

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

CASE NO. VIS (2022-23) PL264-203-388

DATED: 10/08/2022

PROJECT TIE-UP REPORT

OF

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

SITUATED AT

MANSHA OAKS, VILLAGE-BHUPANI & KHERI KALAN, SECTOR-98,
FARIDABAD, HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors

DEVELOPER/ PROMOTER
M/S MANSHA BUILDCON PVT. LTD.

- Chartered Engineers

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR
STATE BANK OF INDIA, HLST, GURGAON

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

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

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

CORPORATE OFFICE:

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
MANSHA OAKS, VILLAGE-BHUPANI & KHERI KALAN, SECTOR-98,
FARIDABAD, HARYANA



PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, HLST, Gurgaon		
ii.	Name & Address of Organization	State Bank of India, HLST, Gurgaon		
iii.	Name of Developer/ Promoter	M/s. Mansha Buildcon Pvt. Ltd.		
iv.	Registered Address of the Developer	Plot No. 23, Sector -75, Block-P, Faridabad, Haryana -121002		
v.	Type of the Property	Residential Plotted Colony		
vi.	Type of Report	Project Tie-up Report		
vii.	Report Type	Project Tie-up Report		
viii.	Date of Inspection of the Property	8 August 2022		
ix.	Date of Assessment	10 August 2022		
x.	Date of Report	10 August 2022		
xi.	Surveyed in presence of	Owner's representative	Mr. Narendra Kumar (+91-9813487633)	
xii.	Purpose of the Report	For Project Tie-up for individual Plot Financing		
xiii.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative		
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.		
xv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	04
		Approved Map	Approved Map	Licence No. 17 of 2021 Date: 16/04/2021
		Form LC-V - Formal Grant of license for setting	Form LC-V - Formal Grant of license for setting Group	Licence No. 17 of 2021 Date: 16/04/2021

		Group Housing Society from DTCP	Housing Society from DTCP	
		RERA Certificate	RERA Certificate	Reg. no.-HRERA-PKL-FBD-248-2021 Date: 02/07/2021
		Cizra Map	Cizra Map	Date: 19/10/2020
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.90,53,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs.76,95,00,000 /-
iii.	Total Expected Distress/ Forced Sale Value	Rs.67,90,00,000 /-

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

Atul

AK

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

PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. BRIEF DESCRIPTION OF THE PROJECT



This project tie-up report is prepared for the Group Housing Project named "**Mansha Oaks**" developed on a total land parcel of area measuring **7.1125 acres (28,783.22 sq. mtr.)** as per the Approved Layout Licence no – 17 of 2021 Dated: 16/04/2021 (LC-4335).

As per the copy of FORM LC-V, the license has been granted to M/s Mansha Buildcon Pvt. Ltd. for setting up an affordable Plotted Colony under policy 2016 "Deen Dayal Jan Awas Yojna" over the subject land parcel. The subject project is proposed to be developed with a total of 132 no. of plots categorized as 'freezed' and 'unfreezed'; 66 no. of plots each. Freezed plots are the ones which shall be developed in the second phase after the development of the 'unfreezed' plots. Out of the same, the company has sold 40 no. of unfreezed plots. The promoter can only realize these plot once the Development of the project reach ~50% of the total progress.

As Per DDJAY APHP-2016 Allotment of 50% saleable residential area (excluding 50% area frozen by the Department) shall be undertaken in the first phase by the licensee/colonizer. However, the colonizer shall also carry out development works simultaneously on this area also. It is clarified that 15% area mortgaged towards IDW shall be part of 50% area frozen by Department up to completion of IDW in the colony.

The nearest main road to the subject project is Dr. Bhimrao Ambedkar Marg and the subject project can be approached by internal village road which is approx. 30 ft. wide.



