

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

CASE NO. VIS(2022-23)-PL333-259-495

DATED: 31/10/2022

PROJECT TIE-UP REPORT OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY
NAME OF PROJECT	INDEPENDENT FLOORS AT DLF CITY PHASE-I & III

SITUATED AT
DLF CITY PHASE-I & III, GURUGRAM, HARYANA

DEVELOPER/ PROMOTER
M/s DLF Exclusive Floors Private limited

REPORT PREPARED FOR

▪ Corporate Valuers **STATE BANK OF INDIA, HLST BRANCH, GURUGRAM, HARYANA**

▪ Business/ Enterprise/ Equity Valuations

▪ Lender's Independent Engineers (LIE) *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.*

▪ Techno Economic Viability Consultants (TEV) *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.*

▪ Agency for Specialized Account Monitoring (ASM) *Terms of Services & Consultant's Important Remarks are available at www.rkassociates.org for reference.*

▪ Project Techno-Financial Advisors

▪ Chartered Engineers

▪ Industry/ Trade Rehabilitation Consultants

▪ NPA Management

▪ Panel Valuer & Techno Economic Consultants for PSU Banks

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PART A

SNAPSHOT OF THE GROUP HOUSING PROJECT



SITUATED AT
DLF CITY PHASE-I & III, 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	Independent Floors at DLF City Phase-I & III
Work Order No. & Date	13/09/2022 (by e-mail)

SR. NO.	CONTENTS	DESCRIPTION									
1.	GENERAL DETAILS										
i.	Report prepared for	Bank									
ii.	Name of Developer/ Promoter	M/s DLF Exclusive Floors Private Limited									
iii.	Registered Address of the Developer as per MCA website	2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase - III, Gurugram, Haryana – 122001									
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	30 September 2022									
viii.	Date of Assessment	31 October 2022									
ix.	Date of Report	31 October 2022									
x.	Property Shown by	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sanjay Sharma</td><td>Employee</td><td>9873604039</td></tr> <tr> <td>Mr. Yogesh</td><td>Employee</td><td>9582229228</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sanjay Sharma	Employee	9873604039	Mr. Yogesh	Employee	9582229228
Name	Relationship with Owner	Contact Number									
Mr. Sanjay Sharma	Employee	9873604039									
Mr. Yogesh	Employee	9582229228									
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	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 Documents requested.</td><td>Total 03 Documents provided.</td><td>03</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 Documents requested.	Total 03 Documents provided.	03			
Documents Requested	Documents Provided	Documents Reference No.									
Total 04 Documents requested.	Total 03 Documents provided.	03									

		Property Title document	RERA Registration Certificate	GGM/547/279/ 2022/22 Dated 02/04/2022
		Copy of TIR	Renewal of Form LC-V (Town And Country Planning Department)	Not Applicable
		Approved Map	NOC'S and Approvals	Refer Part-F of the report
		NOC's & Approval	---	---
		RERA Certificate	---	---
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 checked="" 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.81,31,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs.69,11,35,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs.60,98,25,000/-	
iv.	Total No. of Dwelling Units	Main Units= 52 Units	
v.	Built up area of the project	14,562.37 m ² /1,56,747.89 ft ²	
vi.	Saleable Area of the Project	13,400.31 m ² /1,44,252 ft ²	
vii.	Inventory Cost as on "Date of Assessment"	₹ 173,10,24,000/- to ₹ 245,22,84,000/-	

3.	ENCLOSURES		
i.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain - Page No. 42	
ii.	Enclosure 2	Google Map – Page No. 45	
iii.	Enclosure 3	Photographs of The property – Pages. 46	
iv.	Enclosure 4	Copy of Circle Rate – Pages 50	
v.	Enclosure 5	Other Important documents taken for reference Page No. 51	
vi.	Enclosure 6	Consultant's Remarks Page No. 58	
vii.	Enclosure 7	Survey Summary Sheet – Pages 02	

PART C

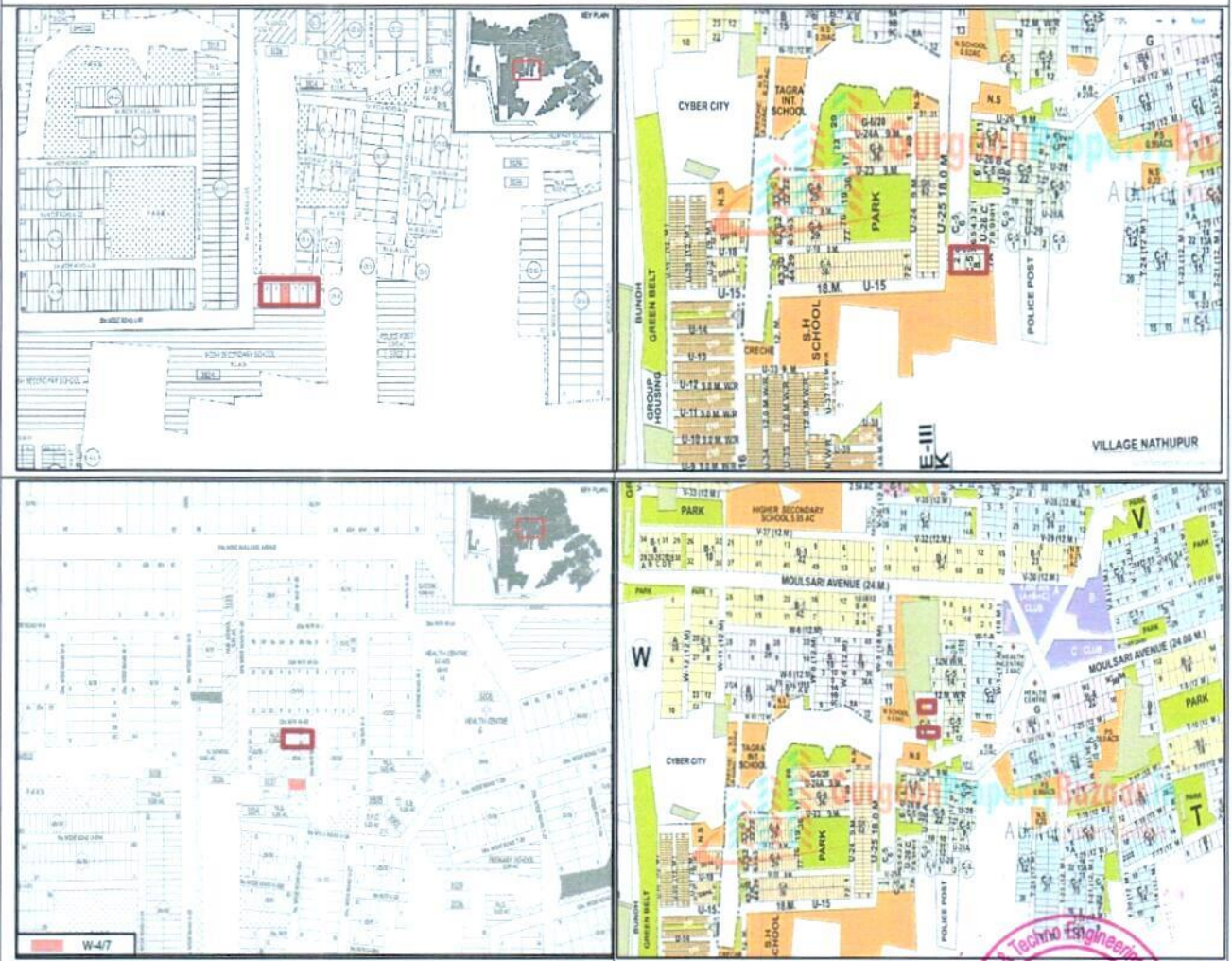
CHARACTERISTICS DESCRIPTION OF THE PROJECT

