

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

CASE NO. VIS(2022-23)- PL239-187-340

DATED: 03/08/2022

PROJECT TIE-UP REPORT

OF

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

SITUATED AT

GODREJ CONNAUGHT ONE - PHASE 1,
88/1-A, 14, LADY HARDINGE ROAD, NEW DELHI

DEVELOPER/ PROMOTER

M/S GODREJ PROJECTS NORTH LLP

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST-I, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASAM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

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

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

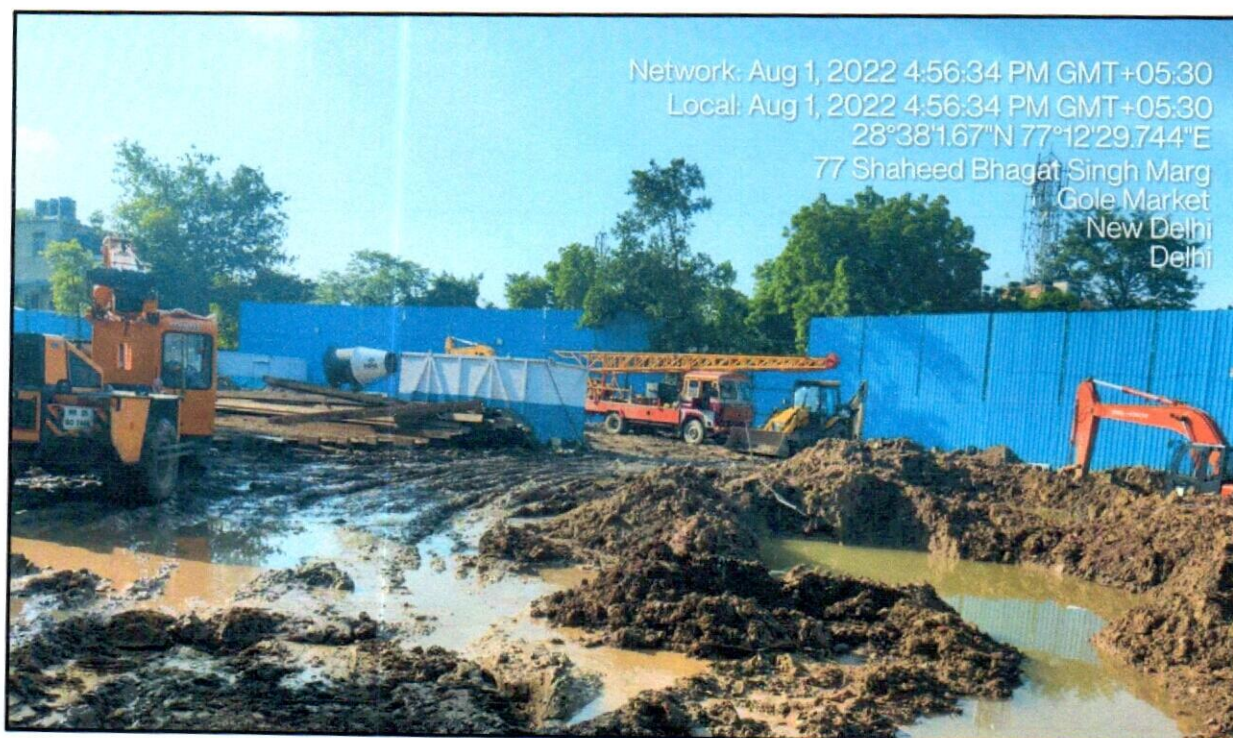
CASE NO.: VIS (2022-23)-PL239-187-340

Page 1 of 46 CORPORATE OFFICE:
D-39, 2nd floor, Sector 2, Noida-201301

Valuation Terms of Service & Valuer's Important Remarks are available at www.rkassociates.org Ph: +91-0120-4110117, 4324647, +91 - 9958632707
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT




Adi

[Signature]

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

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

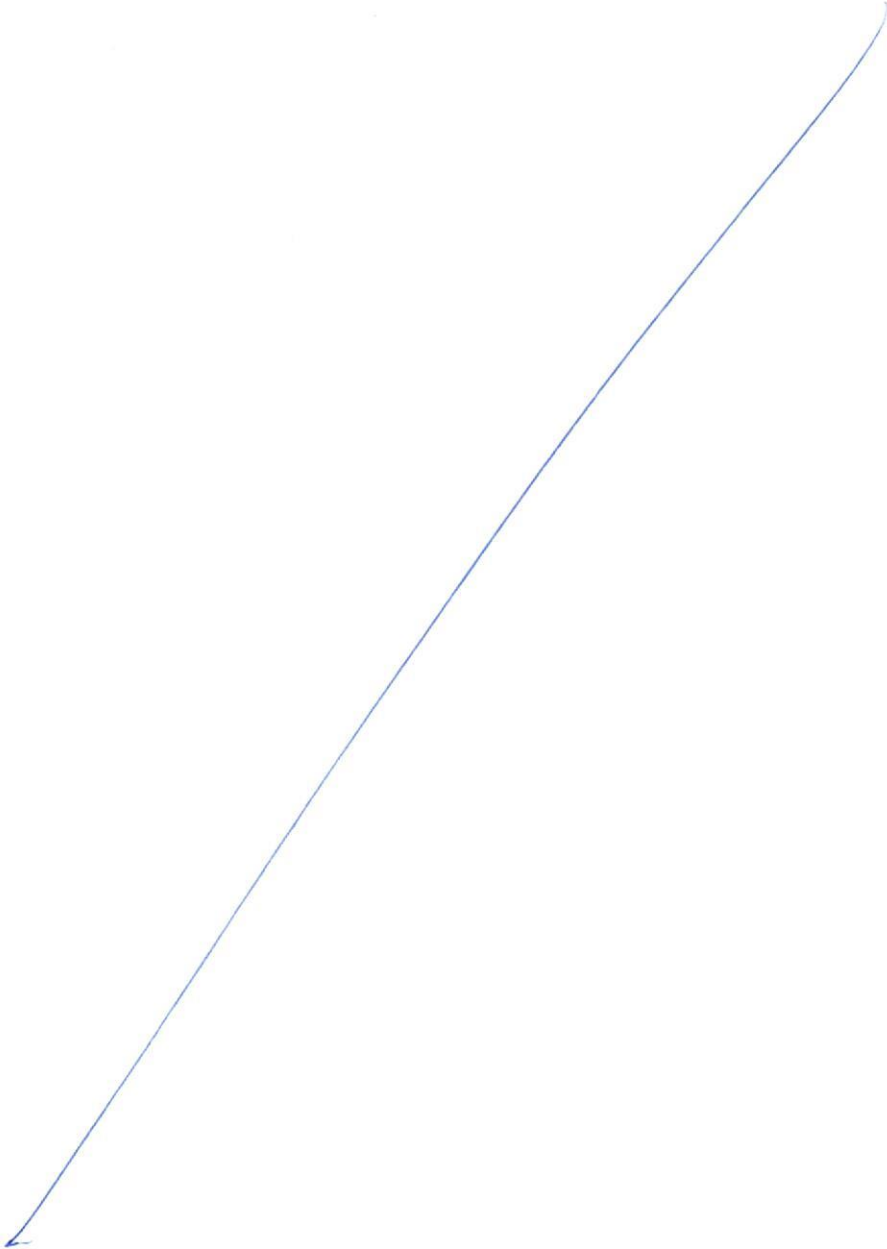
S.NO.	CONTENTS	DESCRIPTION			
1.	GENERAL DETAILS				
i.	Report prepared for	State Bank of India HLST-I New Delhi			
ii.	Name & Address of Client	State Bank of India HLST-I New Delhi			
iii.	Name of Developer/ Promoter	M/s Godrej Projects North LLP			
iv.	Registered Address of the Developer as per MCA website	Godrej One, 5 th floor, Pirojshanagar, Eastern Expressway Highway, Vikhroli (E), Mumbai, Maharashtra-400079			
v.	Type of the Property	Group Housing Project			
vi.	Type of Report	Project Tie-up Report			
vii.	Report Type	Project Tie-up Report			
viii.	Date of Inspection of the Property	1 August 2022			
ix.	Date of Assessment	3 August 2022			
x.	Date of Report	3 August 2022			
xi.	Surveyed in presence of	Owner's representative	Mr. Sagar Sharma (+91 95406 37964)		
xii.	Purpose of the Report	For Project Tie-up for individual Flat Financing			
xiii.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative			
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross-checking from any Govt. 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) Designing and drawing of property maps and plans is out of scope of the work.			
xv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 10 Documents requested.	Total 10 Documents provided.	10	
		Property Title document	1. Sale deed 2. Development Right Transfer Agreement 3. Power of Attorney	Dated 03/12/2021 	