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

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

2.	LOCATION CHARACTERISTICS OF THE PROPERTY			
i.	Nearby Landmark	Neal City		
ii.	Postal Address of the Project	Mansha Oaks, Sector-98 Faridabad, Haryana		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°24'34.5"N 77°22'42.9"E		
v.	Description of adjoining property	Residential Land		
vi.	Plot No./ Survey No.	NA		
vii.	Village/ Zone	Bhupani and Kheri Kalan,		
viii.	Sub registrar	Faridabad		
ix.	District	Faridabad		
x.	City Categorization	Village	Rural	
	Type of Area	Residential Area		
xi.	Classification of the area/Society	Lower Middle Class (Average)	Rural	
	Type of Area	Within semi urban developing area		
xii.	Characteristics of the locality	Average	Within developing Residential zone	
xiii.	Property location classification	Near to Highway	Poor location within locality	Road Facing
xiv.	Property Facing	East Facing		
xv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Dr. Bhimrao Ambedkar Marg		80 ft. wide road
	b)Front Road Name & width	Village Road		20 ft. wide road
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Approx. 2-3 km from Dr. Bhimrao Ambedkar Marg		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Boundary wall for the entire project was found, no separate boundary wall found for particular this phase (unfreezed)		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xviii.	Boundaries schedule of the Property			
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.		
b)	Directions	As per Title Deed/TIR		Actual found at Site
	East	NA		Road/Entry
	West	NA		Agricultural Land (proposed road)
	North	NA		Amulik Project
	South	NA		Agricultural Land



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

4.	LEGAL ASPECTS OF THE PROPERTY		
i.	Ownership documents provided	NA	NA
ii.	Names of the Developer/Promoter	M/s. Mansha Buildcon Pvt. Ltd	
iii.	Constitution of the Property	Free hold, complete transferable rights	
iv.	Agreement of easement if any	Not required	
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA

x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building plan sanction:		
	a) Authority approving the plan	DTCP, Haryana	
	b) Name of the office of the Authority	DTCP, Haryana	
	c) Any violation from the approved Building Plan	Excavation& Land development work going in progress.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
xix.	Property presently occupied/ possessed by	Excavation & Land development work was going on	
xx.	Title verification	To be done by the competent advocate	
xxi.	Details of leases if any	NA	

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

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area	Rural Area	

	in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

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

8.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Yes (Proposed)			
	c) Storm water drainage			Yes (proposed)			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			No			
	b) Electricity			Not Applicable since it is a Residential Plotted Colony			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	5 km.	9 km.	2 km.	3 km.	15 km.	12 km.	40 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby. However, the project is also having their own recreational activity centres within the projects.			

9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Normal	
ii.	Scarcity	Similar kind of properties are easily available in this area.	
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	Yes	Some group Housing projects are under construction in the vicinity.
v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	Not Applicable since this is the plotted colony	
ii.	Method of construction	Not Applicable	
iii.	Specifications		
	a) Class of construction	NA	
	b) Appearance/ Condition of structures	Internal - NA	
		External - NA	
	c) Roof	Floors/ Blocks	Type of Roof
		Plots	NA
		NA	NA
	d) Floor height	Not applicable, since the project is a plotted colony	
	e) Type of flooring	Not applicable, since the project is a plotted colony	
	f) Doors/ Windows	Not applicable, since the project is a plotted colony	
	g) Interior Finishing	Not applicable, since the project is a plotted colony	
	h) Exterior Finishing	Not applicable, since the project is a plotted colony	
	i) Interior decoration/ Special architectural or decorative feature	Not applicable, since the project is a plotted colony	
j) Class of electrical fittings	Not applicable, since the project is a plotted colony		
k) Class of sanitary & water supply fittings	Not applicable, since the project is a plotted colony		
iv.	Maintenance issues	Not applicable, since the project is a plotted colony	
v.	Age of building/ Year of construction	Not applicable, since the project is a plotted colony	Not applicable, since the project is a plotted colony
vi.	Total life of the structure/ Remaining life expected	Not applicable, since the project is a plotted colony	Not applicable, since the project is a plotted colony
vii.	Extent of deterioration in the structure	NA	
viii.	Protection against natural disasters viz. earthquakes etc.	Not Applicable	
ix.	Visible damage in the building if any	None,	

x.	System of air conditioning	Not Applicable	
xi.	Provision of firefighting	Not Applicable	
xii.	Status of Building Plans/ Maps	Not applicable, since the project is a plotted colony .	
	a) Is Building as per approved Map	Not Applicable	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	c) Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	No	
iii.	Use of solar heating and lighting systems, etc.	No	
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.	Not Applicable	

