

REPORT FORMAT: V-L16 (Project Tie Up format) _V_10.2_2022

CASE NO. VIS (2022-23)-PL317-243-445

DATED: 21/09/2022

PROJECT TIE-UP REPORT

OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	MAPSKO MOUNT VILLE

SITUATED AT

NAURANGPUR ROAD, SECTOR-78 & 79, GURUGAON MANESAR URBAN
COMPLEX, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER

■ Corporate Valuers M/S. MAPSKO BUILDER PRIVATE LIMITED

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE) REPORT PREPARED FOR

STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

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.

■ Project Techno-Financial Advisors

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.

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

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

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
NAURANGPUR ROAD, SECTOR-78 & 79, GURUGAON MANESAR URBAN
COMPLEX, GURUGRAM, HARYANA

PART B

SUMMARY OF THE PROJECT TIE-UP REPORT

Name & Address of Branch	State Bank of India, HLST Branch, Gurugram, Haryana
Name of Project	Mapsko Mount Ville
Work Order No & Date	Email by bank Dated 08/09/2022

SR. NO.	CONTENTS	DESCRIPTION						
1.	GENERAL DETAILS							
i.	Report prepared for	Bank						
ii.	Name of Developer/ Promoter	M/s. Mapsko Builder Private Limited						
iii.	Registered Address of the Developer as per MCA website	Registered Office: 52, North Avenue Road, Punjabi Bagh(West), New Delhi – 110026, India						
iv.	Type of the Property	Group Housing Society						
v.	Type of Report	Project Tie-up Report						
vi.	Report Type	Project Tie-up Report						
vii.	Date of Inspection of the Property	9 September 2022						
viii.	Date of Assessment	15 September 2022						
ix.	Date of Report	15 September 2022						
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Salman</td><td>Not shared with us</td><td>Not shared with us</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Salman	Not shared with us	Not shared with us
Name	Relationship with Owner	Contact Number						
Mr. Salman	Not shared with us	Not shared with us						
xi.	Purpose of the Report	For Project Tie-up for individual Flat Financing						
xii.	Scope of the Report	Opinion on general assessment of Project cost and Market Price of Flats inventory for Project Tie-up.						
xiii.	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) Designing and drawing of property maps and plans is out of scope of the work. h) Valuation techniques and principles.						

xiv.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 04 Documents provided.	---
		RERA Certificate	RERA Certificate	Memo No. HRERA-508/2017/1711 Dated 23/10/2017
		Zoning Plan	Zoning Plan	License No. 38 Dated: 22/04/2012
		Approved Plan	Approved Plan	Dated: 24/08/2012
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xv.	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.3,16,12,00,000 /-
ii.	Total Expected Realizable/ Fetch Value	Rs.2,68,70,20,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs.2,37,09,00,000/-
iv.	Total No. of Dwelling Units	Main Dwelling Units: 802 including Tower 9 which is yet to be constructed, EWS Units:150
v.	Constructible area of the project	1,55,796.657 m ² (16,76,979.64 ft ²)
vi.	Saleable Area of the Project	Inventory Details Not Provided By The Company/Bank
vii.	Inventory Cost as on "Date of Assessment"	Inventory Details Not Provided By The Company/Bank

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3. ENCLOSURES		
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 35
ii.	Enclosure 2	Google Map – Page No. 36
iii.	Enclosure 3	Photographs of The property – Pages. 37-41
iv.	Enclosure 4	Copy of Circle Rate – Pages 42
v.	Enclosure 5	Other Important documents taken for reference Page No. 43-54
vi.	Enclosure 6	Consultant's Remarks Page No. 55-57

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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 "**Mapsko Mount Ville**" which is being developed on total land area admeasuring 16.37 acre / 66247.04 sq. mtr. as per the copy of RERA Certificate provided to us by the bank. However, as per the approved site plan dated 24/08/2012 provided to us the total plot area admeasures 15.05 acre / 60,905.189 sq.mtr. The same has been considered for the purpose of this valuation exercise.

Information like ownership, NOCs/Statutory approvals, occupational certificate (OC) and other technical data regarding the subject project is considered as per the old valuation report. FAR details, Non- FAR details for the project as per the site plan provided to us. However latest construction updates have been considered as per the site survey carried out by survey team.

As per our discussion during site survey 9th Tower i.e. Cluster-4 is proposed in future and currently we don't have any information of its launch date. Therefore, we have excluded the area of Cluster 4 from our Valuation exercise.

This project is owned and developed by M/s. Mapsko Builder Pvt. Ltd. The developer of the project has developed a modern group housing project with all the basic amenities in the name of '**MAPSKO MOUNT VILLE**'. As per the old valuation report and the Map Provided, this project is comprised of Nine high rise towers. However, during sit visit it was observed that at present

only Eight Towers have been constructed and one tower is proposed to be constructed in future. The details of each tower are tabulated below:

SR. NO.	TOWER DETAILS	TOTAL NO. OF FLOORS	TOTAL NO. OF DWELLING UNITS	OC Status
1.	Tower-C/Cluster 1A	S+25	100	Obtained on 03/06/2020
2.	Tower-D/Cluster 1B	S+24	96	Obtained on 03/06/2020
3.	Tower-G/Cluster 1C	S+30	120	Obtained on 03/06/2020
4.	Tower-F/Cluster 1D	S+27	108	Obtained on 03/06/2020
5.	Tower-A/Cluster 1E	S+21	84	Obtained on 03/06/2020
6.	Tower-H/Cluster 1F	S+24	96	Obtained on 03/06/2020
7.	Tower-B/Cluster 2	S+17	68	Obtained on 03/06/2020
8.	Tower-E/ Cluster 3	S+21	84	Obtained on 03/06/2020
9.	Cluster 4 (Proposed)	S+23	46	0% progress as observed during site visit.
SUB TOTAL			802	OC obtained or 796 DU's
10.	EWS Units	Commercial+6	150	Obtained for 138 units on 03/06/2020
TOTAL			952	

The different categories of the flats with their respective super area are tabulated below:

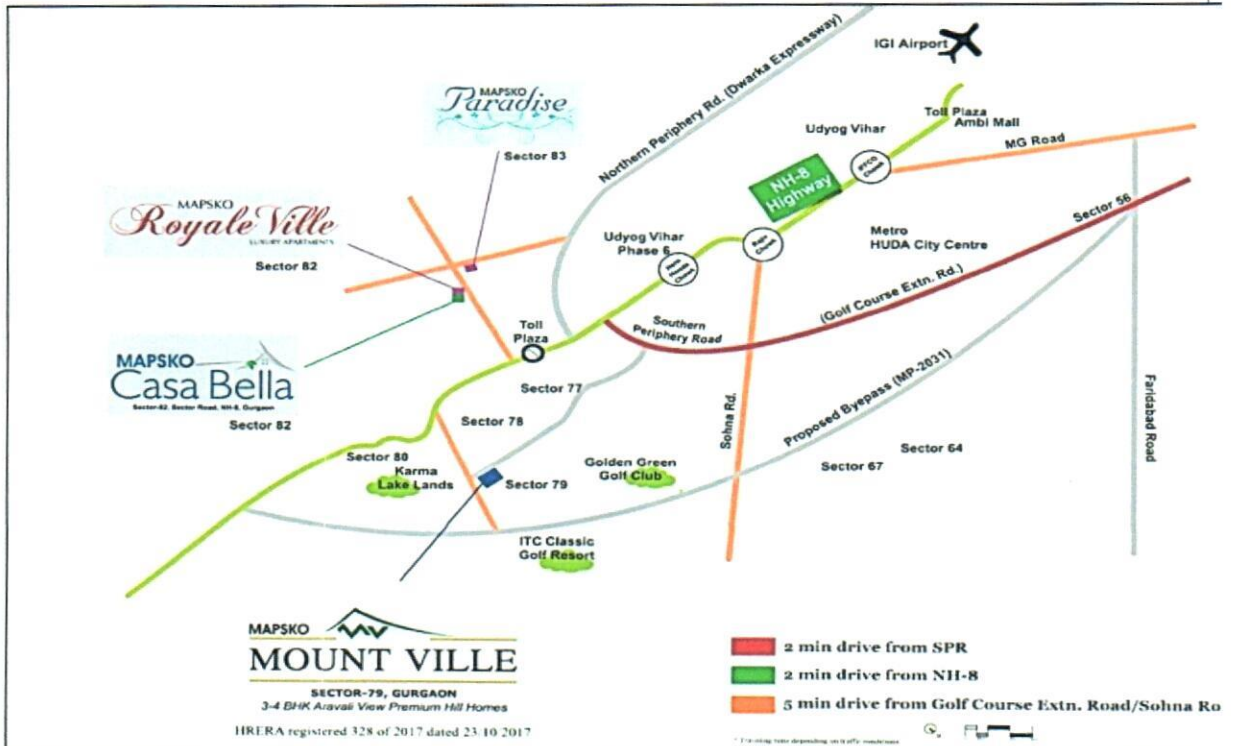
Type of Flat	Super Area (ft ²)
03 BHK	1490 & 1510
03 BHK + Servant Room	1815
03 BHK + Terrace	1620
03 BHK + Servant Room + Terrace	1960
04 BHK + Servant Room	2650
04 BHK + Servant Room + Terrace	2710

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies for this modern group housing society developed with all the basic & urban facilities and amenities.