		RERA Certificate	RERA Certificate	Please refer Part-D (Project Approval Details)
		Approved Map	Approved Map	Please refer Part-D (Project Approval Details)
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input 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.252,46,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.214,60,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.189,35,00,000/-
iv.	Total Built-Up Area	1,25,919 sq. ft. (Phase 1 & 2)
v.	Carpet Area	78,700 sq. ft. (Phase 1 & 2)
vi.	Saleable Area	1,10,179 sq. ft. (Phase 1 & 2)
vii.	Selling Price of Dwelling Units	Rs.70,000/- per sq. ft. to Rs.85,000/- per sq. ft. <i>*Note: As per the information received during the site visit and with the sales team of the subject project, it was informed that there is no selling of the flats by a third party. All the sales is to be done by the Godrej sales team through the sales invitation program.</i>

3.	ENCLOSURES	
i.	PART A	Snapshot of the Group Housing Project
ii.	Part B	Summary of the Project Tie-Up Report Report as per SBI Format Annexure-II
iii.	Part C	Characteristics Description of the Project
iv.	Part D	Area Description of the Property
v.	Part E	Project Approval Details
vi.	Part F	Procedure of Assessment
vii.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain
viii.	Enclosure 2	Google Map
ix.	Enclosure 3	Photographs of The property

x.	Enclosure 4	Copy of Circle Rate
xi.	Enclosure 5	Other Important documents taken for references
xii.	Enclosure 6	Consultant's Remarks
xiii.	Enclosure 7	Survey Summary Sheet




R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.
Adil

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 in the name of "Godrej Connaught One - Phase 1" located at the aforesaid address. As per the copy of ownership documents provided by the client/bank, the project is being developed on a land parcel of area measuring 4,235 sq. yd. or 0.875 acre. Developer of the project is M/s Godrej Projects North LLP.

As per the copy of approved site plan, the architect of this project is Mr. Prashant Kumar Singh and the total covered area being developed is 17,621.14 sq mtr (Phase 1 & 2). There are a total of 47 Main DUs along with 14 no. of CSP (EWS) unit with Apartment and EWS Unit for DDA each being developed in the project. As per the Consent to Establish (CTE) certificate, the project shall also comprise commercial complex including shops and office space.

As per the construction linked payment plan, it is mentioned that 60% of the total payment needs to be released by the buyer on casting of 4th floor. Therefore it is assumed by us that the Phase-1 of the project is till the 4th floor only. However, Delhi RERA clearly mentions that the project is registered for the phase 1 only and no unit can be sold in Phase-2 without registration with RERA.

As per the physical progress observed and our subsequent discussion with the person accompanying us during the site visit, the excavation work was going on. Specifications of the dwelling units are 3BHK (Type-1 to 7) and CSP- 1 and 2. Only one tower is being developed and is proposed of 3 basements + Ground + 8 floors. Details of the no. of dwelling units and area chart on each floor is tabulated below:

Floor No.	Unit Configuration	No. of Unit	Built-up Area (in Sq. ft.)	Carpet Area (in Sq. ft.)
2 nd Floor	3BHK (Type-1)	1	2,548.23	1,592.64
	3BHK (Type-2)	1	2,540.65	1,587.91
	3BHK+U (Type-3)	1	2,776.37	1,735.23
	3BHK+U (Type-4)	1	2,774.77	1,734.23
	CSP-1	1	548.02	342.51
	CSP-2	1	545.09	340.68
	Total	6	11,733.13	7,333.20
3 rd Floor	3BHK (Type-1)	1	2,548.23	1,592.64
	3BHK (Type-2)	1	2,540.65	1,587.91
	3BHK+U (Type-3)	1	2,776.37	1,735.23
	3BHK+U (Type-4)	1	2,774.77	1,734.23
	3BHK+U (Type-5)	1	2,666.03	1,666.27
	3BHK+U (Type-6)	1	2,432.51	1,520.32
	3BHK+U (Type-7)	1	2,199.37	1,374.61
	CSP-1	1	548.02	342.51
	CSP-2	1	545.09	340.68
	Total	9	19,031.04	11,894.40
4 th Floor	3BHK (Type-1)	1	2,548.23	1,592.64
	3BHK (Type-2)	1	2,540.65	1,587.91

			3BHK+U (Type-3)	1	2,776.37	1,735.23
			3BHK+U (Type-4)	1	2,774.77	1,734.23
			3BHK+U (Type-5)	1	2,666.03	1,666.27
			3BHK+U (Type-6)	1	2,432.51	1,520.32
			3BHK+U (Type-7)	1	2,199.37	1,374.61
			CSP-1	1	548.02	342.51
			CSP-2	1	545.09	340.68
			Total	9	19,031.04	11,894.40
		5 th Floor	3BHK (Type-1)	1	2,548.23	1,592.64
			3BHK (Type-2)	1	2,540.65	1,587.91
			3BHK+U (Type-3)	1	2,776.37	1,735.23
			3BHK+U (Type-4)	1	2,774.77	1,734.23
			3BHK+U (Type-5)	1	2,666.03	1,666.27
			3BHK+U (Type-6)	1	2,432.51	1,520.32
			3BHK+U (Type-7)	1	2,199.37	1,374.61
			CSP-1	1	548.02	342.51
			CSP-2	1	545.09	340.68
			Total	9	19,031.04	11,894.40
		6 th Floor	3BHK (Type-1)	1	2,548.23	1,592.64
			3BHK (Type-2)	1	2,540.65	1,587.91
			3BHK+U (Type-3)	1	2,776.37	1,735.23
			3BHK+U (Type-4)	1	2,774.77	1,734.23
			3BHK+U (Type-5)	1	2,666.03	1,666.27
			3BHK+U (Type-6)	1	2,432.51	1,520.32
			3BHK+U (Type-7)	1	2,199.37	1,374.61
			CSP-1	1	548.02	342.51
			CSP-2	1	545.09	340.68
			Total	9	19,031.04	11,894.40
		7 th Floor	3BHK (Type-1)	1	2,548.23	1,592.64
			3BHK (Type-2)	1	2,540.65	1,587.91
			3BHK+U (Type-3)	1	2,776.37	1,735.23
			3BHK+U (Type-4)	1	2,774.77	1,734.23
			3BHK+U (Type-5)	1	2,666.03	1,666.27
			3BHK+U (Type-6)	1	2,432.51	1,520.32
			3BHK+U (Type-7)	1	2,199.37	1,374.61
			CSP-1	1	548.02	342.51
			CSP-2	1	545.09	340.68
			Total	9	19,031.04	11,894.40
		8 th Floor	3BHK (Type-1)	1	2,548.23	1,592.64
			3BHK (Type-2)	1	2,540.65	1,587.91
			3BHK+U (Type-3)	1	2,776.37	1,735.23
			3BHK+U (Type-4)	1	2,774.77	1,734.23
			3BHK+U (Type-5)	1	2,666.03	1,666.27
			3BHK+U (Type-6)	1	2,432.51	1,520.32
			3BHK+U (Type-7)	1	2,199.37	1,374.61
			CSP-1	1	548.02	342.51
			CSP-2	1	545.09	340.68
			Total	9	19,031.04	11,894.40
		Grand Total		60	1,25,919.37	78,699.60