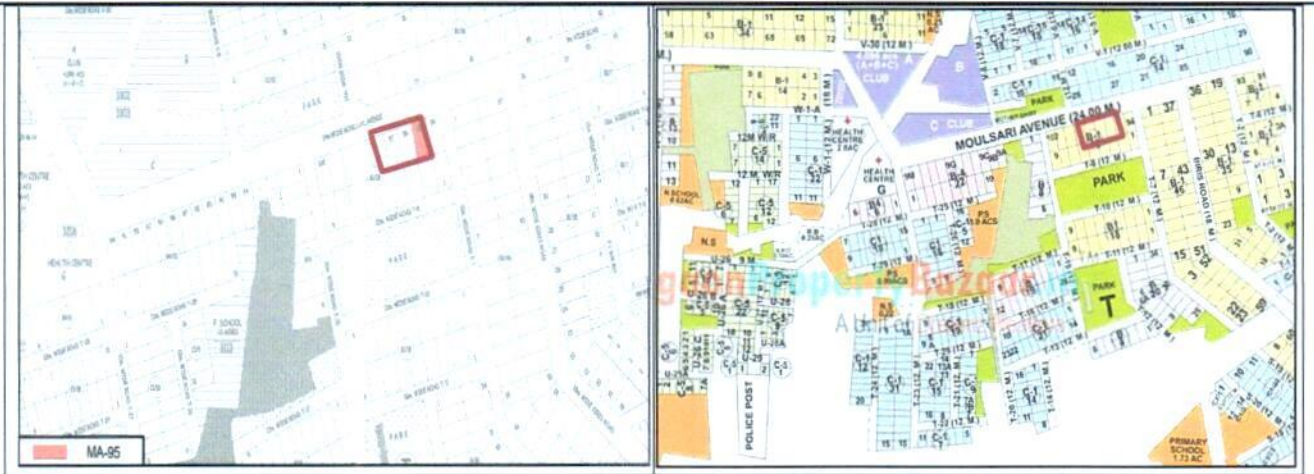
1. BRIEF DESCRIPTION OF THE PROJECT

PHASE-I



PHASE-III





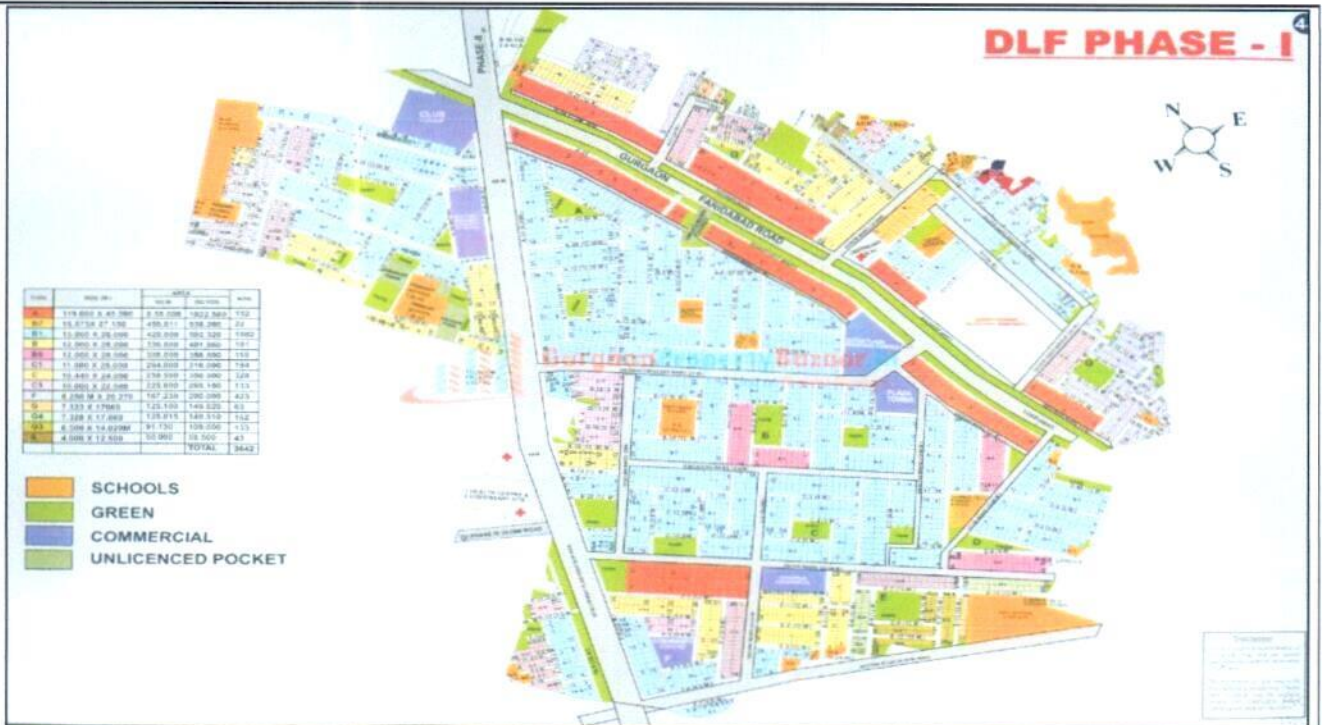
This project tie-up report is prepared for 13 Independent Floors being constructed in "DLF Phase-I & III" being developed at the aforesaid address having total land area admeasuring 0.964 acres/3901.44 m² as per the copy of RERA certificate provided to us by the bank.

The License and all the NOC's for the subject land was allotted in the Name of M/s Santur Infrastructure Pvt. Ltd. for developing Independent Floors at the aforesaid Plots. The subject project is being developed and promoted by M/s. DLF Exclusive Floors Private Limited.

The subject project comprised of 13 Plots, each Proposed to be developed in the configuration of B+G+4 floors with all the basic and modern amenities. The developer has already obtained the preliminary Approvals. The total No of units in the subject Phase is 52 DU's. The 13 Plots thus being developed in the Phase-N of the Project Lies in 2 different location which are Phase-I and Phase III. The Plots numbers F10/12 & F13/1 are in Phase-I of the DLF city whereas rest of the Plots lies in the Phase-III of the DLF city.

The status of each Plot is described in the later part of the report as per the information and observation during the site survey.

The location of the subject project is in a good developed area of Sector-24 & 26, Gurugram. Subject Project is clearly approached from 30 ft. wide internal approach road and the subject plots are located approx. ~2 km from NH48. There are other residential projects under development nearby and some projects are already occupied.