13.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Mansha Buildcon Pvt. Ltd.	
b.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
c.	Name of the Architect	Mr. Seema Rani	
d.	Architect Market Reputation	Established Architect with year's long experience in market and successfully delivered multiple projects.	
e.	Proposed completion date of the Project	15 th April 2026 (as per RERA)	
f.	Progress of the Project	Excavation & Land development work was going on	
g.	Other Salient Features of the Project	<input type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input checked="" type="checkbox"/> Affordable housing, <input type="checkbox"/> Club, <input type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input checked="" type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Kids Play Area,	

PART D
AREA DESCRIPTION OF THE PROPERTY

1.	Licensed Area of Site	7.1125 acres (28,783.22 sq.mtr)			
2.	Development Land Area as per Zoning (50%)	7.037 acres (28,480.33 sq.mtr)			
3.	Commercial Area of The Site (4%)	0.2813 acres (1,138.75 sq.mtr.)			
4.	Total Area Under Plots (53.15%)	3.74 acres (15,138.61 sq.mtr)			
5.	AREA UNDER PLOTS	Types (Number of Plots)	Area (In sq. mtr.)	Total Number of plots	Total Area (In sq. mtr.)
		A	141.32	7	989.25
		B	143.01	7	1,001.04
		C	89.32	6	535.92
		D	86.16	16	1,378.59
		E	91.64	6	549.84
		F	133.17	8	1,065.36
		F1	138.86	11	1,527.46
		G	125.64	8	1,005.12
		H	117.84	40	4,713.44
		I	105.01	15	1,575.17
		J	100.16	7	701.12
		K	6.59 x 15.65-3.93 x 3.47/2	1	96.31
		TOTAL		132	15,138.61
		Detail of ~ 50% AREA FREEZED			
	FREEZE PLOTS AREA	Types (Number of Plots)	Plot No.	Area (In sq. mtr.)	Total Number of Plots
		A	1 to 7	141.32	7
		B	8 to 14	143.01	7
		C	15 to 20	89.32	6
		D	21 to 36	86.16	16
		E	37 to 42	91.64	6
		F	43 to 50	133.17	8
		F1	51 to 61	138.86	11
		G	62 to 66	125.64	5
		TOTAL		66	7,675.65
6.	Open/ Green Area along with service road	Minimum Required	2,158.741		
		Provided	2160.40 sq. mtr.		
7.	Density	Permitted	253.23 PPA		
		Proposed	253 PPA		

Total Blocks/ Floors/ Flats				
1.	Approved as per Building Plan		Actually provided (as per the Occupancy Certificate)	Current Status
	PLOTS: - 132		PLOTS- 132	Excavation & Land development work was going on
2.	Total Number of Plots	Unfreeze Plots	66	
		Freeze Plots	66	
	Total Plots		132	
3.			Type of Flat	Tower
			Super Area (Sq. ft.)	
			NA	NA
			NA	NA
			NA	NA
4.	Number of Car Parking available		Required	NA
			Proposed	NA
			Open	NA
			Stilt	NA
			Basement	NA
			Total	NA
5.	Land Area considered		Land Area as per Approved Map – 7.1125 acres (28,783.22 sq. mtr)	
6.	Area adopted on the basis of		Land Area Adopted based on Approved map only.	
7.	Remarks & observations, if any		NA	
8.	Constructed Area considered (As per IS 3861-1966)		Plinth Area	NA
	Area adopted on the basis of		Property documents & site survey both	
	Remarks & observations, if any		NA	