This project is in well located, well-developed residential area of Central Delhi. The subject property has access via two roads; one in the north direction (Doctor Lane Road- 18 ft wide) while the other in south direction (Shaheed Bhagat Singh Road- 32 ft. wide). It is located at a distance of ~1km from the Connaught Place.



The details of phase-2 of the project along with the RERA Registration has not been provided to us, however, we have given the valuation of the complete project i.e. all the Dwelling Units.

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

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

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Bangla Sweets and Connaught Place	
ii.	Postal Address of the Project	88/1-A, 14, Lady Hardinge Road, New Delhi	
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°38'02.2"N 77°12'29.1"E	
v.	Description of adjoining property	Other residential and commercial properties	
vi.	Plot No. / Survey No.	88/1-A	
vii.	Village/ Zone	---	
viii.	Sub registrar	New Delhi	
ix.	District	New Delhi	
x.	City Categorization	Metro City	Urban
	Type of Area	It is a mixed used area, commercial & residential.	
xi.	Classification of the area/Society	High Class (Very Good)	Urban developed

	Type of Area	Within good urban developed area		
xii.	Characteristics of the locality	Excellent		Within good urban developed area
xiii.	Property location classification	2 Side Open	Good location within locality	On Wide Road
xiv.	Property Facing	As on date, North and South Facing		
xv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Shaheed Bhagat Singh Road		Approx. 32 ft.
	b)Front Road Name & width			
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Adjacent		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, the property is demarcated with temporary boundary wall.		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		No.		
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	Shops	Shops	
	West	All India S.S. Jain Conference Bhawan	All India S.S. Jain Conference Bhawan	
	North	Doctors Lane	Doctors Lane	
	South	Shaheed Bhagat Singh Marg formerly known as Lady Hardinge Marg	Shaheed Bhagat Singh Marg formerly known as Lady Hardinge Marg	

3.	TOWN PLANNING/ ZONING PARAMETERS	
i.	Planning Area/ Zone	Master Plan Delhi
ii.	Master Plan currently in force	MPD - 2021
iii.	Municipal limits	North Delhi Municipal Corporation
iv.	Developmental controls/ Authority	Delhi Development Authority (DDA)
v.	Zoning regulations	Residential
vi.	Master Plan provisions related to property in terms of Land use	Group Housing
vii.	Any conversion of land use done	NA
viii.	Current activity done in the property	Group Housing Society is to be constructed
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.
x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Not Applicable at this point of project stage.
xiii.	Comment on unauthorized construction if any	None
xiv.	Comment on Transferability of developmental rights	As per the regulation of DDA

xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential and commercial purpose.
xvi.	Comment of Demolition proceedings if any	Yes, approved via Letter No. CA/BP/14, Lady Hardinge Road, New Delhi.D-01-05 dated 01/01/2021
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	Sale deed	Power of Attorney	Copy of TIR
ii.	Names of the Developer/Promoter	M/s Godrej Projects North LLP		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	None		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	Building plan sanction:			
	a) Authority approving the plan	NDMC		
	b) Name of the office of the Authority	New Delhi Municipal Corporation		
	c) Any violation from the approved Building Plan	During the site visit, only the excavation work was going on. Therefore, it is practically not possible to verify the project as per approved map. However, as per our discussion with the person during site visit it was informed to us that the project is being constructed as per the approved plan only.		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes, in case of project loan		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---	
		Receipt number	---	
		Receipt in the name of	---	
		Tax amount	---	

xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.
xvii.	Property or Tax Id No.	Not provided
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.
xix.	Property presently occupied/ possessed by	The developer/promoter
xx.	Title verification	As per the copy of TIR, Sale Deed and Power of Attorney
xxi.	Details of leases if any	None

5. ECONOMIC ASPECTS OF THE PROPERTY

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

6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	High Income Group
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

i.	Drainage arrangements	Yes/Proposed
ii.	Water Treatment Plant	Yes/Proposed
iii.	Power Supply arrangements	Permanent Yes/ Proposed
	Auxiliary	Yes/ Proposed
iv.	HVAC system	Yes/Proposed

v.	Security provisions		Yes/Proposed		
vi.	Lift/ Elevators		Yes/Proposed		
vii.	Compound wall/ Main Gate		Yes/Proposed		
viii.	Whether gated society		Yes/Proposed		
ix.	Car parking facilities		Yes/Proposed		
x.	Ventilation		Yes/Proposed		
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 from municipal connection (Proposed)			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes/ Proposed			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			No information available in this regard			
	b) Electricity			Yes/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
	2.00 km.	3.00 km.	1.00 km.	3.00 km.	14 km.	10 km.	25 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Good	
ii.	Scarcity	Similar kind of properties are not easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Any New Development in surrounding area	---	NA
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	



10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	Proposed high rise building on RCC framed pillar beam column structure on RCC slab.	
ii.	Method of construction	NA, as only the excavation work was going on during the date of site visit.	
iii.	Specifications		
	a) Class of construction	Class A construction (Very Good) (Proposed)	
	b) Appearance/ Condition of structures	Internal - NA, as only the excavation work was going on during the date of site visit.	
		External - NA, as only the excavation work was going on during the date of site visit	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise tower	RCC / Proposed
		Maximum Floors up 3B + G +9	RCC /Proposed
	d) Floor height	Approx. 10 feet, proposed	
	e) Type of flooring	NA	
	f) Doors/ Windows	NA	
	g) Interior Finishing	NA	
	h) Exterior Finishing	NA	
	i) Interior decoration/ Special architectural or decorative feature	NA	
	j) Class of electrical fittings	Good (Proposed)	
	k) Class of sanitary & water supply fittings	Good (Proposed)	
iv.	Maintenance issues	NA, as only the excavation work was going on during the date of site visit	
v.	Age of building/ Year of construction	NA, as only the excavation work was going on during the date of site visit	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years, since the structure is yet to be constructed.
vii.	Extent of deterioration in the structure	Not applicable since the project is still under construction.	
viii.	Protection against natural disasters viz. earthquakes etc.	Can't comment due to unavailability of required technical data	
ix.	Visible damage in the building if any	NA, as only the excavation work was going on during the date of site visit	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes/ Proposed	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	NA, as only the excavation work was going on during the date of site visit	

	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	Yes (Proposed)	
iii.	Use of solar heating and lighting systems, etc.	No information available to us.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

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

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s Godrej Projects North LLP	
b.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
c.	Name of the Architect	Mr. Prashant Kumar Singh	
d.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.	
e.	Proposed completion date of the Project	2025 (As per the information provided to us by the client).	
f.	Progress of the Project	Excavation was going on during the date of site visit.	
g.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input checked="" type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input checked="" type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	
h.	Project Current Status	Under construction.	