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 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	Self and Phase-3 metro Station		
ii.	Name of similar projects available nearby with distance from this property	Ambience Lagoon-1, Ambience Caitriona		
iii.	Postal Address of the Project	DLF City Phase-I & III, 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°29'39.9"N 77°06'04.7"E		
vi.	Description of adjoining property	Other residential projects		
vii.	Plot No. / Survey No.	Refer License and the schedule attached		
viii.	Village/ Zone	Gurugram		
ix.	Sub registrar	Gurugram		
x.	District	Gurugram		
xi.	City Categorization	Metro City		Urban
	Type of Area	Residential Area		
xii.	Classification of the area/Society	Middle Class (Ordinary)		Urban developing
	Type of Area	Within urban developing zone		
xiii.	Characteristics of the locality	Good		Within urban developed area
xiv.	Property location classification	Normal location within locality	None	None
xv.	Property Facing	North Facing		
xvi.	DETAILS OF THE ROADS ABUTTING THE PROPERTY			
	a) Main Road Name & Width	NH-48		250 ft. wide road
	b) Front Road Name & width	Internal Road		30 ft. wide road
	c)Type of Approach Road	Bituminous Road		




	d)Distance from the Main Road		Approx. ~2 km from NH-48	
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 Title Deed/TIR	Actual found at Site	
	East	NA	Different for Different Plots although Facing for each Plot is mentioned in the Latter part of the Report	
	West	NA		
	North	NA		
	South	NA		
3.	TOWN PLANNING/ ZONING PARAMETERS			
i.	Planning Area/ Zone		DTCP Gurgaon Manesar Urban Complex FDP	
ii.	Master Plan currently in force		DTCP Gurgaon Manesar Urban Complex FDP	
iii.	Municipal limits		Municipal Corporation of Gurugram	
iv.	Developmental controls/ Authority		HSVP	
v.	Zoning regulations		Residential 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		Group Housing Society	
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		Under construction	
xiii.	Comment on unauthorized construction if any		Under construction.	
xiv.	Comment on Transferability of developmental rights		Freehold property (Completely Transferable)	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses		The surrounding properties are currently being used for residential purpose.	
xvi.	Comment of Demolition proceedings if any		No information came to our knowledge.	
xvii.	Comment on Compounding/ Regularization proceedings		More information came to our knowledge.	
xviii.	Any information on encroachment		Currently under construction	
xix.	Is the area part of unauthorized area/ colony		No (As per general information available)	
4.	LEGAL ASPECTS OF THE PROPERTY			
i.	Ownership documents provided		License	NA
ii.	Names of the Developer/Promoter		M/s. DLF Exclusive Floors Pvt. Ltd.	
iii.	Constitution of the Property		Free hold, complete transferable rights	
iv.	Agreement of easement if any		Not required	
v.	Notice of acquisition if any and area under acquisition		No such information came in front of us and could be found on public domain	

vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
vii.	Heritage restrictions, if any	No	
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA
x.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA
xi.	Building Plan sanction:		
	a) Authority approving the plan	HSVP	
	b) Any violation from the approved Building Plan	Currently under construction. And mostly plots are in initial construction phase.	
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property Since the license has been issued. For the group Housing development.	
xiii.	Whether the property SARFAESI complaint	Yes	
xiv.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	---
		Receipt number	---
		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Bank to check from their end.	
xix.	Property presently occupied/ possessed by	The property is currently possessed by the company only.	
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	NA.	
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.	High Income Group	
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 (proposed).				
ii.	Water Treatment Plant		Yes (proposed)				
iii.	Power Supply arrangements	Permanent	Yes (proposed)				
		Auxiliary	Yes, D.G sets (proposed)				
iv.	HVAC system		Yes, only on common mobility areas (Proposed)				
v.	Security provisions		Yes (proposed)				
vi.	Lift/ Elevators		Yes (proposed)				
vii.	Compound wall/ Main Gate		Yes (proposed)				
viii.	Whether gated society		Yes (proposed)				
ix.	Car parking facilities		Yes (proposed)				
x.	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes	Yes	Yes	Yes	Yes		
7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply		Yes from municipal connection				
	b) Sewerage/ sanitation system		Underground				
	c) Storm water drainage		Yes (Proposed)				
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management		Yes available.				
	b) Electricity		Yes				
	c) Road and Public Transport connectivity		Yes				
	d) Availability of other public utilities nearby		Transport, Market, Hospital etc. available in close vicinity				
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 Km.	1 km	1 Km	1.7 Km.	13 km	2 km	12 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			Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.			
iv.	Any New Development in surrounding area			No	No new major development in surrounding area. However few group housing projects are under construction.		
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	The Plots are ~2 Km from NH-48	
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 - Not Started yet	
		External - Vacant Plot/Land	
	c) Roof	Floors/ Blocks	Type of Roof
		Low rise towers	RCC
		Maximum Floors up to B+G+4 floors	RCC
	d) Floor height	~10 ft. (proposed)	
	e) Type of flooring	Vitrified Or Laminated Wooden Flooring Or Ceramic Tile. (Proposed)	
	f) Doors/ Windows	Aluminum windows/both side laminated door (Proposed)	
	g) Interior Finishing	Under Construction	
	h) Exterior Finishing	Under Construction	
	i) Interior decoration/ Special architectural or decorative feature	Yes (Proposed)	
	j) Class of electrical fittings	Good (Proposed)	
k) Class of sanitary & water supply fittings	Good (Proposed)		
iv.	Maintenance issues	No	
v.	Age of building/ Year of construction	Refer sheet attached	--
vi.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 65-70 years (after completion)
vii.	Extent of deterioration in the structure	Under Construction	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are asumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	Under Construction	
x.	System of air conditioning	As per requirement by individual flat owners on their own	
xi.	Provision of firefighting	Yes (proposed)	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority.	
	a) Is Building as per approved Map	As per visual observation seems to be developed as per the approved map so far	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA



	c) Is this being regularized	No information provided
10.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us
ii.	Provision of rainwater harvesting	Yes (proposed)
iii.	Use of solar heating and lighting systems, etc.	No information available to us.
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere
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. DLF Exclusive Floors Private Ltd.
b.	Name of the Project	DLF City Phase-I & III
c.	Total no. of Dwelling units	52 DU's
d.	Developer market reputation	Established Builder with years long experience in market and have successfully delivered multiple Projects.
e.	Name of the Architect	Abhishek Tiwari
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	15/05/2025 (as per the RERA certificate)
h.	Progress of the Project	Super Structure of the project is ready with finishing works under progress.
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.	Area of the project as per RERA		0.964 acres/3,901.44 m ²		
2.	Area of the Project as per Scrutiny report		0.964 acres/3,901.44 m ²		
3.	Ground Coverage Area	Permitted	2,448.94 m ²		
		Proposed	2,435.25 m ²		
	Covered Built-up Area	UNDER FAR		PROPOSED AS PER APPROVED MAP (In sq.mtr.)	ACHIEVED STATUS As per OC
		TOTAL	Proposed	9,787.44 m ² /1,05,351.025 ft ² (Refer Sheet attached)	Refer Sheet attached
			Adopted (as per RERA)	9,795.72 m ² /1,05,440.15 ft ²	
			Permitted	9,795.72 m ² /1,05,440.15 ft ²	
		UNDER NON-FAR		Proposed as per Approved Map	ACHIEVED AS PER OC
		Proposed NON-FAR area		Refer Sheet attached	Under construction
		Adopted for Calculation		4,766.65 m ² /51,307.74 ft ²	
		Total Gross Built Up Area		14,562.37 m ² /1,56,747.89 ft ²	
4.	Open/ Green Area	Minimum Required	Not Applicable		
		Proposed	Not Applicable		
5.	Density	Permitted	Not Applicable		
		Proposed	Not Applicable		
6.	Carpet Area		Not provided		
7.	Saleable Area		13,400.31 m ² /1,44,252 ft ² .		

