongwith additional area of 2.04375 acres) Sector 70-A, District Gurugram.

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


Director
Town & Country Planning
Haryana, Chandigarh

Document 2: TIR

D.K. SAMMI & ASSOCIATES
Advocates & Solicitors

"Green Oaks"

Dated: 12-07-2022 **Annexure-B**

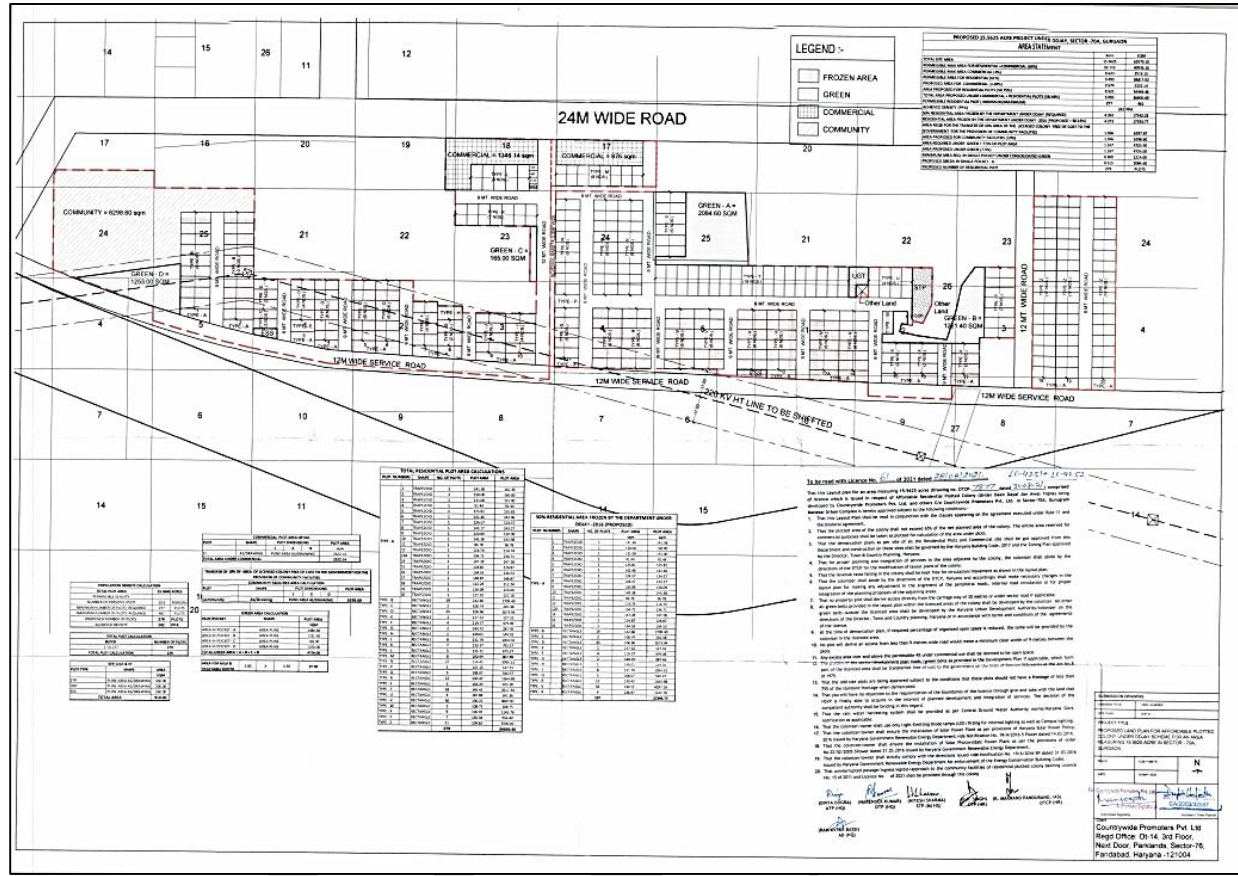
Report of Investigation of Title in respect of immovable Property
Title Opinion for Setting Up of Affordable Plotted Colony under DDJAY over an area measuring 15.5625 acres Project known as "Green Oaks" inventory in Block-A (280 Plots), Situated at Sector-70 A, Revenue Estate of Village Palra Distt. Gurugram (Hr.)

(All columns/items are to be completed/commented by the Advocate)


1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, HLST Home Loan Marking, Administrative Office, Mezzanine Floor, A-Block, 11, Sansad Marg, New Delhi.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	File Ref. LOS No. (Assigned) Complete Chain of Project Documents provided upto 12 th July 2022. (Originals Project title documents are retained with Kotak Mahindra Investment Ltd. and Indusind Bank Ltd. verified originals with Banks and status before Sub-Registrar Office, Gurugram and Sub-Registrar Office at Tehsil Badshahpur, Gurugram)
	c) Name of the Borrower.	M/s BPTP Limited, having its Corporate office at 28, ECE House, 1 st Floor, Kasturba Gandhi Marg, New Delhi-110001. Promoter through M/s Countrywide Promoters Pvt. Ltd. having its registered office at OT-14, Next Door, Third Floor, Sec.-76, Faridabad (Hr.) Developer.
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Block-A (280 Plots), of Affordable Plotted Colony under DDJAY part of over an area measuring 15.5625 acres Project known as "Green Oaks" Situated at Sector-70 A, Revenue Estate of Village Palra Distt. Gurugram (Hr.)
	b) Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Allottee/ Individual Borrower in the Project of Block-A (280 Plots), of Affordable Plotted Colony under DDJAY part of over an area measuring 15.5625 acres Project known as "Green Oaks" Situated at Sector-70 A, Revenue Estate of Village Palra Distt. Gurugram (Hr.)