As per observation from site survey and information provided by the company, eight high rise towers have been completed and are ready to Move in. The EWS tower and the community building is also ready to move in.

The location of the subject project is in a good developing Sector-79, Gurgaon in which other group housing projects are also under development. Subject project is located on Naurangpur Road which is 30 mtr wide and more infrastructure developments are proposed in this area in future.

This project is very well located in developing sector of Gurugram, Haryana which has many land marks in the vicinity like group housing projects, Commercial Towers



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. Standards 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, it 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

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	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	Near Godrej 101		
ii.	Name of similar projects available nearby with distance from this property	Godrej 101 (~ 1 Km away), Godrej Aria (~ 1 Km away), Signature Global Proxima (~ 1 Km away), Signature Global Golf (~1.3 Km).		
iii.	Postal Address of the Project	Mapsko Mount Ville, Naurangpur Road, Sector-78 & 79, Gurgaon Manesar Urban Complex, Gurugram, Haryana		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°21'37.0"N 76°58'14.2"E		
vi.	Description of adjoining property	Other residential projects and NSG camp.		
vii.	Plot No. / Survey No.	For survey numbers please refer to the copy of sale deed.		
viii.	Village/ Zone	Village Naurangpur		
ix.	Sub registrar	Manesar		
x.	District	Gurugram, Haryana		
xi.	City Categorization	Metro City	Urban	
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Upper Middle Class (Good)	Urban developing	
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good	Within developing Residential zone	
xiv.	Property location classification	Ordinary location within the locality	None	None
xv.	Property Facing	East Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	Naurangpur Road	Approx. 30 meters	
	b) Front Road Name & width	Sector Road	Approx. 24 meters	
	c) Type of Approach Road	Bituminous Road		
	d) Distance from the Main Road	600 meters approximately		
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xviii.	Is the property merged or colluded with any other property	No, it is an Independent single bounded property.		

xix.	BOUNDARIES SCHEDULE OF THE PROPERTY		
a)	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
b)	DIRECTIONS	AS PER OLD VALUATION REPORT	ACTUAL FOUND AT SITE
	East	Road	Road
	West	Godrej 101	Godrej 101
	North	Entry	Entry
	South	NSG Camp	NSG Camp
3.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	DTCP, Haryana, Gurugram	
ii.	Master Plan currently in force	DTCP, Haryana, Gurugram	
iii.	Municipal limits	Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority	Gurugram Metropolitan Development Authority	
v.	Zoning regulations	Residential (Group Housing/Plotted) zone	
vi.	Master Plan provisions related to property in terms of Land use	Group Housing	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Out of 9 Towers 8 are ready to move & partially occupied and 1 Tower construction is not started yet.	
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	OC achieved for 8 towers, EWS Area and Community Block as per old valuation report.	
xiii.	Comment on unauthorized construction if any	No Unauthorized construction observed during site visit.	
xiv.	Comment on Transferability of developmental rights	Freehold property, easily transferrable.	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any	NA	
xvii.	Comment on Compounding/ Regularization proceedings	NA	
xviii.	Any information on encroachment	No encroachment observed during site visit.	
xix.	Is the area part of unauthorized area/ colony	No	

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Rajesh

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

4. LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided	None	None
ii.	Names of the Developer/Promoter	M/s. Mapsko Builder 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 neither could be found on public domain	
vii.	Heritage restrictions, if any	No heritage restrictions came into knowledge.	
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	Department of Town & Country Planning, Haryana	
	b) Any violation from the approved Building Plan	No violation in Building plan came to our knowledge during survey	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property since the project has already been issued the license for construction of group housing project.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	Property tax documents are not provided to us
		Receipt number	Property tax documents are not provided to us
		Receipt in the name of	Property tax documents are not provided to us
		Tax amount	Property tax documents are not provided to us
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.	Property tax document not provided to us
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided by the company in this regard.
xix.	Property presently occupied/ possessed by	This project deals in sale of Residential Flats. As on date few flats are already sold and remaining are empty. The company has proposed to sell those flats in due course. Therefore, the sold flats are assumed to be occupied by their respective owners.
xx.	Title verification	Title verification to be done by competent advocate as the same is out of our scope of work.
xxi.	Details of leases if any	Not applicable

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

6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes	
ii.	Water Treatment Plant		Yes	
iii.	Power Supply arrangements	Permanent	Yes as per verbal discussion with the representative. However, we have not received any supporting document for the same.	
		Auxiliary	Yes, D.G sets	
iv.	HVAC system		HVAC system only in basement area. However its on the discretion of flat owner to instal or not to install HVAC systems in their flats.	
v.	Security provisions		Yes	
vi.	Lift/ Elevators		Yes	
vii.	Compound wall/ Main Gate		Yes	
viii.	Whether gated society		Yes	
ix.	Car parking facilities		Yes	
x.	INTERNAL DEVELOPMENT			
	Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements

	Yes	Yes	Yes	Yes	Yes		
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply	Yes by the authority as by the representative during site visit. However, we have not received any supporting document for the same.					
	b) Sewerage/ sanitation system	Underground					
	c) Storm water drainage	Yes					
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management	No information provided by the company in this regard.					
	b) Electricity	Yes as informed by the representative. However, we have not received any supporting document for the same.					
	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	Air port
	~800 mtr	~2 km	~1.5 km	~3.5 km	~11 km	~20 km	~3 1 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby			
8.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Location attribute of the subject property			Good			
ii.	Scarcity			Similar kind of properties are easily available in this area.			
iii.	Market condition related to demand and supply of the kind of the subject property in the area			Good demand of such properties in the market.			
iv.	Any New Development in surrounding area			Yes	Many residential projects are proposed and some projects are in progress		
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			
9.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:						
i.	Type of construction & design		RCC framed pillar beam column structure on RCC slab.				
ii.	Method of construction		Construction done using professional contractor workmanship based on architect plan.				

iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		High rise towers	RCC
		Nine Towers/ 2B+G+17 to 2B+G+30	RCC
	d) Floor height	Approx. 10 feet	
	e) Type of flooring	Vitrified Tiles/Ceramic Tiles in Common Corridors. Type of Flooring in flats depends upon owner's choice.	
	f) Doors/ Windows	Aluminum flushed doors & windows	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Simple plastered walls	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	j) Class of electrical fittings	Internal/ Normal quality fittings	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
iv.	Maintenance issues	No maintenance issue observed during site visit.	
v.	Age of building/ Year of construction	Project has achieved OC for 8 Towers, EWS and commercial Area and community building	2020
vi.	Total life of the structure/ Remaining life expected	02	Approx. 55-60 years
vii.	Extent of deterioration in the structure	No deterioration observed in structure.	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	No visible damage in the structure was observed during site visit.	
x.	System of air conditioning	As per requirement by individual flat owners on their own. However, Basement ventilation is provided by the developer on his own since the same is a common usage space.	
xi.	Provision of firefighting	Yes. Fire Hydrant System is provided in the structures.	
xii.	Status of Building Plans/ Maps	Building plans are approved by the development authority. Copy of the same is also attached as annexure with this report.	
	a) Is Building as per approved Map	The company has already obtained occupancy certificate. Therefore, the same is assumed to be constructed as per approved site plan only.	
	b) Details of alterations/ deviations/ illegal construction/	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA

	encroachment noticed in the structure from the original approved plan		
	c) Is this being regularized	No information provided by the company in this regard.	
10.	ENVIRONMENTAL FACTORS:		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information provided to us in this regard.	
ii.	Provision of rainwater harvesting	Yes. RWH system is provided in the project.	
iii.	Use of solar heating and lighting systems, etc.	No information provided to us in this regard.	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle pollution are present in atmosphere	
11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	
12.	PROJECT DETAILS:		
a.	Name of the Developer	M/s. Mapsko Builder Pvt. Ltd.	
b.	Name of the Project	Mapsko Mount Ville	
c.	Total no. of Dwelling units	Main Dwelling Units = 802 EWS Dwelling Units=150	
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.	
e.	Name of the Architect	M/s Hafeez Contractor	
f.	Architect Market Reputation	Established Architect with years long experience in market and have successfully delivered multiple Projects.	
g.	Proposed completion date of the Project	Out of 9 Towers 8 are ready to move in & has also been partially occupied. Construction works of 1 tower is not yet started. is not started yet.	
h.	Progress of the Project	Out of 9 Towers 8 are ready to move & partially occupied and 1 Tower construction is not started yet.	
i.	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	