Total Blocks/ Floors/ Flats			
	Approved as per Building Plan	Actually provided	Current Status
1.	F10-12=B+G+4 floors F13-1=B+G+4 floors MA-95=B+G+4 floors MA-96=B+G+4 floors MA-97=B+G+4 floors U-25A_2=B+G+4 floors U-25A_3=B+G+4 floors	F10-12=B+G+4Floors (Proposed) F13-1=B+G+4Floors (Proposed) MA-95=B+G+4Floors (Proposed) MA-96=B+G+4Floors (Proposed) MA-97=B+G+4Floors	F10-12= Construction not started yet F13-1= Construction not started yet MA-95= Construction not started yet MA-96= Construction not started yet MA-97= Construction not started yet U-25A_2= Construction not started yet U-25A_3= Construction not started yet U-25A_4= Construction not started yet

	U-25A_4=B+G+4 floors U-25A_5=B+G+4 floors U-25A_6=B+G+4 floors U-25A_7=B+G+4 floors W4-7=B+G+4 floors W4-11=B+G+4 floors	(Proposed) U-25A_2=B+G+4Floors (Proposed) U-25A_3=B+G+4Floors (Proposed) U-25A_4=B+G+4Floors (Proposed) U-25A_5=B+G+4Floors (Proposed) U-25A_6=B+G+4Floors (Proposed) U-25A_7=B+G+4Floors (Proposed) W4-7=B+G+4Floors (Proposed) W4-11=B+G+4Floors (Proposed)	U-25A_5= Construction not started yet U-25A_6= Construction not started yet U-25A_7= Construction not started yet W4-7= Excavation work completed W4-11= Excavation work completed	
2.	Total no. of Flats/ Units	Main Units	52 DU's (13 Plots)	
3.	Type of Flats	Type of Flat	Tower	Carpet Area (Sq. ft.)
		Please refer to the sheet attached above.	Please refer to the sheet attached above.	Please refer to the sheet attached above.
		Covered Car Parking		At the stilt level of each Plot
4.	Land Area considered	0.964 acres/3901.44 m ² (As per RERA certificate)		
5.	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out		
6.	Remarks & observations, if any	NA		
7.	Constructed Area considered (As per IS 3861-1966)	Plinth Area	14,562.37 m ² /1,56,747.89 ft ²	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property.		
	Remarks & observations, if any	NA		

Table: -01

PLOT DETAILS-DLF CITY PHASE-I & III, GURUGRAM, HARYANA																
S. No.	Plot No.	Plot Size		Status	Permissible Ground coverage		Ground coverage		Permissible FAR area		Provided FAR area		BUILT UP AREA		NON FAR AREA	
		Sq. mtr.	Sq.ft.		Sq. mtr.	Sq.ft.	Sq. mtr.	Sq.ft.	Sq. mtr.	Sq.ft.	Sq. mtr.	Sq.ft.	Sq. mtr.	Sq.ft.	Sq. mtr.	Sq.ft.
1	F10-12	420.00	4,520.84	Construction not started yet	252.00	2,712.50	252.00	2,712.50	1,008.00	10,850.01	1,007.63	10,846.03	1,461.00	15,726.06	453.37	4,880.03
2	F13-1	421.40	4,535.91	Construction not started yet	252.84	2,721.54	251.07	2,702.49	1,011.36	10,886.18	1,007.90	10,848.93	1,503.45	16,182.99	495.55	5,334.05
4	MA-95	420.00	4,520.84	Construction not started yet	252.00	2,712.50	252.00	2,712.50	1,008.00	10,850.01	1,007.63	10,846.03	1,503.70	16,185.68	496.07	5,339.65
5	MA-96	420.00	4,520.84	Construction not started yet	252.00	2,712.50	252.00	2,712.50	1,008.00	10,850.01	1,007.63	10,846.03	1,503.70	16,185.68	496.07	5,339.65
6	MA-97	420.00	4,520.84	Construction not started yet	252.00	2,712.50	252.00	2,712.50	1,008.00	10,850.01	1,007.63	10,846.03	1,503.70	16,185.68	496.07	5,339.65
7	U-25A_2	225.00	2,421.88	Construction not started yet	148.50	1,598.44	147.46	1,587.24	594.00	6,393.76	593.48	6,388.16	888.09	9,559.31	294.61	3,171.15
8	U-25A_3	225.00	2,421.88	Construction not started yet	148.50	1,598.44	147.46	1,587.24	594.00	6,393.76	593.48	6,388.16	888.09	9,559.31	294.61	3,171.15
9	U-25A_4	225.00	2,421.88	Construction not started yet	148.50	1,598.44	147.46	1,587.24	594.00	6,393.76	593.48	6,388.16	888.09	9,559.31	294.61	3,171.15
10	U-25A_5	225.00	2,421.88	Construction not started yet	148.50	1,598.44	147.46	1,587.24	594.00	6,393.76	593.48	6,388.16	888.09	9,559.31	294.61	3,171.15
11	U-25A_6	225.00	2,421.88	Construction not started yet	148.50	1,598.44	147.46	1,587.24	594.00	6,393.76	593.48	6,388.16	888.09	9,559.31	294.61	3,171.15
12	U-25A_7	225.00	2,421.88	Construction not started yet	148.55	1,598.98	145.71	1,568.41	594.18	6,395.69	594.07	6,394.51	875.00	9,418.41	280.93	3,023.90
13	W4-7	225.07	2,422.63	Excavation work completed	148.55	1,598.98	145.71	1,568.41	594.18	6,395.69	594.07	6,394.51	875.00	9,418.41	280.93	3,023.90
14	W4-11	225.00	2,421.88	Excavation work completed	148.50	1,598.44	147.46	1,587.24	594.00	6,393.76	593.48	6,388.16	888.09	9,559.31	294.61	3,171.15
TOTAL		3,901.47	41,995.03		2,448.94	26,360.15	2,435.25	26,212.79	9,795.72	1,05,440.15	9,787.44	1,05,351.03	14,554.09	1,56,658.77	4,766.65	51,307.74

1	Total Plots Area		3,901.47	Sq. mtr.
2	Total Ground Coverage	Permissible	2,448.94	Sq. mtr.
		Proposed	2,435.25	Sq. mtr.
3	Total FAR	Permissible	9,795.72	Sq. mtr.
		Proposed	9,787.44	Sq. mtr.
4	Total NON FAR	Proposed	4,766.65	Sq. mtr.
5	Built up area	Proposed	14,554.09	Sq. mtr.

Note:

- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
- Area of the large land parcels of more than 2500 sq. mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.