Note:

1. We have not received revised building plan from the company which has been considered by the authority while granting occupation certificate. Therefore for the sanctioned area we have relied on information provided in the occupancy certificate only. Copy of occupancy certificate I attached with this report.
2. Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
3. Verification of the area measurement of the property is done based on sample random checking only.
4. 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.
5. 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 (Approved/ Applied For/ Pending)
1.	Form LC-V - Formal Grant of License for setting up Group Housing Society from DTCP (HR Govt.)	License No. 17 of 2021 Dated: - 16.04.2021	Provided
2.	Approved Layout Map	Drawing No.-DTCP 7336 Dated: -16.04.2021	Provided
3.	RERA Certificate	HRERA-PKL-FBD-248-2021 Dated: -02.07.2021	Provided
4.	NOC from Deputy Conserver of Forests, Gurgaon (Haryana)	Not Provided	Not provided
5.	Environmental clearance	Not provided	Not provided
6.	NOC for Pollution	Not provided	Not provided

PART F

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		8 August 2022	10 August 2022	10 August 2022
ii.	Client	Mansha Oaks, Sector-98, Faridabad, Haryana		
iii.	Intended User	State Bank of India, HLST, Gurgaon		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Plot Financing		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property for which Bank has asked us to do the Valuation.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/>	Done from the nameplate 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	Only photographs taken (No sample measurement verification),		

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

		Residential	Residential	Residential
v.	Legality Aspect Factor	<p>Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out of scope of the Services. In terms of legality, we have only gone by the documents provided to us in good faith.</p> <p>Verification of authenticity of documents from originals or cross-checking from any Govt. dept. have to be taken care by a Legal expert/ Advocate.</p>		
vi.	Land Physical Factors	Shape		Size
		Irregular		Large
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics
		Village	Average	Road Facing
		Urban developing	Within urban developing zone	None
			Within urban developing zone	None
		Property Facing		
		East Facing		
viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity
		Not Applicable since it is a vacant plot	Underground	No Electricity connection
		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.)	Semi urban area		
x.	Neighbourhood amenities	Average		
xi.	Any New Development in	No		

	surrounding area		
xii.	Any specific advantage/ drawback in the property	Interior from the main road	
xiii.	Property overall usability/ utility Factor	Good	
xiv.	Do property has any alternate use?	None	
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly	
xvi.	Is the property merged or colluded with any other property	No	
		Comments: ---	
xvii.	Is independent access available to the property	Clear independent access is available	
xviii.	Is property clearly possessable upon sale	Yes	
xix.	Best Sale procedure to realize maximum Value (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xx.	Hypothetical Sale transaction method assumed for the computation	Not Applicable	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Approach & Method Used	Vacant Land	Approach for assessment
			Method of assessment
			Market Approach
			Market Comparable Sales Method
xxii.	Type of Source of Information	Level 3 Input (Tertiary)	
xxiii.	Market Comparable		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (<i>from property search sites & local information</i>)	i.	Name:
		Contact No.:	
		Nature of reference:	
		Size of the Property:	
		Location:	
		Rates/ Price informed:	
		Any other details/ Discussion held:	
		ii.	
		Name:	
		Contact No.:	
		Nature of reference:	
	Size of the Property:		