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Licensed area of the complete project		16.37 acres / 66,247.04 sq. mtr		
2.	Plot area as per approved map		15.0481 acre / 60,897.500 sq. mtr.		
3.	Ground Coverage Area	Permitted	21,314.090 sq. mtr		
		Proposed	5867.799 sq. mtr		
Covered Built-up Area	UNDER FAR		REQUIRED AS PER APPROVED MAP	PRESENT STATUS	ACHIEVED STATUS
	TOTAL	Proposed	1,05,269.377 sq. mtr (11,33,110.14 sq. ft)	91,602.14 sq. mtr (9,85,996.27 sq. ft)	OC obtained for 8 Towers.
		Permitted	1,06,570.450 sq. mtr (11,47,114.78 sq. ft)		
	UNDER NON-FAR		PROPOSED AS PER APPROVED MAP	PRESENT STATUS	ACHIEVED STATUS
	Proposed NON-FAR area		50,527.28 m ² Sq. mtr. (16,76,979.64 sq. ft)	46,759.86 sq. mtr (5,03,318.97 sq. ft)	OC obtained yet as per old valuation report
	Permitted		No information available	----	
	Total Construction Area Proposed		155,796.657 sq.mtr (1676979.64 sq.ft)		OC obtained yet as per old valuation report
	4.	Open/ Green Area	Minimum Required	9134.61 sq.mtr	
Proposed			18360.20 sq.mtr		
5.	Density	Permitted	298 PPA		
		Proposed	300 PPA		
6.	Carpet Area		No information is provided by the company in this regard.		
7.	Saleable Area		No information is provided by the company in this regard.		

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Total Blocks/ Floors/ Flats					
1.	Approved as per Building Plan		Actually provided		Current Status
	Cluster 1A: 2B+S+25 Floors= 100 DU's		Cluster 1A (Tower-C): 2B+S+25 Floors= 100 DU's		
	Cluster 1B: 2B+S+24 Floors= 96 DU's		Cluster 1B (Tower-D): 2B+S+24 Floors= 96 DU's		
	Cluster 1C: 2B+S+30 Floors= 120 DU's		Cluster 1C (Tower-G): 2B+S+30 Floors= 120 DU's		
	Cluster 1D: 2B+S+27 Floors= 108 DU's		Cluster 1D (Tower-F): 2B+S+27 Floors= 108 DU's		
	Cluster 1E: 2B+S+21 Floors= 84 DU's		Cluster 1E (Tower-E): 2B+S+21 Floors= 84 DU's		
	Cluster 1F: 2B+S+24 Floors= 96 DU's		Cluster 1F (Tower-H): 2B+S+24 Floors= 96 DU's		
	Cluster 2: 2B+S+17 Floors= 68 DU's		Cluster 2 (Tower-B): 2B+S+17 Floors= 68 DU's		
Cluster 3: 2B+S+21 Floors= 84 DU's		Cluster 3 (Tower-A): 2B+S+21 Floors= 84 DU's			
Cluster 4: 2B+S+23 Floors= 46 DU's					
2.	Total no. of Flats/ Units	Main Units: 802	Main Units: 756 DU		
		EWS: 150 DU(G+6)	EWS: 138 DU		
		Shops: 12 Units	Shops: 13 Units		
3.	Type of Flats	Type of Flat	Tower	Carpet Area (Sq. ft.)	
		Please refer to the sheet attached below	Please refer to the sheet attached below.	Please refer to the sheet attached below.	
4.	Number of Car Parking available for main units	Required	1203 (As per approved Map)		
		Proposed	1416 (As per approved Map)		
5.	Land Area considered	Land Area as per approved map is 15.0481 Acre / 60,897.400 sq. mtr.			
6.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to the size of the property			
7.	Remarks & observations, if any	NA			
8.	Plinth Area considered (As per IS 3861-1966)	Plinth Area	FAR	91602.14 sq.mtr/ 9, 85,996.27 sq.ft	
			NON FAR	46,759.86sq.mtr/ 5,03,318.97 sq.ft	
			TOTAL	1,38,362 sq. mtr. /14,89,314.732 sq. ft.	
	Area adopted on the basis of		Property documents only since site measurement couldn't be carried out due to vastness of the property.		

Remarks & observations, if any	NA
--------------------------------	----

Type of Flat	Super Area (sq. ft.)
03 BHK	1490 & 1510
03 BHK + Servant Room	1815
03 BHK + Terrace	1620
03 BHK + Servant Room + Terrace	1960
04 BHK + Servant Room	2650
04 BHK + Servant Room + Terrace	2710

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.

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PART D

PROJECT APPROVAL DETAILS

SR. NO.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Site Plan	Memo No. 18745 dated 20/09/2012	Approved
2.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No. 38 of 2012 Dated: 22/04/2012 Valid for 8 years	Approved (As per old valuation)
3.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	File No. ZP-801/JD(BS)/2012/18745 Dated: 20/09/2012	Approved (As per old valuation)
4.	NOC for Height Clearance from Airport Authority of India	Sr. No. AAI/NOC/2012/133/159 Dated: 19/04/2012	Approved (As per old valuation)
5.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2013/703 Dated: 06/09/2013	Approved (As per old valuation)
6.	NOC from Forest Department	No. 09/MB Dated: 30/01/2013	Approved (As per old valuation)
7.	Provisional NOC from Fire Authority, Gurgaon	No. FS/MCG/2013/575 Dated: 02/03/2013	Approved (As per old valuation)
8.	RERA Registration Certificate	RERA No. HRERA 328 of 2017 Dated: 23/12/2019	Approved
9.	Occupation Certificate*	Memo No. ZP-801/JD (RD)/2020/9328 Dated: 03/06/2020	Obtained
10.	NOC from Pollution control Board	-	Not Provided
11.	Final Fire NOC	-	Not provided
12.	Consent to Operate	-	Not provided
13.	Permanent Electricity connection	-	Not provided
14.	Permanent Water Connection	-	Not Provided
15.	Structural Stability Certificate	-	Not Provided

OBSERVATIONS: As per old valuation report the Project has obtained Occupancy certificate for 8 towers, EWS tower and commercial block. However, we have not received the copies of Permanent electricity connection, permanent water connection, Consent to operate, Final Fire NOC and structural stability certificate. Bank to obtain the same from the company.

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PART E

PROCEDURE OF ASSESMENT



1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		9 September 2022	21 September 2022	21 July 2022
ii.	Client	State Bank of India, HLST Branch, Gurugram, Haryana		
iii.	Intended User	State Bank of India, HLST Branch, Gurugram, Haryana		
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 cost assessment of the project, asertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tle 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 property 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	Only photographs taken (No sample measurement verification), due to vastness of the project.		

2.		ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		Real estate		Residential	Group Housing
		Classification		Residential Asset	
iii.	Basis of Inventory assessment (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value		
		Secondary Basis	Not Applicable		
iv.	Present market state of the Asset assumed for Total No. of Dwelling Units	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Assessment	
		Residential	Residential	Residential	
vi.	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. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Irregular		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	Ordinary location within the locality	Not Applicable
		Urban developing	Within developing Residential zone	Not Applicable	
			Within urban developing zone	Not Applicable	
		Property Facing			
		East Facing			

ix.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	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	
x.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Urban Developing area			
xi.	Neighbourhood amenities	Good			
xii.	Any New Development in surrounding area	Some group housing projects are under construction in the vicinity and some are already constructed.			
xiii.	Any specific advantage/ drawback in the property	No			
xiv.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xv.	Do property has any alternate use?	None. The property can only be used for residential purpose.			
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.			
xvii.	Is the property merged or colluded with any other property	No			
xviii.	Is independent access available to the property	Clear independent access is available			
xix.	Is property clearly possessable upon sale	Yes			
xx.	Best Sale procedure to realize maximum Value for inventory sale (in respect	Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any			

	to Present market state or premise of the Asset as per point (iv) above)	compulsion.		
xxi.	Hypothetical Sale transaction method assumed for the inventory cost analysis	Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Approach & Method Used for inventory cost analysis	PROJECT INVENTORY		
		APPROACH FOR ASSESSMENT	METHOD OF ASSESSMENT	
		Market Approach	Market Comparable Sales Method	
xxiii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	Mr. Rawat
			Contact No.:	+91 8046838136
			Nature of reference:	Property Consultant
			Size of the Property:	1490 sq. ft. super built-up area
			Location:	Similar Property Location
			Rates/ Price informed:	Rs.1.01 Crore – Rs.1.05 Crore
			Any other details/ Discussion held:	As per the discussion held with the property consultant 3BHK semi furnished flat is available at the rate approximately 1.01 Crore.
		ii.	Name:	Mr. Nitin
			Contact No.:	+91 9718393348
			Nature of reference:	Property Consultant
			Size of the Property:	1,620 sq. ft. – 2,600 sq. ft.
			Location:	Similar Property Location
			Rates/ Price informed:	Rs.1.15 Crore – Rs.1.7 Crore
			Any other details/ Discussion held:	As per the discussion held with the property consultant the 3 BHK semi furnished flat is available at the rate of 1.15 Crore and 4 BHK flat of 2,600 sq. ft. at rate of 1.70 Crore.
xxv.	Adopted Rates Justification	For the market rate of the Flats available in this project and as well as nearby project we have enquired from property dealers in that area and were able to find a Sale rate range of Rs.6,500 to Rs.7,000 per sq. ft on SBUA. The condition of the flat is Semi furnished.		
xxvi.	OTHER MARKET FACTORS			
	Current Market condition	Normal		