PART D
PROJECT APPROVAL DETAILS

Sr. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS
1.	Form LC-V (Town And Country Planning Department)	---	Not Provided
2.	Renewal of Form LC-V (Town And Country Planning Department)	---	Not Provided
3.	Building Plan Approval Letter from Architect (BRS – III)	Different for different Plots	Provided
4.	Building Plan	Architect Plan for different Plots are Provided	Provided
5.	NOC for Height Clearance from Airport Authority of India	----	Not Applicable
6.	Consent to establish from HSPCB	---	Not Applicable
7.	Environmental clearance NOC from SEIAA	---	Not Applicable
8.	Renewal Environmental clearance NOC from SEIAA	---	Not Applicable
9.	Provisional Fire NOC	----	Not Applicable
10.	Final Fire NOC from Service Department	----	Not Applicable
11.	RERA Registration Certificate	Memo No. HRERA (Reg.)459/2017/366 Dated: 18/08/2017	Approved
12.	Structural Stability Certificate	---	Not Provided
13.	Occupation Certificate	---	Under Construction
14.	NOC from Forest Department	---	Not Applicable

PART E

PROCEDURE OF ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		30 September 2022	31 October 2022	31 October 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, ascertaining the Construction status of the project and Market Price of the Flats Inventory for which bank has asked us to do Project Tie up report.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the 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),		

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 Total No.	Under Normal Marketable State		
		Reason: Asset under free market transaction state		

	of Dwelling Units				
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. dept. have to be taken care by Legal expert/ Advocate.			
vii.	Land Physical Factors	Shape		Size	
		Rectangle (for each Plot)		Large	
viii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	B+S+4 floors
		Urban developed	Within urban developed area	Not Applicable	
			Within good urban developed area	Not Applicable	
		Property Facing			
		F10-12=East facing		U-25A_5=West facing	
		F13-1=East facing		U-25A_6=West facing	
		MA-95=North facing		U-25A_7=West facing	
		MA-96=North facing		W4-7=North facing	
		MA-97=North facing		W4-11=North facing	
		U-25A_2=West facing			
		U-25A_3=West facing			
		U-25A_4=West 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.)	Very High Income group	
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.	
		Comments: NA	
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 to Present market state or premise of the Asset as per point (iv) above)	Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxi.	Hypothetical Sale transaction method assumed for the inventory	Market Value	
		Free market transaction at arm's length wherein the parties, after full market	



	cost analysis	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)	a	Name: Mr. Anurag
			Contact No.: +91-8750006668
			Nature of reference: Property dealer
			Size of the Property: Independent floor built on 270 sq. yd.
			Location: DLF city Phase-I
			Rates/ Price informed: Rs.3 crores
			Any other details/ Discussion held: The Price for the Floor in the subject society ranges from Rs.3,00,00,000/- to Rs.3,50,00,000/- as per the subject property dealer.
		b	Name: Mr. Pravesh Bhatia
			Contact No.: +91-9810005395
			Nature of reference: Property dealer
			Size of the Property: 3000 sq.ft. (Saleable area)
			Location: DLF City Phase-III
			Rates/ Price informed: Rs. 4.75 crores
			Any other details/ Discussion held: As per the Discussion with the concern person the rate for the Floor range between 13,000/- to Rs.16,000/- per sq.ft. on saleable area
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.11,000/- to Rs.16,000/- per sq. ft on Saleable area for the project.	
xxvi.	OTHER MARKET FACTORS		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks: Demand is related to the current use of the property only and only limited to the selected type of buyers	
		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.11,000/- to Rs.16,000/- per sq. ft. on super area
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. <i>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.</i></p> <p>b. <i>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 land cost of the Project as per RERA website which amount to be Rs.49.68 crores.</i></p> <p>c. <i>Also, since this is a land allotted 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.</i></p> <p>d. <i>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.</i></p> <p>e. <i>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.</i></p> <p>f. <i>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.</i></p> <p>g. <i>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.</i></p> <p>h. <i>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</i></p>	

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 structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- 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.
- 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.
- 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.
- 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.

xxxii. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.



	<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

3.	COST ASSESSMENT OF LAND		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Land Value (As per RERA)
a.	Prevailing Rate range	Rs.72,000/- per sq.yds. (For Residential Plots)	---
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.72,000/- per sq.yds.	---
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	0.964 acres/3901.44 m ² /4,666.08 yd ²	---
e.	Total Value of land (A)	4,666.08 sq.yds. X Rs.72,000/- per sq.yds.	---
		Rs.33,59,57,760/-	Rs.49,68,52,000/-

Note:

a. 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.

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 land cost of the Project as per RERA website which amount to be Rs.49.68 crores.

c. Also, since this is a land allotted 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	
Building Construction Value	Rate range	Rs.1,600/- to Rs.2,000/- per sq. ft.	Rs.1,200/- to Rs.1,400/- per sq. ft.	
	Rate adopted	Rs.1,800/- per sq. ft.	Rs.1,400/- per sq. ft.	
	Covered Area	9,795.72 sq.mtr. /1,05,440.15 sq.ft.	4,766.65 sq.mtr. /51,307.74 sq.ft.	
	Pricing Calculation	1,05,440.15 sq.ft. X Rs.1,800/- per Sq. ft.	51,307.74 sq. ft. X Rs. 1,400/- per sq.ft.	
	Total Value	Rs.18,97,92,270/-	Rs.7,18,30,836/-	
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	NA		
c.	Structure Type/ Condition	RCC framed structure (Proposed)/ Yet to be Constructed		
d.	Construction Depreciated Replacement Value (B)	Rs.26,16,23,106/-		

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)	Approx. 5% of building construction cost	Rs.1,30,00,000/-	
c. Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Approx. 13% of building construction cost	Rs.3,38,00,000/-	
d. Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	Approx. 3% of building construction cost	Rs. 78,00,000/-	
e. Expected Construction Value (C)	NA	Rs.5,46,00,000/-	

6. MARKET/ SALABLE AMOUNT OF THE FLATS	
--	--



a.	Total No. of DU	52 Units
b.	Total No. of EWS Units	Not applicable
c.	Total Proposed Salable Area for flats	13,400.31 m ² /1,44,252 ft ²
d.	Launch Price = (approx.) (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.15,383/- per sq.ft. to Rs.18,724/- per sq.ft. on Saleable area
	Builder's Selling Rate (Including PLC + Car Parking + EDC + IDC + Club & other charges)	Rs.15,383/- per sq.ft. to Rs.18,724/- per sq.ft. on Saleable area
	Market Rate in secondary sale (Including PLC + Car Parking + EDC + IDC + Club & other charges)	As the construction of the Project is at the initial stage and Secondary Market for the particular Phase of the Project is not developed yet but as per the Market the rate for the independent floor in the subject Project the rate range thus arrived is Rs.11,000/- to Rs.16,000/- per sq.ft. on Saleable area.
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.11,000/- to Rs.16,000/- per sq.ft. for the Project and the same seems to be reasonable in our view. Details of the inventory is as provided by the builder. Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder.