			Location:	Near to Subject Location
			Rates/ Price informed:	Rs.50,000/- per sq. yds. to Rs.60,000/- per sq.yds
			Any other details/ Discussion held:	As per the discussion with the dealer, the plot is available in sector 98 adjacent to subject property. Plot size is around 100 sq. yds to 150 sq.yds.
		iii.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA
			Rates/ Price informed:	NA
			Any other details/ Discussion held:	NA
NOTE: The given information above can be independently verified to know its authenticity.				
xxiv.	Adopted Rates Justification	<p><i>This land is for the specific purpose to develop affordable group housing society and group housing project land is mostly directly auctioned by the authority. No other sale purchase information could be known from the market survey because of very few transactions taking place in the market at present for such type of land. As per information available in public domain and Plot rates in Mansha Oaks are Rs.50,000/- per sq.yds. and taking into consideration all the factors like size of the land and demand of Plot in this sector we have adopted Rs.50,000/- per sq. yds., because Mansha Oaks is affordable housing project, so its rate are same.</i></p> <p><i>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</i></p>		
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. 50,000/- per sq.yds
xxix.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.

i. Basis of computation & working

- Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- 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.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- 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.
- 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.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done

informally.

- i. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- q. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

ii. ASSUMPTIONS

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

Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

iii. SPECIAL ASSUMPTIONS

None

iv. LIMITATIONS

None

3. VALUATION OF LAND

	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.14,000 per sq.yds	Rs. 50,000/- per sq. yds. to Rs. 60,000/- per sq. yds.
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.14,000 per sq.yds	Kindly refer to the attached sheet.
d.	Total Land Area considered /Saleable Plot area Consider (documents vs site survey whichever is less)	7.1125 Acres / 28,783.22 sq. mtr. (34,424.44 sq. yds)	15,138.61 sq. mtr./ 18,105.63. sq. yds
e.	Total Value of land (A)	34,424.44 sq. yds X Rs.14,000/- per sq. yds Rs. 48,19,42,160/-	Kindly refer to the attached sheet. Rs.90,52,81,500/-

4. VALUATION OF BUILDING CONSTRUCTION

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

5. VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	Not Applicable	Not Applicable
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	Not Applicable	Not Applicable
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Not Applicable	Not Applicable
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach road, Play Area, etc.)	Not Applicable	Not Applicable
e.	Expected Construction Value (C)	Not Applicable	Not Applicable
6. MARKET/ SALABLE VALUE OF THE FLATS			
a.	Total No. of Plots	132	
b.	Total No. of EWS	NA	
c.	Total Proposed Salable Area for flats	NA	
d.	Launch Price = (approx.) (including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.	
	Current Market Rate (including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.50,000/- per sq.yds	
e.	Remark	The market value of the Plots are varies from size to size and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that plot rate is Rs. 50,000/- per sq.yds.	

Type of plot	Area (In sq. yds.)	Total no of Plots	Total Area (In sq. yds.)	Rates (per sq. yds.)	Fair Market Value
A	169.02	7	1,183.14	₹ 50,000	₹ 5,91,57,000
B	171.04	7	1,197.28	₹ 50,000	₹ 5,98,64,000
C	106.82	6	640.92	₹ 50,000	₹ 3,20,46,000
D	103.05	16	1,648.80	₹ 50,000	₹ 8,24,40,000
E	109.60	6	657.60	₹ 50,000	₹ 3,28,80,000
F	159.27	8	1,274.16	₹ 50,000	₹ 6,37,08,000
F1	166.08	11	1,826.88	₹ 50,000	₹ 9,13,44,000
G	150.26	8	1,202.08	₹ 50,000	₹ 6,01,04,000
H	140.93	40	5,637.20	₹ 50,000	₹ 28,18,60,000
I	125.59	15	1,883.85	₹ 50,000	₹ 9,41,92,500
J	119.79	7	838.53	₹ 50,000	₹ 4,19,26,500
K	115.19	1	115.19	₹ 50,000	₹ 57,59,500
TOTAL		132	18,105.63		₹ 90,52,81,500

7. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs. 48,19,42,160/-	Rs. 90,52,81,500/-
b.	Structure Construction Value(B)	NA	NA
c.	Additional Aesthetic Works Value (C)	NA	NA
d.	Total Add (A+B+C)	Rs. 48,19,42,160/-	Rs. 90,52,81,500/-
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. 90,52,81,500/-
h.	Rounded Off	Rs. 48,19,42,160/-	Rs. 90,53,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Nighy Crore Fifty Three Lakhs only.
j.	Expected Realizable Value	---	Rs.76,95,00,000 /-
k.	Expected Distress Sale Value	---	Rs.67,90,00,000 /-
l.	Percentage difference between Circle Rate and Fair Market Value	~47%	
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	
	<p>a. The subject property is a Plotted Housing project and the subject property has an independent access.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>e. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>f. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>g. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>h. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>i. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <p>j. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>	
o.	IMPORTANT KEY DEFINITIONS	
	<p>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</p>	

parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

p.