		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily saleable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand Good	Supply Adequately available
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxvii.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxviii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Adjustments (-/+): 0%	
xxix.	Final adjusted & weighted Rates considered for the subject property	Rs.3.06 Crore per acre for land parcel and a rate range of Rs.6,500 to Rs.7,000 per Sq. ft. on SBUA for flats.	
xxx.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered market rates for sale/purchase of flats appears to be reasonable in our opinion.	
xxxi.	Basis of computation & working		
	<p>a. In this Project Tie-up report, we have not adopted any Market Valuation of Land since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.</p> <p>b. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed. Please note that the value of Land may be different here which is not assessed in this report.\</p> <p>c. As per the sale deed the total cost of land admeasuring 20.42 acres amounts to approximately Rs.62, 51,30,700. Accordingly, the cost of land comes out to approximately Rs.3,06,08,96/- per acre. Since as per the approved site plan the area of land for the project admeasures 15.0481 acre, therefore the cost of land is taken as Rs.46,06,06,738/- only. Please note that the value of Land may be different here which is not assessed in this report.</p> <p>d. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.</p> <p>e. Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>f. 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</p>		

- on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- g. 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.
 - h. 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.
 - i. 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.
 - j. 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 take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
 - k. 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.
 - l. 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.
 - m. 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.
 - n. 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.
 - o. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
 - p. 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.
 - q. Construction rates are adopted based on the plinth area rates prevailing in the market for the

	<p>structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.</p> <p>r. 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> <p>s. 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.</p> <p>t. 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.</p> <p>u. 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.</p>
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xxxii.	ASSUMPTIONS
	<p>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.</p> <p>b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

xxxiii.	SPECIAL ASSUMPTIONS
	None
xxxiv.	LIMITATIONS
	None

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3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Cost of Land (As per Sale Deed)
a.	Prevailing Rate range	Rs.2, 70, 00,000/- per acres. (For Agricultural Land)	Rs.3,06,08,963/- per acre
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.10,80,00,000/- per acres (4 times of agricultural land for group housing societies)	Rs.3,06,08,963/- per acre
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	15.0481 acre. / 60,897.400 sq. mtr.	15.0481 acre. / 60,897.400 sq. mtr.
e.	Total Value of land (A)	15.0481 acre. x Rs.10,80,00,000/- per acres Rs. 1,62,44,28,000/-	Rs.3,06,08,963/- per acre X 15.0481 acre Rs.46,06,06,738/-

Note:

In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose. However, for Project Tie-up, Bank requires cost of Land for their internal Project approval process. Therefore, the cost of land has been taken as per the sale deed.

Please refer to the attached sheet.

S.No	Area in Kanal and Marla	Area in acre	Pralekh No	Date	Amount
1	15 KANAL 8 MARLA	1.9250001	1024	17-09-2010	₹ 6,06,37,500
2	76 KANAL 1 MARLA	9.50625001	1025	17-09-2010	₹ 28,10,71,875
3	28 KANAL 11 MARLA	3.5687501	1026	17-09-2010	₹ 11,24,15,700
4	18 KANAL 18 MARLA 7 SARSAI	2.3668752	1081	27-09-2010	₹ 7,45,76,250
5	15 KANAL 16 MARLA	1.975	1082	27-09-2010	₹ 6,22,12,500
6	8 KANAL 13 MARLA	1.0812502	1335	29-10-2010	₹ 3,42,16,875
	Total	20.42312561			₹ 62,51,30,700

As per the sale deed the total cost of land admeasuring 20.42 acres amounts to approximately Rs.62,51,30,700. Accordingly, the cost of land comes out to approximately Rs.3,06,08,96/- per acre. Since as per the approved site plan the area of land for the project admeasures 15.0481 acre, therefore the cost of land is taken as Rs.46,06,06,738/- only. Please note that the value of Land may be different here which is not assessed in this report.

Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.

4. COST ASSESSMENT OF BUILDING CONSTRUCTION				
	Particulars		EXPECTED BUILDING CONSTRUCTION VALUE	
			FAR	NON-FAR
	Rate range		Rs. 1,600/- to 1,800/- per sq. ft.	Rs. 1,200/- to 1,400/- per sq. ft.
	Rate adopted		Rs. 1,600/- per sq. ft.	Rs. 1,300/- per sq. ft.
	Covered Area		91,602.14 sq. mtr. (9, 85,996.27 sq. ft.)	46.795.862 Sq. mtr. (5, 03,318.97 sq. ft.)
	Pricing Calculation		Rs.1,600/- per Sq. ft. X 9,85,996.27 sq. ft	5,03,318.97 sq. ft. X Rs. 1,300/- per sq. ft..
	Total Value		Rs. 1,57,75,94,032/-	Rs. 65,43,14,661/-
a.	Depreciation percentage (Assuming salvage value % per year)		NA (Above replacement rate is calculated after deducting the prescribed depreciation)	
b.	Age Factor		NA	
c.	Structure Type/ Condition		RCC framed structure / Good	
d.	Construction Depreciated Replacement Value (B)		Rs. 2,23,19,08,693/-	

5. COST ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS			
	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	NA
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) (Add 5% of Building construction cost)	----	Rs. 11,15,95,435/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) (Add 13% of Building construction cost)	----	Rs. 29,01,48,130/-
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.) (Add 3% of Building construction cost)	----	Rs. 6,69,57,261/-
e.	Expected Construction Value (C)	NA	Rs. 46,87,00,826/-

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6.	MARKET/ SALABLE AMOUNT OF THE FLATS	
a.	Total No. of DU	756 DU (Except 9 th Tower of Cluster 4 which yet to be constructed)
b.	Total No. of EWS Units	150
c.	Total Proposed Salable Area for flats	No
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	No information available.
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	As per the price list of the company the range of the selling rate is Rs 6,150/- per sq. ft. to Rs 6,800/- per sq. ft.
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.6,500/- Rs. 7,000/- per sq. ft.
e.	Remarks	<ul style="list-style-type: none"> The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs. 6,500/- Rs. 7,000/- per sq. ft. per sq. ft. on Super area and the same seems to be reasonable in our view. However, we have not received the area of the flats which are proposed under this project. Therefore, inventory analysis is not provided for this project

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7. CONSOLIDATED COST ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs. 1,62,44,28,000/-	Rs.46,06,06,738/-
b.	Structure Construction Value (B)	NA	Rs. 223,19,08,693/-
c.	Additional Aesthetic Works Value (C)	NA	Rs. 46,87,00,826/-
d.	Total Add (A+B+C)	Rs.1,62,44,28,000/- (Land Value Only)	Rs.316,12,16,257/-
e.	Additional Premium if any	---	---
	Details/ Justification	---	---
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.1,62,44,28,000/-	Rs.3,16,12,16,257 /-
h.	Rounded Off	Rs.1,62,44,28,000/-	Rs.3,16,12,00,000 /-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred Sixteen Crore and Twelve Lakh Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs. 2,68,70,20,000 /-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 2,37,09,00,000 /-
l.	Percentage difference between Circle Rate and Market Value	31% Overall Difference	
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 . Also Circle rate is not available for construction works. Thus, the same is also leading to difference between Guideline valuation and market valuation.	
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 prepared by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- d. In this Project Tie-up report, we have not adopted any Market Valuation of Land in this report since this is only a tie up report and not a project valuation report. Therefore, as such the value of land is immaterial and have no relevance. If any Value/Market rates are enquired for the land then the same has only been given for the reference purpose.
- e. Also, since this is a Licensed land for group housing Project on which the developer has started selling the flats which includes the proportionate land portion also in each Flat sale and the buyer rights on the land has been created, therefore this cost of land should not be used for Project funding especially considering the land and for Land mortgage process since land can't be sold as such.
- f. This is a Project Tie-up report and not a Valuation Report. Standards 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.
- g. This Project Tie-up 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.

l. 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.

m. 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 goods or service. Value is not a fact, but an estimate of the likely price to be paid for a goods 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. 35*
- *Enclosure II: Google Map Location Page No. 36*
- *Enclosure III: Photographs of the property Page No. 37-41*
- *Enclosure IV: Copy of Circle Guideline Rate Page No. 42*
- *Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 43*
- *Enclosure VI: Consultant's Remarks Page No. 55-57*

[Handwritten signature]

[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

[Handwritten signature]

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.