PLOT DETAILS-DLF CITY PHASE-I & III, GURUGRAM, HARYANA						
S. No.	Plot No.	Plot Size (in sq.mtr.)	Saleable Area		Rate	
			Sq. mtr.	Sq.ft.	Minimum @Rs.11,000/- per sq.ft.	Maximum @ Rs.16,000/- per sq.ft.
1	F10-12	420.00	331.84	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.84	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.84	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.84	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
2	F13-1	421.4	354.85	3,820.00	₹ 4,20,20,000.00	₹ 6,11,20,000.00
			354.85	3,820.00	₹ 4,20,20,000.00	₹ 6,11,20,000.00
			354.85	3,820.00	₹ 4,20,20,000.00	₹ 6,11,20,000.00

			354.85	3,820.00	₹ 4,20,20,000.00	₹ 6,11,20,000.00
4	MA-95	420	331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
5	MA-96	420	331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
6	MA-97	420	331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
			331.82	3,572.00	₹ 3,92,92,000.00	₹ 5,71,52,000.00
7	U-25A_2	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
8	U-25A_3	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
9	U-25A_4	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
10	U-25A_5	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
11	U-25A_6	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00

			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
12	U-25A_7	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
13	W4-7	225.07	204.86	2,205.00	₹ 2,42,55,000.00	₹ 3,52,80,000.00
			204.86	2,205.00	₹ 2,42,55,000.00	₹ 3,52,80,000.00
			204.86	2,205.00	₹ 2,42,55,000.00	₹ 3,52,80,000.00
			204.86	2,205.00	₹ 2,42,55,000.00	₹ 3,52,80,000.00
14	W4-11	225	209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
			209.01	2,250.00	₹ 2,47,50,000.00	₹ 3,60,00,000.00
TOTAL		3,901.47	13,400.31	1,44,252.00	1,58,67,72,000.00	2,30,80,32,000.00

7.	CONSOLIDATED COST ASSESSMENT OF THE ASSET		
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Market Value
a.	Land Value (A)	Rs.33,59,57,760/-	Rs.49,68,52,000/-
b.	Structure Construction Value (B)	NA	Rs.26,16,23,106/-
c.	Additional Aesthetic Works Value (C)	NA	Rs.5,46,00,000/-
d.	Total Add (A+B+C)	Rs.33,59,57,760/-	Rs.81,30,75,106/-
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.33,59,57,760/-	Rs.81,30,75,106/-
h.	Rounded Off	---	Rs.81,31,00,000/-
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Eighty One Crores and Thirty one Lakhs only

j.	Expected Realizable Value (@ ~15% less)	---	Rs.69,11,35,000/-
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.60,98,25,000/-
l.	Percentage difference between Circle Rate and Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	<p>a. The subject property is a Group Housing project.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. 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.</p> <p>e. Also, since this is a 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>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.</p> <p>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.</p> <p>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,</p>		

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 good or service. Value is not a



fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

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

p. Enclosures with the Report:

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain - Page No. 42
- Enclosure II: Google Map Location Page No. 45
- Enclosure III: Photographs of the property Page No. 46
- Enclosure IV: Copy of Circle Guideline Rate Page No. 50
- Enclosure V: Other Relevant Documents/Articles taken for reference Page No. 51
- Enclosure VI: Consultant's Remarks Page No. 58



IMPORTANT NOTES

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

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





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IF REPORT IS USED FOR BANK/ FIs

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

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

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

SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Harshit Mayank	Abhishek Sharma	Gaurav Sharma
		 

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



3 BHK Independent Builder Floor in DLF CITY PHASE 3

44 Places nearby 6 Metro Stations 1 Religious Place 7 ATMs

₹ 3.5 Cr
₹ 14,403/sq.ft.

2,430 sq.ft.
(226 sq.m.) Carpet Area

3 BHK
3 Baths

Exclusive low-Rise luxury floors offering privacy and privileged livin... more

FEATURED UNDER CONSTRUCTION RESALE

Ashley Estates
FEATURED DEALER
Posted on 27th Oct, 2022

View Phone Number Contact Dealer



4 BHK Independent Builder Floor in DLF CITY PHASE 3

44 Places nearby 6 Metro Stations 1 Religious Place 7 ATMs

₹ 4.5 Cr
₹ 10,309/sq.ft.

4,365 sq.ft.
(406 sq.m.) Super built-up Area

4 BHK
5 Baths

✓ Top Floor ✓ North Facing ✓ Club/ Community Center ✓ Gated Society... ✓

Independent builder floor for sale A well-Positioned, ensuring co... more

UNDER CONSTRUCTION RESALE

2 people viewed this property yesterday
Posted on 15th Dec, 2021 by Owner
Harshit

View Phone Number Contact Owner



4 BHK Independent Builder Floor in DLF CITY PHASE 3

44 Places nearby 6 Metro Stations 1 Religious Place 7 ATMs

₹ 4.75 Cr
₹ 10,559/sq.ft.

4,500 sq.ft.
(418 sq.m.) Super built-up Area

4 BHK
4 Baths


✓ Furnished ✓ Close To Market ✓ Gated Society ✓ Club/ Community Cent... ✓

Premium location, right next to dlf city club and mousari arcade. P... more

UNDER CONSTRUCTION RESALE

4 people viewed this property today
Posted on 18th Oct, 2022 by Owner
Vikrant Mago

View Phone Number Contact Owner



4 BHK Independent Builder Floor in DLF CITY PHASE 3

44 Places nearby 6 Metro Stations 1 Religious Place 7 ATMs

₹ 4.75 Cr **4,500 sq.ft.** **4 BHK**
₹ 10,555/sq.ft. (418 sq.m.) Super built-up Area 4 Baths



✓ Furnished ✓ Close To Market ✓ Gated Society ✓ Club/ Community Cent... ✓

Premium location, right next to dlf city club and mousari arcade. P... [more](#)

UNDER CONSTRUCTION RESALE

₹3.0 Cr [Get ₹ 90,000 cashback on Home Loan](#) PREMIUM PROJECT

4 BHK Builder Floor For Sale in Gurgaon Floors, DLF City Phase 1, Gurgaon

4 Beds 4 Baths 2 Balconies Semi-Furnished Bar/Lounge Jogging and ...

Carpet Area 2000 sqft ₹ 15,000/sqft	Developer <u>Axiom Landbase Pvt. Ltd.</u>	Project <u>Gurgaon Floors</u>	Floor 1 (Out of 4 Floors)
Transaction Type New Property	Status Ready to Move	Facing North - East	Lift 1