PART D

AREA DESCRIPTION OF THE PROPERTY

S. No.	Particular	Permissible	Area (in sq mt.)
1	Total Plot Area		3,540.96
2	Area left for road widening		290.17
3	Net Plot Area		3,261.80
4	Permissible Ground Coverage	33.30%	1,179.14
5	Permissible Additional Ground Coverage Due to provision of atrium	10.00%	354.10
6	Total Permissible Ground Coverage	43.30%	1,533.24
7	Proposed Ground Coverage having double height lobby & double height Atrium	34.19%	1,210.53
8	Proposed additional ground coverage for provision of Atrium	0.89%	31.39
9	25% of additional ground coverage due to provision of Atrium in FAR		7.85
10	Net Plot Area		3,250.79
11	Permissible FAR (@2)		7,081.92
12	Achieved FAR	2.00	7,078.01
13	Required FAR for EWS (15% of Permissible FAR)	2.00	1,062.29
14	Required EWS/(Community Service Personnel (CSP) Area for Apartment (50% of Required FAR for EWS)	15%	531.14
15	Required EWS Area for DDA (50% of required FAR for EWS)		531.14
16	Proposed FAR of EWS(Community Service Personnel (CSP) for Apartment		531.23
17	Proposed FAR of EWS for DDA		531.58
18	Proposed numbers of EWS unit for DDA		14
19	Dwelling Units		
20	Permissible Dwelling Unit (upper limit of density 200 DUs/Hectare)	200 DUs / Hectare	71
21	Proposed Main Dwelling Unit (MDU)		47
22	Proposed EWS Unit (CSP)		14
23	Total DUs proposed		61
24	Permissible Community Area		400.00
25	Proposed Community Area		514.90
26	Required Parking for MDUs (As per 2.0 FAR -2ECS per 100 sqm)	7,081.92	142
27	0.5 ECS per 100 sqm for EWS		5
28	Total Required Parking		147
29	Provided Parking (ECS) in Basement-1		84
30	Provided Parking (ECS) in Basement-2		44
31	Provided Parking (ECS) in Basement-3		44
32	Surface Parking		2
33	Total Parking provided		174
34	Area of Terrace required for solar panel (for group housing plot area 2,000 sq mt. - 5,000 sq mt.)		150.00
35	Area Provided for Solar Panel		151.07

Sr. No.	Floor	FAR Area (in sq mtr.)	Non-FAR Area (in sq mtr.)	Community Area (in sq mtr.)	EWS for DDA (in sq mtr.)	CSP for Apartment (in sq mtr.)	Total Covered Area (in sq mtr.)
1	Basement-1	-	1,869.25	-	-	-	1,869.25
2	Basement-2	-	1,869.25	-	-	-	1,869.25
3	Basement-3	-	1,754.50	-	-	-	1,754.50
4	Ground	6.45	1,407.36	82.90	80.28	-	1,576.99
5	1 st	6.45	139.87	-	451.30	-	597.62
6	2 nd	633.85	236.90	432.00	-	75.89	1,378.64
7	3 rd	1,062.26	261.06	-	-	75.89	1,399.21
8	4 th	1,062.26	261.06	-	-	75.89	1,399.21
9	5 th	1,062.26	261.06	-	-	75.89	1,399.21
10	6 th	1,062.26	261.06	-	-	75.89	1,399.21
11	7 th	1,062.26	261.06	-	-	75.89	1,399.21
12	8 th	1,062.26	261.06	-	-	75.89	1,399.21
13	9 th	49.83	121.95	-	-	-	171.78
14	25% of additional ground coverage counted in FAR	7.85	-	-	-	-	7.85
Total		7,077.99	8,965.44	514.90	531.58	531.23	17,621.14

Total Blocks/ Floors/ Flats

Approved as per Building Plan		Actually provided		Current Status
1.	Please refer to the sheet attached above.		NA, as only the excavation work was going on during the date of site visit	NA, as only the excavation work was going on during the date of site visit
2.	Total no. of Flats/ Units	Main Units	As per approved map, Proposed Main Dwelling Unit (MDU): 47 Proposed EWS Unit (CSP): 14	
3.	Type of Flats	Type of Flat	Tower	Carpet Area (Sq. ft.)
		Please refer to the sheet attached in Part C: 1	Single Tower	Please refer to the sheet attached above.
4.	Number of Car Parking available	Required	Please refer to the sheet attached above.	
		Proposed		
5.	Land Area considered		As per ownership documents: 4,235 sq yd. or 0.875 acre	
6.	Area adopted on the basis of		Property documents & site survey both	
7.	Remarks & observations, if any		NA	
8.	Constructed Area considered (As per IS 3861-1966)		Covered Area	17,621.14 sq mtr.
	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to the initial stage of construction	
	Remarks & observations, if any		NA	

Note:

1. Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
2. 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.
3. Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.



PART E

PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Consent to Establish – Delhi Pollution Control Committee	Certificate no.-G-21497 Dated 10 th January 2022	Provided
2.	Approval Letter – Delhi Urban Art Commission	No.- OL-17032024015 Dated 20 th April 2020	Provided
3.	Fire NOC – Delhi Fire Service	No.-F.6/DFS/MS/BP/2020/74 Dated 18 th February 2020	Provided
4.	Approved Site Maps – NDMC	Building Scheme No. NDMC(BP)0039/ 19-20 Dated 1 st August 2020	Provided
5.	Registration Certificate – RERA	Reg. no. F1(134)PR/RERA/2022/523 Dated 16 th March, 2022	Provided
6.	NOC in r/o space and sanction of electric connection of 1044 KW/1160 KVA for providing HT Connection	No. C-2345/EEP/DES/48 Dated 27 th September 2020	Provided
7.	Height Clearance Certificate – Airport Authority of India	Not required in Phase 1 (Height-15.75 mtr)	Not Applicable
8.	NOC from Archeological Survey of India	Not applicable since, no monument is situated within the permissible limits	Not Applicable
9.	NOC for Ground Water Extraction	The Group Housing project is more than 3,000 sq. mtr. Hence, it is required.	Pending, Undertaking Provided to Bank
10.	NOC from NHAI/CPWD	Since, 290.17 sq. mtr. of land area has already been surrendered for road widening. Therefore, notification is required.	Pending, Undertaking Provided to Bank
11.	Commencement Certificate/ Plinth inspection Certificate	Project is approved under jurisdiction of NDMC authority and construction started Hence, commencement certificate is required.	Pending, Undertaking Provided to Bank
12.	Lutyens Zone Clearance	Approved by NDMC authority	Not Applicable
13.	NOC from Forest Department, New Delhi	No. 1217/TO(S)/TC-Felling/2015-16/1767 Dated:17/07/2020	Provided

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

Sr. No.	OTHER IMPORTANT DOCUMENTS	REFERENCE NO./ DATE	STATUS
1.	Power of Attorney	Certificate No.-IN-DL58237080148070t Dated:- 2 nd December 2021	Available
2.	Sale Deed	Certificate No.-IN-DL58814360013858T Dated 3 RD December 2021	Available
3.	Admission Cum Reconstitution Deed	Certificate No.-IN-DL20316441014088T Dated:- 7 th September 2021	Available
4.	Relinquishment Deed	Certificate No. IN-DL95895261096428I Dated:- 28 th March 2013	Available
5.	Transfer Agreement	Certificate No.-IN-DL58813023823389T Dated 3 rd December 2021	Available
6.	Plans for Demolition and Reconstruction	No. CA/BP/14, Lady Harding Road, New Delhi./D-01-05; Dated 01 st January 2022	Available
7.	GST Registration Certificate	Registration Number: 07AAQFG9192F1ZV Dated 1 st February 2022	Available