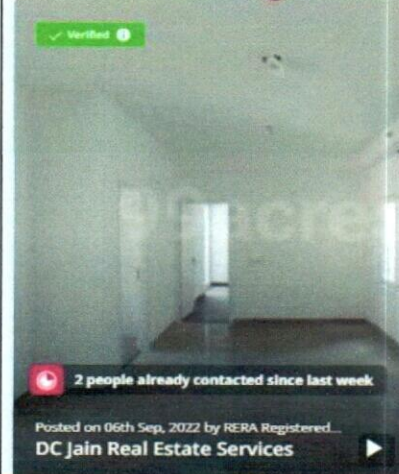
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Rahul Gupta	Tejas Bharadwaj
		



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



Verified

4 BHK Apartment in Sector-79 Gurgaon
Mapsko Mount Ville 4.8

6 Places nearby 1 Shopping 1 Connectivity 2 Educations

₹ 1.85 Cr 2,650 sq. ft. 4 BHK
₹ 6,981/sq. ft. (248 sq. m) Super built-up Area 5 Baths

Private Garden Full Power Backup


Mapsko mount ville in sector-79 gurgaon, gurgaon by mapsko b... more

READY TO MOVE RESALE RERA

2 people already contacted since last week

Posted on 06th Sep, 2022 by RERA Registered...
DC Jain Real Estate Services

View Phone Number Contact Dealer



Verified

3 BHK Apartment in Sector-79 Gurgaon
Mapsko Mount Ville 4.8

6 Places nearby 1 Shopping 1 Connectivity 2 Educations

₹ 1.2 Cr 1,815 sq. ft. 3 BHK
₹ 6,611/sq. ft. (169 sq. m) Super built-up Area 4 Baths

Fresh Construction Recently Renovated Gated Society


Mapsko mount ville is a high end society and a part of 11.4 acres... more

READY TO MOVE RESALE RERA

3 people viewed this property this week

Posted on 15th Sep, 2022 by RERA Registered...
Movin Estate

View Phone Number Contact Dealer



₹1.0 Cr EMI starts at ₹49.65 K

3 BHK Independent Builder Floor for sale in Sector 79
Mapsko Mount Ville, Sector 79, Gurgaon

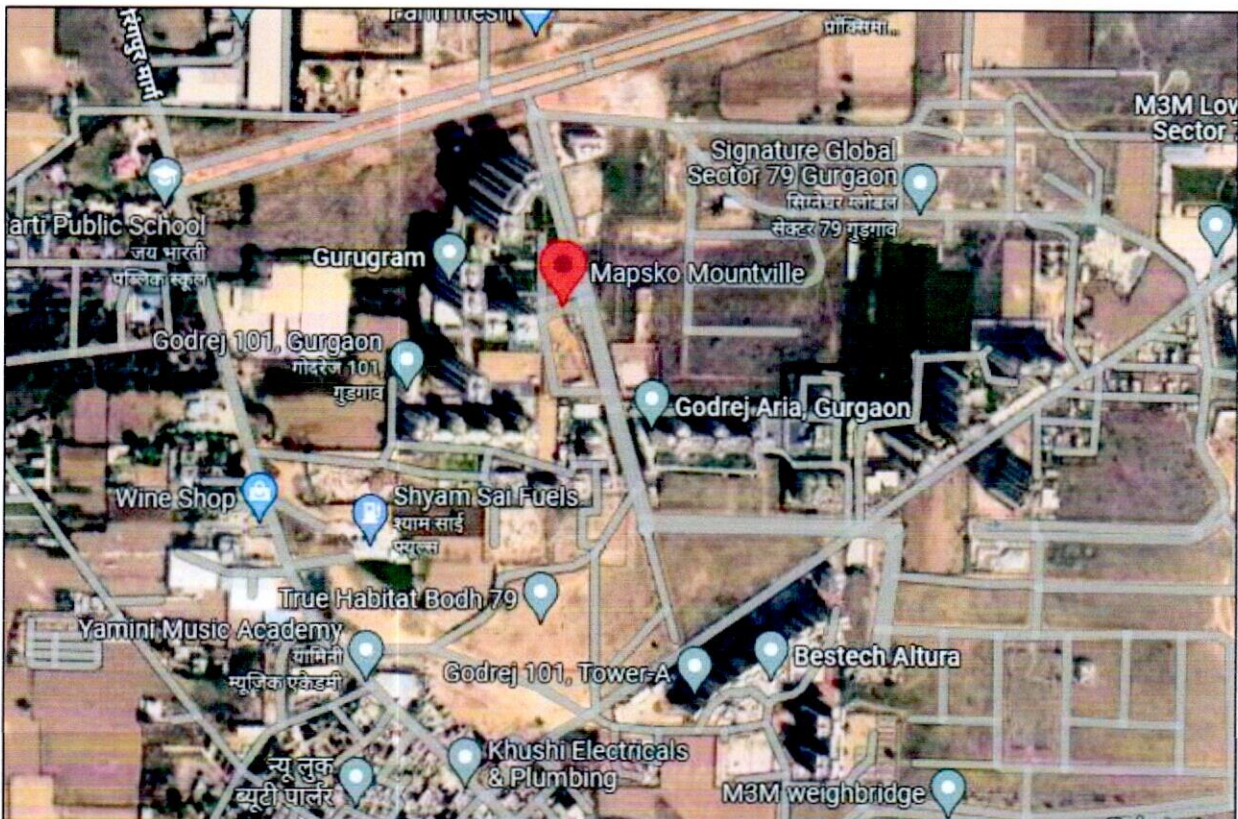
Build Up Area Avg. Price
1500 sq.ft ₹6.67 K/sq.ft

3 BHK Independent Floor for sale in Sector 79, Gurgaon with mode... Read more

Rachna Kapoor
Agent
updated more than 3 months ago

View Phone Contact

ENCLOSURE 2: GOOGLE MAP LOCATION



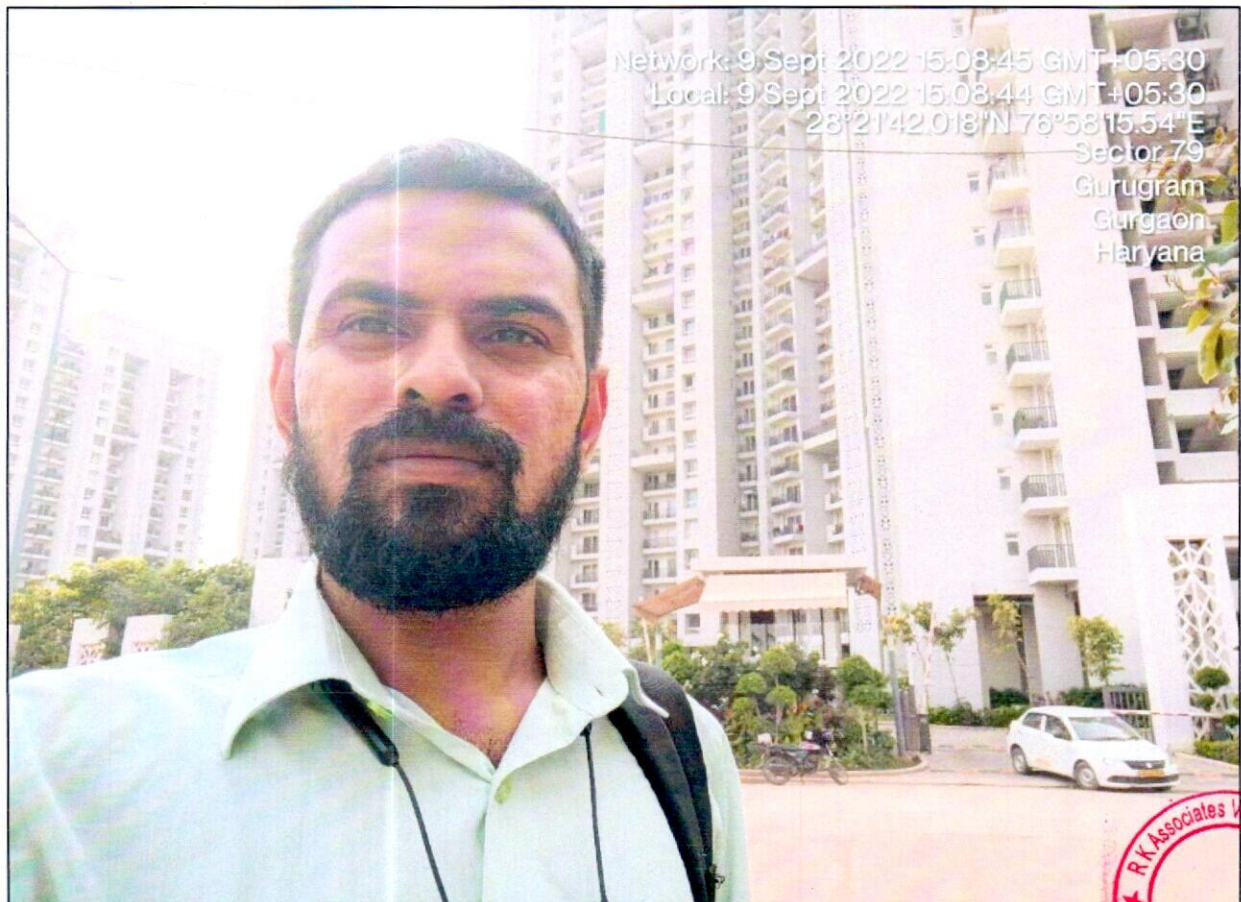
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY