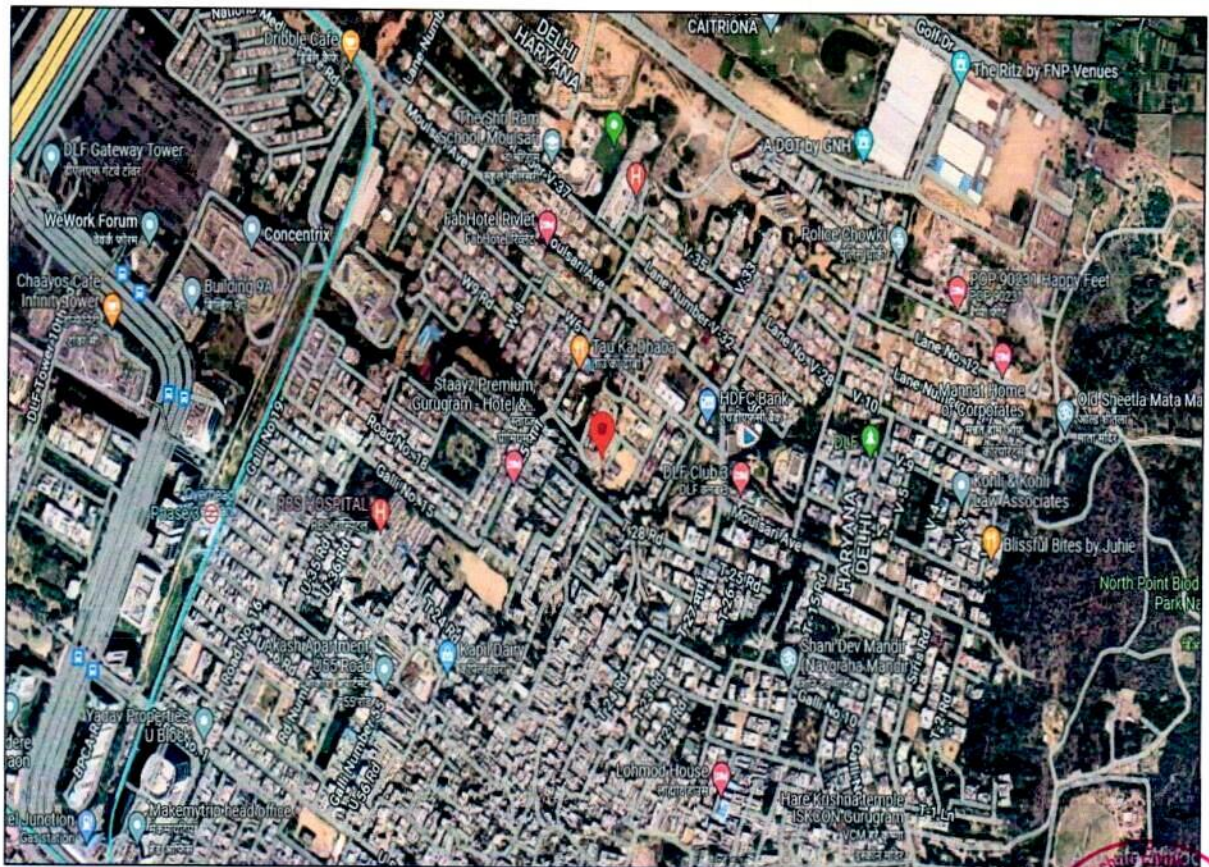
✓ Newly Constructed Property

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

Property viewed by 1 People
Last contact made 24 days ago

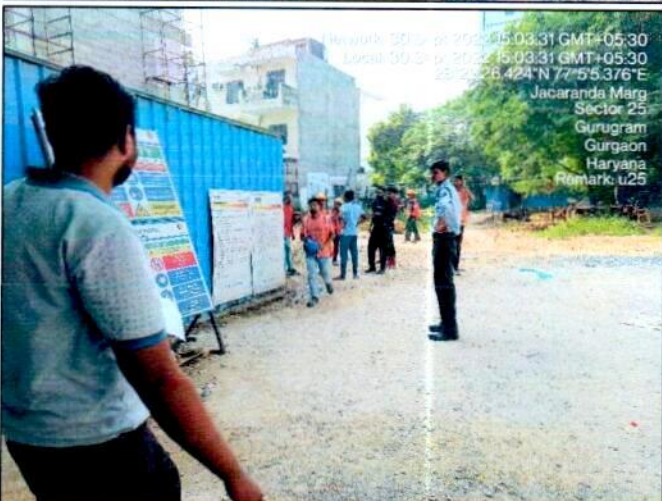
(Handwritten signature and circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.)

ENCLOSURE 2: GOOGLE MAP LOCATION



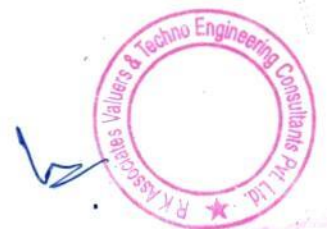
ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY





ENCLOSURE: 4- COPY OF CIRCLE RATE

Proposed Collector rate list of Tehsil Wazirabad District Gurugram for the year of 2022									
Sr. No.	Plots in Lincsed Colonys	Rates for the year of 2021 to 2022				Proposed Rates for the year of 2022			
		Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards)	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. Yards) SCO/SCF	Commercial /Retail (Rs. Per Sq. feet)	Office /IT Space (Rs. Per Sq. feet)
1	Sushant Lok-I, Dlf-I	77000	165000	10000	7000	85000	165000	10000	7000
2	Dlf-II, IV, South City-I	72000	165000	10000	7000	80000	165000	10000	7000
3	Dlf-III, National Media Center	66000	165000	10000	7000	2000	165000	10000	7000
4	Garden Estate	60000	165000	9000	6600	66000	165000	9000	6600
5	DLF Phase -V Greenwood City, Nirvana I	72000	165000	9000	6600	90000	165000	9000	6600
6	South City-II Suncity (Sec. 54), Rosewood City	60000	165000	9000	6600	66000	165000	9000	6600
7	Mayfield Garden, Ardee City, Sushant Lok -II & III (Adampur, Fatehpur)	50000	140000	9000	6600	60000	140000	9000	6600
8	Galleria Market	NA	NA	15000	10000	NA	NA	15000	10000
9	Licensed Colonies in Sec.- 58, 59, 60, 62, 63, 63A	30000	100000	5000	4500	36000	100000	5000	4500
10	Shopping Mall on Mehrauli Gurugram Road, Sahara Mall City Center Mall, Gurgaon Central Mall, MGF Metropolitian Mall, Plaza Mall, Grand Mall, JMD Square Mall, Vipul Agora Mall, MGF Mega City Mall, JMD Super Mall Regent Mall, JMD Regent Plaza Mall	NA	NA	12000	7300	NA	NA	12000	7300



ENCLOSURE 5: OTHER RELEVANT DOCUMENTS

DOCUMENT 1: SALE DEED OF COMPLETE PROJECT LAND /CA CERTIFICATE EXTRACTED FROM RERA/SNAPSHOT OF COST OF PROJECT IN RERA



DOCUMENT 2: PRICE LIST PROVIDED BY THE COMPANY

Phase 1

S.NO (PLOT)	PLOT NO.	Unit No	LAUNCH PHASE	PLOT AREA		SALEABLE AREA		Gross Cost with GST	
				SQ. YDS.	SQM	SQM	SFT	Rs. Psf	Rs. Cr
1	F-10/12	A	Phase - I	502.32	420.00	331.84	3572	18,246	65,176.052
		B	Phase - I			331.84	3572	17,812	63,624.241
		C	Phase - I			331.84	3572	17,812	63,624.241
		D	Phase - I			331.84	3572	18,681	66,727.862
2	F-10/13	A	Phase - I	354.97	296.80	235.87	2539	18,681	47,430.583
		B	Phase - I			235.87	2539	18,246	46,327.546
		C	Phase - I			235.87	2539	18,246	46,327.546
		D	Phase - I			235.87	2539	19,115	48,533.620
3	F-10/14	A	Phase - I	354.97	296.80	235.87	2539	18,681	47,430.583
		B	Phase - I			235.87	2539	18,246	46,327.546
		C	Phase - I			235.87	2539	18,246	46,327.546
		D	Phase - I			235.87	2539	19,115	48,533.620
4	F-13/1	A	Phase - I	503.99	421.40	354.85	3820	17,877	68,290.534
		B	Phase - I			354.85	3820	17,616	67,294.803
		C	Phase - I			354.85	3820	17,616	67,294.803
		D	Phase - I			354.85	3820	18,138	69,286.265
5	G-17/23 (Duplex)	A&B	Phase - I	200.01	167.23	279.90	3013	18,724	56,416.184
		C&D	Phase - I			279.90	3013	19,332	58,248.728
	-	-	-	1916.26	1602.23	5193.51	55906		₹1,023,222,303