PART F

PROCEDURE OF ASSESSMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		1 August 2022	3 August 2022	3 August 2022
ii.	Client	State Bank of India HLST-I New Delhi		
iii.	Intended User	State Bank of India HLST-I New Delhi		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non-binding opinion on the pricing assessment of the project and ascertaining the construction status of the project for which the bank has asked us to do a Project Tie-up report		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

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



v.	Legality Aspect Factor	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		Medium	
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Very Good	On Wide Road	NA
		Urban developed	Within good urban developed area	Road Facing	
			Within Posh Residential locality	Good location within locality	
		Property Facing			
		South Facing			
viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, proposed	Underground, proposed	Yes, proposed	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.)	High Income Group			
x.	Neighbourhood amenities	Very Good			
xi.	Any New Development in surrounding area	None			
xii.	Any specific advantage/ drawback in the property	The project is located at a distance of approx. 1 Km from Connaught Place and in the central Delhi with all amenities available in close vicinity.			

xiii.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.	
xiv.	Do property has any alternate use?	None. The property can only be used for residential purpose.	
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, it is demarcated by temporary boundary wall	
xvi.	Is the property merged or colluded with any other property	No Comments: ---	
xvii.	Is independent access available to the property	Clear independent access is available	
xviii.	Is property clearly possessable upon sale	Yes	
xix.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xx.	Hypothetical Sale transaction method assumed for the computation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Approach & Method Used	GROUP HOUSING RESIDENTIAL PROJECT Approach for assessment Method of assessment Market Approach Market Comparable Sales Method	
xxii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiii.	Market Comparable		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name: Ronit Arora
		Contact No.: +91 9311040090	
		Nature of reference: Godrej Connaught One Sales Department	
		Size of the Property: Super Built-up: 2,200 ft ² to 2,400 ft ²	
		Location: Subject Project	
		Rates/ Price informed: Rs.70,000/- per sq. ft. to Rs.85,000 per sq. ft.	
		Any other details/ Discussion held: The bookings of the flats are only for high profile persons, the company verifies the background and profile of the person buying it. Then it is decided by the management of Godrej, whether the customer falls in the eligibility criteria to buy the flat or not.	
		ii.	Name: NA
		Contact No.: NA	
		Nature of reference: NA	
		Size of the Property: NA	
		Location: NA	



			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
		iii.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
xxiv.	Adopted Rates Justification	We have not adopted any Market rate for calculation of Land Value since this is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. The subject property is located in a posh society of Central Delhi, which is only ~1 km away from Connaught Place. It is categorized to be one of the costliest properties of Central Delhi. Since, no such equivalent residential projects are available in the vicinity, the market rates could not be fetched. Therefore, the rates for the Category-A type residential projects and Godrej developer Builder Selling Price (BSP) rates are found in similar range which in our opinion is fair and reasonable.		
xxv.	Other Market Factors			
	Current Market condition	Normal		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Adequately available	
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxvi.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxvii.	Any other aspect which has relevance on the value or marketability of the property	NA		
		Adjustments (-/+): 0%		
xxviii.	Final adjusted & weighted Rates considered for the subject property	Rs. 78,000/- per sq. ft.		
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

- a. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- 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.
- 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.
- d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- i. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever.



which may affect value, or for any expertise required to disclose such conditions.

- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- q. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- r. Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

ii. **ASSUMPTIONS**

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

iii. **SPECIAL ASSUMPTIONS**

None

iv. **LIMITATIONS**

- i. The subject project is located with a surrounding of high income group people.
- ii. It is a single project located in a posh society where no other similar residential projects are located.

3. PRICE ASSESSMENT OF LAND			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.7,74,000/- per sq. mtr.	Rs.7,74,000/- per sq. mtr. (Same as circle rate)
b.	Deduction on Market Rate	NA	NA
c.	Rate adopted considering all characteristics of the property	Rs.7,74,000/- per sq. mtr.	Rs.7,74,000/- per sq. mtr.
d.	Total Land Area/FAR Area considered <i>(documents vs site survey whichever is less)</i>	3,540.96 sq. mtr.	3,540.96 sq. mtr. After Road widening Net Plot Area considered 3,261.80 sq mtr.
e.	Total Value of land (A)	Rs.274,07,03,040/-	Rs.252,46,33,200/-

Note:

This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for reference purpose.

Also, since this is Licensed land for group housing, on which the developer has proposed to start selling the flat which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, the same shall be considered in the FMV arrived by us.

4. PRICE ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Building Construction Value	Rate range	NA, as only the excavation work has started and the structure is yet to be constructed.	NA, as only the excavation work has started and the structure is yet to be constructed.
		Rate adopted		
		Built-up Area		
		Pricing Calculation		
		Total Value	NA	NA
a.	Depreciation percentage <i>(Assuming salvage value % per year)</i>		NA <i>(Above replacement rate is calculated after deducting the prescribed depreciation)</i>	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure (Proposed)/ Yet to be Constructed	
d.	Construction Depreciated Replacement Value (B)		NA	



5. PRICE ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	Approx. 5% of building construction cost	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Approx. 5% of building construction cost	NA
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	NA
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	NA
e.	Expected Construction Value (C)	NA	NA
6. MARKET/ SALABLE VALUE OF THE FLATS			
a.	Total No. of DU	46 DU	
b.	Total No. of EWS	28	
c.	Total Proposed Salable Area for flats	10,235.92 sq. mtr. or 1,10,179 sq. ft.	
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.70,000/- per sq. ft. to Rs.85,000/- per sq. ft.	
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Same	
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No secondary Sale	
e.	Adopted Rate	Rs.78,000/- per sq. ft.	
f.	Total Selling price of all the DUs	Rs.78,000/- per sq. ft. X 1,10,179 sq. ft. = Rs.859,39,62,000/-	
g.	Remarks	As on date, the above-mentioned notified rate seems to be reasonable and fair in our view.	

Note: Normally, apart from the Basic Sale Price mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time

charges/deposits, cost of rooftop Solar Photo Voltaic System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.

7. CONSOLIDATED PRICE ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.274,07,03,040/-	Rs.252,46,33,200/-
b.	Structure Construction Value (B)	NA	NA
c.	Additional Aesthetic Works Value (C)	NA	NA
d.	Total Add (A+B+C+D)	Rs.274,07,03,040/-	Rs.252,46,33,200/-
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.274,07,03,040/-	Rs.252,46,33,200/-
h.	Rounded Off	Rs.274,07,03,040/-	Rs.252,46,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred and Fifty Two Crores and Forty Six Lakhs Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs.214,60,00,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.189,35,00,000/-
l.	Percentage difference between Circle Rate and Fair Market Value	NIL	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		

- a. The subject property is a Group Housing Project.
- b. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- d. This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for the reference purpose.
- e. This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- f. This Project Tie-up is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- g. 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.
- h. 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.
- i. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- j. 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.
- k. 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.
- l. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

o. **IMPORTANT KEY DEFINITIONS**

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

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

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

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

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

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

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

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

of the cases Realizable and Fair Market Value may also be equal.

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

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

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

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

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

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

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

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's 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.




COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Parveen Sharma	Adil Afaque	Ashish Sawe
		



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

Godrej Connaught One ☆
Shaheed Bhagat Singh Marg, Delhi Central

Unit Options & Pricing

Unit Type	Price
3 BHK Apartment	₹ 16.06 Cr
4 BHK Apartment	₹ 2,200 - 2,764 sq.ft.