ENCLOSURE: 4- COPY OF CIRCLE RATE

COLLECTOR RATE OF TENSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2022-23 (January for the year 2022)																	
Sl. No.	Village Name	Household No.	Revised Rate for the Year 2020-21				Rate for the Year 2021-22				Rate for the Year 2022-23 (January 2022)				Sl. No.	Village Name	Household No.
			Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards, Other Than Sector/Lanes & Area)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acre depth from NH-48 15% Major District Roads 10%	Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards, Other Than Sector/Lanes & Area)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acre depth from NH-48 15% Major District Roads 10%	Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards, Other Than Sector/Lanes & Area)	Commercial (Rs. Per Sq. Yards)	Rate of Land upto 2 acre depth from NH-48 15% Major District Roads 10%			
			Nil or	Major Roads					Nil or	Major Roads				Nil or	Major Roads		
Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area		14000000	10600	24500	17500000	NA	14000000	10600	24500	17500000	NA	19000000	15000	30000	40000000	NA
Naurangpur	4/16min, 7min, 13min to 25,																
	5/1 to 3, 8 to 25, 26																
	7/11min, 17min, 19 to 23, 24																
	8/1 to 4, 7min to 25,																
	9/1 to 25,																
	10/15min, 6min, 15min, 16min, 25min,																
	11/15min, 6min, 15min, 16min,																
	12/1 to 25,																
	13/1 to 25, 26																
	14/1 to 25, 26																
	15/1, 2min, 8min to 13min,																
	16/11, 19 to 23min,																
	19/1 to 4min, 6min, 7 to 25,																
	20/1 to 25,																
	21/1 to 25,																
	22/2 to 9, 12 to 18min, 23 min to 25,																
	27/4 to 7,																
	28/1 to 25,																
	29/1 to 25,																
	30/1 to 25,																
	31/1 to 4min, 6min to 25,																
	32/10min, 11min, 12min, 21, 22min, 13, 14, 17, 18, 19, 20																
	35/19/2, 20, 21/1, 21/2, 22/1, 22/2, 2 TO 11																
	Chakra No. 113, 114min,																
	36/13min, 2min, 6 to 25, 27																
	37/13 to 25, 1, 2, 3																
	38/13 9min, 12min to 16min, 23min, 24min, 25,																
	2, 3, 4, 4.5, 26, 6, 7, 25																
	39/1 to 25min, 29																
INSIDE R-ZONE, Commercial, Institutional & Industries Area And Sector Road	46/1 to 10min, 12 to 25, 22 to 25 - 26		20000000	6400	16000	NA	NA	20000000	6400	16000	NA	NA	27000000	10000	22000	NA	31000000
	47/2 to 8, 13 to 18min, 23 to 25, 27, 28, 30																
	48/1 to 25,																
	49/1 to 25,																
	50/1 to 4, 6 to 25,																
	51/11min, 12min, 17min to 25,																
	53/20min to 22min,																
	54/11min, 2min, 8min, 9min, 10 to 14min, 16min to 25,																
	55/1 to 25, 56/1 to 25,																
	57/1 to 25,																
	58/1 to 10, 11min, 12min, 13 to 16, 17min, 18min, 24min, 25min, 27																
	59/4min, 5, 6min, 1, 2, 9, 10, 11, 12, 13, 17, 18, 19, 23, 26																
	60/10min, 12min, 17, 18min, 24min, 25min,																
	70/1 to 25,																
	71/1 to 25,																

Note:

1. Any Land for which change of land use (CLU) has been obtained in (non-licensed colony) the following rates will be applicable
- A. Residential plotted colony-three times of Agricultural collector rates.
- B. Residential Group Housing Colony Four times of the Agricultural collector rates.
- C. Commercial - Five times of the Agricultural collector rates.
- D. Warehouse - Two times of the collector rates of the Agricultural land
- E. Educational/Institutional/College/Hospital/Club - Three times of the collector rates of the Agricultural land
- F. Industrial land- 2.5 times the collector rates of the Agricultural land
2. Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road
3. Value of the land falling on Patodi-Taura Road and Pachgaon-Taura road will be 10% more upto depth 2 Acre from the road
4. Land less than 1000 Sq. Yards will be treated as residential for stamp levying
5. If there is a 24 Hr Road in front of the plot and the plot is of cornerer in which 2 or more road are taken and there is a park in front of the plot, then the collector rate will be 10 percent more than the normal collector rate.
6. If there is a 30 Mtr road or park in front of the plot and the plot is of cornerer, the collector rate will be more than 20 percent of the normal collector rate.

Joint sub Registrar
Manesar

Sub Registrar
Manesar

SDO (c), West
Gurugram

Assistant
Commissioner
Gurugram

Deputy Commissioner-Cum
Registrar Gurugram



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: EXCERPTS SALE DEED OF PROJECT LAND

STATE BANK OF INDIA Sl. No. GSR / 001 266354

RECEIPT

प्राप्त की गई राशि / Received sum of Rs. 88,87,500/-

कागज़ी बैंक / Cash / Bank / Code No. 01585

STATE BANK OF INDIA Branch Code No.

Received a sum of Rs. 88,87,500/-

(Rupees Twenty eight lacs Eighty seven thousand five hundred only)

From Smt / Shri M/s Mapsko Builders Pvt. Ltd

for the use of N.A.

remitted at New Delhi for credit to Government of Haryana account towards Stamp Duty.

Date

Place GURGAON

(Signatures of Authorized Officer)

बयनामा

किस्म जमीन/बायदात	:	कच्ची/अराजकी जमीन
गाँव /नगर का नाम	:	नीरंगपुर, मानेसर
सिगमेट ब्लॉक	:	नीरंगपुर, मानेसर
रकबा	:	15 कनाल 8 मरला
कीमत	:	मु. 5,77,50,000/- रुपये
स्टैम्प	:	मु. 28,87,500/- रुपये
स्टैम्प नं०/तारीख	:	/

Signature

STATE BANK OF INDIA SI. No. QSR/001 266355

RECEIPT
भारतीय स्टेट बैंक S.B.I.
महर्षि एम. मुकुन्द / M.R. Gurgaon
कोड/Code No. 01565

STATE BANK OF INDIA

Branch Code No.

Received a sum of Rs. 1,33,75,000/-
(Rupees One Crore Thirty three lacs Seventy five thousand only)

From Smt / Shri M/s Mapsko Builders Pvt Ltd.
To, to, to N.A.
residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.

Date
Place GURGAON

(Signatures of Authorized Officer)

बयनामा

266-9375

1025

Ranbir Kumar
Sunderdar

किस्म जमीन/आयदाद	:	चाही/अरासी जयई
गाँव /नगर का नाम	:	नीरगपुर, मानेसर
सिंगमेन्ट ब्लॉक	:	नीरगपुर, मानेसर
रकबा	:	76 कनाल 1 बरला
कीमत	:	मु. 26,76,87,500/- रुपये
स्टॉम्प	:	मु. 1,33,84,375/- रुपये
स्टाम्प नउ/ तारीख	:	/

Stamp

STATE BANK OF INDIA SI No
GSR / 001 - 266353

RECEIPT
राष्ट्रीय स्टेट बैंक / S.B.I.
काशी रोड गुर्गाँव / M.R. Gurgaon
बीड/Code No. 01385

STATE BANK OF INDIA

Branch Code No

Received a sum of Rs 53,53,200/-
(Rupees Fifty three lacs fifty three thousand two hundred only)

from Smt / Shri M/s Mapsko Builders Pvt. Ltd
to, for, via N.A.
residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.