Office : S-36/33-35, (Adjacent to DLF Corporate Park), DLF, Phase-III, Gurgaon-122002
PH.: 0124-4077154, 9716012999, 9891299029
lawyers_consultants@hotmail.com

Document 3: Approved Map



Document 3: Assurance of Water Supply



GMDA
GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY

To: M/s Countrywide Promoters Private Limited
OT-14, 3rd Floor, Next Door, Parklands, Sector-76,
Faridabad

Memo No. 627 Dated: 08-10-2021

Sub:- Assurance of water supply of 472 KLD for domestic purpose and 20 KLD labour drinking purpose in respect of our upcoming Affordable Plotted Colony under DDJAY over an area measuring 15.5625 Acres (License No.61 of 2021 dated 28.08.2021) falling in Sector-70 & 70A, Gurugram being developed by M/s Countrywide Promoters Pvt Ltd.


Ref: Your application dated 29.09.2021

With reference to the cited subject, the regular water supply of drinking water will be provided after completion of water supply distribution networks, which will take minimum six months or as per availability of clearance of hindrances.

Meanwhile, fresh water is available at Boosting Station, Sector-16 or Water Treatment Plant, Basai, Gurugram. You can get the water from these locations by making your own arrangement of transportation.

Executive Engineer-I
W/S, Division, GMDA,
Gurugram

Document 4: RERA Certificate



**HARERA
GURUGRAM**

CONDITIONS OF REGISTRATION

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

- (i) The promoter shall submit the approved zoning plan, power line shifting NOC and service plan and estimates within three months from the date of grant of registration.
- (ii) The promoter shall apply a fresh application for registration of commercial component as and when the building plans are approved by the competent authority.
- (iii) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
- (iv) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act.
- (v) The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (vi) The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (b) of clause (i) of sub-section 2 of section 4.
- (vii) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- (viii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (ix) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

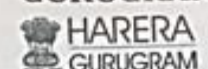
The registration of this project shall be valid for the period commencing from 27th October 2021 and ending with 27th August 2026 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

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

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

**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**



REGISTRATION NO. 71 of 2021	
RC/REP/HARERA/GGM/503/235/2021/71	Date: 27.10.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-928-2021

**REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
GREEN OAKS**

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

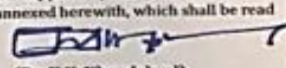
PARTICULARS OF THE NEW PROJECT		
S. N.	Particular	Detail
1.	Name of the project	Green Oaks
2.	Location	Sector-70A, Gurugram
3.	License no.	61 of 2021 dated 28.08.2021 Valid upto 27.08.2026
4.	Total licensed area of the project	15.5625 acres
5.	Area of project for registration	15.5625 acres
6.	Nature of the project	Affordable Plotted Colony (D01AY)
7.	Total saleable area of the project registered	Residential- 34484.46 sqm Commercial- 2322.14 sqm
8.	Number of Plots	279 plots and 2 commercial block

NAME OF THE PROMOTERS		
S. N.	Particular	Detail
1.	Promoter 1/License holder	M/s. Impartial Builders Pvt. Ltd., M/s Countrywide Promoters Pvt. Ltd. and others
2.	Promoter 2/Collaborator	M/s Countrywide Promoters Pvt. Ltd.

PARTICULARS OF THE PROMOTER 2 / COLLABORATOR		
S. N.	Particular	Detail
1.	Name	M/s Countrywide Promoters Pvt. Ltd.
3.	Registered Address	GT-14, 3 rd floor, Nest Door Parklands, Sector-76, Faridabad, Haryana-121004
4.	Corporate Office Address	28, ECE House, First Floor, K.G. Marg, New Delhi-110001, Delhi
5.	Local Address	28, ECE House, First Floor, K.G. Marg, New Delhi-110001, Delhi
6.	CIN	U70101HR1996PTC082720
7.	PAN	AAACC5280H
8.	Status	Active
9.	Mobile No.	9717790021
10.	Landline No.	011-49572767
11.	Email Id	rera.gurugram@bptp.com
12.	Authorized Signatory	Rahul Sharma

DETAILS OF THE BANK ACCOUNT			
S. N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	252109202101	Indusind Bank Ltd, Barakhamba road, Gopal Das Bhawan, Delhi
2.	Separate RERA account of the project (70%)	252109202102	Indusind Bank Ltd, Barakhamba road, Gopal Das Bhawan, Delhi
3.	Free account of the promoter of the project (30%)	252109202103	Indusind Bank Ltd, Barakhamba road, Gopal Das Bhawan, Delhi

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


(Dr. K.K. Khandelwal)
 Chairman
 Haryana Real Estate Regulatory Authority (R)
 Gurugram
 HARYANA REAL ESTATE REGULATORY AUTHORITY
 GURUGRAM

Dated: 27.10.2021
Place: Gurugram

ENCLOSURE 6: VALUER'S REMARKS

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

16.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions,

	expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	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 Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.