Floor Plans of Godrej Connaught One

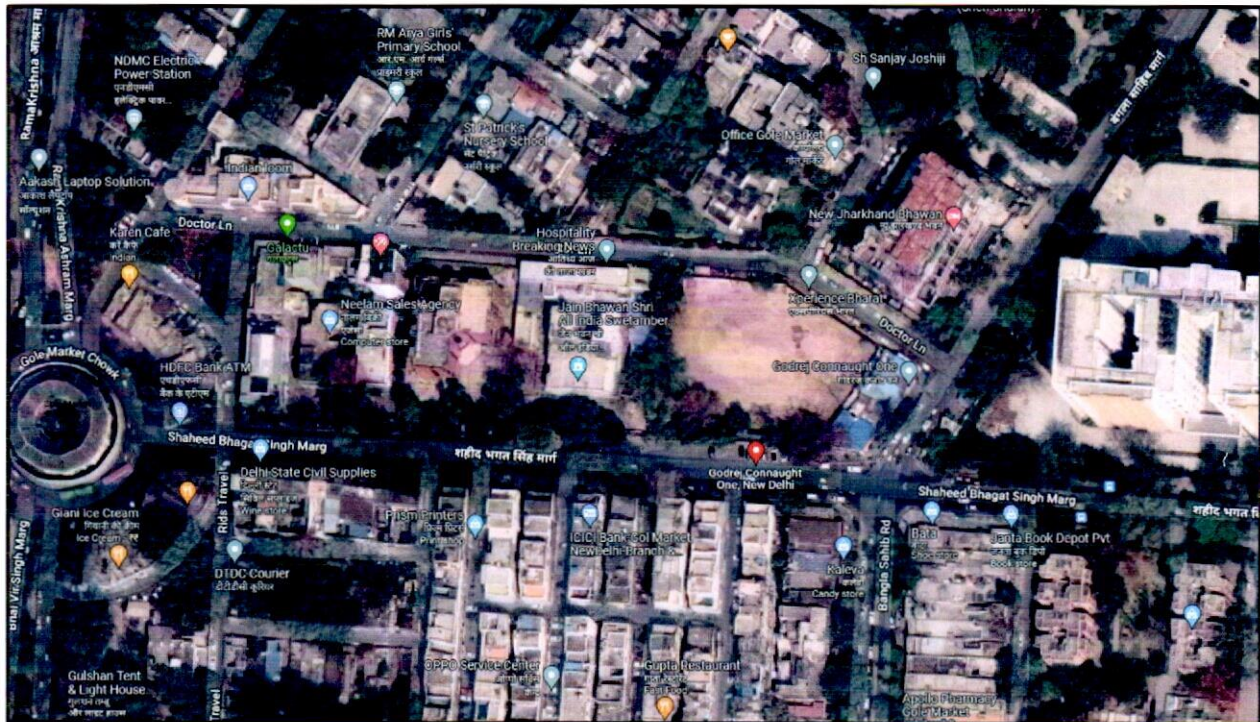
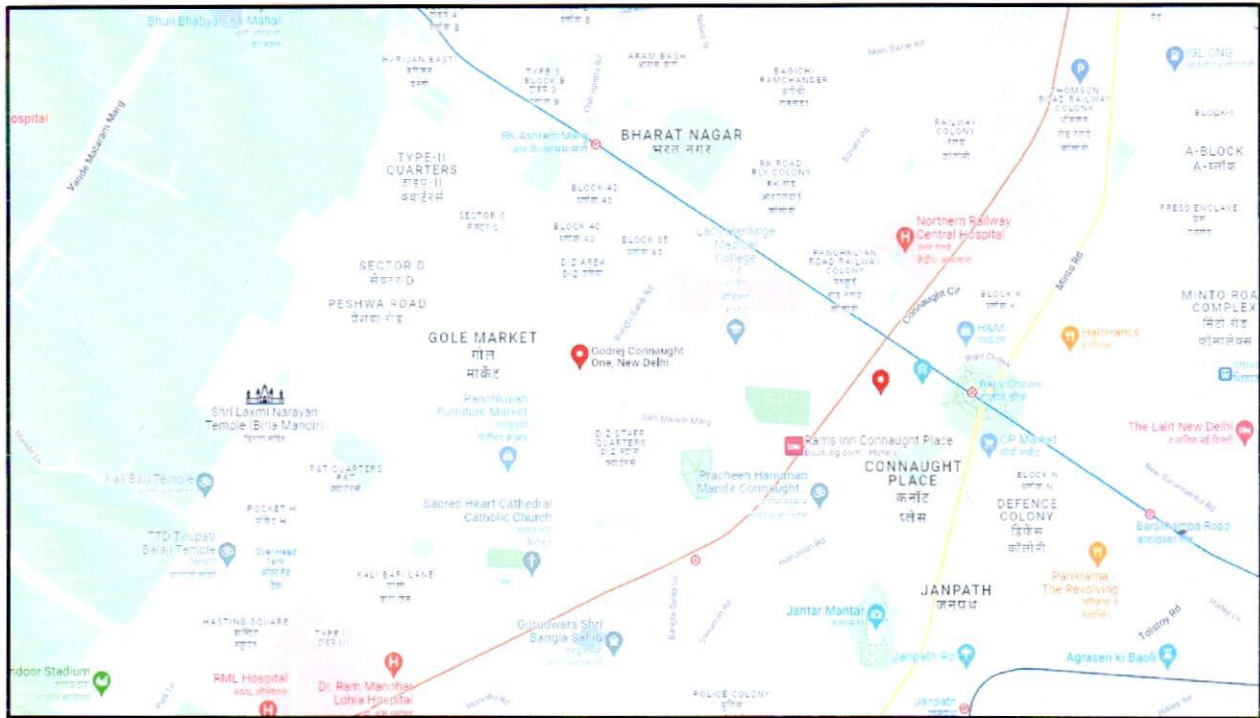
Other 3 BHK Apartment options

Area (sq.ft.)	Price (Cr)
2,201 sq.ft. (204.48 sq.m.)	₹ 16.07 Cr
2,413 sq.ft. (224.17 sq.m.)	₹ 17.61 Cr
2,636 sq.ft. (244.89 sq.m.)	₹ 19.24 Cr
2,764 sq.ft. (256.78 sq.m.)	₹ 20.18 Cr