Date
Place 9 SEP 2018 GURGAON

(Signatures of Authorised Officer)

व्यवनामा

1026

किस्म जमीन/जायदाद	:	वाही/अराबी जर्द
गांव /नगर का नाम	:	नौरंगपुर, मानेसर
मिगमेंट ब्लॉक	:	नौरंगपुर, मानेसर
एकबा	:	28 कनाल 11 मरला
कीमत	:	मु. 10,70,62,500/- रुपये
स्टाम्प	:	मु. 53,53,200/- रुपये
स्टाम्प नं./ तारीख	:	

17-9-18

1001
27.9.2010

STATE BANK OF INDIA

SI No
GSR/001-267066

RECEIPT

भारतीय स्टेट बैंक S.B.I.
नगर पोस्ट भुवनेश्वर (M.R. Gurgaon)
कोड/Code No. 01583

STATE BANK OF INDIA

Branch Code No.

Received a sum of Rs. 35,51,250/-
(Rupees) Thirty five lac, fifty one thousand two hundred
fifty only

From Smt / Shri M/s MAPSKO Builders Pvt. Ltd.
No. dia, who N.A.

residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty

Date : 27 SEP 2010

Place : GURGAON

(Signature of Authorized Officer)
K. K. VASISHTHA

बयनामा

क्रिम जमीन/आकृति : चाली/अराजी जराई

गांव /नगर का नाम : नौरंगपुर, मानेसर

सिगमेंट ब्लॉक : नौरंगपुर, मानेसर

रकबा : 18 कनाल 18 मरला 2 सरसाई

कीमत : मु. 7,10,25,000/- रुपये

स्टाम्प : मु. 35,51,250/- रुपये

स्टाम्प नं०/ तारीख : GSR/001 : 267066 डेटा 27.9.2010

1081

MANESAR

27.9.2010

Signature

1082
27.9.2010

STATE BANK OF INDIA SI No
GSR/001 267068

RECEIPT

भारतीय स्टेट बैंक/S.B.I
STATE BANK OF INDIA भारतीय स्टेट बैंक/भारतीय स्टेट बैंक/भारतीय स्टेट बैंक
कोड/Code No. 01585 Branch Code No.

Received a sum of Rs. 29,62,500/-
(Rupees) Twenty nine lac sixty two thousand five hundred only
from Smt. / Shri M/S MAPSKO Builders Pvt Ltd
who, do, we N.A.
residing at New Delhi STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty

Date
Place: THE SEAL OF GURGAON
(Signatures of Authorised Officer)
K. K. VASISHTHA

बयनामा

1082

किसम जमीन/जलपट्टा	:	नानी/अराको जर्ई
गाँव /नगर का नाम	:	नौरंगपुर, मानेसर
मिगमेंट ब्लॉक	:	नौरंगपुर, मानेसर
एकड़	:	15 फुटल 16 मरला
कीमत	:	रु. 5,92,50,000/- रुपये
स्टाम्प	:	रु. 29,62,500/- रुपये
स्टाम्प नं०/ तारीख	:	GSR/001 : 267068-41 - 27/9/2010

सुलेख सिंह
[Fingerprints]

DOCUMENT 2: OCCUPANCY CERTIFICATE

REGD.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department, Haryana,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Mapsiko Builders Pvt. Ltd.,
52, North Avenue Road,
Punjabi Bagh,
West New Delhi-110026.

Memo No. ZP-801/JD(RD)/2020/ 9328 Dated 03-06-2020

Whereas Mapsiko Builders Pvt. Ltd. has applied for grant of an occupation certificate on 17.10.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License No. 38 of 2012 dated 22.04.2012.
- Total area of the Group Housing Colony measuring 16.369 acres.
- Sector-78 & 79, Gurugram
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Cluster-1A	100	100	Stilt Floor to 25 th Floor	10718.80	17.601	10718.80	17.601
Cluster-1B	96	96	Stilt Floor to 24 th Floor	10293.03	16.902	10293.03	16.902
Cluster-1C	120	120	Stilt Floor to 30 th Floor	12838.35	21.082	12838.35	21.082
Cluster-1D	108	108	Stilt Floor to 27 th Floor	11570.35	19.000	11570.35	19.000
Cluster-1E	84	84	Stilt Floor to 21 st Floor	9015.71	14.805	9015.71	14.805
Cluster-1F	96	96	Stilt Floor to 24 th Floor	10293.03	16.902	10293.03	16.902
Cluster-2	68	68	Stilt Floor to 17 th Floor	8956.60	14.708	8956.60	14.708
Cluster-3	84	84	Stilt Floor to 21 st Floor	13562.34	22.271	13562.34	22.271
EWS Block-cum-Convenient Shopping (at Stilt Floor)	150 EWS Flats & 12 Shops	138 EWS Flats & 13 Shops	Stilt Floor to 6 th Floor	3902.83 (Convenient Shopping = 300.60)	6.409	3638.35 (Convenient Shopping = 294.51)	5.975
Community Building (below Cluster-1E & 1F)			Ground Floor	1308.66	2.149	715.58	1.175
Total	756 Dwelling Units, 138 EWS Flats & 13 Shops			92459.70	151.829	91602.14	150.421
Non-FAR area in Sqm.							
				Sanctioned		Achieved	
Two level Basements				48908.54		42103.792	
Stilt Area	Cluster-1A			457.441		457.441	
	Cluster-1B			457.441		457.441	
	Cluster-1C			453.577		453.577	
	Cluster-1D			457.441		457.441	
	Cluster-1E			457.441		457.441	
	Cluster-1F			457.441		457.441	
	Cluster-2			559.56		559.56	
	Cluster-3			719.898		719.898	
	EWS Block			612.385		635.83	
Total Area				53541.165		46759.862	


I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Manish Kumar Gupta, M.Tech. (Structure) Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 59,46,947/- for the variations vis-à-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP/competent authority as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by HSVP/competent authority as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by State Environment Impact Assessment Authority, Haryana, Panchkula vide No. SEIAA/HR/2013/703 dated 06.09.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/29 dated 19.02.2020 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.



Rahul

17. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
18. That you shall obtain the water connection from GMDA/competent authority within 30 days of issuance of this letter.
19. That you shall obtain the amended Environment Clearance as per approved building plans dated 20.09.2012 before grant of Occupation Certificate for the remaining blocks/buildings.
20. That you shall get the licence renewed within time period as decided by the Government as a relief measure for Real Estate Industry due to Covid-19 Pandemic. If the Government doesn't approve the proposal of the Department then you shall get the licence renewed within a period of 30 days failing which the Occupation Certificate shall be deemed to be revoked.
21. Any violation of the above said conditions shall render this occupation certificate null and void.


(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-801/JD(RD)/2020/_____ Dated _____

A copy is forwarded to the following for information and necessary action: -

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2013/703 dated 06.09.2013 and compliance of condition no. 19 by colonizer.
2. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2020/29 dated 19.02.2020 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 21118 dated 04.02.2020.
4. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 20315 dated 03.02.2020.
5. Senior Town Planner, Gurugram with reference to his office memo. No. 1218 dated 27.02.2020.
6. District Town Planner, Gurugram with reference to his office Endst. no. 1990 dated 26.02.2020.
7. Nodal Officer, website updation.

(Sanjay Kumar),
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.