Enclosures with the Report:

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 32
- Enclosure II: Google Map Location Page No. 33
- Enclosure III: Photographs of the property Page No. 34
- Enclosure IV: Copy of Circle Guideline Rate Page No. 37
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 38
- Enclosure VI: Valuer's Important Remarks Page No. 40



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.

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

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



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

900 sq.ft. (83.61 sq.m.) 1,620 sq.ft. (150.5 sq.m.)

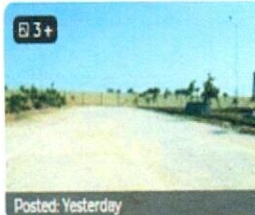


Apr, 2026
Possession
₹ 55 L
Price
+ Govt. Charges

Sellers

Sellers for this floor plan
You may contact these sellers for more details

Prop Trade [View Contact](#)




Plot/Land for Sale in Neal City, Sector 98
Neal City

₹ 67.5 Lac
₹ 5,000 per sqft

Plot Area: 1350 sqft
Dimensions (L X B): 60 X 22.5
Ownership: Freehold

Property in a Cated Locality
Access to proposed 75 Mtrs. Wide sector Road just 200 meter ... [Read more](#)

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



Plot/Land for Sale in Neal City, Sector 98
Neal City

₹ 61.2 Lac
₹ 5,000 per sqft

Plot Area: 1224 sqft
Dimensions (L X B): 40.8 X 30
Ownership: Freehold

Property in a Cated Locality
Neal City elite Breakthrough by launching its affordable plots ... [Read more](#)