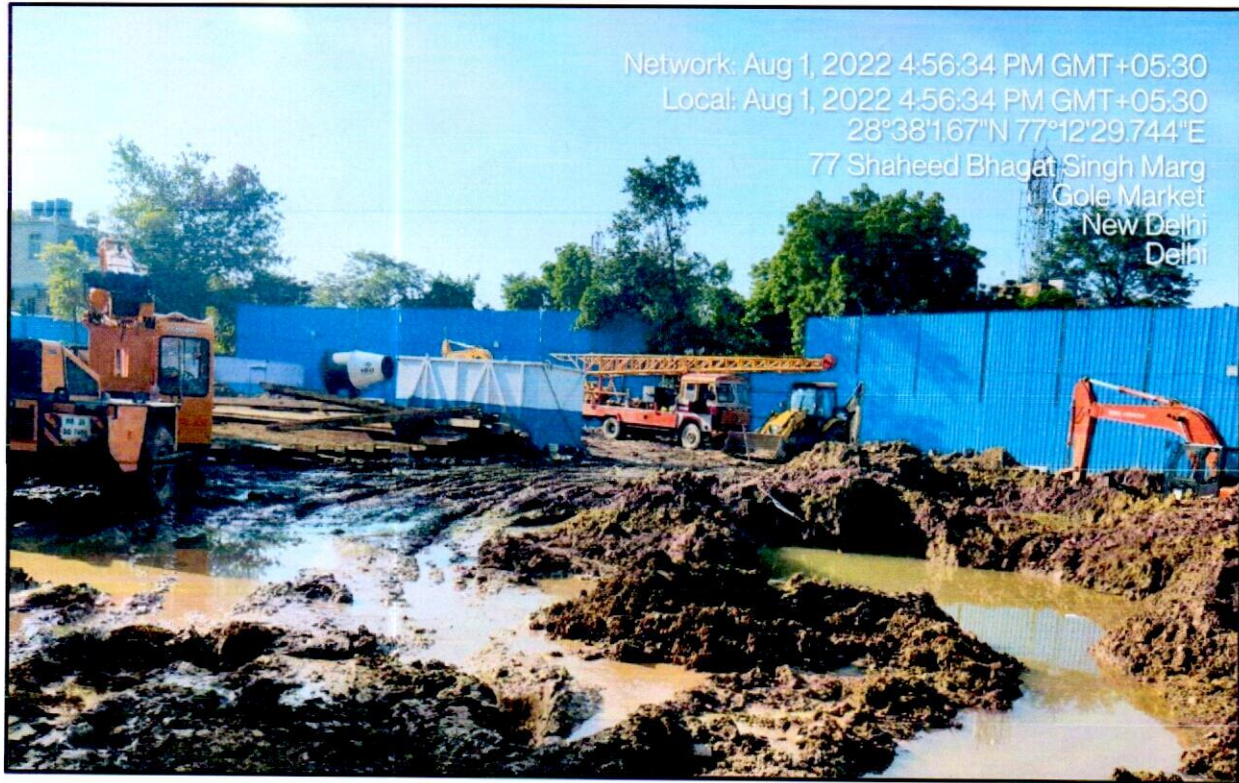
<https://www.99acres.com/godrej-connaught-one-shaheed-bhagat-singh-marg-delhi-central-npxid-r391364>



ENCLOSURE 2: GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





Adi

RK Associates
Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE: 4- COPY OF CIRCLE RATE

ANNEXURE-I

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of stamp duty under Indian stamp Act as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi :-

1. Minimum land rate for Residential Use:-

Table-1.

Category of the locality	Minimum rates for valuation of land for residential use (in Rs. Per Sq. mtr.)
A	774000
B	245520
C	159840
D	127680
E	70080
F	56640
G	46200
H	23280

2. Minimum Land Rates for Commercial, Industrial and other uses:-

The following multiplying factors shall be employed to the above minimum land rates of residential use, to arrive at the cost of land under other following uses :-

Table-1.1

Use ^a	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	2	2	3

^aDefinition are as per unit area property tax system



ENCLOSURE 5: OTHER RELEVANT DOCUMENT

DOCUMENT 1: Environment Clearance



DELHI POLLUTION CONTROL COMMITTEE

(Government of N.C.T. of Delhi)

4th & 5th Floor, ISBT Building Kashmere Gate, Delhi 110006

(Visit us at <https://www.dpcccomms.nic.in>)

CONSENT ORDER

Certificate No. :G-21497

Name of the unit	:	Mr. Kamal Kumar, Mr. D.N Taneja and M/s SK Promoters
Address	:	"Group Housing" at Plot No. 88, Block No. 1A known as 14 Lady Lady Harding Road, New Delhi. Housing Complexes, Commercial Complexes (including shopping malls), office complexes including IT and Infrastructural and Town Development Projects (Built Up Area less than 20000 sq. meters). Delhi - 110001
Consent Order No	:	DPCC/CMC/2021/5907306
Date of issue	:	10/01/2022
Product/Activity	:	Shopping Malls, Housing / Commercial/ Office Complexes having built up area less than 20,000 sqm
Manufacturing Activities	:	Shopping Malls, Housing / Commercial/ Office Complexes
Category Name	:	[ORANGE]
Product Capacity	:	0 Metric Tonnes/Day

This Consent to Establish is hereby granted under section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 under **ORANGE** Category. This consent is subjected to terms and conditions specified overleaf. This is being issued with reference to your application id 5907306 valid from 22/12/2021 to 21/12/2022.

BMS
REDDY
Sr. Environmental Engineer

Digitally signed by
BMS REDDY
Date: 2022.01.10
17:32:27 +05'30'



DOCUMENT 2: Fire NOC

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110 001

No. F.6/DFS/MS/BP/2020/ 159
To

Dated 15/02/2020

The Chief Architect,
New Delhi Municipal Council,
Palika Kendra, Sansad Marg, New Delhi - 110001.

Sub - **Conditional Approval** of Bldg. Plans from fire safety point of view in R/o proposed construction of Residential Building at 88/1A, Lady Hardinge Road known as 14, Lady Hardinge Road, New Delhi-110001.

Sir,

Please refer to ID No. NDMC/BP/0039/19-20, dated 07.01.2020 on the above cited subject. In this connection, this is to inform you that the online building plans in respect of proposed building have been scrutinized by this department from fire safety point of view and observed that there is a proposal of construction of Residential Building Block at 88/1A, Lady Hardinge Road known as 14, Lady Hardinge Road, New Delhi-110001 on a plot area of 3540.96 m². The proposed building comprised of three basements, ground plus nine upper floors having covered area of 1754.50m² at 3rd and 1869.25m² at 2nd and 1st basement each, 1570.24m² at ground floor, 598.17m² at 1st floor, 1330.79m² at 2nd floor and 1345.22m² at each floor from 3rd to 8th floor & 161.78m² at ninth floor. Total covered area including basements is 17225.39m². The proposed height of the building block is 33 meters upto terrace level.

The plot abuts on 30 meter wide road and premises is approachable through 6.0 meter wide main gates. Six meters wide motorable road with 09 meter turning circle is proposed to be provided all around the proposed building block for fire tender movement. The fire safety arrangements such as fire extinguishers, hose reel, wet riser, automatic sprinkler system in entire basement floors, MOEFA, underground fire water storage tank of 2,00,000 liters capacity, overhead tank of 25,000 liters capacity and fire pump house having one electric pump of 2280 LPM capacity, one standby diesel pump of 2280 LPM capacity, one jockey pumps of 180 LPM capacity and terrace pump of capacity 900 LPM for sprinkler and for hydrant are proposed for the building block.

Open set back area is not checked as it shall be checked by concerned Building authority / competent authority. The approval of building plans shall be valid only for the present layout of the floors; any subdivision of the floors shall only be done by ensuring the proper means of escape, with the prior approval of this department.

There is no objection to this department for the construction of the said residential building subject to the compliance of the following fire safety recommendations:

1. **Access to building:** The plot abuts on 30 meter wide road and the building is proposed to be accessible through 6 meter wide main gate. The entrance gate shall fold back against the compound wall of the premises thus leaving the exterior access in the plot. The archway, if any, shall not be at a height less than 5 meters. It must be ensured that 6 meter wide fire tender movement road all around high rise building block as proposed on the plans must be kept clear all the time for free movement of fire engines.
2. **Number, width, Type and Arrangement of Exits:** Three numbers of the staircases having width 2-1.5 meters each and one number of 1.05m are proposed from 3rd basement to ground floor, three numbers of staircases having width 2-1.5meters each and one number of 2meters wide are proposed upto 2nd floor and than two numbers of staircases having width of 1.5 meters each are proposed upto terrace floor. Out of these staircases one is fire tower continuous from 3rd basement to terrace floor and these are meeting the requirement of travel distance as per UBB-2016. The staircases serving from basements shall be segregated on ground floor.