DOCUMENT 3: PRICE LIST DOWNLOADED BY THE 99 ACRES.COM

MAPSKO MOUNT VILLE, SECTOR 79 GURUGRAM, HARYANA (Rs. 6998/- Sq. Ft.). Price varies according to the base price mentioned below. (Terrace Apartments Rs. 600/- Per sq. ft. Extra)					
For 1490 sq ft (3 BHK)			For 2025/2650 sq ft (3 BHK + SR & 4 BHK + SR)		
Floors	Unit No. 1 & 2	Unit No. 3 & 4	Floors	Unit No. 1 & 2	Unit No. 3 & 4
1st to 10th	6675/- per sq ft	6375/- per sq ft	1st to 10th	6875/- per sq ft	6575/- per sq ft
11th to 20th	6600/- per sq ft	6300/- per sq ft	11th to 20th	6800/- per sq ft	6500/- per sq ft
21st - Penultimate	6525/- per sq ft	6225/- per sq ft	21st - Penultimate	6725/- per sq ft	6425/- per sq ft
Top Floor	6450/- per sq ft	6150/- per sq ft	Top Floor	6650/- per sq ft	6350/- per sq ft

For 1490 sq ft (3 BHK)			For 1620 sq ft - Terrace Apartments (3 BHK + Terrace)		
Floors	Unit No. 1 & 2	Unit No. 3 & 4	Floors	Unit No. 1 & 2	Unit No. 3 & 4
1st to 10th	9,945,750.00	9,496,750.00	1st to 10th	11,785,500.00	11,299,500.00
11th to 20th	9,834,000.00	9,387,000.00	11th to 20th	11,664,000.00	11,178,000.00
21st - Penultimate	9,722,250.00	9,275,250.00	21st - Penultimate	11,542,500.00	11,056,500.00
Top Floor	9,610,500.00	9,163,500.00	Top Floor	11,421,000.00	10,935,000.00

For 1815 sq ft (3 BHK + SR)			For 1960 sq ft Terrace Apartment (3 BHK + SR + Terrace)		
Floors	Unit No.1 & 2	Unit No. 3 & 4	Floors	Unit No.1 & 2	Unit No. 3 & 4
1st to 10th	12,478,125.00	11,933,625.00	1st to 10th	14,651,000.00	14,063,000.00
11th to 20th	12,342,000.00	11,797,500.00	11th to 20th	14,504,000.00	13,916,000.00
21st - Penultimate	12,205,875.00	11,661,375.00	21st - Penultimate	14,357,000.00	13,769,000.00
Top Floor	12,069,750.00	11,525,250.00	Top Floor	14,210,000.00	13,622,000.00

For 2650 sq ft (4 BHK + SR)			For 2710 sq ft Terrace Apartments (4 BHK + SR + Terrace)		
Floors	Unit No.1 & 2	Unit No. 3 & 4	Floors	Unit No.1 & 2	Unit No. 3 & 4
1st to 10th	18,218,750.00	17,423,750.00	1st to 10th	20,257,250.00	19,444,250.00
11th to 20th	18,020,000.00	17,225,000.00	11th to 20th	20,054,000.00	19,241,000.00
21st - Penultimate	17,821,250.00	17,026,250.00	21st - Penultimate	19,850,750.00	19,037,750.00
Top Floor	17,622,500.00	16,827,500.00	Top Floor	19,647,500.00	18,834,500.00

DOCUMENT 4: DTCP LC-V

Regd.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh
Phone: 0172 2549349, Email: tepharyana@gmail.com, www.tepharyana.gov.in

Memo No: LC-2438/2016/ 18357

Dated: 30/8/2016


To

Mapsko Builders Pvt. Ltd
52, North Avenue Road
Punjabi Bagh (West)
New Delhi.

Subject: Renewal of licence no. 38 of 2012 dated 12.04.2012 granted for Group Housing Colony over an area measuring 16.369 acres in Sector-78 and 79, Gurgaon.

Please refer your letter dated 17.03.2016 on the matter cited as subject above.

1. Licence No. 38 of 2012 dated 12.04.2012 granted vide Endst. No. LC-2438/JE(B)/2012 dated 25.04.2016 granted for Group Housing Colony over an area measuring 16.369 acres in Sector-78 and 79, Gurgaon is hereby renewed upto **21.04.2018** on the terms and conditions laid down therein.
2. That you shall submit the revalidated bank guarantee of EDC and IDW at least one month before of their expiry.
3. That you shall complete the construction of community building within current validity period of the licence.
4. That you shall construct the 12/18/24 meters wide service road forming part of licensed land at its own cost within current validity period of licence and shall transfer to the Government free of cost.
5. That you shall again float the EWS flats for allotment within current validity period of licence.
6. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
7. Original licence is returned herewith.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2438/2016/

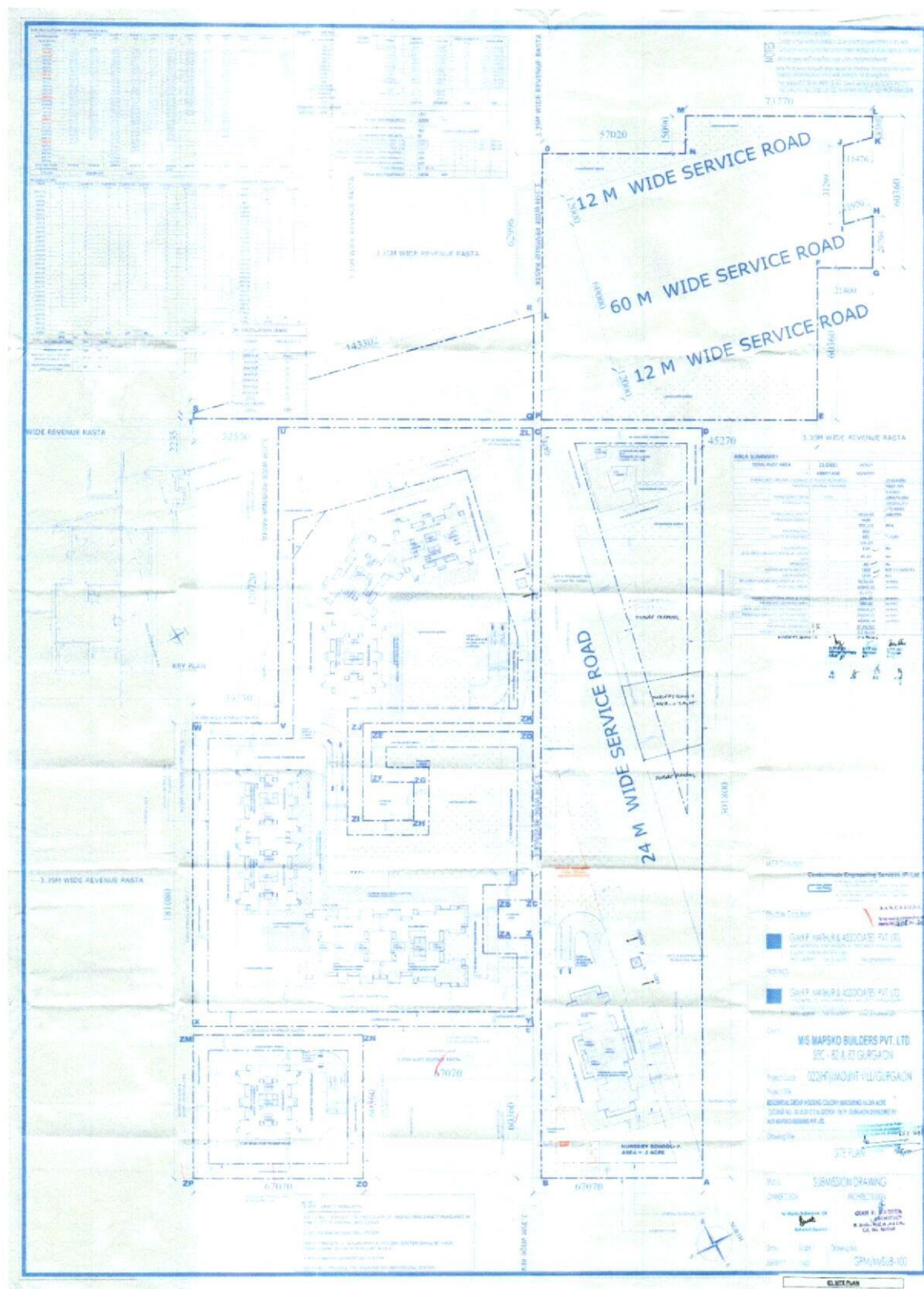
Dated :

A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Account Officer O/o DGTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.



DOCUMENT 6: APPROVED SITE PLAN



DOCUMENT 7: RERA CERTIFICATE

HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109

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

REGISTRATION CERTIFICATE OF PROJECT
[Regd. No. 328 of 2017 dated 23.10.2017]

To

MAPSKO Builders Pvt. Ltd.
52, North Avenue Road, Punjab Bagh (West),
New Delhi 110026

Memo No. HRERA-508/2017/1711

Dated 23.10.2017

Subject: Registration of Real Estate Group Housing Project namely "MAPSKO Mount Ville" being developed over an area of 16.369 Acres situated in Sector-78 & 79, Gurugram, Haryana developed by MAPSKO Builders Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 31.07.2017 and 22.09.2017.

Your request for registration of Group Housing Colony being developed over an area of 16.369 Acres situated in Sector-78 & 79, Gurugram, Haryana with regard to License No. 38 of 2012 dated 12.04.2012 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 23.10.2017 to 30.11.2019;
- (iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (v) The Promoter shall take all the pending approvals from various competent authorities on time;

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.



Handwritten signature

	provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of project pricing, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope

	of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.

38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.