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



ENCLOSURE: 2 – GOOGLE MAP LOCATION



ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY



PROJECT TIE-UP REPORT

MANSHA OAKS, SECTOR-98, FARIDABAD



PROJECT TIE-UP REPORT

MANSHA OAKS, SECTOR-98, FARIDABAD



PROJECT TIE-UP REPORT
MANSHA OAKS, SECTOR-98, FARIDABAD

ENCLOSURE: 4- COPY OF CIRCLE RATE

RATES OF THE LAND SITUATED WITHIN TEHSIL FARIDABAD DISTT. FARIDABAD FOR THE YEAR 2022-2022

2

Sr. No	Name of Villages	Present Rate Per Acre 2020-21	Proposed Rate Per Acre 2022-22 (01.01.2022 to 31.12.2022)	Inc/ Dec %	Residential Per SqYds 2020-21	Proposed Rate Residential 2022-22 (01.01.2022 to 31.12.2022)	Inc/ Dec %	Present Rate Commercial Per Sq. Yds 2020-21	Proposed Rate Commercial, 2022-22 (01.01.2022 to 31.12.2022)	Inc/ Dec %
						Per sq. yds	Per sq. mtrs		Per sq. yds	Per sq. mtrs
21	PALWALI	1,53,00,000	1,75,00,000	14.37%	12000	14000	16.64%	25000	27000	8%
22	TIKAWALI	1,53,00,000	1,75,00,000	14.37%	12000	14000	16.64%	25000	27000	8%
22a	TIKAWALI (OUT OF R- ZONE)	6150000	7500000	21.95%	12000	14000	16.64%	25000	27000	8%
23	BADSHAHPUR	1,53,00,000	1,75,00,000	14.37%	12000	14000	16.64%	25000	27000	8%
24	REWAJPUR	1,02,00,000	1,10,00,000	7.84%	12000	14000	16.64%	25000	27000	8%
25	DHADHAR	4000000	5000000	25%	8000	10000	25%	14000	16000	14.28%
26	SHER PUR KHADAR	4000000	5000000	25%	8000	10000	25%	14000	16000	14.28%
27	LAL PUR	4000000	5000000	25%	8000	10000	25%	14000	16000	14.28%
28	KIDAWALI	4100000	5000000	21.95%	8000	10000	25%	14000	16000	14.28%
29	KHERI KALAN	1,50,00,000	1,80,00,000	20%	12000	14000	16.64%	28000	30000	7.14%
30	BHAYOLA	1,53,00,000	1,60,00,000	4.57%	12000	14000	16.64%	30000	32000	6.66%
31	KHERI KHURD	1,50,00,000	1,60,00,000	6.66%	10000	14000	40%	28000	30000	7.14%
32	BADARPUR SAID	6000000	8000000	33.33%	6500	8500	30.76%	13000	15000	15.38%
33	TAJUPUR	6500000	8000000	23.07%	6000	8000	33.33%	13000	15000	15.38%
34	BHUPANI	8500000	9000000	5.88%	6500	8500	30.76%	13000	15000	15.38%
35	BHASKOLA	5000000	6000000	20%	6000	8000	33.33%	13000	15000	15.38%
36	MAHAWATPUR	5000000	6000000	20%	6000	8000	33.33%	13000	15000	15.38%
37	NACHOLI	8500000	9000000	5.88%	6000	8000	33.33%	13000	15000	15.38%
38	MAUJIMABAD	4000000	5000000	25%	7000	9000	28.57%	13000	15000	15.38%
39	CHAK MAJAI	5000000	5500000	10%	6500	8500	30.76%	13000	15000	15.38%

Sub Registrar
Faridabad

DTP(P)
Faridabad

Distt. Revenue Officer
Faridabad

Joint Commissioner
Faridabad

Sub Divisional Officer (c)
Faridabad

Add. Deputy Commissioner
Faridabad.

DISTRICT COLLECTOR
FARIDABAD

ENCLOSURE 5: Other Relevant Documents

Document 1: LC-V

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 17 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Mansha Buildcon Pvt. Ltd., with Regd. Office: P-23, Sector-75, Faridabad-121002 for setting up of an Affordable Plotted Colony under Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 7.1125 acres in the revenue estate Village Kheri Kalan and Bhupani, Sector-98, District-Faridabad, Haryana.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
 - c) That the licensee shall deposit an amount of Rs. 87,43,228/- against Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be charged.
 - d) That the licensee shall deposit the balance amount of External Development Charges of Rs. 419.797 lacs in equal 6 half yearly installment with interest as per policy dated 05.12.2018 (may be seen on website www.tcpharyana.gov.in)
 - e) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - f) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


Director
Town & Country Planning
Haryana, Chandigarh

Document 2: RERA Approved Certificate.



HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Plotted Colony namely "Mansha Oaks" to be developed on land measuring 7.1125 acres, situated in Village Kheri Kalan & Bhupani, Sector-98, Faridabad vide

Registration No. HRERA-PKL-FBD-248-2021

Dated: 02.07.2021

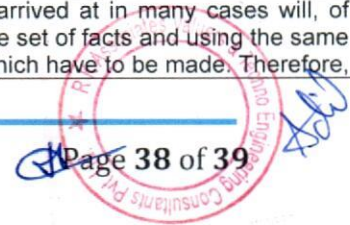
1. The promoter of the project is Mansha Buildcon Pvt. Ltd., P-23, Sector-75, Faridabad-121002, Haryana. The promoter is a Private Limited Company registered with Registrar of Companies, Delhi with Corporate Identity Number-CIN: U70109HR2006PTC081926 having PAN No. AAECM6898D.



ENCLOSURE 6: VALUER'S REMARKS

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

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



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