[Handwritten signatures]



[Handwritten signature]

Phase 3

S.NO PLOT	PLOT NO.	Unit No	LAUNCH PHASE	PLOT AREA		SALEABLE AREA		Gross Cost with GST	
				SQ.YDS.	SQM	SQM	SFT	Rs. Psf	Rs. Cr
1	MA-95	A	Phase - III	502.32	420.00	331.82	3572	18,325	65,458,472
		B	Phase - III			331.82	3572	17,986	64,246,278
		C	Phase - III			331.82	3572	17,986	64,246,278
		D	Phase - III			331.82	3572	18,665	66,670,666
2	MA-96	A	Phase - III	502.32	420.00	331.82	3572	18,325	65,458,472
		B	Phase - III			331.82	3572	17,986	64,246,278
		C	Phase - III			331.82	3572	17,986	64,246,278
		D	Phase - III			331.82	3572	18,665	66,670,666
3	MA-97	A	Phase - III	502.32	420.00	331.82	3572	18,325	65,458,472
		B	Phase - III			331.82	3572	17,986	64,246,278
		C	Phase - III			331.82	3572	17,986	64,246,278
		D	Phase - III			331.82	3572	18,665	66,670,666
4	W-4/7	A	Phase - III	269.10	225.00	204.86	2205	17,138	37,788,584
		B	Phase - III			204.86	2205	16,968	37,414,440
		C	Phase - III			204.86	2205	16,968	37,414,440
		D	Phase - III			204.86	2205	17,307	38,162,729
5	U-25A/2	A	Phase - III	269.10	225.00	209.01	2250	15,690	35,302,838
		B	Phase - III			209.01	2250	15,383	34,610,625
		C	Phase - III			209.01	2250	15,383	34,610,625
		D	Phase - III			209.01	2250	15,998	35,995,050
6	U-25A/3	A	Phase - III	269.10	225.00	209.01	2250	15,690	35,302,838
		B	Phase - III			209.01	2250	15,383	34,610,625
		C	Phase - III			209.01	2250	15,383	34,610,625
		D	Phase - III			209.01	2250	15,998	35,995,050

Handwritten signature and stamp.

7	U-25A/4	A	Phase - III	269.10	225.00	209.01	2250	15,690	35,302,838
		B	Phase - III			209.01	2250	15,383	34,610,625
		C	Phase - III			209.01	2250	15,383	34,610,625
		D	Phase - III			209.01	2250	15,998	35,995,050
8	U-25A/5	A	Phase - III	269.10	225.00	209.01	2250	15,690	35,302,838
		B	Phase - III			209.01	2250	15,383	34,610,625
		C	Phase - III			209.01	2250	15,383	34,610,625
		D	Phase - III			209.01	2250	15,998	35,995,050
9	U-25A/6	A	Phase - III	269.10	225.00	209.01	2250	15,690	35,302,838
		B	Phase - III			209.01	2250	15,383	34,610,625
		C	Phase - III			209.01	2250	15,383	34,610,625
		D	Phase - III			209.01	2250	15,998	35,995,050
10	U-25A/7	A	Phase - III	269.10	225.00	209.01	2250	15,690	35,302,838
		B	Phase - III			209.01	2250	15,383	34,610,625
		C	Phase - III			209.01	2250	15,383	34,610,625
		D	Phase - III			209.01	2250	15,998	35,995,050
				3390.66	2835.00	9817.42	105684	Rs. 1,775,760	

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DOCUMENT 3: COPIES OF STATUTORY APPROVALS


CONSENT TO ESTABLISH FROM HSPCB

DEVELOPMENT AGREEMENT



NOC FOREST

DOCUMENT 4: RERA CERTIFICATE



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely -

- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
- The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas, if applicable, to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
- The promoter shall convey/allow usage of common areas, if applicable, as per Rule 2(i)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4;
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be rectified within three months.

VALIDITY OF REGISTRATION


The registration of this project shall be valid for the period commencing from 02nd April 2022 and ending with 31st May, 2025 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

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

FORM REP-II (See rule 5 (1B))

**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**



REGISTRATION NO. 22 OF 2022

RC/REP/HARERA/GGM/547/279/2022/22 | Date: 02.04.2022

UNIQUE NO. GENERATED ONLINE | RERA-GRG-PROJ-1014-2022

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT

**INDEPENDENT FLOORS AT DLF CITY
PHASE I AND III**

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

PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1	Name of the project	Independent Floors At DLF City Phase I and III
2	Location	DLF City Phase I and III, Gurugram, Haryana
3	Total area of the project	0.964 Acres (Independent Residential Floors on 13 plots of 1901.44 sqm / 4665.00 sq yards)
4	Area of project for registration	0.964 Acres (Independent Residential Floors on 13 plots of 1901.44 sqm / 4665.00 sq yards)
5	Nature of the project	Residential Floors
6	Total FAR of the project	9.795.52 sqm
7	Number of Towers	Floors on 13 residential plots
8	Number of Units	Main units - 52

NAME OF THE PROMOTER		
S.N.	Particular	Detail
1	Promoter I/Land Owner	M/s DLF Exclusive Floors Private Limited

PARTICULARS OF THE PROMOTER I / DEVELOPER		
S.N.	Particular	Detail
1	Name	M/s DLF Exclusive Floors Private Limited
2	Registered Address	2nd Floor, DLF Gateway Tower, B Block, DLF City Phase - III, Gurugram, Haryana 122002
3	Corporate Office Address	2nd Floor, DLF Gateway Tower, B Block, DLF City Phase - III, Gurugram, Haryana 122002
4	Local Address	2nd Floor, DLF Gateway Tower, B Block, DLF City Phase - III, Gurugram, Haryana 122002
5	CIN	U70101HR2006PTC0172951
6	PAN	AAATD1409K
7	Status	Active
8	Mobile No.	9211000212
9	Landline No.	0124 4269000
10	Email Id	haryanareg@dlf.in
11	Authorized Signatory	Mr. R.K. Shrivastava

DETAILS OF THE BANK ACCOUNT			
S.N.	Type of bank account	Account No	Name and branch of the bank
1	Master Account of the Project (100%)	000705052730	9A Phelps Building, Connaught Place, New Delhi 110001
2	Separate RERA account of the project (10%)	000705052753	9A Phelps Building, Connaught Place, New Delhi 110001
3	Free account of the promoter of the project (10%)	000705052751	9A Phelps Building, Connaught Place, New Delhi 110001

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

(Dr. K.K. Khandelwal)
HARYANA REAL ESTATE REGULATORY AUTHORITY
Gurugram

Date: 02.04.2022
Place: Gurugram



ENCLOSURE 6: CONSULTANT'S REMARKS

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

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

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