Conditions: There shall be no opening in the fire tower and if fixed glass is provided that should be of fire rated equal to fire tower.

Residential Building at 88/1A, Lady Hardinge Road known as 14, Lady Hardinge Road, New Delhi



DOCUMENT 4: Approval for demolition and reconstruction

Ref:- E- 374012/2021/Prm.

DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI

No. CA/BP/14, Lady Harding Road, New Delhi/D- 01-05

Dated: 01/01/2021

Sh. Kamal Kumar
S/o Sh. D.N. Taneja
UGF, Vandana Building,
11 Tolstoy Marg,
New Delhi - 110001

Sub: Plans for Demolition and reconstruction in r/o Plot No. 88/1-A, Lady Harding Road known as 14, Lady Harding Road, New Delhi.

Dear Sir/Madam,

With reference to your application/representation submitted vide scheme no. NDMC/BP/0039/19-20 dated 24.10.2019 for the grant of sanction, to erect/re-erect/add/alt in the building to carry out the development specified in the said application relating to, Plans for Demolition and reconstruction in r/o Plot No. 88/1-A, Lady Harding Road known as 14, Lady Harding Road, New Delhi, it is to inform that the same has been sanctioned vide orders dated 01.08.2020 by the NDMC and being released subject to the following conditions and corrections made on the plans.

1. The plans are valid up to **31.07.2025** provided the construction is started within one year from the date of sanction.
2. The construction will be undertaken as per sanctioned plans only and no deviations from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising architect engaged on the job will run the risk of having license cancelled.
3. A notice in writing shall be sent to NDMC before commencement of the erection of the building as per Bye-laws. Similar notice will be sent to NDMC when the building has reached up to plinth level.
4. The party shall not occupy or permit to occupy the building or use to permit to be use the building or any part thereof affected by any such work until the Authority issues a occupancy certificate.
5. NDMC will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims, which the NDMC may incur or become liable to pay as a result or inconsequence of the sanction accorded by it to these building plans.
6. The doors and windows leaves shall be fixed in such a way that they shall not, when open, project on any street.
7. The party will not convert the building into more dwelling units than sanctioned.
8. The building shall not be constructed within minimum distance as specified in Indian Electricity Rules from voltage lines running on side of the site.
9. The land left open on consequences of the enforcement of the set back rule shall form part of the public street.
10. Violation beyond building bye-laws as described in Annexure 'IV' of the Building Bye-laws shall not be compounded in any manner.
11. It will be the duty of the owner of the plot and the Architect preparing the plans to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of bye-laws remain unnoticed, the NDMC reserves the right to amend the plans as and when the infringement comes to its notice and NDMC will stand indemnified against any claim on this account.
12. The plans be got approved separately under the terms of lease from the lesser i.e. Land & Development office.
13. That the construction site shall be properly screened off the main road (s) erecting a screen wall not less than 8'-0" in height from the ground level and painted in white and greens straps to avoid any unpleasant look from the road site.
14. A copy of the sanctioned plan shall always be available and displayed at work site w.r.t plot no., location, name of the lesser/owners/use of property as per lease deed, date of sanction of bldg. Plans with number/validity of sanction and use of different floors and area sanctioned till the Completion Certificate is issued.



DOCUMENT 5: RERA Registration Certificate

REAL ESTATE REGULATORY AUTHORITY
FOR NCT of Delhi

2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001

No.F.1(134)/PR/RERA/2022/ 523

Dated: 16/03/2022

FORM 'C'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred as RE(RD) Act, 2016] to the following project under project registration number **DLRERA2022P0001:-**

GODREJ CONNAUGHT ONE - PHASE - I
88/1-A, LADY HARDINGE ROAD NEW DELHI"
(hereinafter referred as 'project')

1. The project will be implemented by M/s Godrej Projects North LLP having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai (hereinafter called as "Promoter")
2. This registration is granted subject to the following conditions.
 - (i) The promoter shall enter into an agreement for sale with each allottee as prescribed by the appropriate Government;
 - (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17 of RE(RD) Act, 2016;
 - (iii) The promoter shall deposit seventy percent of the amounts realized by the promoter from the allottees 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 (D) of clause (I) of sub-section (2) of Section 4 of the RE(RD) Act, 2016;
 - (iv) The promoter shall mention all details regarding acquisition of land for the project by way of sale or GPA or any other means in the agreement for sale;
 - (v) The promoter shall disclose all liabilities and encumbrances on the land of the project in the agreement for sale;
 - (vi) The promoter shall not seek more than 10 percent of the cost of apartment or space without entering into and registering written agreement for sale as per Section 13 of the RE(RD) Act, 2016.

Rakesh Kumar
Secretary
Real Estate Regulatory Authority
For NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
Shaheed Bhagat Singh Marg
New Delhi-110001

Page | 1



DOCUMENT 6: Approval from Delhi Urban Art Commission



Approval Letter

No. : OL-17032024015

Date : 20/04/2020

ULB Code: NDMC_BP_0039_19-20_Sub_2_F

Code : 1703241083

To,
Chief Architect, NDMC, Palika Kendra, Parliament Street,
New Delhi

विषय : Proposed TDI Group Housing

सदर

महोदय

उक्त प्रस्ताव पर आयोग की दिनांक **13/04/2020 03:00 PM** को आयोजित बैठक में विचार किया गया था।
आयोग की प्रेक्षा तथा निर्णय इस प्रकार है।

Decisions:

Approved.

Remarks:

Accordingly the proposal is approved, if the same is otherwise as per provisions of the Delhi Master Plan, Zonal Plan, building bye-laws, fire-fighting regulations and any other instructions of the Govt. of India. Further, compliance of 'Bureau of Indian Standards' norms against earthquake hazards, provisions of availability of municipal services as per Govt. Notification no. K-12016/5/79-DDIA/VA/IB(Pl.) dated June 7, 2000 and provisions for rain water harvesting should be ensured by the concerned local body before releasing the approval.

Observations:

1. The proposal was forwarded by the NDMC (online) for consideration of the Commission.
2. Earlier the Commission did not approve the building plans at its meeting held on February 19, 2020.
3. Now, the revised formal proposal received (online) was scrutinised and found acceptable.

सचिव

लवणी कौराल
सचिव

- 1) Prashant Kumar Singh PLOT NO 36-B, SECTOR 32
- 2) TDI, UGF, VANDANA BUILDING, TOLSTOY MARG, NEW DELHI



DOCUMENT 8: Sale Deed's First Page

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL58814360013858T
Certificate Issued Date	: 03-Dec-2021 03:30 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ NEHRU/ DL-DLH
Unique Doc Reference	: SUBIN-DL-DL-SHCIL09847363739385T
Purchased by	: GODREJ PROJECTS NORTH LLP
Description of Document	: Article 23 Sale
Property Description	: PROPERTY NO.88/1-A LADY HARDINGE ROAD KNOWN AS 14 LADY HARDINGE ROAD NEW DELHI
Consideration Price (Rs.)	: 120,45,00,000 (One Hundred Twenty Crore Forty Five Lakh only)
First Party	: DEVKI NANDAN TANEJA AND OTHERS
Second Party	: GODREJ PROJECTS NORTH LLP
Stamp Duty Paid By	: GODREJ PROJECTS NORTH LLP
Stamp Duty Amount(Rs.)	: 7,22,85,000 (Seven Crore Twenty Two Lakh Eighty Five Thousand only)

LOCKED

Please write or type below this line

For **SR** 0008259174

Partner

Statutory
681150636739

655830461440
650523516799

650523516799

650523516799
439980433618

ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.